PLANNING & ZONING COMMISSION
REGULAR MEETING AGENDA
June 8, 2022, at 6:30 P.M.
OPEN TO THE PUBLIC
Located in Grain Valley City Hall – Council Chambers
711 Main Street – Grain Valley, Missouri

ITEM I: CALL TO ORDER

ITEM II: ROLL CALL

ITEM III: PLEDGE OF ALLEGIANCE

ITEM IV: APPROVAL OF MINUTES

- April 13,2022 Regular Meeting

ITEM V: CITIZEN PARTICIPATION

- Citizens are asked to please limit their comments to two (2) minutes.

ITEM VI: PUBLIC HEARINGS

1. **The Lofts at Creekside Landing**- Blue Springs Safety Storage South II LLC is requesting a change of zoning on approximately 7.53 acres from District R-3 PUD (Multi-Family Residential District-Planned Unit Development) to District R-3p (Multi-Family Residential District-Planned Overlay District). The proposed development will consist of four (4) apartment buildings containing 24 units in each building; three (3) four-plex buildings and one duplex. The total number of units on the property is 110. The development site is located at the dead end of NW Sni-A-Bar Blvd. east of NW Sni-A-Bar Parkway being part of the southwest quarter of Section 34, Township 49, Range 30, Jackson County, Missouri.

2. **City Code Chapter 400 Zoning Regulation Amendment** – A Resolution (2022-03) recommending to the Board of Aldermen that Title IV (Land Use) of the Code of Ordinances be amended in Section 400.230 (Accessory Uses) pertaining garages and accessory buildings by prohibiting a wheeled trailer, portable trailer, or roll-off trash container as an accessory building and in Section 400. 290 (Off-Street Parking and Loading Regulations) to not allow the parking of automobiles, trucks, boats, trailers, recreational vehicles, or any other motorized vehicles in the rear yard on an unimproved surface unless enclosed by a 6-foot privacy fence.

ITEM VII: ACTION ITEMS

1. **The Lofts at Creekside Landing**- Blue Springs Safety Storage South II LLC is requesting a change of zoning on approximately 7.53 acres from District R-3 PUD (Multi-Family Residential District-Planned Unit Development) to District R-3p (Multi-Family Residential District-Planned Overlay District). The proposed development will consist of four (4) apartment buildings containing 24 units in each building; three (3) four-plex buildings and one duplex. The total number of units on the property is 110. The development site is located at the dead end of NW Sni-A-Bar Blvd. east of NW Sni-A-Bar Parkway being part of the southwest quarter of Section 34, Township 49, Range 30, Jackson County, Missouri.

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3. **FY2023-2027 Capital Improvement Plan** – Capital improvements planning is the multi-year scheduling of large-scale capital improvements and major purchases. The CIP is a public information document to advise residents and property owners of how the city plans to address significant capital needs over the next five years. The CIP is a flexible, planning tool and not a financial, static, budget.

4. **Planning and Zoning Commission Rules** – The Commission will consider approving Resolution 2022-04 adopting rules for the transaction of business.

ITEM VIII: PREVIOUS BUSINESS

- None

ITEM IX: NEW BUSINESS

- None

ITEM X: ADJOURNMENT

PLEASE NOTE

The next scheduled meeting, if needed, of the City of Grain Valley Planning & Zoning Commission will take place on July 13, 2022, at 6:30 pm.

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE MEETING SHOULD CONTACT THE CITY CLERK AT 816-847-6210 AT LEAST 48 HOURS BEFORE THE MEETING. UPON REQUEST, THE MINUTES FROM THIS MEETING CAN BE MADE AVAILABLE BY CALLING 816-847-6210.

City of Grain Valley
Planning & Zoning Commission
Meeting Minutes
Regular Meeting

ITEM I: CALL TO ORDER

- The Planning & Zoning Commission of the City of Grain Valley, Missouri, met in Regular Session on April 13,2022 in the Council Chambers at City Hall.

- The meeting was called to order at 6:30 PM by Chairman Craig Shelton.

ITEM II: ROLL CALL

- *Present: Scott Shafer*
- *Present: Jim Hofstetter*
- *Present: Justin Tyson*
- *Present: Craig Shelton*
- *Present: Debbie Saffell*
- *Present: Elijah Greene*
- *Present: Bob Headley (BOA Liaison)*
- *Absent: Kevin Browning*
- ***There was a quorum.***

ITEM III: PLEDGE OF ALLEGIANCE

ITEM IV: APRROVAL OF MINUTES

- Commissioner Tyson motioned to approve the minutes from the February 9,2022 regular meeting. Commissioner Shafer second the motion. The Commission approved the minutes by a vote of 6 to 0.

ITEM V: PUBLIC HEARINGS

1) **Chapters 400 and 405 Zoning and Subdivision Regulations Amendments** – Pursuant to Section 400.330 of the City Code of Ordinances and Section 89.050, RSMo, the City Code has been updated which includes the validity or legal sufficiency of adopted state legislation, or as to interpretation of court cases and state statutes. A few of these updates pertain to sections within Chapter 400, Zoning Regulations, and Chapter 405, Subdivision Regulations.

- Director Trosen presented the Staff Report. Staff recommends approval of the amendments to the code as suggested by General Code.

Commissioners Present	Commissioners Absent	Staff Officials Present
Craig Shelton	Kevin Browning	Mark Trosen – CD Director
Debbie Saffell		Dick Tuttle – City Engineer
Justin Tyson		Joe Lauber – City Attorney
Jim Hofstetter		
Scott Shafer		
Elijah Greene		
Bob Headley BOA Liaison		

- Chair Shelton asked if there was anyone in the audience wanting to speak during the public hearing. There was no one present that wanted to speak during the public hearing.
- Commissioner Shafer made a motion to close the public hearing. Commissioner Hofstetter second the motion. The Commission voted 6 to 0 to approve the motion.

ITEM VI: ACTION ITEMS

1. **Chapter 400 and 405 Zoning and Subdivision Regulations Amendments** – Pursuant to Section 400.330 of the City Code of Ordinances and Section 89.050, RSMo, the City Code has been updated which includes the validity or legal sufficiency of adopted state legislation, or as to interpretation of court cases and state statutes. A few of these updates pertain to sections within Chapter 400, Zoning Regulations, and Chapter 405, Subdivision Regulations.

- Chair Shelton asked if there were any further discussion or questions that the Commission had to Staff. If not, the Chair would entertain a motion.
- Commissioner Hofstetter made a motion to recommend approval to the Board of Aldermen the amendments to Chapters 400 and 405 as prepared by General Code. Commissioner Tyson second the motion. The Commission voted 6 to 0 to approve the motion.

2. **Final Development Plan – Tract B of Greystone Plaza 2nd Plat** – Andrew Danner with Windfield Design-Build is requesting final development plan approval on the 3.37 acres that is zoned District R-3p (Multi-Family Residential District – Planned Overlay District). The proposed development will consist of a 3 story – 48-unit senior apartment building. The development site is generally located south of NE Greystone Blvd. on the east side of Buckner Tarsney Road and is legally described as Tract B of "Greystone Plaza" a subdivision in Grain Valley, Jackson County, Missouri.

- Director Trosen presented the Staff Report. Staff recommends approval of the Final Development Plan for Greystone West Tract B.
- Andrew Danner with Windfield Design-Build stated that it was his idea for the trail and additional landscaping and would appreciate the Commission's support to approve the final plan. Mr. Danner stated that the minimum age for the complex is 55.
- Commissioner Tyson made a motion to recommend approval to the Board of Aldermen for the Final Development Plan for Greystone West Tract B. Commissioner Shafer second the motion. The Commission voted 6 to 0 to approve the motion.

3. **Site Plan Review – Mercado Shell Building** – Klover Architects is requesting site plan approval for a 2,225 square foot building with drive-thru for a future Starbuck's Coffee on Tract A in the Mercado Plaza subdivision. The property is in the Downtown Overlay District – Transition Zone. The site is generally located on the west side of Buckner Tarsney Road and north of the Burger King.

- Director Trosen presented the Staff Report. He stated there were items that were still unclear such as the site calculation for pervious vs impervious coverage and determination of parking spaces based on the number of customer seats proposed inside the restaurant.
- City Engineer Tuttle presented the engineering comments. He also reviewed the punch list from the Mercado Subdivision Development dated January 14, 2022, that has not been completed.
- Robert De La Fuente with Star Development and Vu Long, Project Architect with Klover Architects, provided an overview of the site plan and responded to staff's comments and questions. Mr. Long stated that the impervious coverage calculation is 70% which is below the maximum city code requirement of 80%. If you include the driveways that will be outside of the plat, the calculation would still be only at 72%. Regarding the parking requirements, the seating inside the building will be 48. The city code requires one parking space for every 3 seats. The minimum number of required spaces would be 16. The site is providing 42 parking spaces, 3 mobile order parking spaces and 2 ADA accessible spaces for a total of 47 spaces.
- Mr. Long stated that he contacted MoDOT regarding the additional lanes and turn signal at Woodbury. The development will trigger the additional left-hand turn lane on northbound on Buckner Tarsney turning left onto Jefferson Street and additional left-hand turn lane on eastbound Jefferson Street turning left onto Buckner Tarsney Road. This development will not trigger the need for a traffic signal at Woodbury Road. Commissioners Tyson and Shelton suggested that the Developer should consider installing traffic calming devices along the interior drive on the west side of the property. They said that people heading east on Woodbury will not want to wait at the stop sign and will cut through the Mercado development to get to Jefferson and the traffic light. Mr. De La Fuente said that he will take their suggestion under consideration and shared with them a proposed plan at full build-out that the drive is not a straight north/south shot.

- Commissioner Greene stated that he had heard from his neighbors that the city had to many coffee shops. With the Starbuck's inside Price Chopper, Joe Shmoes just opening and talk about a Scooter's, he said we have enough coffee shops.
- Commissioner Saffell asked Staff if the Commission should continue this to the next meeting until a revised site plan is submitted that provides the information requested. Director Trosen stated that he is satisfied with Mr. Long's verbal responses and that a revised site plan can be submitted for building permit approval. Staff recommends approval of the Site Plan as discussed.
- Commissioner Hofstetter made a motion to approve the Site Plan as discussed. Commissioner Tyson second the motion. The motion was approved by a vote of 5 to 1 with Commissioner Greene voting No.

ITEM VII: PREVIOUS BUSINESS

- **None**

ITEM VIII: NEW BUSINESS

1) Discussion – City Policies for Attendance by Planning and Zoning Commission Members

- Director Trosen reviewed the Staff Report and the summary of City/Park Board policies for attendance by commission members.
- City Attorney Lauber referred to the Missouri State Statutes, 89.230 which states that the council may remove any citizen member for cause stated in writing and after public hearing. Mr. Lauber said that he would recommend that the Commission adopt By-Laws that would include this policy but that the City Ordinance would also need to be changed to reflect what the Commission's policy is and what causes would determine removal by the Board of Aldermen.
- The Commissioners discussed the different policies and those present agreed that a policy should be adopted.
- City Attorney Lauber said that he will draft a document for the Commission to review, comment and provides revisions too.

ITEM IX: ADJOURNMENT

- Commissioner Shafer made a motion to adjourn the meeting. Commissioner Hofstetter second the motion. The Commission approved the motion by a vote of 5 to 0.

-The Regular Meeting Adjourned at 8:20 PM-

Commissioners Present	Commissioners Absent	Staff Officials Present
Craig Shelton	Kevin Browning	Mark Trosen – CD Director
Debbie Saffell		Dick Tuttle – City Engineer
Justin Tyson		Joe Lauber – City Attorney
Jim Hofstetter		
Scott Shafer		
Elijah Greene		
Bob Headley BOA Liaison		

GRAIN VALLEY™
MISSOURI

STAFF REPORT
THE LOFTS AT CREEKSIDE LANDING
JUNE 8, 2022

ACTION: Blue Springs Safety Storage South II LLC is requesting a change of zoning on approximately 7.53 acres from District R-3 PUD (Multi-Family Residential – Planned Unit Development) to R-3p (Multi-Family Residential District – Planned Overlay District) and approval of the preliminary development plan/plat for The Lofts at Creekside Landing. The development site is generally located east of NW Sni-A-Bar Parkway where NW Sni-A- Bar Blvd. dead ends to the east.

CITY'S COMPREHENSIVE PLAN: The Preferred Land Use Map in the City's Comprehensive Plan illustrates this area as multi-family residential.

BACKGROUND: The Board of Aldermen approved Ordinance 1870 on December 18,2006 changing the zoning from District A (Agriculture) to R-3 PUD (Multi-Family, Planned Unit Development). The proposed PUD contained 17 buildings consisting of two, three and four units to a building with a total of 56 units for the total development. The buildings would have access on a proposed looped public street that would intersect with NW Sni-A-Bar Parkway.

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

ANALYSIS: The following are observations regarding the preliminary development plan for the Lofts at Creekside Landing:

1) There are four buildings that will contain 24 units in each building, three 4-plexes and one duplex for a total of 110 units. The total land area is 7.53 acres. This yields 14.6 units per acre. The City zoning regulations allows up to 19.6 units per acre for R-3.

2) The development proposes a community building, swimming pool, playground, and pickle ball courts. There is also a courtyard in the center of the four three-story building. There are proposed sidewalks within the development for residents to access these amenities. There is approximately 51% of the site that will be pervious or green space.

3) The City regulations require that 220 parking spaces be provided for the number of units proposed. With the garages, the proposed development plan illustrates 255 spaces. There are 8 spaces that will be designated as ADA around the three-story buildings. There are also two designated ADA spaces at the community building.

4) There is no longer a proposed looped public street to serve the buildings. The interior parking lot will be private and maintained by the property owner.

5) The minimum landscaping requirements for multi-family developments are one (1) tree and two (2) shrubs per 7,500 square feet of total lot area. Based on this calculation, the code requirement would be 44 trees and 88 shrubs. The preliminary development plan illustrates 44 trees and 89 shrubs. The plan also proposes the required parking lot landscaping of 11 trees.

6) In District P, the development shall be screened from abutting or adjoining properties zoned for residential use by a wall or fence at least six (6) feet in height. The area adjacent to such wall or fence shall be planted with trees and shrubs to form an ornamental screen and trees and shrubs shall be maintained by the developer. The property to the north and west is zoned District R-2 (Duplex Residential). **The preliminary landscaping plan will need to be amended to show the type of fence or wall and ornamental screening along the north and west property lines.**

7) The applicant has submitted the building elevations showing the general style, size and exterior construction materials of the buildings proposed. The proposed height of the three-story building is approximately 40 feet. In District R-3, the maximum height allowed is 45 feet. The exterior building materials are stucco, stone, and siding. These materials are acceptable exterior building materials per city regulations.

8) In reviewing the plat, the following revisions are needed:
   - The distance from the point of commencing to the second course don't match between the drawing and description.
   - Where the west line is referenced in the first course should state "along the west line of said SW ¼".
   - The drawing needs to show the bearing and distance for the south line of Lot 50.
   - In the City Acknowledgements, the Mayor is now Mike Todd.

STAFF RECOMMENDATION: After the preliminary development plan and plat is revised to reflect the comments in items 6 and 8 above, Staff would then recommend approval.

PRELIMINARY DEVELOPMENT PLAN FOR THE LOFTS AT CREEKSIDE LANDING

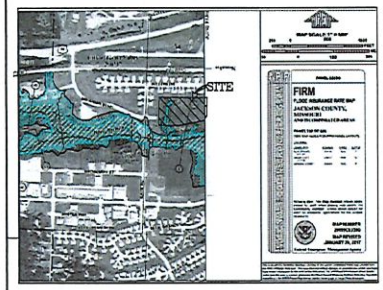
GRAIN VALLEY, JACKSON COUTNY, MISSOURI

SYMBOL LEGEND

PROPOSED		EXISTING
MH	Manhole	MH
C.I.	Curb Inlet	C.I.
J.B.	Junction Box	J.B.
F.I.	Field Inlet	F.I.
F.E.S.	Flared End Section	F.E.S.
F.H.	Fire Hydrant	F.H.
B.O.	Blow Off	B.O.
W.V.	Water Valve	W.V.
W.M.	Water Meter	W.M.
	Straddle	
	Utility Pole	
	Guy Wire	
	Electric Transformer	
	Telephone Pedestal	
	Cable Pedestal	
C.O.	Clean Out	C.O.

LINE LEGEND

PROPOSED		EXISTING
	Storm Line	
	Sanitary Line	
	Water Line	
	Building Line	
	Easement Line	
	4' Sidewalk	
	2' Curb	
840	Contour	840
	Tree Line	
	Fence Line	
	Gas Line	
	Overhead Telephone Line	
	Underground Telephone Line	
	Overhead Electrical Line	
	Underground Electrical Line	





POINT OF COMMENCING
NW CORNER, SW ¼
SECTION 34-49-30

1321.01'
S01°52'02"W
WEST LINE, SW 1/4

WILLOW DRIVE

SNI-A-BAR PKWY

SNI-A-BAR BLVD

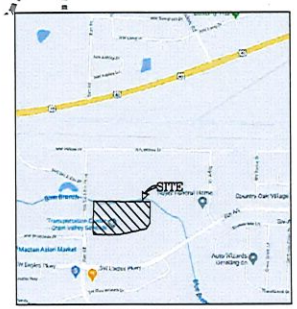
CREEKSIDE LANDING-2ND PLAT

LOT 46 LOT 45 LOT 44 LOT 43 LOT 42 LOT 41 LOT 40 LOT 39 LOT 38 LOT 37 LOT 47 LOT 48 LOT 50

PICKLEBALL COURTS
PLAY GROUND
COMMUNITY POOL
COMMUNITY BUILDING
OPTIONAL COVER PARKING
DETENTION
HABITAT MISSOURI

POINT OF BEGINNING
SE CORNER LOT 50
CREEKSIDE LANDING 2ND PLAT

SW CORNER LOT 50
CREEKSIDE LANDING 2ND PLAT



LOCATION MAP

PUBLIC IMPROVEMENTS

1. CITY SANITARY MAIN "PUBLIC"
2. WATER MAIN "PUBLIC"

PERVIOUS VS IMPERVIOUS CALCULATIONS

LOT SIZE	328,221 SF
IMPERVIOUS SURFACES	
BUILDINGS, PORCHES, DRIVES,	= 61,909sf
ROADS AND PARKING,	= 84,197sf
WALKS/MISC.	= 15,938sf
TOTAL	162,044sf
CALCULATIONS	
-/- =	49% IMPERVIOUS
	51% PERVIOUS (GREEN)

PLANNING NOTES:

1. TOTAL LAND AREA = 7.53 ac = 328,221sf
2. TOTAL UNITS
   - PROPOSED 24-PLEXS = 4 - UNITS = 96
   - PROPOSED 4-PLEXS = 3 - UNITS = 12
   - PROPOSED 2-PLEXS = 1- UNITS = 2
   - TOTOAL UNITS = 110 UNITS
3. TOTAL UNITS PER ACRE =14.6 UNITS PER ac
4. TOTAL OPEN SPACE / COMMON AREA = 51 %
5. 1ST FLOOR RATIO
   - 24-PLEX= 7,911sf X 4 = 31,644sf
   - 4-PLEX = 3,508sf X 4 = 14,032sf
   - 2-PLEX = 1,708sf = 1,708sf
   - COMMUNITY BULDING = 2,448sf
   - TOTAL = 49,832sf
   - TOTAL RATIO = 49,832 / 328,221 = 0.15< 0.4
6. MIN SEPERATION BETWEEN BUILDINGS = 20'
7. PARKING REQUIRMENTS
   - CITY CODE
   - 24-PLEXS
   - 2 STALLS PER 2-BEDROOM UNITS = 96 X 2 = 192
   - PROPOSED PARKING
   - REGULAR STALLS = 207
   - ADA STALLS = 8
   - TOTAL STALLS = 215
   - 4-PLEXS
   - 2 STALLS PER 2-BEDROOM UNITS = 12 X 2 = 24
   - PROPOSED PARKING
   - TOTAL STALLS INCLUDING GARAGE = 36
   - 2-PLEXS
   - 2 STALLS PER 2-BEDROOM UNITS = 2 X 2 = 4 STALLS
   - PROPOSED PARKING
   - TOTAL STALLS INCLUDING GARAGE = 4

NOTE:

1. DETENTION / BMP AREAS ALONG WITH OPEN SPACE WILL BE MAINTAINED BY THE HOA PER CITY REQUIREMENTS.
2. WE HAVE PROVIDED DETENTION / BMP AREA FOR ALL DRAINAGE OUTFALLS OF THIS SITE. DETIALED STUDIES WILL BE SUBMITTED AND APPROVED DURING THE CONSTRUCTION DOCUMENT STAGE OF DEVELOPMENT.

30 0 30
1"=30'

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

PRELIMNARY DEVELOPMENT PLAN

THE LOFTS AT CREEKSIDE LANDING
GRAIN VALLEY, JACKSON COUNTY, MISSOURI

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

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REVISIONS
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SHEET NO.
C200

JOB NO.
E22-321

PRELIMINARY LANDSCAPING PLAN FOR THE LOFTS AT CREEKSIDE LANDING

GRAIN VALLEY, JACKSON COUTNY, MISSOURI

SYMBOL LEGEND

PROPOSED		EXISTING
MH	Manhole	MH
CI	Curb Inlet	CI
JB	Junction Box	JB
FI	Field Inlet	FI
FES	Flared End Section	FES
FH	Fire Hydrant	FH
BO	Blow Off	BO
WV	Water Valve	WV
WM	Water Meter	WM
	Straddle	
	Utility Pole	
	Guy Wire	
	Electric Transformer	
	Telephone Pedestal	
	Cable Pedestal	
CO	Clean Out	CO

LINE LEGEND

PROPOSED		EXISTING
	Storm Line	
	Sanitary Line	
	Water Line	
	Building Line	
	Easement Line	
	4' Sidewalk	
	2' Curb	
840	Contour	840
	Tree Line	
	Fence Line	
	Gas Line	
	Overhead Telephone Line	
	Underground Telephone Line	
	Overhead Electrical Line	
	Underground Electrical Line	

OPEN SPACE PLANTING SCHEDULE

		COMMON NAME	SCIENTIFIC NAME	CALIPER
S-A	44	STATE STREET MAPLE	ACER MIYABEI	1-1/2" CAL.

TOTAL PROPOSED =44 TREES

SHRUBS - PERENNIAL/ ORNAMENTAL

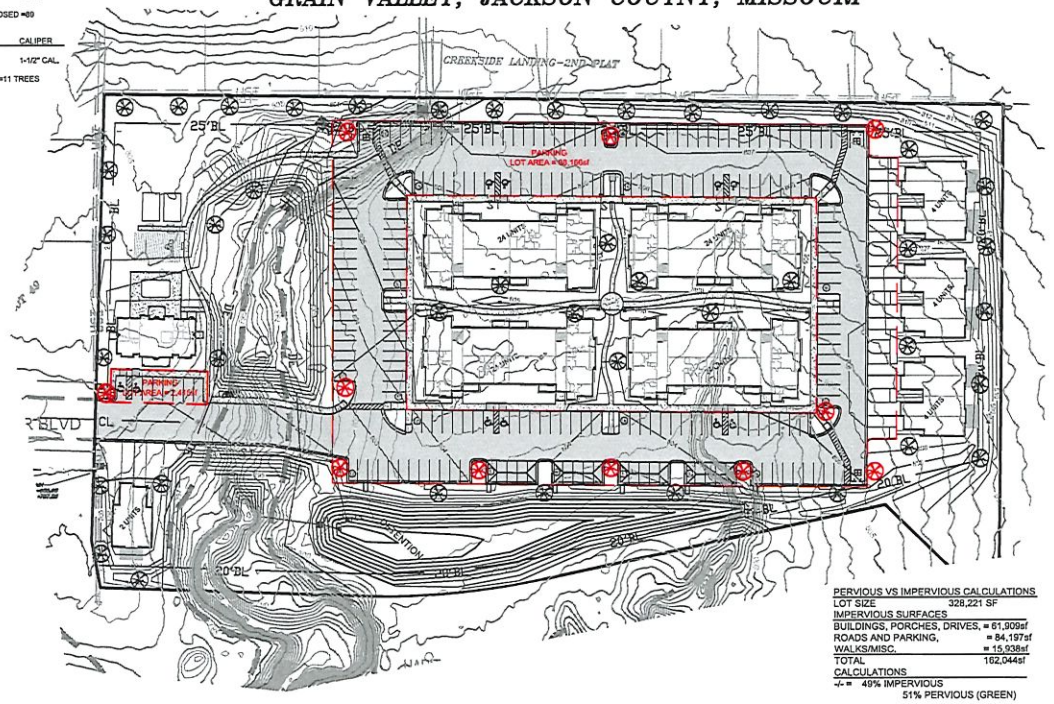
		COMMON NAME	SCIENTIFIC NAME	CALIPER
SH-A	89	SCARLET STORM QUINCE	CHAENOMELES SPECIOSA	1GAL

TOTAL PROPOSED =89

PARKING LOT PLANTING SCHEDULE

		COMMON NAME	SCIENTIFIC NAME	CALIPER
S-A	11	STATE STREET MAPLE	ACER MIYABEI	1-1/2" CAL.

TOTAL PROPOSED =11 TREES

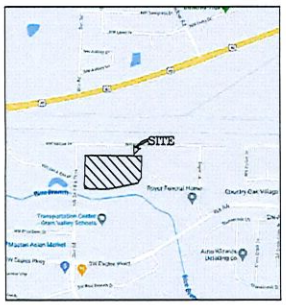


PERVIOUS VS IMPERVIOUS CALCULATIONS

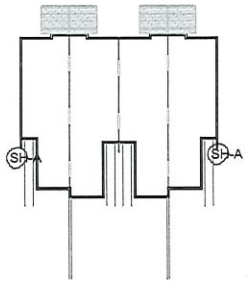
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TOTAL	162,044sf
CALCULATIONS	
-/- =	49% IMPERVIOUS
	51% PERVIOUS (GREEN)

LANDSCAPING

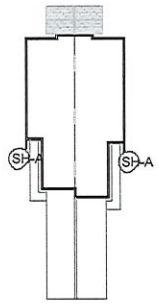
1. TOTAL OPEN SPACE LANDSCAPING REQUIREMENTS:
   TREES REQUIRED= 328,221/ 7,500 =44
   SHRUBS REQUIRED = (328,221/ 7,500) X 2 = 88
   (SEE CITY CODE FOR CALIPER OF TREE AND HIEGHT OF SHRUB)
2. PROPOSED OPEN SPACE
   TREES
   PROPOSED TREES =44
   SHRUBS
   PROPOSED SHRUBS = 89
3. PARKING LOTS LANDSCAPING REQUIREMENTS
   TOTAL PARKING LOT AREA = 81,894sf
   REQUIRED INTERIOR LS REQUIRED AREA =
   2½ PERCENT OF TOTAL PARKING LOT AREA
   = 90,581 (0.025) = 2,264sf
   REQUIRED PARKING LOT TREES =
   1 TREE PER 200sf OF REQUIRED AREA
   = 2,264 / 200 = 11 TREES
4. PROPOSED PARKING LOT TREES
   TREES
   PROPOSED TREES =11



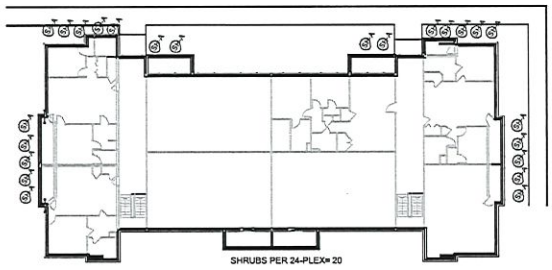
LOCATION MAP



TYPICAL SHRUB LOCATION



TYPICAL SHRUB LOCATION



TYPICAL SHRUB LOCATION

30 0 30
1"=30'

PROJECT CONTACTS: ROBERT WALQUIST, P.E.
821 NE COLUMBUS ST
LEE'S SUMMIT, MISSOURI 64063
Phone: (816) 560-6675

PRELIMINARY LANDSCAPING PLAN

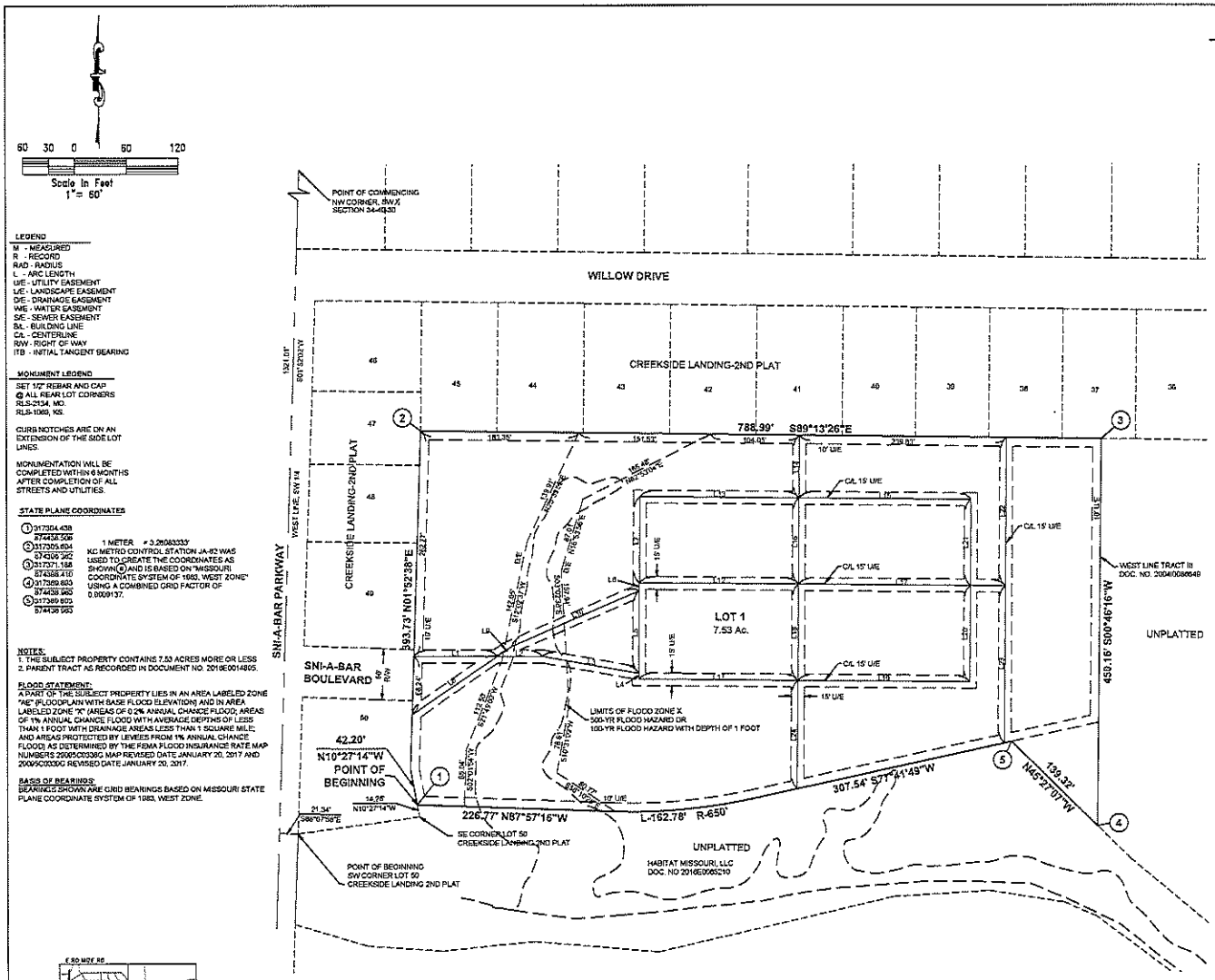
THE LOFTS AT CREEKSIDE LANDING
GRAIN VALLEY, JACKSON COUNTY, MISSOURI

Quist Engineering, Inc
Civil Engineering for Residential & Commercial Site Development
821 NE Columbus St.
Lee's Summit, Missouri 64063
Phone: (816) 560-6675
email: rwalquist@quistengineering.com

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	5-23-22
SHEET NO.	C200
JOB NO.	E22-321

FINAL PLAT
THE LOFTS AT CREEKSIDE LANDING
PART OF THE SW 1/4
SECTION 34 TOWNSHIP 49 RANGE 30
GRAIN VALLEY, JACKSON COUNTY, MISSOURI



LEGEND
M - MEASURED
R - RECORD
RAD - RADIUS
L - ARC LENGTH
U/E - UTILITY EASEMENT
LE - LANDSCAPE EASEMENT
DE - DRAINAGE EASEMENT
WE - WATER EASEMENT
SE - SEWER EASEMENT
BL - BUILDING LINE
C/L - CENTERLINE
R/W - RIGHT OF WAY
ITB - INITIAL TANGENT BEARING

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

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

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

STATE PLANES COORDINATES

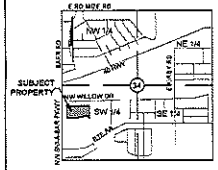
1	317304.438	874438.508
2	317305.604	874509.362
3	317371.188	874388.410
4	317369.603	874438.960
5	317369.603	874438.960

1 METER = 3.28083333'
KC METRO CONTROL STATION JA-82 WAS USED TO CREATE THE COORDINATES AS SHOWN(●) AND IS BASED ON "MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE" USING A COMBINED GRID FACTOR OF 0.0009137.

NOTES:
1. THE SUBJECT PROPERTY CONTAINS 7.53 ACRES MORE OR LESS
2. PARENT TRACT AS RECORDED IN DOCUMENT NO. 2016E0014805.

FLOOD STATEMENT:
A PART OF THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "AE" (FLOODPLAIN WITH BASE FLOOD ELEVATION) AND IN AREA LABELED ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBERS 29095C0038G MAP REVISED DATE JANUARY 20, 2017 AND 29095C0039G REVISED DATE JANUARY 20, 2017.

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



LOCATION MAP
SCALE=1"=2000'
SECTION 34
TOWNSHIP 49 RANGE 30

LINE TABLE		
LINE	LENGTH	BEARING
L1	64.42'	S88°47'58"E
L2	21.34'	S88°07'58"E
L3	14.26'	N10°27'14"W
L4	42.20'	N10°27'14"W
L5	13.26'	N00°52'38"E
L6	10.00'	N00°52'38"E
L7	10.00'	N00°52'38"E
L8	10.00'	N00°52'38"E
L9	10.00'	N00°52'38"E
L10	10.00'	N00°52'38"E
L11	10.00'	N00°52'38"E
L12	10.00'	N00°52'38"E
L13	10.00'	N00°52'38"E
L14	10.00'	N00°52'38"E
L15	10.00'	N00°52'38"E
L16	10.00'	N00°52'38"E
L17	10.00'	N00°52'38"E
L18	10.00'	N00°52'38"E
L19	10.00'	N00°52'38"E
L20	10.00'	N00°52'38"E
L21	10.00'	N00°52'38"E
L22	10.00'	N00°52'38"E
L23	10.00'	N00°52'38"E
L24	10.00'	N00°52'38"E

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

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

PLAT DEDICATION:
THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "THE LOFTS AT CREEKSIDE LANDING".

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

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

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

LEGAL DESCRIPTION:
PART OF A TRACT OF LAND DESCRIBED IN BOOK I -2703, AT PAGE 2068 AND IN BOOK I -3082, AT PAGE 981 IN THE OFFICE OF THE RECORDER OF DEEDS IN JACKSON COUNTY, MISSOURI, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 49, RANGE 30, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 01 DEGREE 52 MINUTES 02 SECONDS WEST ALONG THE WEST LINE, 1293.78 FEET; THENCE SOUTH 89 DEGREES 07 MINUTES 58 SECONDS EAST, 21.34 FEET TO THE SOUTHWEST CORNER OF LOT 50, "CREEKSIDE LANDING" 2ND PLAT, A SUBDIVISION OF LAND IN SECTION 34, TOWNSHIP 49, RANGE 30, GRAIN VALLEY, JACKSON COUNTY, MISSOURI; THENCE NORTH 82 DEGREES 08 MINUTES 52 SECONDS EAST, 142.60 FEET TO THE SOUTHEAST CORNER OF LOT 50 IN SAID "CREEKSIDE LANDING"; THENCE NORTH 10 DEGREES 27 MINUTES 14 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 50, 14.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EASTERLY LINE OF SAID LOT 50, NORTH 10 DEGREES 27 MINUTES 14 SECONDS WEST, 42.20 FEET; THENCE NORTH 01 DEGREES 52 MINUTES 38 SECONDS EAST ALONG THE EAST LINE OF SAID CREEKSIDE LANDING, 393.73 FEET; THENCE SOUTH 89 DEGREES 13 MINUTES 26 SECONDS EAST ALONG THE SOUTH LINE OF SAID CREEKSIDE LANDING, 788.99 FEET; THENCE SOUTH 00 DEGREES 46 MINUTES 16 SECONDS WEST, 450.16 FEET TO THE NORTHERLY LINE OF A TRACT OF LAND AS RECORDED IN DOCUMENT NO. 2016E0065210 AT JACKSON COUNTY, MISSOURI RECORDER'S OFFICE; THENCE ALONG THE FOLLOWING FOUR COURSES OF SAID DOCUMENT NO. 2016E0065210, COURSE ONE (1): NORTH 45 DEGREES 27 MINUTES 07 SECONDS WEST, 139.32 FEET; COURSE TWO (2): SOUTH 77 DEGREES 41 MINUTES 49 SECONDS WEST, 307.54 FEET TO A POINT OF CURVATURE; COURSE THREE (3): ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 650.00 FEET AND A DISTANCE OF 162.78 FEET; COURSE FOUR (4): NORTH 87 DEGREES 57 MINUTES 16 SECONDS WEST, 226.77 FEET TO THE POINT OF BEGINNING. CONTAINING 7.53 ACRES, MORE OR LESS. PREPARED ON MARCH 30, 2022 BY ROGER A. BACKUES, PLS-2134.

ACKNOWLEDGEMENT:
IN WITNESS WHEREOF, BLUE SPRINGS SAFETY STORAGE SOUTH II, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS ___DAY OF _____202_.

_____
MEMBER -

STATE OF MISSOURI)
) SS
COUNTY OF JACKSON)

ON THIS ___DAY OF _____202_, BEFORE ME APPEARED _____ MEMBER OF BLUE SPRINGS SAFETY STORAGE SOUTH II, LLC, A MISSOURI LIMITED LIABILITY COMPANY TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT; AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID THE DAY AND YEAR FIRST ABOVE WRITTEN.

SEAL

_____
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE

MY TERM EXPIRES _____

CITY ACKNOWLEDGEMENT:
THIS PLAT IS HEREBY APPROVED IN ACCORDANCE WITH SECTION 405.030B OF THE CITY OF GRAIN VALLEY, MISSOURI SUBDIVISION REGULATIONS.

_____ _____
COMMUNITY DEVELOPMENT DIRECTOR - MARK THOSEN DATE

THESE EASEMENTS AND RIGHT OF WAY ACCEPTED BY THE GOVERNING BODY OF GRAIN VALLEY, MISSOURI THIS _DAY OF _____202_

_____ _____
MAYOR - CHUCK JOHNSTON CITY CLERK - JAMIE LOGAN

COUNTY APPROVALS:

BY: _____ DATE: _____
VINCENT E. BRICE
JACKSON COUNTY ASSESSMENT DEPARTMENT

DATE: MAY 18, 2022

DEVELOPER
BLUE SPRINGS SAFETY STORAGE SOUTH II LLC
1120 NW EAGLE RIDGE BLVD
GRAIN VALLEY, MO 64029

THE LOFTS AT CREEKSIDE LANDING
GRAIN VALLEY, JACKSON COUNTY, MISSOURI

BOUNDARY & CONSTRUCTION SURVEYING, INC.
821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063
PH # 816/554-9708, FAX # 816/554-0337

PROJECT NO. 22-204 SHEET 1 OF 1

THE LOFTS AT CREEKSIDE LANDING, GRAIN VALLEY, MO



SHEET: E-1	SCALE:	DATE: 5/20/2022	Ward Development 1120 Eagles Ridge Blvd Grain Valley, Mo 64029	24 UNIT BUILDING ELEVATIONS	**CREEKSIDE** **GRAIN VALLEY, MO**	REVISION TABLE NUMBER / DATE / REVISED BY / DESCRIPTION		



BUILDING HEIGHT



ARTIST RENDERING - LEFT



ARTIST RENDERING - RIGHT

REVISION TABLE			
NUMBER	DATE	RECEIVED BY	DESCRIPTION

CREEKSIDE
GRAIN VALLEY, MO

24 UNIT BUILINDING
ELEVATIONS

Ward Development
1120 Eagles Ridge Blvd
Grain Valley, Mo 64029

DATE:
5/20/2022

SCALE:

SHEET:
E-2



Exterior Elevation Front

TOWNHOMES



Exterior Elevation Front



Exterior Elevation Right

VILLA

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

CREEKSIDE
GRAIN VALLEY, MO

TOWNHOME & VILLA
ELEVATIONS

Ward Development
1120 Eagles Ridge Blvd
Grain Valley, Mo 64029

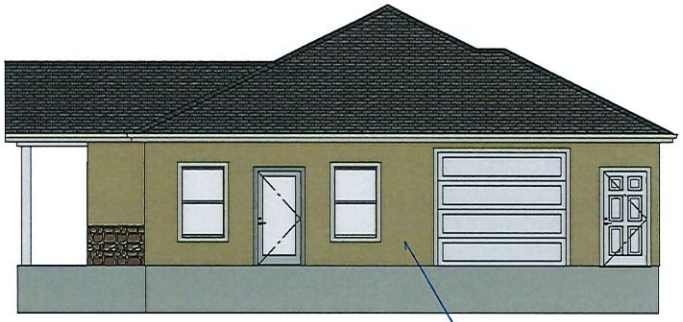
DATE:
5/20/2022

SCALE:

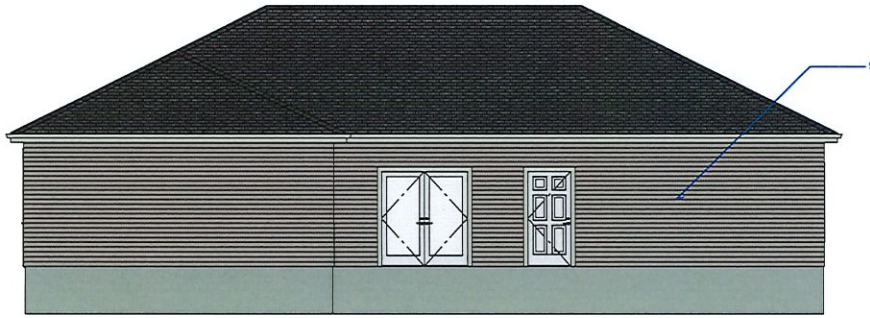
SHEET:
A-1



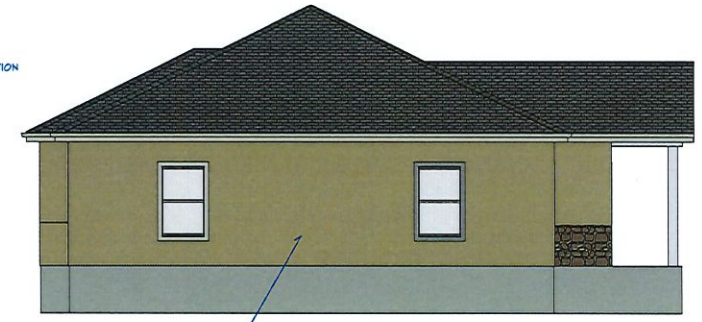
Exterior Elevation Front



Exterior Elevation Right



Exterior Elevation Back



Exterior Elevation Left

NUMBER	DATE	REVISION TABLE REVISED BY	DESCRIPTION

CREEKSIDE
GRAIN VALLEY, MO

CLUBHOUSE ELEVATIONS

Ward Development
1120 Eagles Ridge Blvd
Grain Valley, Mo 64029

DATE:
5/20/2022

SCALE:

SHEET:
A-2

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: NW Sni-A-Bar Parkway and NW Sni-A-Bar Blvd.

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

Description of Request: Rezoning to R3P and preliminary plat

APPLICANT INFORMATION

Name: Bryan Rahn

Company: Blue Springs Safety Storage South II LLC

Address: 1120 Eagles Ridge Blvd Grain Valley, Mo 64029

Telephone: 816-229-8115 **Fax:** _____ **E-mail:** bryan@countryclub-homes.com

Property Owner: Blue Springs Safety Storage South II LLC

Additional Contact(s): Tony Ward (tony@safetyministorage.com) Luke White (luke@safetyministorage.com)

Type of Application: Check Type & Submit Corresponding Requirements	
X	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
X	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:

_____ 4/11/22
Applicant's Signature **Date**

_____ _____
Applicant's Signature **Date**

Creekside Landing

DESCRIPTION:

PART OF A TRACT OF LAND DESCRIBED IN BOOK I -2703, AT PAGE 2088 AND IN BOOK I - 3082, AT PAGE 981 IN THE OFFICE OF THE RECORDER OF DEEDS IN JACKSON COUNTY, MISSOURI, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 49, RANGE 30, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
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CITY OF GRAIN VALLEY

STATE OF MISSOURI

BILL NO. 06-67

ORDINANCE NO. 1870
FIRST READING 12-11-06 (5-0)
SECOND READING 12.1806

INTRODUCED BY: Todd

AN ORDINANCE CHANGING THE ZONING FROM A (AGRICULTURE) TO R-3 PUD (MULTI-FAMILY, PLANNED USE DEVELOPMENT) FOR CREEKSIDE LANDING FOURTH PLAT

WHEREAS, Section 79.110, RSMo., 1986 as amended, provides that the Mayor and Board of Aldermen of the city of Grain Valley, Missouri, shall have the power to enact and ordain such laws as they deem expedient and necessary for the benefit of trade and commerce and the health and welfare of the inhabitants thereof; and

WHEREAS, public notification was duly provided prior to public hearing by the Planning Commission and prior to the public hearing by the Board of Aldermen; and

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

WHEREAS, the Board of Aldermen has considered this change and deemed it to be within to be in the best interest of the City.

WHEREAS, a public hearing was held on December 6, 2006 for citizens' for input.

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

The property shown and described in Attachment "A" as Creekside Landing Fourth Plat is hereby rezoned from A (Agriculture) to R-3 PUD (Multi-Family, Planned Use Development) with the condition that a landscaped berm be placed between the development and the adjacent cemetery to the east.

Read two times and PASSED by the Board of Aldermen this 18th day of December, 2006, the aye and nay votes being recorded as follows:

ALDERMAN PIOTROWSKI	Yes	ALDERMAN SCULLY	Yes
ALDERMAN BEEBE	Yes	ALDERMAN HEADLEY	Yes
ALDERMAN TODD	Yes	ALDERMAN MACKAY	Yes

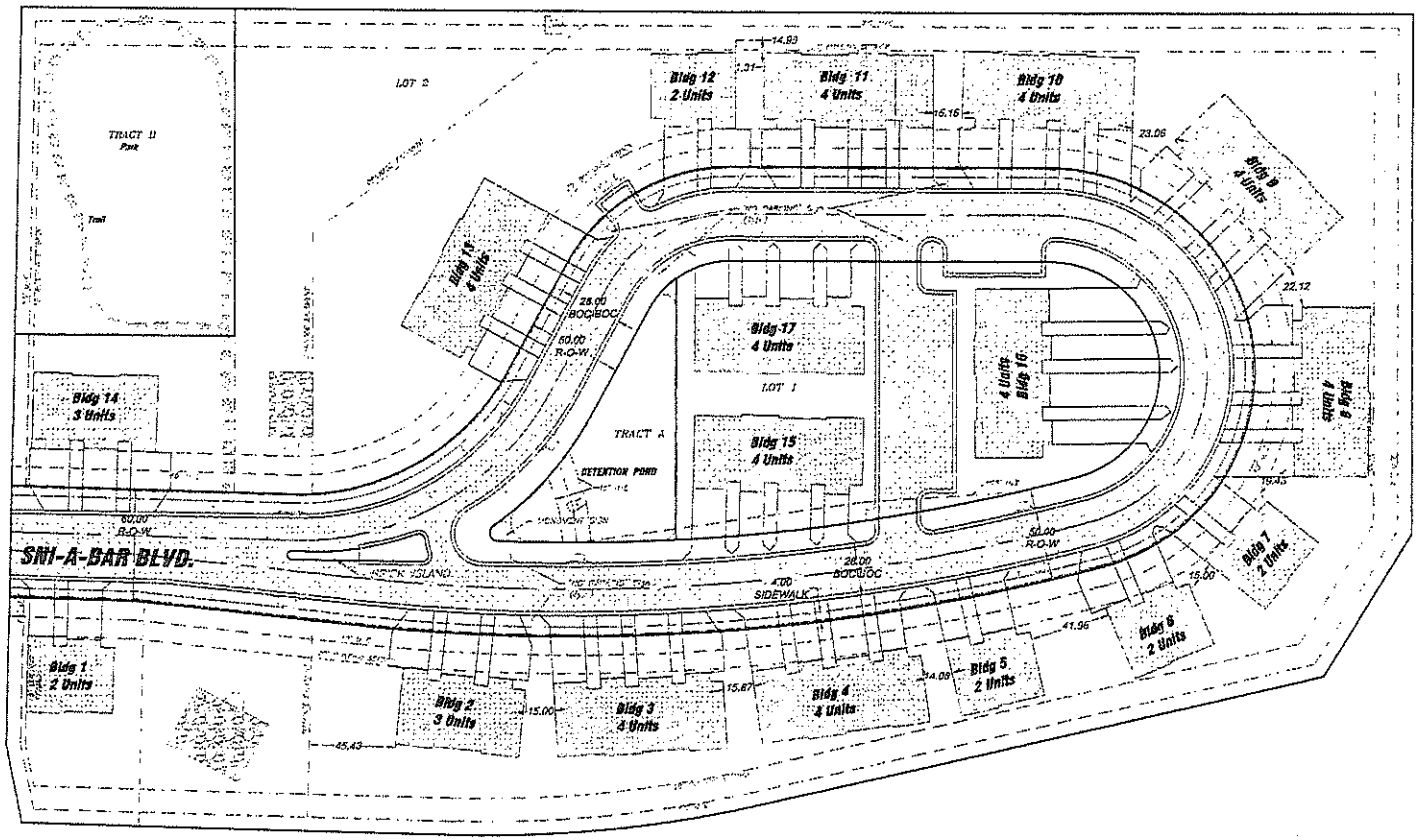
Mayor (in the event of a tie only)
Approved as to form:

James Cook, City Attorney

David Halphin, Mayor

ATTEST:

Carol Branson, City Clerk



Parking Schedule

Garage Spaces	83
Driveway Apron Spaces	95
Additional Spaces	20
Total Parking Spaces	198

N

SCALE: 1" = 30'

CREEKSIDE LANDING 4TH PLAT

SNI-A-BAR PARKWAY & SNI-A-BAR BOULEVARD
GRAIN VALLEY, MISSOURI

EX1

DRAWING TYPE
EXHIBIT
PROJECT NUMBER
0605001

GRAIN VALLEY™
MISSOURI

STAFF REPORT
Chapter 400 – Zoning Regulation Amendments
June 8, 2022

ACTION:
Requesting the Planning and Zoning Commission approve Resolution 2022-03 pertaining to amendments to Chapter 400 on the Zoning Regulations regarding accessory buildings and not allowing parking on grass in the rear yard.

ANAYLSIS:
Resolution 2022-03 recommends to the Board of Aldermen that Chapter 400, Zoning Regulations, of the Code of Ordinances be amended in Section 400.230 (Accessory Uses) pertaining to garages and accessory buildings by prohibiting a wheeled trailer, portable storage container, or roll-off trash container as an accessory building.

The exterior building materials and colors should be similar to the main building or should share the architectural design of the principal building.

Also, in Section 400.290 (Off-Street Parking and Loading Regulations), to not allow the parking of automobiles, trucks, boats, trailers, recreational vehicles, or any other motorized vehicles, excluding lawnmowers or tractors, in the rear yard on an unimproved surface unless enclosed by a 6-foot privacy fence.

PUBLIC INFORMATION AND PROCESS:
Public notice was given in the Examiner on Saturday, May 21, 2022.

STAFF RECOMMENDATION:
Staff recommends approval.

RESOLUTION NO: 2022-03

A RESOLUTION OF THE PLANNING & ZONING COMMISSION OF THE CITY OF GRAIN VALLEY, MISSOURI, RECOMMENDING TO THE BOARD OF ALDERMEN THAT TITLE IV (LAND USE) OF THE CODE OF ORDINANCES BE AMENDED IN SECTION 400.230 (ACCESSORY USES) PERTAINING TO GARAGES AND ACCESSORY BUILDINGS BY PROHIBITING CERTAIN CONTAINERS AND SECTION 400.290 (OFF-STREET PARKING AND LOADING REGULATIONS) PROHIBITING IN THE REAR YARD UNLESS ENCLOSED BY A 6-FOOT PRIVACY FENCE.

WHEREAS, the Planning & Zoning Commission of the City of Grain Valley, Missouri now desires to recommend to the Board of Aldermen of the City that Chapter 400 of the Code of Ordinances of the City of Grain Valley be amended in Section 400.230 so that the exterior building materials and colors of a detached garage or accessory building should be similar to the main building or should share the architectural design of the main building; and

WHEREAS, the Planning & Zoning Commission of the City of Grain Valley, Missouri now desires to recommend to the Board of Aldermen that Chapter 400 of the Code of Ordinances be further amended in Section 400.230 to include, "Storage buildings that have been converted from a wheeled trailer, a portable storage container, or a roll-off trash container, or another similar container shall not constitute as an accessory building or use.

WHEREAS, the Planning and Zoning Commission of the City of Grain Valley, Missouri now desires to recommend to the Board of Aldermen of the City that Chapter 400 of the Code of Ordinances of the City of Grain Valley be amended in Section 400.290 so that parking is not allowed in the rear of the property on unimproved surface unless the rear yard is enclosed by a 6-foot privacy fence.

WHEREAS, the Planning and Zoning Commission of the City of Grain Valley, Missouri held a public hearing at 6:30 PM on Wednesday, June 8, 2022, to hear public comments on the proposed changes to Chapter 400, Section 400.230 and Section 400.290.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF GRAIN VALLEY, MISSOURI, AS FOLLOWS, TO WIT:

SECTION 1. That the Planning & Zoning Commission of the City of Grain Valley, Missouri, hereby recommends that Chapter 400, Zoning Regulations, of the Code of Ordinances of the City of Grain Valley, Missouri be amended to read as follows:

Section 400.230 Accessory Uses

C.2. *Garages and accessory buildings.*

a. In a lot that does not exceed 43, 560 square feet (1 acre) in size and lies within Districts "R1", " R -1A", " R -1B", " R -1C" and " R-2", a detached garage, not exceeding twenty (20) feet or two (2) stories in height or in any case not higher than the main building, may occupy not more than thirty percent (30%) of a rear yard and not more than one thousand (1, 000) square feet, whichever is smaller, and one (1) detached accessory storage building not in excess of two hundred fifty (250) square feet in area constructed in connection with the residential use of a property.

b. In a lot that is at least 43, 560 square feet (1 acre), but does not exceed 130, 680 square feet (3 acres) in size and lies within Districts " R- 1", " R -1A", " R -1B", " R -1C" and " R-2", two detached garages/accessory buildings, not exceeding twenty (20) feet or two (2) stories in height or in any case not higher than the main building, may occupy not more than thirty percent (30%) of a rear yard and not more than two thousand four hundred (2,400) square feet per structure, whichever is smaller in area constructed in connection with the residential use of a property.

c. In a lot that equal to or greater than 130, 680 square feet (3 acres) in size and lies within Districts "R-1", " R -1A", " R -1B", " R -1C" and " R-2", two detached garages/ accessory buildings, not exceeding twenty (20) feet or two (2) stories in height or in any case not higher than the main building, may occupy not more than thirty percent (30%) of a rear yard and not more than five thousand (5, 000) square feet per structure, whichever is smaller in area constructed in connection with the residential use of a property.

d. In "A" District, detached garages and agricultural accessory buildings are limited to thirty percent (30%) of the area of the rear yard. In no case shall a detached garage or accessory building be located closer to the front of the lot than the front of the house or, in the case of corner lots, no closer than the required building setback lines for the zoning district.

e. A garage or accessory building may be built not less than five (5) feet from a side lot line and not less than five (5) feet from the rear property line. Accessory buildings may not be placed on utility easements.

f. In a lot within Districts " R- 1", " R -1A", " R -1B", " R -1C" and " R-2", the drives and parking areas for the new detached garage and detached accessory storage building shall be concrete.

g. With the exception of "M-1" or "M-2" Zoning Districts, inoperative vehicles may not be stored or repaired (other than in enclosed garages) on the premises.

h. The exterior building materials and colors should be similar to the main building or should share the architectural design of the principal building.

i. Storage buildings that have been converted from a wheeled trailer, a portable storage container or a roll-off trash container or a similar container shall not constitute an accessory building or use.

SECTION 2. That the Planning & Zoning Commission of the City of Grain Valley, Missouri, hereby recommends that Chapter 400, Zoning Regulations, of the Code of Ordinances of the City of Grain Valley, Missouri be amended to read as follows:

Section 400.290 Off-Street Parking and Loading Regulations

A. Parking

10. Additional parking regulations.

f. Parking of automobiles, trucks, boats, trailers, recreational vehicles, ~~**lawnmowers, tractors,**~~ or any other motorized vehicles **excluding lawn equipment** is not permitted on unimproved surfaces in front, and side areas of property. **The rear of the property must be enclosed by a 6-foot privacy fence to allow parking on unimproved surfaces** in commercial, industrial, and residential areas under two (2) acres per parcel throughout the City.

Exception: Properties with existing gravel driveways and/or gravel parking areas in the side yard, provided they are properly maintained.

SECTION 3. That this Resolution shall be in full force and effect immediately upon its execution by the Planning & Zoning Commission of the City of Grain Valley, Missouri.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF GRAIN VALLEY, MISSOURI, THIS 8th DAY OF JUNE 2022.

_____
Craig M. Shelton
Chairman

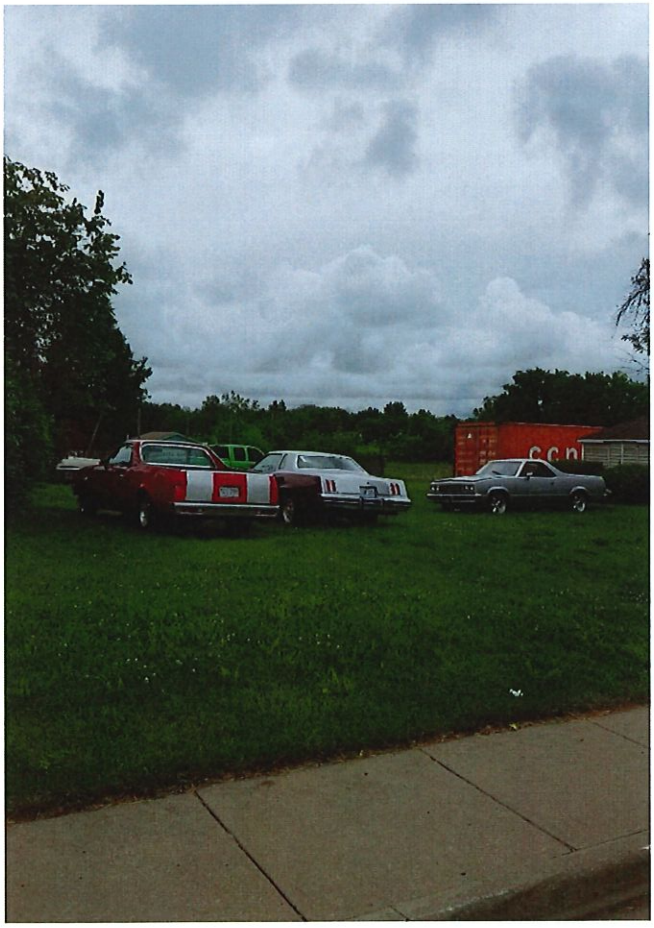
ATTEST:

_____
Jamie Logan, City Clerk

Examples of Portable Storage Containers and Parking in the Rear Yards





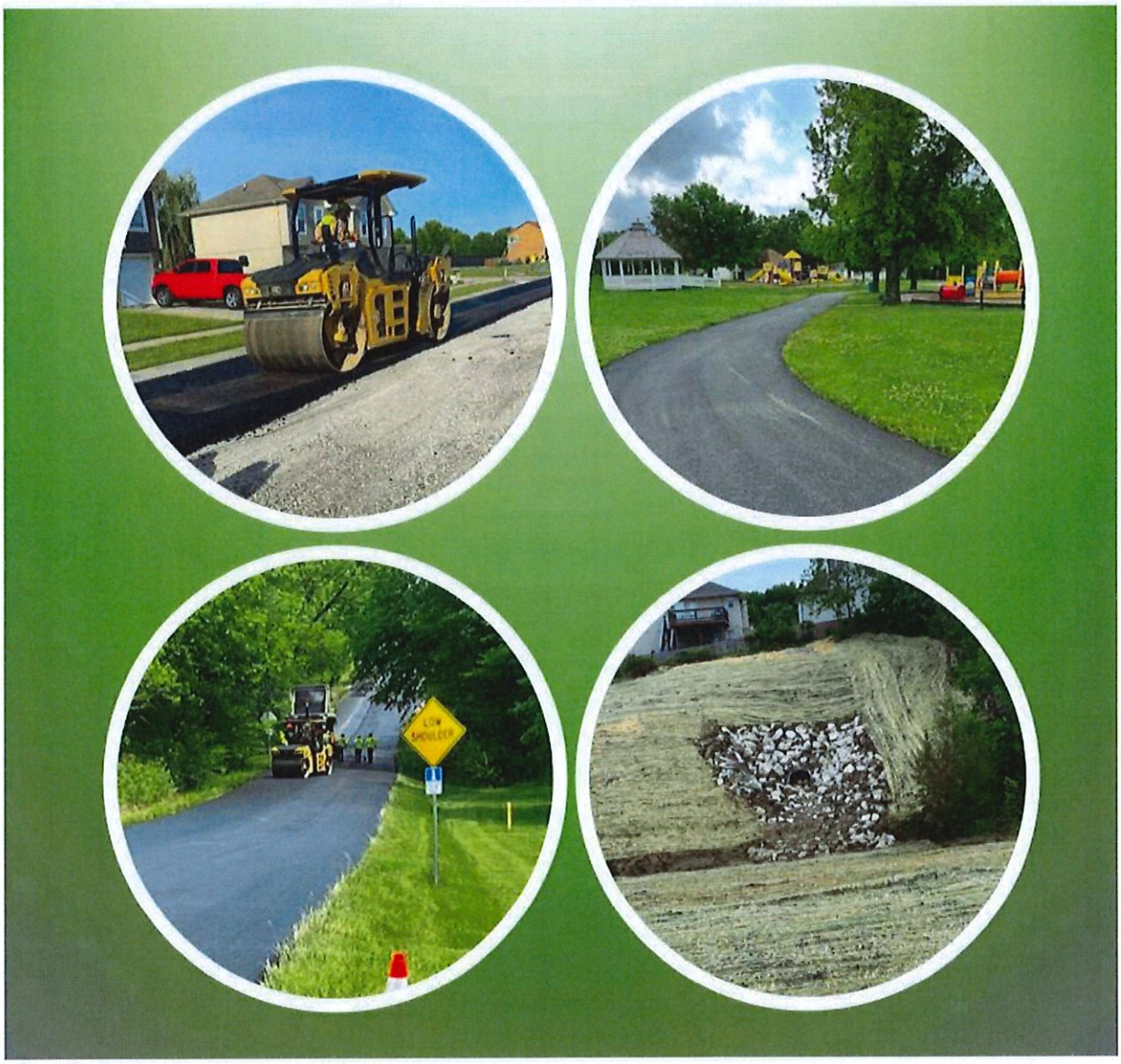




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LIFE OUTSIDE THE LINES

2023-2027 Capital Improvements Plan



Approved By the Board of Alderman: Resolution R22-

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The Honorable Mike Todd and Board of Aldermen:

I am pleased to submit the proposed 2023-2027 Capital Improvements Plan (CIP). Capital improvements planning is the multi-year scheduling of large-scale capital improvements and major purchases. The CIP also acts as a public information document to advise residents and property owners of how the City plans to address significant capital needs over the next five years.

It is important to emphasize that the CIP is a flexible plan that can be altered as conditions, funding, priorities, and regulations change. With growing demands for project expenditures and a limited amount of Local, State and Federal resources available, it has become increasingly difficult to predict the availability of future funding for capital projects. As the population in Grain Valley continues to grow, so do the demands on City services. It is imperative that our organization plan the use of our limited dollars wisely to complete this plan and ultimately benefit all citizens of the City of Grain Valley.

The benefits of adopting a Capital Improvements Plan are as follows:

- Ensure that plans for community facilities are carried out.
- Improve scheduling of public improvements that require more than one year to construct.
- Provide an opportunity to acquire needed land before costs escalate.
- Provide an opportunity for long-range financial planning and management.
- Offer an opportunity for residents and community interest groups to participate in decisions that directly impact the future of Grain Valley.
- Take advantage of Grant Funding Opportunities.

The City of Grain Valley 2023-2027 Capital Improvements Plan provides general information about the CIP process and gives details regarding the funding of the projects:

- Capital Improvements Overview
- Capital Improvement Process
- Capital Improvement Plan Implementation
- Capital Improvement Funding

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816.847.6200
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Each of the above plan areas will contain the following details of each project:

- Project Title
- Project Type
- Department
- Description
- Justification
- Projected Cost Schedule
- Projected Funding Schedule

Highlights contained in the 2023-2027 CIP include:

- The proposed road improvement asphalt overlay program
- Water/Sewer capital improvement projects
- Significant street improvement and construction projects
- Recreational Trail System which has been narrowed down to the most immediate projects
- Vehicle and equipment replacement program
- Major Police Department purchases
- Use of Federal Funding

Preparation of the CIP and the projects reflected in it are the result of considerable effort from City staff. The CIP was presented for review and comment to the Planning and Zoning Commission on June 8, 2022.

Respectfully submitted,

Ken Murphy
City Administrator

PROJECT	PROJECT NAME	TOTAL	Year	Funded/Unfunded
PR -5D	Park Trail Master Plan	$ 362,000	Beyond	unfunded
PR-5E	Park Trail Master Plan	$ 219,140	Beyond	unfunded
PR-5G	Park Trail Master Plan	$ 370,755	Beyond	unfunded
PR-7A	Park Trail Master Plan	$ 95,000	2023	funded
PR-7C	Park Trail Master Plan	$ 75,300	Beyond	unfunded
PR-7D	Park Trail Master Plan	$ 128,370	Beyond	unfunded
PR-7E	Park Trail Master Plan	$ 289,212	Beyond	unfunded
PR-7F	Park Trail Master Plan	$ 309,375	Beyond	unfunded
PR-7G	Park Trail Master Plan	$ 346,142	2022/2023/2025	partially funded
PR-9	Park Trail Master Plan	$ 586,630	2024/2026	unfunded
PR-10A	Park Trail Master Plan	$ 322,350	Beyond	unfunded
PR-10B	Park Trail Master Plan	$ 545,100	Beyond	unfunded
PR-11	Monkey Mountain Parking Lot	$ 165,000	Beyond	unfunded
PW-3	Downtown Phase IIB Street Improvements	$ 1,806,794	2023/2024	funded
PW-4A	Downtown Phase III Street Improvements	$ 2,160,360	2026/2027/Beyond	unfunded
PW-4B	James Rollo Road Extension	$ 964,570	2027/Beyond	unfunded
PW-6	James Rollo Sanitary Sewer Upgrade	$ 1,017,710	2026/Beyond	funded
PW-24	Water Tower Upgrade	$ 4,850,000	2023/2024	partially funded
PW-28	2023 Pavement Maintenance Program	$ 876,000	2023	funded
PW-30	2024 Pavement Maintenance Program	$ 709,620	2024	unfunded
PW-31	2025 Pavement Maintenance Program	$ 537,300	2025	unfunded
PW-33	2026 Pavement Maintenance Program	$ 593,400	2026	unfunded
PW-34	Eagles Parkway Phase A	$ 2,383,450	2024/2025	unfunded
PW-36	Buckner Tarsney North Street Improvements	$ 6,000,000	2024/2026	unfunded
PW-37	2027 Pavement Maintenance Program	$ 567,600	2027	unfunded
PW-38	Roadway Scanning and Report Update	$ 60,000	2025	unfunded
PW-39	SW Grain Valley Sewer System Expansion	$ 452,500	2027/Beyond	unfunded
PW-40	NE Sewer Interceptor Phase 1	$ 3,011,500	2024/2025	unfunded
PW-41	Duncan Road Box Culvert 9 (SB-300) Replacement	$ 666,500	2024/2025	unfunded
VR-CD	Vehicle Replacment-Community Development	$ 88,750	2023/2025/2027	unfunded
VR-PD	Vehicle Replacment-Police Department	$ 347,100	2023-2027	unfunded
VR-PR	Vehicle/Equipment Replacment-Parks Department	$ 143,300	2023-2027	unfunded
VR-PW	Vehicle/Eqipment Replacment-Public Works	$ 1,060,500	2023-2027	unfunded
PD-1	Police Duty Firearm Replacement	$ 17,000	2023-2027	unfunded
	TOTAL	**$ 32,128,328**		

GRAIN VALLEY
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LIFE OUTSIDE THE LINES

CAPITAL IMPROVEMENTS OVERVIEW

The City of Grain Valley's Capital Improvement Plan (CIP) is a major financial, public infrastructure and capital purchase planning tool for the City. The CIP is a statement of the City's policies and financial abilities to manage the physical development of the community and plan capital purchases. The development of a five (5) year CIP provides information for planned improvements and major capital purchases with anticipated funding and identifying potential funding sources. Through the presentation of the identified projects and purchases combined with funding availability and alternatives, the CIP presents a systematic plan for providing the needed improvements within a prioritized framework.

The proposed Fiscal Year 2023 to 2027 CIP for the City of Grain Valley sets the general schedule for which public improvements and major purchases are to be undertaken given the current circumstances. The CIP is not a static document, but rather, a fluid document that can be changed as the City's infrastructure and requirements change, development occurs, and funding opportunities become available or change.

The CIP includes projects that are fully, partially or not yet funded. Some projects that relate to capital improvements may come out of the same budget sources but are not included in the CIP. The five-year plan represents projects and major purchases that are proposed for funding at this time based on the current revenue projections but may change as priorities and available funding are updated.

As new projects are identified and new revenues become available, projects are added to the annual prioritized funding schedule.

There are several benefits that can be derived from developing and adopting a CIP. It can provide valuable information to citizens, developers, and businesses that are interested in the development of the community. The CIP provides a long-range financial planning and management tool for the Mayor, Board of Aldermen and City Staff. It will also help with the coordination of projects and timely planning for future developments. The CIP reflects the community's assets, needs and goals.

CAPITAL IMPROVEMENT PROCESS

DEFINITION

A capital improvement is a necessary or desirable project or major purchase that supports or improves and enhances the City's ability to provide safe and desirable services for the benefit of our community and the future of the City of Grain Valley. These projects directly affect the City's citizens as far as safety, travel and ability to conduct business within our community

IDENTIFICATION

The need for capital improvements and major purchases may be identified by an appropriate master plan, vehicle and equipment replacement program, and by changes within a growing community or by regulatory legislation. Smart capital improvement identification provides the ability to change the appearance and make the community more desirable to existing and potential residents, businesses and industries. Projects and purchases are prioritized based on many factors including their critical necessity, effect on property values, city growth, and the overall health, safety and welfare of the citizens.

CREATION

When a capital improvement has been identified, the Community Development Director, City Engineer or other Department Head defines the scope and prepares a preliminary cost estimate for design, acquisition of property, if applicable, construction and or acquisition or replacement of equipment. These cost estimates are general in nature.

CAPITAL IMPROVEMENT PROGRAM FUNDING

Where Does the Money Come From?

All funding sources that may be used for various capital improvements are reviewed each year. Most of the work to develop the CIP focuses on the balancing of available resources with the identified budget needs. Consideration must be given to legal limitations of debt capacity, as well as the impact of debt issuance on tax rates, and user charges. Financial analysis utilize staff projections of future bond sales, interest rates, population growth, increases in assessed valuation, user fees, potential grant opportunities and other variables. The following is a list of existing funding sources and definitions for each:

General Fund
The General Fund is the general operating fund of the City. It is used to account for all financial resources (assets, liabilities, revenues and expenditures) except those required to be accounted for

in another fund. These include the general governmental service such as general administration, municipal court, planning, public safety, and public works/ engineering. It can be and is used to provide funds for programs and projects where shortfalls exist.

Transportation Fund
The Transportation Fund (Street Fund) is used for the Annual Paving Program, Ice and Snow Removal, and Street Maintenance. The main sources of revenue for this fund include a ½ cent transportation sales tax, motor vehicle sales tax, and a fuel tax.

Water/Sewer Fund
The Water/Sewer Fund covers all expenses related to providing water and sewer to the residents and businesses in Grain Valley. The main sources of revenue for the Water/Sewer Fund come from:

- Rates and User Fees
- Tap Fees
- Impact Fees

Capital Improvements Fund
The Capital Improvements Fund is funded solely by a ½ cent capital improvements sales tax. The revenues fund capital improvement items not provided in the General Fund.

G.O. Bond Fund
The City is authorized to issue General Obligation Bonds payable from ad valorem taxes to finance capital improvement and equipment upon a two-thirds majority vote, and on general election dates, a four-sevenths majority vote, of the qualified voters. The Missouri Constitution permits the City to incur general obligation indebtedness for general purposes not to exceed 10 percent of the assessed valuation of taxable tangible property. The City is also permitted to incur general obligation indebtedness not to exceed an additional 10 percent for acquiring rights of way; to construct and improve streets, sanitary sewers, and storm sewers; and to purchase or construct waterworks plants.

ALTERNATIVE FUNDING SOURCES

Tax Increment Financing (TIF)
Tax Increment Financing provides for the capture of up to fifty percent of the incremental increase in Economic Activity Taxes (sales tax, franchise taxes, utility taxes) and up to one hundred percent of the incremental increase in property taxes on real property in a designated redevelopment project area, for a period of up to twenty-three years, in order to fund improvements.

Transportation Development Districts (TDD)
Transportation Development Districts are geographic areas that may be designated to levy an additional sales or property tax assessment to pay for transportation related infrastructure improvements.

Special Grants from Federal or State Programs
Grants may be received from the federal, state, and county governments. Grants are available for roads, trails, parks, drinking water improvements, sewer improvements, storw water improvements and public safety equipment.

Federal Community Development Block Grant (CDBG)
The Community Development Block Grant Program (CDBG) offers grants to Missouri Communities to improve local facilities, address health and safety concerns, and develop a greater capacity for growth. Funds are available for Water, Wastewater, Storm Water, and Transportation.

Neighborhood Improvement District/Community Improvement District (NID/CID)
A Neighborhood Improvement District (NID) or Community Improvement District (CID) may be created in an area desiring certain public-use improvements that are paid for by special tax assessments to property owners in the area in which the improvements are made. Projects that can be financed through a NID/CID must be for facilities used by the public and must confer a benefit on property within the NID/CID.

Transportation Excise Tax
Excise Tax is to be paid for a development that generates new traffic in the City in the form of a license tax on building contractors for the purpose of raising revenue, the proceeds of which shall be used for streets and related improvements throughout the City.

PROJECTED 5-YEAR FUNDING SCHEDULE

	Prior	2023	2024	2025	2026	2027	Beyond	Total
Parks & Rec Fund	$31,142	$33,500	$144,260	$136,790	$142,970	$47,500		$536,162
General Fund		$138,550	$115,300	$104,000		$78,000		$435,850
Cap Improvements Fund	$123,302	$203,400	$333,900	$43,400	$211,400	$165,900		$1,081,302
Transportation Fund	$34,600	$637,100	$899,960	$920,740	$649,400	$604,290	$110,250	$3,856,340
Water/Sewer Fund	$67,710	$193,200	$323,800	$259,000	$244,000	$142,810	$493,000	$1,723,520
Bonds	$67,492							$67,492
Grants		$487,200	$698,000	$2,442,120	$413,660			$4,040,980
Unidentified/Unfunded		$95,000	$5,143,000	$2,313,500	$5,200,000		$6,148,182	$18,899,682
Potential TIF/TDD/NID/Other		$75,000	$1,412,000					$1,487,000
MoDOT								$0
Total	$324,246	$1,862,950	$9,070,220	$6,219,550	$6,861,430	$1,038,500	$6,751,432	$32,128,328

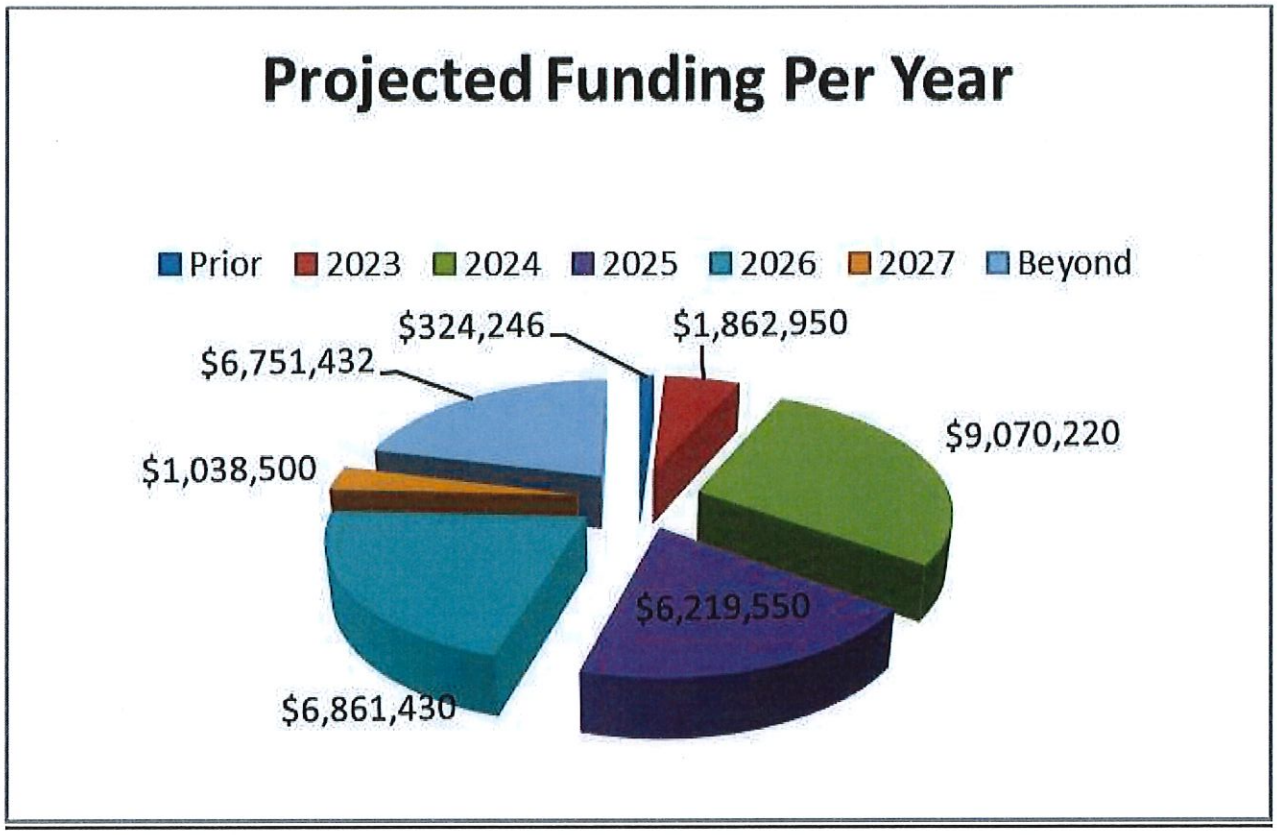
CAPITAL IMPROVEMENT FUNDING

Where Does the Money Go?

The 2023-2027 CIP reflects the City's anticipated projects and major purchases. Funding and budgeting for this program assumes an increase in assessed valuation in each of the five years. Certain projects also anticipate the possibility of grants. The program must be continually monitored to determine if revenues and expenditures meet or exceed expectations. If revenues do not occur at expected levels, projects will be postponed or cut back.

PROJECTED FIVE-YEAR COST SCHEDULE

	Project	Prior	2023	2024	2025	2026	2027	Beyond	Total
PR-5D	Park Trail Master Plan-Blue Branch South							$362,000	$362,000
PR-5E	Park Trail Master Plan-Blue Branch Center							$219,140	$219,140
PR-5G	Park Trail Master Plan-Blue Branch West							$370,755	$370,755
PR-7A	Park Trail Master Plan-Ryan Road		$95,000						$95,000
PR-7C	Park Trail Master Plan-Cross Creek							$75,300	$75,300
PR-7D	Park Trail Master Plan-Sni-A-Bar Center							$128,370	$128,370
PR-7E	Park Trail Master Plan-Sni-A-Bar West							$289,212	$289,212
PR-7F	Park Trail Master Plan-Sni-A-Bar East							$309,375	$309,375
PR-7G	Park Trail Master Plan-Buckner Tarsney South	$31,142	$10,000		$305,000				$346,142
PR-9	Park Trail Master Plan-Eagles Parkway			$55,000		$531,630			$586,630
PR-10A	Park Trail Master Plan-Buckner Tarsney North							$322,350	$322,350
PR-10B	Park Trail Master Plan-Duncan Road							$545,100	$545,100
PR-11	Monkey Mountain Parking Lot							$165,000	$165,000
PW-3	Downtown Phase IIB Street Improvements	$190,794	$75,000	$1,541,000					$1,806,794
PW-4A	Downtown Phase III Street Improvements					$208,000	$140,000	$1,812,360	$2,160,360
PW-4B	James Rollo Road Extension	$34,600					$57,500	$ 872,470	$964,570
PW-6	James Rollo Sanitary Sewer Upgrade	$67,710				$20,000		$930,000	$1,017,710
PW-24	Water Tower Upgrade		$400,000	$4,450,000					$4,850,000
PW-28	2023 Pavement Maintenance Program		$876,000						$876,000
PW-30	2024 Pavement Maintenance Program			$709,620					$709,620
PW-31	2025 Pavement Maintenance Program				$537,300				$537,300
PW-33	2026 Pavement Maintenance Program					$593,400			$593,400
PW-34	SW Eagles Parkway			$229,800	$2,153,650				$2,383,450
PW-36	Buckner Tarsney North Street Improvements			$800,000		$5,200,000			$6,000,000
PW-37	2027 Pavement Maintenance Program						$567,600		$567,600
PW-38	Roadway Scanning & Condition Report Update				$60,000				$60,000
PW-39	SW Grain Valley Sewer System Extension						$102,500	$350,000	$452,500
PW-40	NE Sewer Interceptor Phase 1			$698,000	$2,313,500				$3,011,500
PW-41	Duncan Road Box Culvert (SB 300) Replacement			$191,300	$475,200				$666,500
VR-CD	Vehicle Replacement Program CD		$29,750		$26,000		$33,000		$88,750
VR-PD	Vehicle Replacement Program PD		$108,800	$115,300	$78,000		$45,000		$347,100
VR-PR	Vehicle/ Equipment Replacement Parks		$23,500	$47,300		$25,000	$47,500		$143,300
VR-PW	Vehicle/Equipment Replacement Public Works		$241,500	$229,500	$267,500	$280,000	$42,000		$1,060,500
PD-1	Police Duty Firearm Replacement		$3,400	$3,400	$3,400	$3,400	$3,400		$17,000
	Total	$324,246	$1,862,950	$9,070,220	$6,219,550	$6,861,430	$1,038,500	$6,751,432	$32,128,328



As Capital Improvement Projects are completed, operation and maintenance of these facilities must be absorbed in the operating budget, which provides ongoing services to citizens. These operating costs, which may include additional staff, are adjusted annually to accommodate growth and inflation in maintaining or improving service levels. It is the City of Grain Valley's philosophy that new projects should not be constructed if operating revenues are unavailable to cover the operating costs. These must be funded with recurring (ongoing) revenues. As a result, the availability of recurring revenues must be considered prior to scheduling the various projects in the program.

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CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: **PARK TRAIL MASTER PLAN** **PR-5D**

PROJECT TYPE: **Park Improvements**

DEPARTMENT: Parks and Recreation

DESCRIPTION:
This project includes an asphalt trail from the Cross Creek trail near the proposed parking area through the Mitigation area and the Grain Valley Campus site to Buckner-Tarsney Road. The project consists of approximately 3,790 feet of 10 foot wide asphalt trail and will require easements and creek crossings.



JUSTIFICATION:
This project recognizes the important role that bicycling and walking play in the City's total transportation system. As our local transportation needs continue to grow, walking and bicycling is a healthy, environmentally friendly mode of transportation.
Alternative transportation modes help address air quality issues, promote healthy living, provide access to parks, schools and businesses, and can be used to protect habitat along stream corridors.

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Design/Construct	$0	$0	$0	$0	$0	$0	$362,000	$362,000
Landscaping	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$362,000	$362,000

Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund	$0	$0	$0	$0	$0	$0	$0	$0
Parks & Rec Fund	$0	$0	$0	$0	$0	$0	$0	$0
Grants	$0	$0	$0	$0	$0	$0	$0	$0
Bonds	$0	$0	$0	$0	$0	$0	$0	$0
Unidentified	$0	$0	$0	$0	$0	$0	$362,000	$362,000
Total	$0	$0	$0	$0	$0	$0	$362,000	$362,000

CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: **PARK TRAIL MASTER PLAN** **PR-5E**

PROJECT TYPE: **Park Improvements**

DEPARTMENT: Parks and Recreation



DESCRIPTION:
This project includes an asphalt trail from SW Eagles Parkway to Sni-A-Bar Boulevard running parallel to Blue Branch Creek. The project includes approximately 1,840 feet of 10 foot wide asphalt trail and a crossing of Eagles Parkway.

JUSTIFICATION:
This project recognizes the important role that bicycling and walking play in the City's total transportation system. As our local transportation needs continue to grow, walking and bicycling is a healthy, environmentally friendly mode of transportation.
Alternative transportation modes help address air quality issues, promote healthy living, provide access to parks, schools and businesses, and can be used to protect habitat along stream corridors.

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Design/Construct	$0	$0	$0	$0	$0	$0	$219,140	$219,140
Landscaping	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$219,140	$219,140

Projected Five-Year Funding Schedule

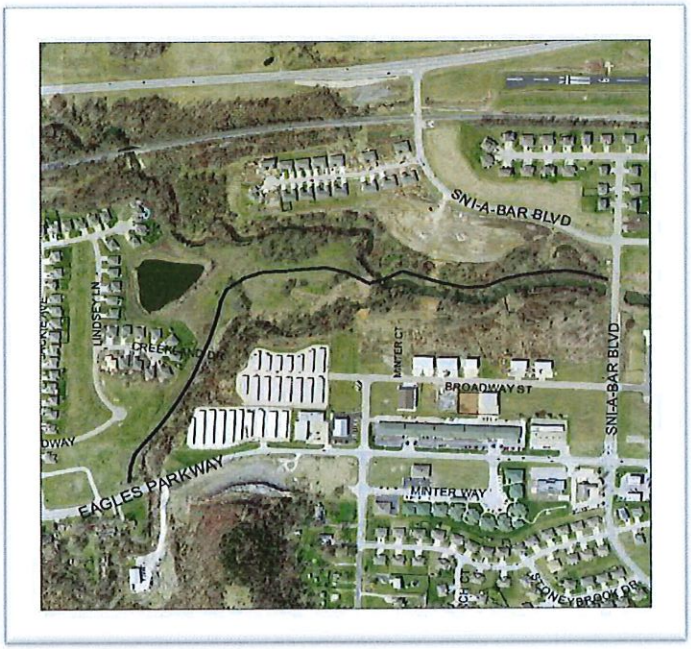
Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund	$0	$0	$0	$0	$0	$0	$0	$0
Parks & Rec Fund	$0	$0	$0	$0	$0	$0	$0	$0
Grants	$0	$0	$0	$0	$0	$0	$0	$0
Bonds	$0	$0	$0	$0	$0	$0	$0	$0
Unidentified	$0	$0		$0	$0	$0	$219,140	$219,140
Total	$0	$0	$0	$0	$0	$0	$219,140	$219,140

CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: **PARK TRAIL MASTER PLAN** **PR-5G**

PROJECT TYPE: **Park Improvements**

DEPARTMENT: Parks and Recreation



DESCRIPTION:
This project includes an asphalt trail from Sni-A-Bar Boulevard west to SW Eagles Parkway running parallel and on the south side of Blue Branch Creek. The project consists of approximately 3,400 feet of 10 foot wide asphalt trail.

JUSTIFICATION:
This project recognizes the important role that bicycling and walking play in the City's total transportation system. As our local transportation needs continue to grow, walking and bicycling is a healthy, environmentally friendly mode of transportation.
Alternative transportation modes help address air quality issues, promote healthy living, provide access to parks, schools and businesses, and can be used to protect habitat along stream corridors.

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Design/Construct	$0	$0	$0	$0	$0	$0	$337,050	$337,050
Landscaping	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$33,705	$33,705
Total	$0	$0	$0	$0	$0	$0	$370,755	$370,755

Projected Five-Year Funding Schedule

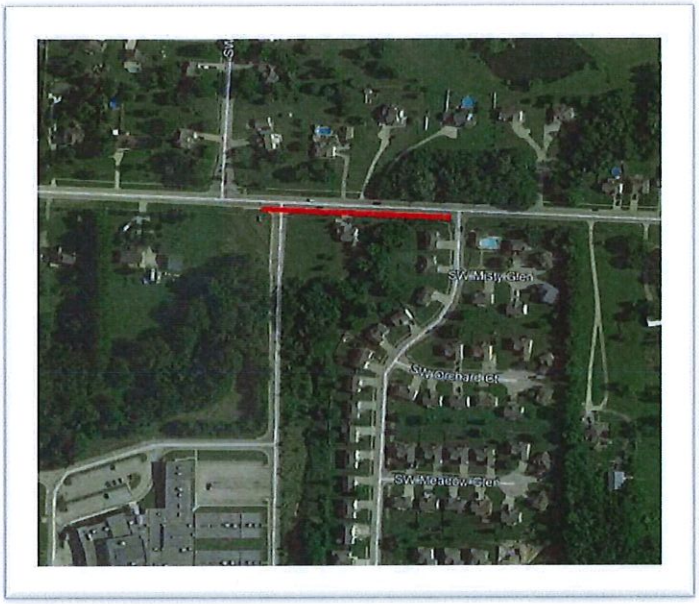
Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund	$0	$0	$0	$0	$0	$0	$0	$0
Parks & Rec Fund	$0	$0	$0	$0	$0	$0	$0	$0
Grants	$0	$0	$0	$0	$0	$0	$0	$0
Bonds	$0	$0	$0	$0	$0	$0	$0	$0
Unidentified	$0	$0	$0	$0	$0	$0	$370,755	$370,755
Total	$0	$0	$0	$0	$0	$0	$370,755	$370,755

CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: **PARK TRAIL MASTER PLAN** **PR-7A**

PROJECT TYPE: **Park Improvements**

DEPARTMENT: Parks and Recreation



DESCRIPTION:
This project includes the installation of a crosswalk over the South Middle School entrance in addition to sidewalk on the south side of Ryan Road to provide a pedestrian connection from the existing sidewalk along the drive to the South Middle School and Stony Point Elementary school campus to the Cross Creek entrance of Ryan Meadows Subdivision. The project consists of approximately 540 feet of 5 foot wide sidewalk, curb and gutter replacement and a creek crossing.

JUSTIFICATION:
This project recognizes the important role that bicycling and walking play in the City's total transportation system. The project also provides a safe route to the school for pedestrians. Alternative transportation modes help address air quality issues, promote healthy living, provides access to parks, schools and businesses, and can be used to protect habitat along stream corridors.

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Design/Construct	$0	$95,000	$0	$0	$0	$0	$0	$95,000
Landscaping	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0		$0	$0	$0	$0	$0	$0
Total	$0	$95,000	$0	$0	$0	$0	$0	$95,000

Projected Five-Year Funding Schedule

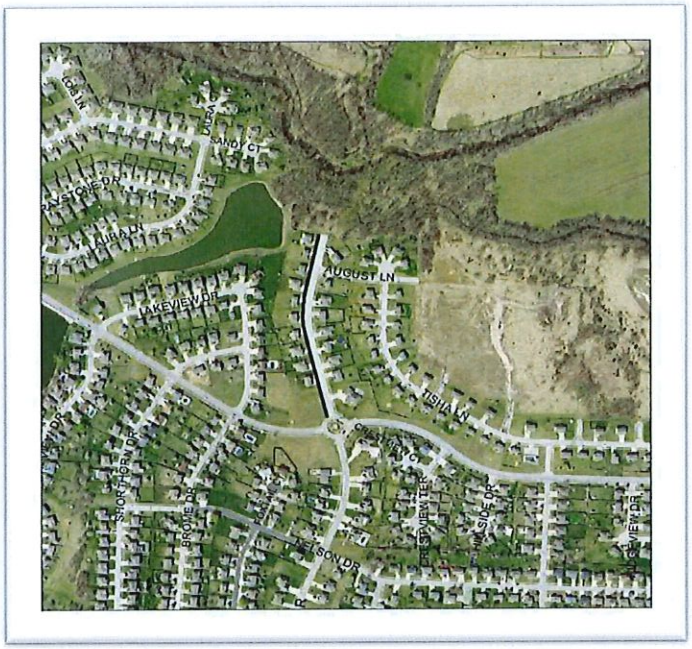
Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund	$0	$0	$0	$0	$0	$0	$0	$0
Parks & Rec Fund	$0	$0	$0	$0	$0	$0	$0	$0
Grants	$0	$0	$0	$0	$0	$0	$0	$0
Bonds	$0	$0	$0	$0	$0	$0	$0	$0
Unidentified	$0	$95,000	$0	$0	$0	$0	$0	$95,000
Total	$0	$95,000	$0	$0	$0	$0	$0	$95,000

CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: PARK TRAIL MASTER PLAN **PR-7C**

PROJECT TYPE: **Park Improvements**

DEPARTMENT: Parks and Recreation



DESCRIPTION:
This project includes approximately 1,020 feet of a 5-foot wide concrete sidewalk from the traffic circle at Sni-A-Bar Boulevard north runninng parallel to Cross Creek Drive to existing street dead end. This will connnect with the existing trail that connects to Cross Creek Park.

JUSTIFICATION:
This project recognizes the important role that bicycling and walking play in the City's total transportation system. As our local transportation needs continue to grow, walking and bicycling is a healthy, environmentally friendly mode of transportation.
Alternative transportation modes help address air quality issues, promote healthy living, provides access to parks, schools and businesses, and can be used to protect habitat along stream corridors.

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Design/Construct	$0	$0	$0	$0	$0	$0	$68,800	$68,800
Landscaping	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$6,500	$6,500
Total	$0	$0	$0	$0	$0	$0	$75,300	$75,300

Projected Five-Year Funding Schedule

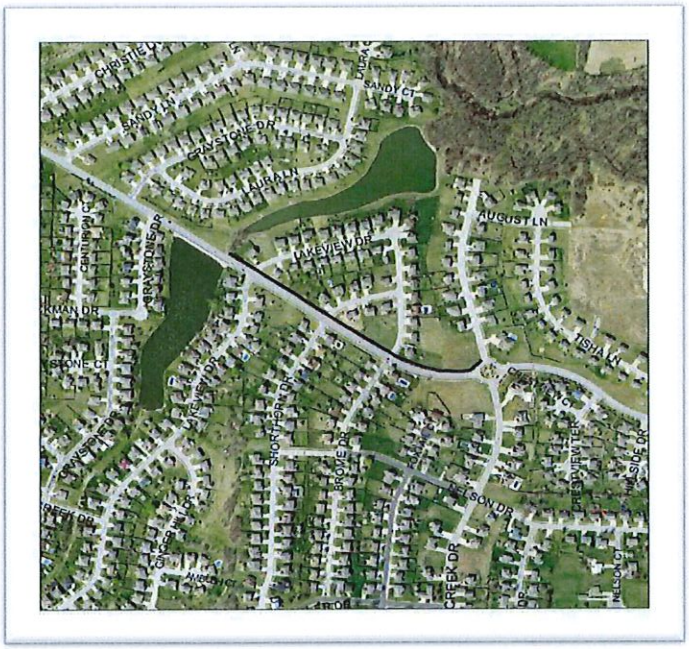
Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund	$0	$0	$0	$0	$0	$0	$0	$0
Parks & Rec Fund	$0	$0	$0	$0	$0	$0	$0	$0
Grants	$0	$0	$0	$0	$0	$0	$0	$0
Bonds	$0	$0	$0	$0	$0	$0	$0	$0
Unidentified	$0	$0	$0	$0	$0	$0	$75,300	$75,300
Total	$0	$0	$0	$0	$0	$0	$75,300	$75,300

CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: PARK TRAIL MASTER PLAN **PR-7D**

PROJECT TYPE: **Park Improvements**

DEPARTMENT: Parks and Recreation



DESCRIPTION:
This project includes an asphalt trail running parallel to Sni-A-Bar Boulevard from Farmington Meadows Lake to the traffic circle at Cross Creek Drive. This project includes approximately 1,400 feet of 10 foot wide asphalt trail.

JUSTIFICATION:
This project recognizes the important role that bicycling and walking play in the City's total transportation system. As our local transportation needs continue to grow, walking and bicycling is a healthy, environmentally friendly mode of transportation.
Alternative transportation modes help address air quality issues, promote healthy living, provides access to parks, schools and businesses, and can be used to protect habitat along stream corridors.

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Design/Construct	$0	$0	$0	$0	$0	$0	$116,700	$116,700
Landscaping	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$11,670	$11,670
Total	$0	$0	$0	$0	$0	$0	$128,370	$128,370

Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund	$0	$0	$0	$0	$0	$0	$0	$0
Parks & Rec Fund	$0	$0	$0	$0	$0	$0	$0	$0
Grants	$0	$0	$0	$0	$0	$0	$0	$0
Bonds	$0	$0	$0	$0	$0	$0	$0	$0
Unidentified	$0	$0	$0	$0	$0	$0	$128,370	$128,370
Total	$0	$0	$0	$0	$0	$0	$128,370	$128,370

CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: PARK TRAIL MASTER PLAN **PR-7E**

PROJECT TYPE: **Park Improvements**

DEPARTMENT: Parks and Recreation



DESCRIPTION:
This project includes an asphalt trail running parallel to Sni-A-Bar Boulevard from Farmington Meadows Lake to SW Eagles Parkway. The project includes approximately 3,155 feet of 10foot wide asphalt trail.

JUSTIFICATION:
This project recognizes the important role that bicycling and walking play in the City's total transportation system. As our local transportation needs continue to grow, walking and bicycling is a healthy, environmentally friendly mode of transportation.
Alternative transportation modes help address air quality issues, promote healthy living, provides access to parks, schools and businesses, and can be used to protect habitat along stream corridors.

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Design/Construct	$0	$0	$0	$0	$0	$0	$262,920	$262,920
Landscaping	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$26,292	$26,292
Total	$0	$0	$0	$0	$0	$0	$289,212	$289,212

Projected Five-Year Funding Schedule

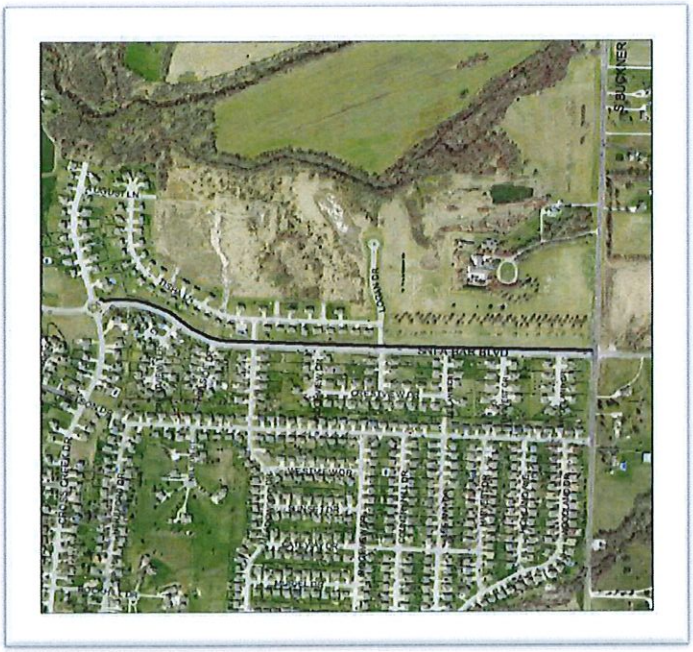
Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund	$0	$0	$0	$0	$0	$0	$0	$0
Parks & Rec Fund	$0	$0	$0	$0	$0	$0	$0	$0
Grants	$0	$0	$0	$0	$0	$0	$0	$0
Bonds	$0	$0	$0	$0	$0	$0	$0	$0
Unidentified	$0	$0	$0	$0	$0	$0	$289,212	$289,212
Total	$0	$0	$0	$0	$0	$0	$289,212	$289,212

CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: **PARK TRAIL MASTER PLAN** **PR-7F**

PROJECT TYPE: **Park Improvements**

DEPARTMENT: Parks and Recreation



DESCRIPTION:
This project includes an asphalt trail running parallel to Sni-A-Bar Boulevard from the traffic circle at Cross Creek Drive east to Buckner-Tarsney Road. The project includes approximately 3,375 feet of 10 foot wide asphalt trail connecting to project 7G.

JUSTIFICATION:
This project recognizes the important role that bicycling and walking play in the City's total transportation system. As our local transportation needs continue to grow, walking and bicycling is a healthy, environmentally friendly mode of transportation.
Alternative transportation modes help address air quality issues, promote healthy living, provide access to parks, schools and businesses, and can be used to protect habitat along stream corridors.

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Design/Construct	$0	$0	$0	$0	$0	$0	$281,250	$281,250
Landscaping	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$28,125	$28,125
Total	$0	$0	$0	$0	$0	$0	$309,375	$309,375

Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund	$0	$0	$0	$0	$0	$0	$0	$0
Parks & Rec Fund	$0	$0	$0	$0	$0	$0	$0	$0
Grants	$0	$0	$0	$0	$0	$0	$0	$0
Bonds	$0	$0	$0	$0	$0	$0	$0	$0
Unidentified	$0	$0	$0	$0	$0	$0	$309,375	$309,375
Total	$0	$0	$0	$0	$0	$0	$309,375	$309,375

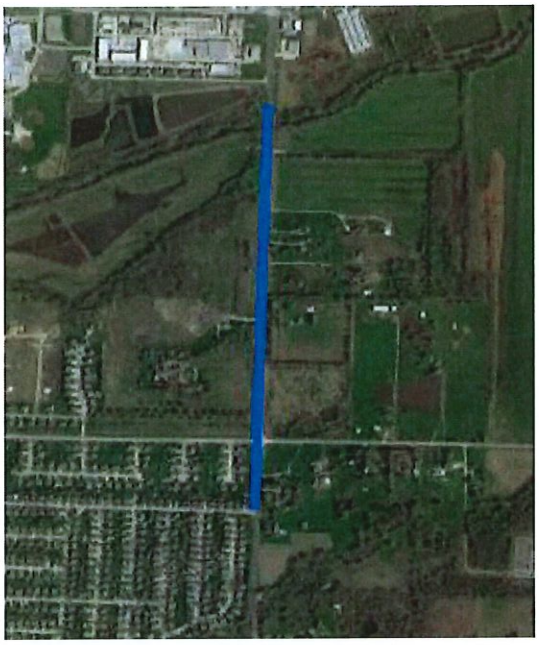
CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: **PARK TRAIL MASTER PLAN** **PR-7G**

PROJECT TYPE: **Park Improvements**

DEPARTMENT: Parks and Recreation

DESCRIPTION:
This project includes an asphalt trail running parallel to Buckner-Tarsney Road from Nelson Drive north to the Blue Branch Trail. The project includes approximately 3,650 feet of 10 foot asphalt trail and a crossing of Blue Branch connecting the Blue Branch Trail to the subdivisions to the south. A TAP Grant application has been submitted for this project.



JUSTIFICATION:
This project recognizes the important role that bicycling and walking play in the City's total transportation system. As our local transportation needs continue to grow, walking and bicycling is a healthy, environmentally friendly mode of transportation.
Alternative transportation modes help address air quality issues, promote healthy living, provide access to parks, schools and businesses, and can be used to protect habitat along stream corridors.

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land Acquisition	$0	$10,000		$0	$0	$0	$0	$10,000
Design	$31,142	$0	$0	$0	$0	$0	$0	$31,142
Construction	$0	$0	$0	$305,000	$0	$0	$0	$305,000
Landscaping	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0		$0
Total	$31,142	$10,000	$0	$305,000	$0	$0	$0	$346,142

Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund	$0	$0	$0	$0	$0	$0	$0	$0
Parks & Rec Fund	$31,142	$10,000	$0	$61,000	$0	$0	$0	$102,142
Grants	$0	$0	$0	$244,000	$0	$0	$0	$244,000
Bonds	$0	$0	$0	$0	$0	$0	$0	$0
Unidentified	$0	$0	$0	$0	$0	$0	$0	$0
Total	$31,142	$10,000	$0	$305,000	$0	$0	$0	$346,142

CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: **PARK TRAIL MASTER PLAN** **PR-9**

PROJECT TYPE: **Park Improvements**

DEPARTMENT: Parks and Recreation

DESCRIPTION:
This project includes an asphalt trail running parallel to Sw Eagles Parkway from the Blue Branch Trail east to the High School entrance. The project also includes widening the existing sidewlk from the High School entrance to Buckner Tarsney Road from 5 feet to 10 feet. The project includes approximately 5,830 feet of 10 foot wide trail. The project includes trees for shading the path. A TAP Grant application has been submitted for this project.



JUSTIFICATION:
This project recognizes the important role that bicycling and walking play in the City's total transportation system. As our local transportation needs continue to grow, walking and bicycling is a healthy, environmentally friendly mode of transportation.
Alternative transportation modes help address air quality issues, promote healthy living, provide access to parks, schools and businesses, and can be used to protect habitat along stream corridors.

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Design/Construct	$0	$0	$55,000	$0	$455,300	$0	$0	$510,300
Landscaping	$0	$0	$0	$0	$23,000	$0	$0	$23,000
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$53,330	$0	$0	$53,330
Total	$0	$0	$55,000	$0	$531,630	$0	$0	$586,630

Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund	$0	$0	$0	$0	$0	$0	$0	$0
Parks & Rec Fund	$0	$0	$55,000	$0	$117,970	$0	$0	$172,970
Grants	$0	$0	$0	$0	$413,660	$0	$0	$413,660
Bonds	$0	$0	$0	$0	$0	$0	$0	$0
Unidentified	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$55,000	$0	$531,630	$0	$0	$586,630

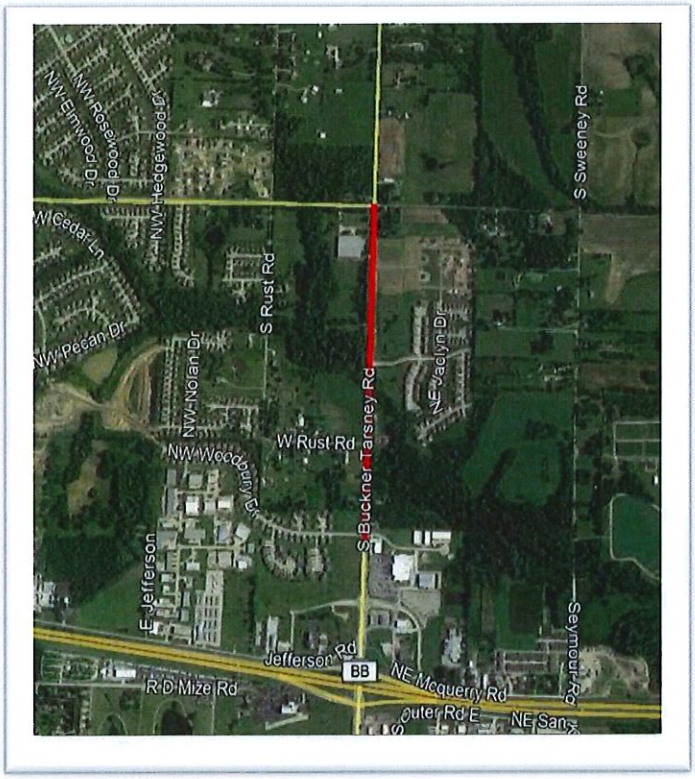
CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: **PARK TRAIL MASTER PLAN** **PR-10A**

PROJECT TYPE: **Park Improvements**

DEPARTMENT: Parks and Recreation

DESCRIPTION:
This project includes an asphalt trail providing connectivity between the north and south sides of I70. This trail can be combined with widening and improvement of Buckner Tarsney Road from Woodbury to Duncan Road. The project includes approximately 2,700 feet of 10' wide asphalt trail along the east side of Buckner Tarsney Road. A portion of this project has already been approved for developer installation.



JUSTIFICATION:
This project recognizes the important role that bicycling and walking in the City's total transportation system. As our local transportation needs continue to grow, walking and bicycling is a healthy, environmentally friendly mode of transportation. Alternative transportation modes help address air quality issues, promote healthy living, provide access to parks, schools and businesses.

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Design/Construct	$0	$0	$0	$0	$0	$0	$322,350	$322,350
Landscaping	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$322,350	$322,350

Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund	$0	$0	$0	$0	$0	$0	$0	$0
Parks & Rec Fund	$0	$0	$0	$0	$0	$0	$0	$0
Grants	$0	$0	$0	$0	$0	$0	$0	$0
Bonds	$0	$0	$0	$0	$0	$0	$0	$0
Unidentified	$0	$0	$0	$0	$0	$0	$322,350	$322,350
Total	$0	$0	$0	$0	$0	$0	$322,350	$322,350

CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: **Duncan Road** **PR-10B**

PROJECT TYPE: **Trail Improvements**

DEPARTMENT: Parks and Recreation



DESCRIPTION:
This project includes an asphalt trail providing connnectivity between from Buckner-Tarsney Road to the Dillingham Trail, including connections to Grayleigh Park, Rosewood Hills and Woodbury subdivision. It addition it will connect to Prarie Branch Elementary School. The project includes approximately 5,290 feet of 10' wide asphalt trail along Duncan Road.

JUSTIFICATION:
This project recognizes the important role that bicycling and walking in the City's total transportation system. As our local transportation needs continue to grow, walking and bicycling is a healthy, environmentally friendly mode of transportation. Alternative transportation modes help address air quality issues, promote healthy living, provide access to parks, schools and businesses.

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Design/Construct	$0	$0	$0	$0	$0	$0	$545,100	$545,100
Landscaping	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$0	$545,100	$545,100

Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund	$0	$0	$0	$0	$0	$0	$0	$0
Parks & Rec Fund	$0	$0	$0	$0	$0	$0	$0	$0
Grants	$0	$0	$0	$0	$0	$0	$0	$0
Bonds	$0	$0	$0	$0	$0	$0	$0	$0
Unidentified	$0	$0	$0	$0	$0	$0	$545,100	$545,100
Total	$0	$0	$0	$0	$0	$0	$545,100	$545,100

CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: **Monkey Mountain Park, Parking Lot Extension PR-11**

PROJECT TYPE: **Park Improvements**

DEPARTMENT: Parks and Recreation

DESCRIPTION:
This project includes an additional asphalt parking area attached to the existing asphalt parking lot at Monkey Mountain Park.



JUSTIFICATION:
When all four baseball fields are in use, the existing asphalt parking lot exceeds maximum occupancy. Currently we have an additional parking area adjacent/attached to the existing parking lot that is loose-fill (gravel & millings). This project would provide for an asphalt surface over the existing losse-fill material.

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Design/Construct	$0	$0	$0	$0	$0	$0	$150,000	$150,000
Landscaping	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$15,000	$15,000
Total	$0	$0	$0	$0	$0	$0	$165,000	$165,000

Projected Five-Year Funding Schedule

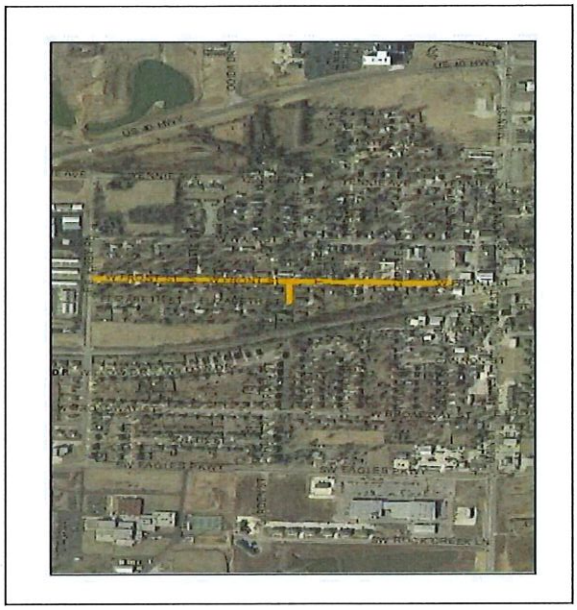
Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund	$0	$0	$0	$0	$0	$0	$0	$0
Parks & Rec Fund	$0	$0	$0	$0	$0	$0	$0	$0
Grants	$0	$0	$0	$0	$0	$0	$0	$0
Bonds	$0	$0	$0	$0	$0	$0	$0	$0
Unidentified	$0	$0	$0	$0	$0	$0	$165,000	$165,000
Total	$0	$0	$0	$0	$0	$0	$165,000	$165,000

CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: **DOWNTOWN PHASE II B STREET IMPROVEMENTS** **PW-3**

PROJECT TYPE: **Street Improvements**

DEPARTMENT: Community Development



DESCRIPTION:
This project includes the downtown road reconstruction of Front Street. The road improvements will include curb and gutter improvements as well as waterline improvements, pedestrian walkways, and pavement reconstruction. Status: This set of project plans is currently completed and included in the Downtown Improvements Plan (Engineers Report).

JUSTIFICATION:
To increase safety for commuters and connectivity for pedestrians. Also, the improvements will help alleviate storm water problems in this area and provide much needed water line rehabilitation.

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	$123,302	$45,000	$0	$0	$0	$0	$0	$168,302
Design	$67,492	$30,000	$0	$0	$0	$0	$0	$97,492
Construction	$0	$0	$1,140,000	$0	$0	$0	$0	$1,140,000
Water/Sewer	$0	$0	$129,000	$0	$0	$0	$0	$129,000
	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$272,000	$0	$0	$0	$0	$272,000
Total	$190,794	$75,000	$1,541,000	$0	$0	$0	$0	$1,806,794

Projected Five-Year Funding Schedule

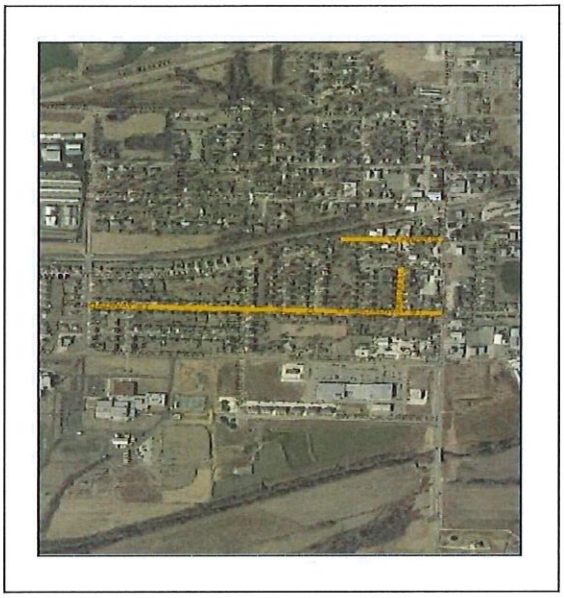
Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	$123,302	$0	$0	$0	$0	$0	$0	$123,302
Transportation Fund	$0	$0	$0	$0	$0	$0	$0	$0
Water/Sewer Fund	$0	$0	$129,000	$0	$0	$0	$0	$129,000
Bonds	$67,492	$0	$0	$0	$0	$0	$0	$67,492
Grants	$0	$0	$0	$0	$0	$0	$0	$0
Unidentified/Unfunded	$0	$0		$0	$0	$0	$0	$0
TIF/TDD	$0	$75,000	$1,412,000	$0	$0	$0	$0	$1,487,000
MoDOT	$0	$0	$0	$0	$0	$0	$0	$0
Total	$190,794	$75,000	$1,541,000	$0	$0	$0	$0	$1,806,794

CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: **DOWNTOWN PHASE III STREET IMPROVEMENTS** **PW-4A**

PROJECT TYPE: **Streets Improvements**

DEPARTMENT: Community Development



DESCRIPTION:
This project involves the reconstruction of Harris Street and Broadway Street (east of Garden). These roads will include roadway, curb, drainage and water improvements. Status: This project is included in the Downtown Improvement Plan (Engineers Report).

JUSTIFICATION:
This project will remove and replace the existing asphalt which is in need of repair as identified by the TranSystems pavement management program study.

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	$0	$0	$0	$0	$0	$140,000	$0	$140,000
Design	$0	$0	$0	$0	$208,000	$0	$0	$208,000
Construction	$0	$0	$0	$0	$0	$0	$1,390,000	$1,390,000
Water/Sewer	$0	$0	$0	$0	$0	$0	$257,600	$257,600
	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$164,760	$164,760
Total	$0	$0	$0	$0	$208,000	$140,000	$1,812,360	$2,160,360

Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	$0	$0	$0	$0	$208,000	$140,000	$0	$348,000
Transportation Fund	$0	$0	$0	$0	$0	$0	$0	$0
Water/Sewer Fund	$0	$0	$0	$0	$0	$0	$257,600	$257,600
Bonds	$0	$0	$0	$0	$0	$0	$0	$0
Grants	$0	$0	$0	$0	$0	$0	$0	$0
Unidentified/Unfunded	$0	$0	$0	$0	$0	$0	$1,554,760	$1,554,760
TIF/TDD	$0	$0	$0	$0	$0	$0	$0	$0
MoDOT	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$208,000	$140,000	$1,812,360	$2,160,360

CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: **James Rollo Road Extension** **PW-4B**

PROJECT TYPE: **Streets Improvements**

DEPARTMENT: Community Development

DESCRIPTION:
This project involves the construction of the James Rollo extension. This will include roadway, curb, and gutter. Status: This project is included in the Downtown Improvement Plan (Engineers Report). Project plans are approximately 50% complete



JUSTIFICATION:
This project will provide the much needed connection of James Rollo Dr. and San Kar Dr.

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	$0	$0	$0	$0	$0	$22,500	$0	$22,500
Design	$34,600	$0	$0	$0	$0	$35,000	$0	$69,600
Construction	$0	$0	$0	$0	$0	$0	$756,500	$756,500
Water/Sewer	$0	$0	$0	$0	$0	$0	$55,100	$55,100
	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$60,870	$60,870
Total	$34,600	$0	$0	$0	$0	$57,500	$872,470	$964,570

Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	$0	$0	$0	$0	$0	$22,500	$0	$22,500
Transportation Fund	$34,600	$0	$0	$0	$0	$28,290	$110,250	$173,140
Water/Sewer Fund	$0	$0	$0	$0	$0	$6,710	$60,400	$67,110
Bonds	$0	$0	$0	$0	$0	$0	$0	$0
Grants	$0	$0	$0	$0	$0	$0	$0	$0
Unidentified/Unfunded	$0	$0	$0	$0	$0	$0	$701,820	$701,820
TIF/TDD	$0	$0	$0	$0	$0	$0	$0	$0
MoDOT	$0	$0	$0	$0	$0	$0	$0	$0
Total	$34,600	$0	$0	$0	$0	$57,500	$872,470	$964,570

CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: JAMES ROLLO SANITARY SEWER UPGRADE PW-6

PROJECT TYPE: **Sewer Improvements**

DEPARTMENT: Community Development

DESCRIPTION:
Two sewer main replacements and modifications between Main Street and James Rollo Court per Trekk Design recommendations. Status: Project design has been completed.



JUSTIFICATION:
Increase capacity and decrease inflow and infiltration due to deterioration and damage in these mains.

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	$0	$0	$0	$0	$10,000	$0	$0	$10,000
Design	$67,710	$0	$0	$0	$10,000	$0	$0	$77,710
Construction	$0	$0	$0	$0	$0	$0	$930,000	$930,000
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0		$0
Total	$67,710	$0	$0	$0	$20,000	$0	$930,000	$1,017,710

Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	$0	$0	$0	$0	$0	$0	$0	$0
Transportation Fund	$0	$0	$0	$0	$0	$0	$0	$0
Water/Sewer Fund	$67,710	$0	$0	$0	$20,000	$0	$0	$87,710
Bonds	$0	$0	$0	$0	$0	$0	$0	$0
Grants	$0	$0	$0	$0	$0	$0	$0	$0
Unidentified/Unfunded	$0	$0	$0	$0	$0	$0	$930,000	$930,000
TIF/TDD	$0	$0	$0	$0	$0	$0	$0	$0
MoDOT	$0	$0	$0	$0	$0	$0	$0	$0
Total	$67,710	$0	$0	$0	$20,000	$0	$930,000	$1,017,710

CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: **Water Tower Upgrade** **PW-24**

PROJECT TYPE: **Water Improvements**

DEPARTMENT: Community Development



DESCRIPTION:
This project involves the addition of a new 1.25 Million Gallon Elevated Storage Tank next to the existing 0.5 Million Gallon storage tank including the foundation, valve vaults, controls, and yard piping. Part of the project design will include performing modeling of the City's water system.

JUSTIFICATION:
The current tank and pumping facility capcity and fire flow storage are adequate. However with the expected population growth rate along with potential for industrial development north of I-70, fire flows and fire storage will fall below the MoDNR required peak demand over the next 5 years. This storage tank and pumping facility is expected to cover demand over the next 20 years.

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$400,000	$0	$0			$0	$400,000
Construction	$0	$0	$4,200,000	$0	$0	$0	$0	$4,200,000
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0		$250,000	$0	$0	$0	$0	$250,000
Total	$0	$400,000	$4,450,000	$0	$0	$0	$0	$4,850,000

Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	$0	$0	$0	$0	$0	$0	$0	$0
Transportation Fund	$0	$0	$0	$0	$0	$0	$0	$0
Water/Sewer Fund	$0	$0	$0	$0	$0	$0	$0	$0
Bonds	$0	$0	$0	$0	$0	$0	$0	$0
Grants	$0	$400,000	$0	$0	$0	$0	$0	$400,000
Unidentified/Unfunded	$0	$0	$4,450,000	$0	$0	$0	$0	$4,850,000
TIF/TDD	$0	$0	$0	$0	$0	$0	$0	$0
MoDOT	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$400,000	$4,450,000	$0	$0	$0	$0	$5,250,000

CAPITAL IMPROVEMENTS PLAN

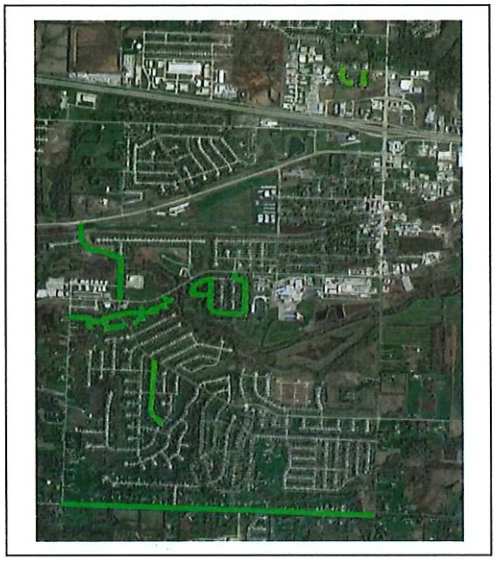
PROJECT TITLE: **2023 Street Maintenance Program** **PW-28**

PROJECT TYPE: **Street Improvements**

DEPARTMENT: Community Development

DESCRIPTION:
This project involves approximately 19,700 L.F. of edge mill and asphalt overlay of the road surface. The project covers Ryan Road, Blue Branch Drive, Stony Brook Drive, Blue Branch Court, Blue Branch Circle, Whitestone Drive, Phelps Court, Phelps Drive, Sone Brook Lane, Stone Brook Drive, Rock Creek Lane, RockCreek Drive Pebblebrook Lane. and Sni-A-Bar Blvd. from US 40 to Sni-A-Bar Parkway, Sni-A-Bar Parkway from Sni-a-Bar Blvd to Eagles Parkway. The cost shown is for roadway repairs, ADA ramp upgrades and striping for Sni-A-Bar and Ryan Roads. Sni-A-Bar Blvd & Parkway will be funded by Federal Funds.

JUSTIFICATION:
This project will remove and replace the failing asphalt surface, and potholes, redo ADA ramps that don't meet current standards and provide striping to the Collector Streets, Ryan Road and Sni-A-Bar Blvd. and Parkway. This will provide an improved ride and increase the longevity of the roadway base and surface.



Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$876,000	$0	$0	$0	$0	$0	$876,000
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0		$0	$0	$0	$0	$0	$0
Total	$0	$876,000	$0	$0	$0	$0	$0	$876,000

Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	$0	$200,000	$0	$0	$0	$0	$0	$200,000
Transportation Fund	$0	$588,800	$0	$0	$0	$0	$0	$588,800
Water/Sewer Fund	$0	$0	$0	$0	$0	$0	$0	$0
Bonds	$0	$0	$0	$0	$0	$0	$0	$0
Grants	$0	$87,200	$0	$0	$0	$0	$0	$87,200
Unidentified/Unfunded	$0	$0	$0	$0	$0	$0	$0	$0
TIF/TDD	$0	$0	$0	$0	$0	$0	$0	$0
MoDOT	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$876,000	$0	$0	$0	$0	$0	$876,000

CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: **2024 Street Maintenance Program** **PW-30**

PROJECT TYPE: **Street Improvements**

DEPARTMENT: Community Development

DESCRIPTION:
This project involves approximately 14,500 L.F. of edge mill and asphalt overlay of the road surface. The project covers Cross Creek Drive, Cross Creek Lane, Addie Lane, Foothill Drive, Oakwood Drive, Royer Drive, Rosewood Drive, Hedgewood Drive, Ridgeview Drive, Crestview Drive, Logan Drive, NW Long Drive, Silverstone Court, Silverstone Circle, Magnolia Circle and Azalea Circle. The project also includes providing 3,270 L.F. of micro seal on Walnut Street and Royer Drive to put off the need for an overlay for 4 to 5 years. The cost shown is for roadway repairs and ADA ramp upgrades.

JUSTIFICATION:
This project will remove and replace the failing asphalt surface, concrete pavement, ADA ramps that don't meet current standards, striping for Collector streets and curb repair. This will provide an improved ride and increase the longevity to the roadway base and surface.



Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$709,620	$0	$0	$0	$0	$709,620
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0		$0	$0	$0	$0	$0	$0
Total	$0	$0	$709,620	$0	$0	$0	$0	$709,620

Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	$0	$0	$200,000	$0	$0	$0	$0	$200,000
Transportation Fund	$0	$0	$509,620	$0	$0	$0	$0	$509,620
Water/Sewer Fund	$0	$0	$0	$0	$0	$0	$0	$0
Bonds	$0	$0	$0	$0	$0	$0	$0	$0
Grants	$0	$0	$0	$0	$0	$0	$0	$0
Unidentified/Unfunded	$0	$0	$0	$0	$0	$0	$0	$0
TIF/TDD	$0	$0	$0	$0	$0	$0	$0	$0
MoDOT	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$709,620	$0	$0	$0	$0	$709,620

CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: **2025 Pavement Maintenance Program** **PW-31**

PROJECT TYPE: **Street Improvements**

DEPARTMENT: Community Development



DESCRIPTION:
This project involves approximately 12,775 L.F. of edge mill and asphalt overlay of the road surface. The project covers Pamela Blvd, Meadow Court, Baytree Drive, Dogwood Drive, Scenic Lane, Lakeview Drive, Primrose Court, Pecan Drive, Thieme Street, Rust Road Rust Court, Alley west of Capelle Street, Tyer Road, pavilion Drive, nelson drive and Woodbury Place. In addition 487 feet of road would receive patch and seal for Woodbury Lane and Front Street between Main Street and Gregg Street.The cost shown is for roadway repairs and ADA ramp upgrades.

JUSTIFICATION:
This project will remove and replace the failing asphalt surface, ADA ramps that don't meet current standards, striping for Collector streets and curb repair. This will provide an improved ride and increase the longevity to the roadway base and surface.

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$537,300	$0	$0	$0	$537,300
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0		$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$537,300	$0	$0	$0	$537,300
Op Expense	$0	$0	$0	$0	$0	$0	$0	$0
Cost Savings	$0	$0	$0	$0	$0	$0	$0	$0

Projected Five-Year Funding Schedule

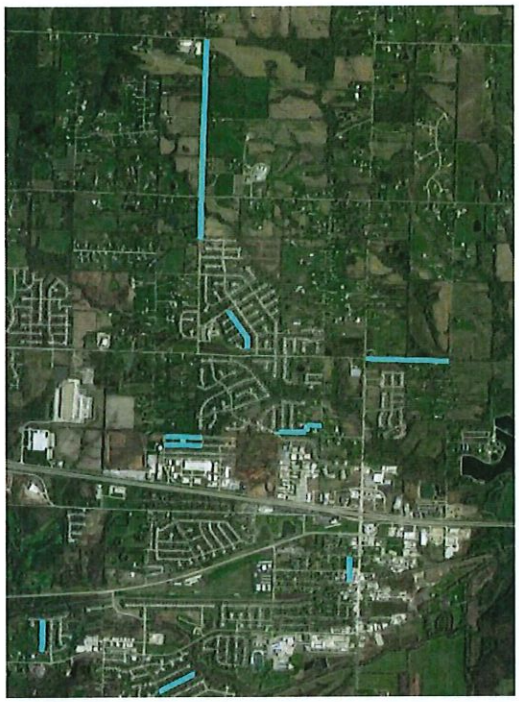
Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	$0	$0	$0	$0	$0	$0	$0	$0
Transportation Fund	$0	$0	$0	$537,300	$0	$0	$0	$537,300
Water/Sewer Fund	$0	$0	$0	$0	$0	$0	$0	$0
Bonds	$0	$0	$0	$0	$0	$0	$0	$0
Grants	$0	$0	$0	$0	$0	$0	$0	$0
Unidentified/Unfunded	$0	$0	$0	$0	$0	$0	$0	$0
TIF/TDD	$0	$0	$0	$0	$0	$0	$0	$0
MoDOT	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$537,300	$0	$0	$0	$537,300

CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: **2026 Pavement Maintenance Program** **PW-33**

PROJECT TYPE: **Street Improvements**

DEPARTMENT: Community Development



DESCRIPTION:
This project involves approximately 6,320 L.F. of edge mill and asphalt overlay of the road surface. The project covers Ephraim Drive, Elmwood Drive, Greg Street, Whitney Drive, Michael Drive. In addition the following streets will recieve patching and a seal coat: Hill Top Lane, High View Drive, Short Street, Duncan Road east of Buckner Tarsney Road, Dillingham Road from Crestwood drive to Argo Road. The cost shown is for roadway repairs, asphalt overlay and ADA ramp upgrades.

JUSTIFICATION:
This project will remove and replace the failing asphalt surface, ADA ramps that don't meet current standards, striping for Collector streets and curb repair. This will provide an improved ride and increase the longevity to the roadway base and surface.

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$593,400	$0	$0	$593,400
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0		$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$593,400	$0	$0	$593,400

Projected Five-Year Funding Schedule

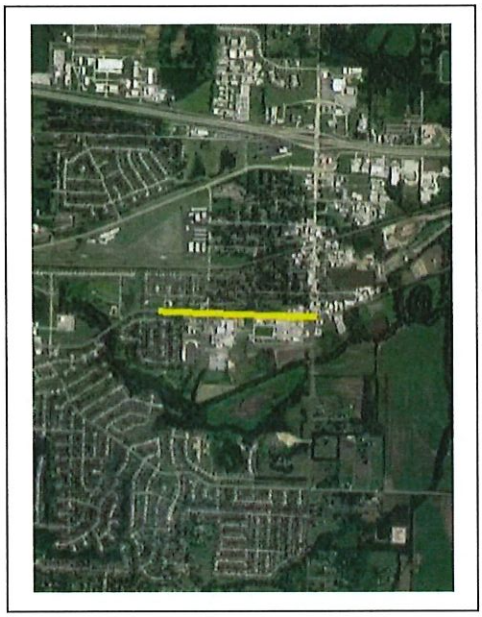
Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	$0	$0	$0	$0	$0	$0	$0	$0
Transportation Fund	$0	$0	$0	$0	$593,400	$0	$0	$593,400
Water/Sewer Fund	$0	$0	$0	$0	$0	$0	$0	$0
Bonds	$0	$0	$0	$0	$0	$0	$0	$0
Grants	$0	$0	$0	$0	$0	$0	$0	$0
Unidentified/Unfunded	$0	$0	$0	$0	$0	$0	$0	$0
TIF/TDD	$0	$0	$0	$0	$0	$0	$0	$0
MoDOT	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$593,400	$0	$0	$593,400

CAPITAL IMPROVEMENTS PROGRAM

PROJECT TITLE: **SW Eagles Parkway Phase A** **PW-34**

PROJECT TYPE: **Street Improvements**

DEPARTMENT: Community Development



DESCRIPTION:
This project is the reconstruction and addition of turn lanes, curb & gutter, under ground drainage, a bike path and sidewalks from Main Street to the schools west of Kirby Road. Status: Additional curb and gutter and sidewalk have recently been installed by a developer. Initial grant application was not approved. Next round of grant applications will be available for application in 2022.

JUSTIFICATION:
Currently, the road has discontinuous curb & gutter and sidewalk on the south side only. Grain Valley High and an Elementary School are located adjacent to the road; with the growth in the school district and planned high school expansion, turn lanes are warranted and additional sidewalks needed. Plans also include converting the south side sidewalk to a bike path.

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	$0	$0	$20,000	$0	$0	$0	$0	$20,000
Design	$0	$0	$209,800	$0	$0	$0	$0	$209,800
Construction	$0	$0	$0	$1,957,860	$0	$0	$0	$1,957,860
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$195,790	$0	$0	$0	$195,790
Total	$0	$0	$229,800	$2,153,650	$0	$0	$0	$2,383,450

Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	$0	$0	$55,500	$40,000	$0	$0	$0	$95,500
Transportation Fund	$0	$0	$128,140	$269,940	$0	$0	$0	$398,080
Water/Sewer Fund	$0	$0	$4,200	$45,000	$0	$0	$0	$49,200
Parks & Rec Fund	$0	$0	$41,960	$75,790	$0	$0	$0	$117,750
Bonds	$0	$0	$0	$0	$0	$0	$0	$0
Grants	$0	$0	$0	$1,722,920	$0	$0	$0	$1,722,920
Unidentified/Unfunded	$0	$0	$0	$0	$0	$0	$0	$0
TIF/TDD	$0	$0	$0	$0	$0	$0	$0	$0
MoDOT	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$229,800	$2,153,650	$0	$0	$0	$2,383,450

CAPITAL IMPROVEMENTS PROGRAM

PROJECT TITLE: **Buckner Tarsney North Street Improvements** **PW-36**

PROJECT TYPE: **Street Improvements**

DEPARTMENT: Community Development



DESCRIPTION:
This project is an extension of the improvements along Main Street and the I-70 Interchange. It involves the reconstruction of Buckner Tarsney from the existing improvments just south of Woodbury Drive to north of Duncan Road and the City limits. Approximatly 4,850 LF. The project will also include interchage improvements for Duncan at Buckner Tarsney, Rust Road at Buckner Tarsney and Woodbury at Buckner Tarsney along with roadway widening, sidewalks and trail extension (PR-10A).

JUSTIFICATION:
Housing growth in the Rosewood Hills Subdivision, Greyleigh Park, Hoot Owl Estates, Greystone Subdivsion, Eagle Ridge Sudivisions and increased commercial and industrial growth in the area has caused increased traffic volumes. Traffic volumes are expected to increase in future years as open lots are developed and the in-fill of commercial lots are completed.

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	$0	$0	$50,000	$0	$0	$0	$0	$50,000
Design	$0	$0	$750,000	$0	$0	$0	$0	$750,000
Construction	$0	$0	$0	$0	$5,200,000	$0	$0	$5,200,000
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0		$0	$0	$0	$0	$0	$0
Total	$0	$0	$800,000	$0	$5,200,000	$0	$0	$6,000,000

Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	$0	$0	$50,000	$0	$0	$0	$0	$50,000
Transportation Fund	$0	$0	$50,000	$0	$0	$0	$0	$50,000
Water/Sewer Fund	$0	$0	$7,000	$0	$0	$0	$0	$7,000
Bonds	$0	$0	$0	$0	$0	$0	$0	$0
Grants	$0	$0	$0	$0	$0	$0	$0	$0
Unidentified/Unfunded	$0	$0	$693,000	$0	$5,200,000	$0	$0	$5,893,000
TIF/TDD	$0	$0	$0	$0	$0	$0	$0	$0
MoDOT	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$800,000	$0	$5,200,000	$0	$0	$6,000,000

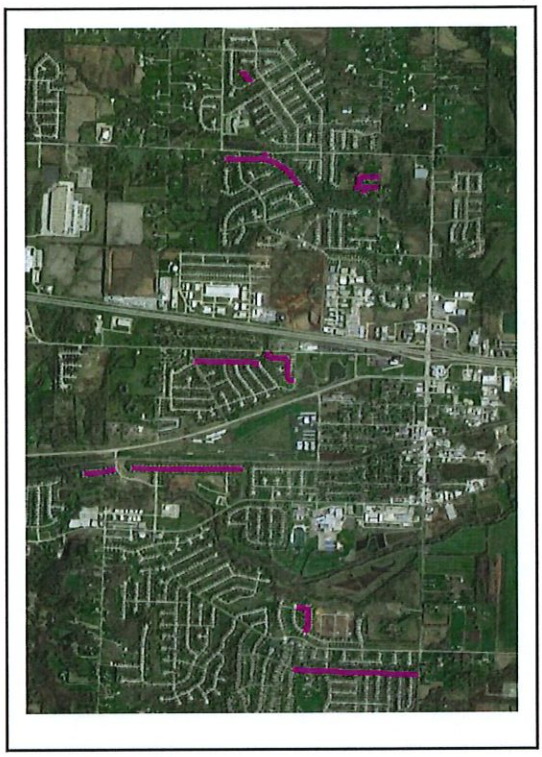
CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: **2027 Pavement Maintenance Program** **PW-37**

PROJECT TYPE: **Street Improvements**

DEPARTMENT: Community Development

DESCRIPTION:
This project involves approximately 4,850 L.F. of edge mill and asphalt overlay of the road surface and 9,305 L.F. of patching and sealing. The overlay project covers Woodbury Lane, Cedar Lane, Sweetgum Court, Scenic Drive, Nelson Drive, Europa Drive, Minos Drive. Orion Drive, and Helen Court . The patching and sealing portion of the project covers Willow Drive east and west of Sni-A-Bar Blvd, Crestview Drive, August Lane, Nelson Drive, Valley Woods Drive and Scenic Drive. The cost shown is for roadway repairs and ADA ramp upgrades.



JUSTIFICATION:
This project will remove and replace the failing asphalt surface, with an asphalt overlay or a surface seal, ADA ramps that don't meet current standards, striping for Collector streets and curb repair. This will provide an improved ride and increase the longevity to the roadway base and surface.

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$0	$0	$0	$0	$0
Construction	$0	$0	$0	$0	$0	$567,600	$0	$567,600
	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0		$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$567,600	$0	$567,600

Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	$0	$0	$0	$0	$0	$0	$0	$0
Transportation Fund	$0	$0	$0	$0	$0	$567,600	$0	$567,600
Water/Sewer Fund	$0	$0	$0	$0	$0	$0	$0	$0
Bonds	$0	$0	$0	$0	$0	$0	$0	$0
Grants	$0	$0	$0	$0	$0	$0	$0	$0
Unidentified/Unfunded	$0	$0	$0	$0	$0	$0	$0	$0
TIF/TDD	$0	$0	$0	$0	$0	$0	$0	$0
MoDOT	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$567,600	$0	$567,600

CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: ROADWAY SCANNING AND CONDITION REPORT UPDATE — **PW-38**

PROJECT TYPE: **Street Study**

DEPARTMENT: Community Development

DESCRIPTION:
This project includes laser scanning all of the City's Streets, assessing their condition and preparing a plan to maintain and improve the City's streets.



JUSTIFICATION:
The City hired IMS to perform this work in 2020. The information was used to determine the the condition of the City's streets and which streets should be receive maintenace and the order to provide that maintenance.

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	$0	$0	$0	$0	$0	$0	$0	$0
Design	$0	$0	$0	$60,000	$0	$0	$0	$60,000
Construction	$0	$0	$0	$0	$0	$0	$0	$0
Water/Sewer	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$60,000	$0	$0	$0	$60,000

Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	$0	$0	$0	$0	$0	$0	$0	$0
Transportation Fund	$0	$0	$0	$60,000	$0	$0	$0	$60,000
Water/Sewer Fund	$0	$0	$0	$0	$0	$0	$0	$0
Bonds	$0	$0	$0	$0	$0	$0	$0	$0
Grants	$0	$0	$0	$0	$0	$0	$0	$0
Unidentified/Unfunded	$0	$0	$0	$0	$0	$0	$0	$0
TIF/TDD	$0	$0	$0	$0	$0	$0	$0	$0
MoDOT	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$60,000	$0	$0	$0	$60,000

CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: SOUTHWEST GRAIN VALLEY SEWER SYSTEM EXPANSION PW-39

PROJECT TYPE: Sewer Improvements

DEPARTMENT: Community Development

DESCRIPTION:
This project consists of extending the City's sewer system from the South Middle School westward to vacant property to encourage new development in this area. Approximately 2,690 feet of 10 inch sewer main would be required.



JUSTIFICATION:
The largest drawback to continued development of the areas just outside the City is availablity of City sewer service. As was done with the Northwest Interceptor that opened up the area for Rosewood Hills and Woodbury, a combined effort between potential developers and the City can open upen up the vacant land west of the South Middle School to City growth.

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	$0	$0	$0	$0	$0	$50,000	$0	$50,000
Design	$0	$0	$0	$0	$0	$52,500	$0	$52,500
Construction	$0	$0	$0	$0	$0	$0	$350,000	$350,000
Water/Sewer	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$102,500	$350,000	$452,500

Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	$0	$0	$0	$0	$0	$0	$0	$0
Transportation Fund	$0	$0	$0	$0	$0	$0	$0	$0
Water/Sewer Fund	$0	$0	$0	$0	$0	$102,500	$175,000	$277,500
Bonds	$0	$0	$0	$0	$0	$0	$0	$0
Grants	$0	$0	$0	$0	$0	$0	$0	$0
Unidentified/Unfunded	$0	$0	$0	$0	$0	$0	$175,000	$175,000
TIF/TDD	$0	$0	$0	$0	$0	$0	$0	$0
MoDOT	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$0	$0	$0	$102,500	$350,000	$452,500

CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: NORTHEAST SEWER INTERCEPTOR PHASE 1 PW-40

PROJECT TYPE: **Sewer System Improvements**

DEPARTMENT: Community Development



DESCRIPTION:
This project consists of extending sewer service to the area east of Buckner Tarsney Road and north of Duncan Road. The property owners in this area have made repeated requests about development potential. However, sewer service has been the main hold up. Phase 1 of the project would consist of approximately 5,600 feet of 27 inch gravity sewer along Seymore Road, a lift station near the corner of Duncan and Seymore and 1,370 feet of force on Seymore Road. The lift station would be designed to use 2 pumps in Phase 1 but provide for a third pump as development occurs. Phase 1 has the potential to serve 180 acres.

JUSTIFICATION:
The largest drawback to continued development of the areas just outside the City is availablity of City sewer service. As was done with the Northwest Interceptor that opened up the area for Rosewood Hills and Woodbury, a combined effort between potential developers and the City can open upen up the vacant land east of Buckner Tarsney Road and north of Duncan Road. Cost of the project would be shared between the developers and the City. The City would recover their funds as the intercetor expands to additional delopment. Plan to use ARPA funds to get this project started.

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	$0	$0	$348,000	$0	$0	$0	$0	$348,000
Design	$0	$0	$350,000	$0	$0	$0	$0	$350,000
Construction	$0	$0	$0	$2,313,500	$0	$0	$0	$2,313,500
Water/Sewer	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$698,000	$2,313,500	$0	$0	$0	$3,011,500

Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	$0	$0	$0	$0	$0	$0	$0	$0
Transportation Fund	$0	$0	$0	$0	$0	$0	$0	$0
Water/Sewer Fund	$0	$0	$0	$0	$0	$0	$0	$0
Bonds	$0	$0	$0	$0	$0	$0	$0	$0
Grants	$0	$0	$698,000	$0	$0	$0	$0	$698,000
Unidentified/Unfunded	$0	$0	$0	$2,313,500	$0	$0	$0	$2,313,500
TIF/TDD	$0	$0	$0	$0	$0	$0	$0	$0
MoDOT	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$698,000	$2,313,500	$0	$0	$0	$3,011,500

CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: **Duncan Road Box Culvert (Structure SB 300) Replacement** **PW-41**

PROJECT TYPE: **Storm Water Improvements Improvements**

DEPARTMENT: Community Development



DESCRIPTION:
This project consists of replacing the box culvert under Duncan Road between Buckner Tarsney Road and Rust Road. The project was identified in the Storm Water Master Plan Update and may qualify for grant funding. The existing structure is a single 12 foot by 8 foot box culvert. The new structure is proposed as double 12 foot by 8 foot box culvert.

JUSTIFICATION:
The existing box culvert cannot carry a 10 year (10%) storm which would be the minimum requirement. In addition the 100 year (1%) storm would over top Duncan Road by one and half feet. DNR is accepting applications for grants for storm water projects using the Build Back Better funds.

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Land	$0	$0	$25,000	$0	$0	$0	$0	$25,000
Design	$0	$0	$166,300	$0	$0	$0	$0	$166,300
Construction	$0	$0	$0	$475,200	$0	$0	$0	$475,200
Water/Sewer	$0	$0	$0	$0	$0	$0	$0	$0
	$0	$0	$0	$0	$0	$0	$0	$0
Contingency	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$191,300	$475,200	$0	$0	$0	$666,500

Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund	$0	$0	$25,000	$0	$0	$0	$0	$25,000
Transportation Fund	$0	$0	$166,300	$0	$0	$0	$0	$166,300
Water/Sewer Fund	$0	$0	$0	$0	$0	$0	$0	$0
Bonds	$0	$0	$0	$0	$0	$0	$0	$0
Grants	$0	$0	$0	$475,200	$0	$0	$0	$475,200
Unidentified/Unfunded	$0	$0	$0		$0	$0	$0	$0
TIF/TDD	$0	$0	$0	$0	$0	$0	$0	$0
MoDOT	$0	$0	$0	$0	$0	$0	$0	$0
Total	$0	$0	$191,300	$475,200	$0	$0	$0	$666,500

CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: **Vehicle Replacement Program** **VR-CD**

PROJECT TYPE: **Fleet Replacement**

DEPARTMENT: Community Development

DESCRIPTION:
According to the Vehicle and Equipment Replacement Program (VERP), the following vehicles are planned to be replaced during this CIP cycle: 1) In 2023, replace 2012 Chevrolet Colorado (ID # 10480); 2) In 2025, replace 2012 Ford Escape (ID# 47184). In 2027, replace 2015 Ford Taurus (ID#84644). This vehicle will be replaced with a 4x4 truck/SUV that can be used on project sites to make job inspections.



2012 Chevrolet Colorado

JUSTIFICATION:
The City has developed a tailored vehicle and equipment replacement and lifecycle management strategy that includes type of vehicles and equipment, amount and type of usage and vehicle/equipment applications to determine the optimal point for replacement. The VERP draws from Operations and Maintenance experience and records to determine replacement targets by miles, hours or age.

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Truck/SUV		$29,750		$26,000		$33,000		$88,750
Total		$29,750	$0	$26,000	$0	$33,000		$88,750

Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund		$29,750		$26,000		$33,000		$88,750
Transportation Fund								
Water/Sewer Fund								
Parks and Rec Fund								
Grants								
Unidentified/Unfunded								
TIF/TDD								
MoDOT								
Total	$0	$29,750	$0	$26,000	$0	$33,000	$0	$88,750

CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: **Vehicle/Equipment Replacement Program** **VR-PD**

PROJECT TYPE: **Fleet Replacement**

DEPARTMENT: **Police**

DESCRIPTION:
According to the Vehicle and Equipment Replacement Program (VERP), the following vehicles/equipment are planned to be replaced during this CIP cycle. In 2023, replace ID 1005 and ID 1006, both Ford PI Utility Vehicles. Also, 2009 Ford Crown Vic (ID 0811). In 2024, replace 2014 Ford PI Sedan (ID 0358), 2018 Chevrolet Tahoe Police Pursuit Vehicle (ID 9989) and 2013 Chev Impala (ID 7177). In 2025, replace two (2) 2021 Ford PI Utility Vehicles (ID 6673 and ID 1463). In 2027, replace the ACO unit, 2015 Chev 1500 Silverado with animal carriage (ID 1497).

JUSTIFICATION:
The City has developed a tailored vehicle and equipment replacement and lifecycle management strategy that includes type of vehicles and equipment, amount and type of usage and vehicle/equipment applications to determine the optimal point for replacement. The VERP draws from Operations and Maintenance experience and records to determine replacement targets by miles, hours or age.



2013 Ford Police Utility

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Police Utility Vehicle	$0	$108,800	$115,300	$78,000		$45,000		$347,100
Light/Medium Duty Truck								
Heavy Duty Trucks								
Trailers								
Mowers								
Total	$0	$108,800	$115,300	$78,000	$0	$45,000		$347,100

Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund	$0	$108,800	$115,300	$78,000	$0	$45,000		$347,100
Transportation Fund								
Water/Sewer Fund								
Parks and Rec Fund								
Grants								
Unidentified/Unfunded								
TIF/TDD								
MoDOT								
Total	$0	$108,800	$115,300	$78,000	$0	$45,000	$0	$347,100

CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: **Vehicle/Equipment Replacement Program** **VR-PR**

PROJECT TYPE: **Fleet Replacement**

DEPARTMENT: Parks and Recreation

DESCRIPTION:

According to the Vehicle and Equipment Replacement Program (VERP), the following vehicles/equipment are planned to be replaced during this CIP cycle: 1) In 2023, replace 2016 Mower (ID# 20148). 2) In 2024, replace 2012 Ford F-250 pick-up (ID#12433) and 2007 Maxey Flatbed trailer (ID#PR5). 3) In 2026, replace 2018 John Deere riding mower (ID#40355). 4) In 2027, replace 2017 Chevrolet 3500HD dump truck (ID#58899).



2016 Mower

JUSTIFICATION:

The City has developed a tailored vehicle and equipment replacement and lifecycle management strategy that includes type of vehicles and equipment, amount and type of usage and vehicle/equipment applications to determine the optimal point for replacement. The VERP draws from Operations and Maintenance experience and records to determine replacement targets by miles, hours or age.

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Car/SUV								$0
Light/Medium Duty Truck								
Heavy Duty Trucks			$39,000			$47,500		$86,500
Trailers			$8,300					$8,300
Mowers		$23,500			$25,000			$48,500
Total		$23,500	$47,300		$25,000	$47,500		$143,300

Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund								
Transportation Fund								
Water/Sewer Fund								
Parks and Rec Fund		$23,500	$47,300		$25,000	$47,500		$143,300
Grants								
Unidentified/Unfunded								
TIF/TDD								
MoDOT								
Total	$0	$23,500	$47,300		$25,000	$47,500	$0	$143,300

CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: **Vehicle/Equipment Replacement Program** **VR-PW**

PROJECT TYPE: **Fleet Replacement**

DEPARTMENT: Public Works

DESCRIPTION:

According to the Vehicle and Equipment Replacement Program (VERP), the following vehicles/equipment are planned to be replaced during this CIP cycle: In 2023, replace 2008 trailer (ID# 180), 2015 Cheverolet Pick-up (ID# 40668) and 2014 Sewer Inspection Equipment (ID# 00363). In 2024, replace 2009 trailer (ID# 182) and 2013 International 7400 dump truck (ID# 02995). In 2025, replace 2014 International 7400 Dump truck (ID# 73108) and 2015 Chevrolet pick-up (ID# 37049). In 2026, replace 2015 Chev Silverado 3500 (ID# 30273) and 2015 International 7400 (ID# 29912). In 2027, replace 2015 Chev Silverado 1500 pcikup (ID# 72340).



2014 Sewer Inspection Equip/Trailer

JUSTIFICATION:

The City has developed a tailored vehicle and equipment replacement and lifecycle management strategy that includes type of vehicles and equipment, amount and type of usage and vehicle/equipment applications to determine the optimal point for replacement. The VERP draws from Operations and Maintenance experience and records to determine replacement targets by miles, hours or age.

Projected Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Car/SUV								$0
Light/Medium Duty Truck		$34,000		$35,000	$40,000	$42,000		$151,000
Heavy Duty Trucks			$225,000	$232,500	$240,000			$697,500
Trailers		$17,500	$4,500					$22,000
Equipment		$190,000						$190,000
								$0
Total		$241,500	$229,500	$267,500	$280,000	$42,000		$1,060,500

Projected Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
General Fund								
Transportation Fund		$48,300	$45,900	$53,500	$56,000	$8,400		$212,100
Water Fund		$96,600	$91,800	$107,000	$112,000	$16,800		$424,200
Sewer Fund		$96,600	$91,800	$107,000	$112,000	$16,800		$424,200
Parks and Rec Fund								$0
Grants								$0
Unidentified/Unfunded								$0
TIF/TDD								$0
MoDOT								$0
Total	$0	$241,500	$229,500	$267,500	$280,000	$42,000	$0	$1,060,500

CAPITAL IMPROVEMENTS PLAN

PROJECT TITLE: **Police Duty Firearm Replacement** **PD-1**

PROJECT TYPE:

DEPARTMENT: Police



DESCRIPTION:
This project is being undertaken to replace the department's current Glock Model 22/23 .40 caliber Gen 4 handguns with Glock Model 17/19 9mm Gen 5 handguns. These firearms are issued to all sworn members of the Police Department. In total thirty(30) Glock handguns would be purchase through this project.

JUSTIFICATION:
The departement's current issued firearms will have been in service fo releven years in 2022, in addition changing to the 9mm from .40 caliber is more cost effective as 9mm is a more readily avialable ammunition and is more reasonably priced than the .40 caliber. Also this change will move us to the latest generation of Glock pistols with enhanced features and which will be supported by the company for parts and repairs further into the future than our current models.

cted Five-Year Cost Schedule

Breakdown	Prior	2023	2024	2025	2026	2027	Beyond	Total
Glock 17/19 Gen 5		$3,400	$3,400	$3,400	$3,400	$3,400		$17,000
Total	$0	$3,400	$3,400	$3,400	$3,400	$3,400	$0	$17,000

ed Five-Year Funding Schedule

Source	Prior	2023	2024	2025	2026	2027	Beyond	Total
Capital Improvements Fund		$3,400	$3,400	$3,400	$3,400	$3,400		$17,000
Transportation Fund								
Water/Sewer Fund								
Bonds								
Grants								
Unidentified/Unfunded								
TIF/TDD								
MoDOT								
Total	$0	$3,400	$3,400	$3,400	$3,400	$3,400	$0	$17,000

RESOLUTION NO: 2022-04

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAIN VALLEY, MISSOURI, ADOPTING RULES FOR THE TRANSACTION OF BUSINESS.

WHEREAS, municipalities in the State of Missouri are granted the authority pursuant to Sections 89.070 and 89.310, RSMo, to appoint a planning and zoning commission with the powers and duties provided by State statutes; and

WHEREAS, the City of Grain Valley created its Planning and Zoning Commission by Ordinance No. 2479, adopted on October 28, 2019 (hereinafter sometimes referred to as the "Commission"); and

WHEREAS, pursuant to Section 89.330, RSMo, the Commission is authorized to adopt rules for the transaction of business; and

WHEREAS, the Commission hereby desires to adopt the following rules for the transaction of business.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAIN VALLEY, MISSOURI, AS FOLLOWS, TO WIT:

SECTION 1. That the Planning and Zoning Commission of the City of Grain Valley, Missouri, hereby adopts the following rules for the transaction of business:

(a) The Commission and its Commissioners shall comply with the **Sunshine Law Policy** attached hereto as Exhibit A and incorporated herein by reference.

(b) The Commission and its Commissioners shall comply with the **Social Media Policy** attached hereto as Exhibit B and incorporated herein by reference.

(c) The Commission and its Commissioners shall comply with the **Procedures to Disclose Potential Conflicts of Interest and Substantial Interests** attached hereto as Exhibit C and incorporated herein by reference.

(d) The Commission hereby adopts **Rosenberg's Rules of Order** which shall govern the conduct of business by the Commission.

(e) The Commission and its Commissioners will comply with the following **Rules of Conduct** set forth in Exhibit D

(f) The Commission hereby establishes the policy that any Commissioner shall not be absent from more than three regularly scheduled meetings of the Commission in any twelve month period or such Commissioner shall be subject to discipline as set forth in Section 2 below. In the event that a Commissioner has been absent from more than three regularly scheduled meetings of the Commission in any twelve month period, the Chair of the Commission shall communicate in writing with the Mayor regarding such absences and request that the Mayor institute proceedings to remove the member in accordance with Section 89.320, RSMo, and Section 400.470 of the Code of Ordinances of the City of Grain Valley, for cause stated in writing and after a public hearing.

SECTION 2. Although the Commission should seldom have occasion to discipline its members, the Commission has the right to make and enforce its own rules as set forth in this Resolution and to require that Commissioners, City staff, and the public refrain from conduct injurious to the accomplishment of Commission business.

Members of the Commission who intentionally and repeatedly do not follow proper conduct may be reprimanded or formally censured by the Board. Serious infractions of the rules of the Commission as set forth in this Resolution could lead to other sanctions as deemed appropriate by the Commission and the City, including removal from office in accordance with Section 89.320, RSMo, and Section 400.470 of the Code of Ordinances of the City of Grain Valley, for cause stated in writing and after a public hearing.

SECTION 3. That this Resolution shall be in full force and effect immediately upon its execution by the Planning and Zoning Commission of the City of Grain Valley, Missouri.

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF GRAIN VALLEY, MISSOURI, THIS _____ DAY OF _____, 2022.

_____
Chairman

ATTEST:

_____
City Clerk

EXHIBIT A

SUNSHINE LAW POLICY

I. Purpose

A. Purpose of the Sunshine Law, Sections 610.010 to 610.225, RSMo, as amended.

To establish and further the public policy of Missouri that meetings, records, votes, actions, and deliberations of public governmental bodies be open to the public unless otherwise provided by law. The Sunshine Law is liberally construed, and its exceptions are strictly construed to promote this public policy.

Except as otherwise provided by other laws, the Sunshine Law requires all public meetings of public governmental bodies to be open to the public, all public records of public governmental bodies to be open to the public for inspection and copying and all public votes of governmental bodies to be recorded.

B. Purpose of the Commission's Sunshine Law Policy

The City of Grain Valley, Missouri Planning and Zoning Commission (the "Commission") is a public governmental body subject to the Sunshine Law. This policy is designed to ensure that the Commission, through the actions of its officers and employees, complies with the Sunshine Law.

This policy is required by the Sunshine Law and is designed to complement the Sunshine Law. In the event that either the Sunshine Law or this policy is stricter than the other regarding a particular requirement, the stricter provision shall apply.

II. Definitions.

A. Closed Meeting, Closed Record, Closed Vote. Any meeting, record or vote that is closed to the public.

B. City. The City of Grain Valley, Missouri.

C. Principal Office. The principal office of the Commission shall be City of Grain Valley City Hall, 711 Main Street, Grain Valley, Missouri 64029.

D. Public Business. All matters which relate in any way to the performance of the Commission's functions or the conduct of its business.

E. Public Governmental Body. Any legislative, administrative, or governmental entity created by the constitution or statutes of Missouri, by order or ordinance of any political subdivision, commission or committee, judicial entities when

operating in an administrative capacity, or by executive order. The Commission is a governmental entity created under state statute and by ordinance of the City.

This includes any department or division of the Commission and any committee appointed by or at the direction of the Commission and which is authorized to report to the Commission. The Sunshine Law also applies to advisory committees appointed by or at the direction of the Commission for the specific purpose of recommending, directly to the Commission, policy, or policy revisions.

Groups of less than a quorum do not qualify as public governmental bodies under the Act.

F. **Public Meeting**. Any meeting at which any public business is discussed, decided, or public policy formulated, whether corporeal or by means of communication equipment; however, "Public Meeting" does not include informal gatherings of members of the Commission for social or ministerial purposes, but does include a public vote of all or a majority of the members of the Commission by electronic communication or other means, conducted in lieu of holding a Public Meeting with the members of the public body gathered at one location in order to contact public business.

G. **Public Record**. Any record, whether written or electronically stored, retained by or of the Commission, including any report, survey, memorandum or other document or study prepared and presented to the Commission by a consultant or other professional service provider paid for in whole or in part by public funds; provided, however that "public record" does not include any internal memorandum or letter received or prepared by or on behalf of a member of the Commission consisting of advice, opinions, and recommendations in connection with the deliberative decision making process of the Commission, unless such records are retained by the public body or presented at a public meeting.

H. **Public Vote**. Any vote, whether conducted in person, by telephone or by another electronic means, cast at any public meeting of the public body.

I. **Record**. "Record" is not defined under the Sunshine Law;[1] however, "record" is defined in the State and Local Records Law, Sections 109.200 through 109.310, RSMo. Pursuant to Section 109.210(5) of the State and Local Records Law, a "record" is any "document, book, paper, photograph, map, sound recording, or other material, regardless of physical form or characteristics, made or received pursuant to law or in connection with a transaction of official business." While this definition is not controlling for Sunshine Law purposes, it does provide useful statutory guidance.

[1] "Public Record" is a defined term under the Sunshine Law, but that definition does not shed light on the meaning of "record."

J. **Written Policy**. A reasonable written policy regarding the release of information under the Sunshine Law that, if complied with, renders an employee of the Commission not guilty of violating the Sunshine Law nor subject to civil liability for any act arising out of its adherence to the written policy.

III. Notice Requirements

A. Notice of Public Meetings

1. *Generally*

Except as provided in subsection B of this Section, the Commission shall give notice of the time, date, place of meeting, a tentative agenda for all open Public Meetings and whether the meeting will be open or closed at least twenty-four (24) hours in advance of any Public Meeting. The notice shall be given by posting written notice on a bulletin board or in another prominent place located in a public area in the principal office of the Commission. In the event that the meeting will not be held in the Commission's principal office, notice shall also be posted at the building in which the meeting will be held.

The twenty-four (24) hour notice period shall not include weekends and holidays where the Commission's offices are closed.

Copies of the meeting notice shall be made available at the same time notice is given to the members of the public body to all members of the media who have submitted such a request to the public body.

2. *Telephone or electronic meetings*

If the Public Meeting will be conducted in whole or in part by telephone or other electronic means, then the notice of the Public Meeting must identify the mode by which the meeting will be conducted and must designate a location where the public may observe and attend the meeting. If the Public Meeting will be conducted by internet chat, internet message board or other computer link, notice shall be posted also on the Commission's web site and the notice must inform the public about how to access the meeting.

B. Notice of Closed Meetings

If it is anticipated that all or a portion of a Public Meeting of the Commission is to be closed, the notice for the meeting shall set forth the reason for its closure by reference to the specific exception allowed pursuant to the provisions of Section 610.021, RSMo and Section V.A. of this Policy.

A Closed Meeting, the closed portion of a Public Meeting, or a Closed Vote may be held with less than the required notice if there is good cause to render such notice impossible or impractical, in which case the Commission will give as much notice as is reasonably possible prior to closing the meeting or vote.

The nature of the cause justifying the departure from the normal requirements shall be stated and included in the minutes of the Public Meeting.

C. Notice of Emergency Meetings

A Public Meeting may be held with less than twenty-four (24) hours' notice if there is good cause to render such notice impossible or impractical. If such good cause exists, as much notice as is reasonably possible shall be given. Following the opening of the Public Meeting, the nature of the cause justifying the departure from the normal requirements shall be stated in the minutes.

IV. Public Meetings

A. Location of Public Meetings

Public Meetings should be held at the Principal Office of the Commission or otherwise stated meeting place, unless otherwise specified in the notice. Each meeting shall be held at a place reasonably accessible to the public and of sufficient size to accommodate attendance by members of the public. Where it is necessary to hold a Public Meeting in a location that is not reasonably accessible to the public, the reason for the selection of the meeting location shall be stated in the minutes at the opening of the meeting. At any Public Meeting conducted by telephone or other electronic means, the meeting notice shall designate a location at which the public may meet and observe and/or attend the meeting.

B. Minutes of Public Meetings

The minutes of all Public Meetings should be taken and maintained. The minutes shall include, at a minimum, the date, time, place, Commission members present, Commission members absent, and a record of any votes taken. If a roll call vote is taken, the minutes shall indicate the vote of each public body member as yea, nay, or abstain, if not voting.

C. Recording of Proceedings at Public Meetings

Public Meetings may be recorded electronically or otherwise by members of the public at that individual's or group's expense. Audio recordings of the Public Meetings are not required, but if the Commission makes an audio recording of a Public Meeting, the Commission shall make copies of its audio recordings available upon written request to the City Clerk at a price established by the Board of Aldermen.

The Board of Directors, at its full discretion, may establish guidelines regarding the manner in which a meeting may be recorded. In no event shall a Closed Meeting be recorded.

V. Closed Meetings

A. The Commission's meetings should be presumed open unless they clearly fit within one of the express exemptions enumerated in the Sunshine Law.

B. Public Presence at Closed Meetings

Members of the public shall be allowed to remain at a designated area on-site but outside of the room in which a Closed Meeting, closed portion of a Public Meeting, or Closed Vote is conducted, to allow members of the public to attend any subsequent portion of the Public Meeting that is not closed.

C. Conducting Closed Meetings and Votes

A Public Meeting or a vote may be closed to the public for any of the reasons enumerated in Section V.A., or otherwise in accordance with Missouri law. A Closed Meeting, closed portion of a Public Meeting or Closed Vote may be held if proper notice is given, pursuant to Section III.B. In addition to the general notice requirements, the notice shall set forth the reason for closing the meeting, portion of the meeting or vote, with references to the specific section and subsection of the Sunshine Law allowing such action.

Prior to closing a Public Meeting, a portion of a Public Meeting or a vote, the Commission Chairman shall state forth and include in the minutes of the Public Meeting, the specific section and subsection of the Sunshine Law upon which the decision to close the meeting, portion of the meeting or vote is based.

Any votes taken during a Closed Meeting shall be taken by roll call. Upon a roll call vote, a majority of the quorum present must vote in favor of a motion to close the Public Meeting or vote, before such a meeting or vote is closed. The vote of each member of the public body on the question of closing a Public Meeting or vote and the specific reason for closing that Public Meeting or vote by reference to a specific section and subsection of the Sunshine Law shall be announced publicly at the Public Meeting and entered into the minutes of the Public Meeting.

Public Meetings shall be closed only to the extent necessary for the specific reason announced to justify the Closed Meeting, closed portion of a Public Meeting, or Closed Vote. During the Closed Meeting or Closed Vote, the members of the Commission shall not discuss business unrelated to the reason announced to justify closing the meeting, portion of a meeting, or vote.

Upon a motion to close a Public Meeting, Public Record or vote, any other member who believes that such motion, if passed, would cause a violation of the Sunshine Law may state his or her objection prior to the time a vote is taken on the motion. Such objection must be stated in the minutes. A member objecting to a Closed Meeting shall be allowed to fully participate in any meeting, Record or vote closed over the member's objection.

D. Minutes of Closed Meetings

1. The minutes of all Closed Meetings, closed portions of Public Meetings, and Closed Votes shall be taken and maintained by the custodian of the Commission, or a person designated by the custodian.

2. The minutes shall include the date, time, place, members present, members absent, and a record of any votes taken. Any Closed Votes shall be taken by roll call and the minutes shall indicate the vote of each member of the public body as yea, nay or abstaining if not voting.

VI. Public Records

A. Generally

The City Clerk shall be the custodian of the Commission's Records. Unless otherwise provided by law, the Commission's Records are to be open and available to the public for inspection and copying.

If a member of the Commission transmits an email relating to public business to at least two (2) other members of the Commission so that when, counting the sender, a majority of the members are copied, a copy of the email shall also be sent to the City Clerk or the member's public office computer.

B. Requests for Public Records

The City Clerk or his or her designee is responsible for maintenance of the Commission's Records. Requests for access to the Public Records shall be made to the City Clerk. Requests may be made verbally (in person or by telephone) or in writing (by mail or electronically). If, for reasonable cause, by the end of the third (3rd) business day following the day of the City Clerk's receipt of the request for access to those Public Records (*i.e.* day of receipt plus 3 days), access is not made available, the City Clerk shall provide a written explanation of the cause of the delay and the place, time, and date that the Public Records will be available for inspection.

The City Clerk shall charge the City's established rate for standard copies. Payment of such copying fees may be requested prior to the making of copies. Records may be furnished without charge or for a reduced charge when the Commission determines that waiver or reduction of the fee is in the public interest because it is likely to contribute significantly to public understanding of the operation or activities of the Commission and is not primarily in the commercial interest of the requestor. Fees collected for copying shall be submitted by the Commission to the Director of Revenue of the State of Missouri for deposit into the general fund of the state.

If a request for access to any Public Record of the public body is denied, the person seeking access may request a written statement of the grounds for denial.

The written statement should cite to the specific provisions of the Sunshine Law under which the access has been denied.

C. Classification of Records

The Commission declares that all records of the Commission which may qualify as Closed Records in accordance with those items related to the list in Section 610.021, RSMo, are hereby closed.

EXHIBIT B

SOCIAL MEDIA POLICY

The intended purpose of the City of Grain Valley's use of social media platforms is to disseminate information from the City or about the City to the public in a civil and unbiased manner. The City typically uses social media in order to highlight upcoming events, warn residents of potentially hazardous weather conditions, road closures, water service disruptions and other important information. The Chair is the designated representative of the Grain Valley, Missouri Planning and Zoning Commission ("Commission") to present and speak on the Commission's official position.

In expressing their personal opinions or information via a personal social media account, members of the Commission should adhere to the following guidelines:

- Do not disclose confidential information regarding the City of Grain Valley or its operations.
- Do not slander the City of Grain Valley, its citizens, employees, or elected officials.
- Do not use any City photos or logos for personal social media posts or otherwise, unless granted permission to do so.
- Do not use personal social media accounts to speak on the City's behalf.
- Avoid all posts that may be viewed as malicious, obscene, or intimidating.
- Avoid all posts that may include discriminatory remarks, harassment, threats of violence or similarly inappropriate or unlawful content.
- Exercise responsibility and good judgment when posting or publishing information on social media sites for personal or professional purposes while serving as a representative for the City of Grain Valley.

City administration encourages members of the Commission to refrain from commenting on community social media pages or groups, (i.e.: Residents of Grain Valley on Facebook). In lieu of engaging on such community pages, it is preferential that elected and appointed officials communicate via their own "official social media account" – identifiable by their title and/or ward in which they represent, to be utilized solely for City business, issues, announcements and/or announcements of City events. The Commissioners are not required to use social media as a method in which to communicate with their constituents, however, if they do choose to have an official social media account, they should identify that account to the City's Public Information Officer. When possible and practical,

members of the Commission should ask the Public Information Officer to review content before posting.

Members of the Commission should refrain from commenting on each other's official social media accounts so as not to create a meeting subject to the Missouri Sunshine Law.

EXHIBIT C

PROCEDURE TO DISCLOSE POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS

Section 1 – Declaration of Policy

The proper operation of government requires that public officials and employees be independent, impartial, and responsible to the people; that government decisions and policy be made in the proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of is government. In recognition of these goals, there is hereby established a procedure for disclosure by certain officials and employees of private financial or other interests in matters affecting the Planning and Zoning Commission of the City of Grain Valley, Missouri ("Commission").

Section 2 – Conflicts of Interest

a. All elected and appointed officials as well as employees of a political subdivision must comply with section 105.454 of Missouri Revised Statues on conflicts of interest as well as any other state law governing official conduct. As appointed officials, members of the Commission must comply with this Section.

b. Any member of the Commission who has a "substantial or private interest" in any measure, bill, order, or ordinance proposed or pending before the Commission must disclose that interest to the Commission Secretary or City Clerk and such disclosure shall be recorded in the appropriate journal of the Commission. Substantial or private interest is defined as ownership by the individual, his spouse, or his dependent children, whether singularly or collectively, directly, or indirectly of:

(1) 10% or more of any business entity; or

(2) an interest having a value of $10,000 or more; or

(3) the receipt of a salary, gratuity, or compensation or remuneration of $5,000 or more, per year from any individual, partnership, organization, or association within any calendar year.

EXHIBIT D

RULES OF CONDUCT

Conduct at Public Hearings

Planning and Zoning Commissioners ("Commissioners") will not express opinions during the public hearing portion of the meeting except to ask pertinent questions of the speaker or staff. "I think" and "I feel" comments by the Commissioners are not appropriate until after the close of the public hearing. The Commissioners should refrain from debating with the public during a public hearing and shall always show respect for different points of view. The Commissioners' personal opinions or inclinations about upcoming votes should not be revealed until after the public hearing is closed.

Commissioners Conduct with the Public in Public Meetings

Making the public feel welcome is an important part of the democratic process. No signs of partiality, prejudice or disrespect should be evident on the part of the Commissioners toward an individual participating in a public forum. Every effort should be made to be fair and impartial in listening to public testimony.

- Be fair and equitable in allocating public meeting time to individual speakers.
    - The Chair, or Vice Chair in the Chair's absence, will determine and announce limits on speakers at the start of the public meeting process. The Chair will advise speakers to state their name and address for the record and to address their comments to the Commission. If many speakers are anticipated, the Chair, or Chair may shorten the time limit and/or ask speakers to limit themselves to new information and points of view not already covered by previous speakers. No speaker will be turned away unless he or she exhibits inappropriate behavior.
- Listen attentively.
    - It may be disconcerting to speakers to have Commission Members not look at them when they are speaking. It is fine to look down at documents or to make notes but reading for a long period of time or gazing around the room gives the appearance of disinterest. Be aware of facial expressions, especially those that could be interpreted as "smirking," disbelief, anger, or boredom.
- Ask for clarification but avoid debate and argument with the public.
    - Only the Chair, or Vice Chair in the Chair's absence – not individual Commissioners – can interrupt a speaker during a presentation. However, a Commissioner can ask the Chair for a point of order or point of information if the speaker is off the topic or exhibiting behavior or language the Commissioner finds disturbing or would like further information from the speaker.
    - If speakers become flustered or defensive by questions from the Commission, it is the responsibility of the Chair to calm and focus the

speaker and to maintain the order and decorum of the meeting. Questions by Commissioners to members of the public testifying should seek to clarify or expand information. It is never appropriate to belligerently challenge or belittle the speaker.

- No personal attacks of any kind, under any circumstance.
    - Commissioners should be aware that their body language and tone of voice, as well as the words they use, could appear to be intimidating or aggressive.

Conduct with the Chair and other Commissioners in Public Meetings

The Commission is composed of individuals with a wide variety of backgrounds, personalities, values, opinions, and goals. Despite this diversity, all have chosen to serve in public office in order to preserve and protect the present and the future of the community. In all cases, this common goal should be acknowledged even as the Commission may "agree to disagree" on contentious issues.

- Practice civility and decorum in discussions and debate.
    - Difficult questions, tough challenges to a particular point of view, and criticism of ideas and information are legitimate elements of a free democracy in action. This does not permit, however, the Chair or Commissioners to make belligerent, personal, impertinent, slanderous, threatening, abusive, or disparaging comments. No shouting or physical actions that could be construed as threatening will be tolerated.
- Honor the role of the Chair or Vice Chair in maintaining order.
    - It is the responsibility of the Chair, or the Vice Chair in the Chair's absence, to keep the comments of Commissioners on track during public meetings. Commissioners should honor efforts by the Chair to focus discussion on current agenda items. If there is disagreement about the agenda or the Chair's actions, those objections should be voiced politely and with reason, following procedures outlined in Rosenberg's Rules of Order for parliamentary procedure.
- Avoid personal comments that could offend other Commissioners.
    - If a Commissioner is personally offended by the remarks of another Commissioner, the offended Commissioner should make notes of the actual words used and call for a "point of personal privilege" that challenges the other Commissioner to justify or apologize for the language used. The Chair will maintain control of this discussion.
- Strive to demonstrate effective problem-solving approaches.
    - Commissioners have a public stage to show how individuals with disparate points of view can find common ground and seek a compromise that benefits the community as a whole.

Conduct in Private Encounters with Other Members of the Commission

- Policy Making
    - No binding policy decisions shall be made outside of a public meeting. The use of official City e-mail is reviewable in a public information request or through a subpoena in a lawsuit. Therefore, a file should be maintained just like any other correspondence. The use of private e-mail does not come under the same scrutiny; however, the Commissioners should refrain from using their private e-mail to discuss City business. The sender should avoid sending to multiple elected officials to eliminate the perception of an electronic meeting. Similarly, telephone calls and in-person conversations about City business with a quorum of the Commission will constitute a meeting under the Missouri Sunshine Law.
- Be aware of the insecurity of written notes, voicemail messages, and e-mail.
    - Technology allows words written or said without much forethought to be distributed wide and far. Written notes, voicemail messages and e-mail should be treated as potentially "public" communication. The Commissioners should be mindful of all recipients. Even though private communication cannot be prohibited from distribution, the use of a disclaimer, verbal or written, can act to protect the sender and should be respected. The litmus test should be: Would you feel comfortable if this voicemail/fax/e-mail message appeared in the newspaper verbatim? How would that reflect on the City?
- Even private conversations can have a public presence.
    - Elected officials are always on display – people around them that they may not know, will monitor their actions, mannerisms, and language. Lunch table conversations will be eavesdropped upon, parking lot debates will be watched, and casual comments between individuals before and after public meetings noted.
- Guiding principles for collaboration.
    - Collaboration between the Commissioners is acceptable. However, *four members constitutes a quorum,* therefore collaboration by a quorum of the Commission will be deemed a meeting under the Missouri Sunshine Law. It must be understood that no binding decisions can be made; and that the proposal shall come before the whole Commission for consideration in full, open discussion at a public meeting. Commissioners' records on the subject could be subject to a public information request and may possibly be discoverable in litigation.

Chair and Commission Conduct in Unofficial Settings

- Do not make promises on behalf of the Commission.
    - The Commissioners will frequently be asked to explain a Commission action or to give their opinion about an issue as they meet and talk with constituents in the community. It is appropriate to give a brief overview of City policy and to refer to City staff for further information. It is inappropriate to overtly or implicitly promise Board action, or to promise City staff will do something specific (fix a pothole, change an ordinance, change a policy, etc.).
- Do not make personal comments about other members of the Commission.
    - It is acceptable to publicly disagree about an issue, but it is unacceptable to make derogatory comments about other members of the Commission, their opinions, and actions.
- Do not make announcements relating to City projects, programs, or economic development, etc. until it has been coordinated and announced by the City first.
    - It is important that all official announcements first come through the City, in a coordinated effort with all partners involved in the announced project. Members of the Commission are encouraged to share news once it has been officially released by the City.
- Remember that the residents and businesses look to the Commissioners to set the tone for the City.
    - The community is constantly observing the Commissioners every day that they serve in office. Their behaviors and comments serve as models for proper deportment in the City of Grain Valley. Honesty and respect for the dignity of each individual should be reflected in every word and action taken by Commissioners, 24 hours a day, 7 days a week. It is a serious and continuous responsibility.

Chair and Commission Conduct with Other Public Agencies

- Be clear about representing the City or personal interests.
    - If the Chair or any Commissioner appears before another governmental agency or organization to give a statement on an issue, they must clearly state if his or her statement reflects personal opinion or is the official stance of the City.
    - If the Chair or any Commissioner is representing the City before another governmental agency or organization, they must support and advocate the official City position on an issue, not a personal viewpoint.
    - If the Chair or any Commissioner is representing another organization whose position is different from the City, they should abstain from voting on the issue if it significantly impacts or is detrimental to the City's interest. Commissioners should be clear about which organizations they represent and inform the Chair and the Commission of their involvement.

- Correspondence should be equally clear about representation.
    - City letterhead is not used for correspondence of the Chair or Commissioners representing a personal point of view, or a dissenting point of view from an official position of the Commission.

Conduct with Other City Boards, Committees, and Commissions

The City has established several boards, committees, and commissions as a means of gathering more community input. Members who serve on these bodies become more involved in government and serve as advisors to the Chair and Commission. They are a valuable resource to the City's leadership and should be treated with appreciation and respect.

- If attending the meeting of another City board, committee, or commission, be careful to only express personal opinions.
    - The Commissioners may attend any meeting of another City board, committee or commission which are always open to any member of the public. However, they should be sensitive to the way their participation – especially if it is on behalf of an individual, business or developer – could be viewed as unfairly affecting the process. Any public comments by the Chair or Commissioners at the meeting of another City board, committee or commission should be clearly made as individual opinion and not a representation of the feelings of the entire Commission.
    - When a member of the Commission is appointed as a liaison to another City board, committee or commission, the appointed member of the Commission should take the official stance of the entire Commission when discussing issues. If there is no official stance by the Commission, the liaison should note the issue and discuss it with a quorum of the Commission at the next scheduled meeting.
- Limit contact with members of another City board, committee, or commission to questions of clarification.
    - It is inappropriate for the Chair or Commissioners to contact a member of another City board, committee, or commission to lobby on behalf of an individual, business, or developer. It is acceptable for the Chair or Commissioners to contact a member of another City board, committee, or commission to ask questions of clarification on a position taken by said City board, committee, or commission.
- Be respectful of diverse opinions.
    - A primary role of City boards, committees and commissions is to represent the many points of view in the community and to provide the Board of Aldermen with advice based on a full spectrum of concerns and perspectives. The Commissioners may have a closer working relationship with some individuals serving on said City boards, committees, and commissions, but must be fair and respectful of all citizens serving on City boards, committees, and commissions.

- Keep political support away from public forums.
    - Members of City boards, committees and commissions may offer personal political support to a Mayor or member of the Board of Aldermen; however, such support will not be offered in a public forum while conducting official duties. Conversely, members of the Commission may personally support members of City boards, committees and commissions who are running for office; however, such support will not be offered in an official forum or in their capacity as a member of the Commission.
- Inappropriate behavior can lead to removal.
    - Inappropriate behavior by any member of a city board, committee or commission who has been appointed by the Mayor and Board of Aldermen, should be addressed by the chair and/or the members of the body. If a member's conduct continues to be unbecoming, the chair shall notify the Chair, and the Chair should counsel the offending member. If inappropriate behavior continues, the Chair should bring the situation to the attention of the Commission and the individual is subject to removal from the Commission.

Conduct with the Media

The Commissioners are frequently contacted by the media for background and quotes. The best advice for dealing with the media is to never go "off the record". Most members of the media represent the highest levels of journalistic integrity and ethics and can be trusted to keep their word; however, words that are not said cannot be quoted.

- The Chair is the designated representative of the Commission to present and speak on the Commission's official position.
    - If the media contacts an individual Commissioner, the Commissioner should be clear about whether their comments represent the official Commission position or a personal viewpoint. When representing the official Commission position, the Commissioners should coordinate with the Chair and the City's Public Information Officer.
- Choose words carefully and cautiously.
    - Comments taken out of context can cause problems. Be especially cautious about humor, sardonic asides, sarcasm, or word play. It is never appropriate to use personal slurs or swear words when talking with the media.