

## City of Grain Valley Board of Aldermen Regular Meeting Agenda

September 11, 2023 7:00 P.M. Open to the Public

Located in the Council Chambers of City Hall 711 Main Street | Grain Valley, Missouri

ITEM I: Call to Order

Mayor Mike Todd

ITEM II: Roll Call

City Clerk Jamie Logan

ITEM III: Invocation

Pastor Darryl Jones of Crossroads Church

ITEM IV: Pledge of Allegiance

Alderman Tom Cleaver

ITEM V: Approval of Agenda

City Administrator Ken Murphy

ITEM VI: Proclamations

None

ITEM VII: Public Comment

• The public is asked to please limit their comments to three (3) minutes

ITEM VIII: Consent Agenda

August 28, 2023 – Board of Aldermen Regular Meeting Minutes

September 11, 2023 – Accounts Payable

ITEM IX: Previous Business

None

ITEM X: New Business

• None

ITEM XI: Presentations

• Comprehensive Plan and Parks Master Plan - Confluence

ITEM XII: Public Hearing

 Title IV of the Code of Ordinances be amended in Chapter 425 to remove Medical Marijuana Facilities and changing to Comprehensive Marijuana Facilities pursuant to the Missouri Constitution being amended



ITEM XIII: Resolutions

> ITEM XIII (A) A Resolution by the Board of Aldermen of the City of Grain Valley. Missouri Adopting the 2050 Comprehensive Plan and the 2050 R23-64

Introduced by **Parks Master Plan** 

Alderman Rick

Knox To acknowledge and adopt the 2050 Comprehensive Plan and Parks

Master Plan

ITEM XIII (B) A Resolution by the Board of Aldermen of the City of Grain Valley R23-65 Authorizing the City Administrator to Execute Task Agreement No.

2023-4 With Crawford, Murphy and Tilly, Inc. for Design of Introduced by Alderman Ryan Northeast Sewer Interceptor and Pump Station Subject to All Skinner

Provisions Included in the On-Call Professional Engineering

**Services Agreement** 

To provide design and engineering services for a new sewer interceptor and pump station to serve the area northeast of Buckner Tarsney Road

and Duncan Road

A Resolution by the Board of Aldermen of the City of Grain Valley, ITEM XIII (C)

R23-66 Missouri to Enter Into a Contract With Shawnee LED for the Introduced by Installation of an Electronic, Digital Sign

To approve the contract with Shawnee LED for the fabrication and Arnold

installation of an electronic, digital sign

**ITEM XIV: Ordinances** 

Alderman Dale

ITEM XIV (A) An Ordinance to Establish the City of Grain Valley, Missouri's Annual Tax

B23-29 Levies for the 2023 Calendar Year for General Municipal Government

1<sup>ST</sup> READ Operations: The Retirement of General Obligation Debt; Park

Introduced by Maintenance; and Public Health Purposes

Alderman Ryan

Skinner To meet the required timelines for establishing the tax rate within Jackson

County, Missouri

ITEM XIV (B) An Ordinance of the City of Grain Valley Amending the City Code

B23-30 Regarding Marijuana

1<sup>ST</sup> READ

Introduced by To amend City Code Chapter 215 regulating marijuana and the use thereof Alderman Dale

Arnold

An Ordinance by the Board of Aldermen of the City of Grain Valley, ITEM XIV (C) B23-31 Missouri to Amend the City Code Title IV, Chapter 425 to Remove Medical

1<sup>ST</sup> READ Marijuana Facilities and Replace it With Comprehensive Marijuana

Introduced by **Facilities** Alderman Brian

Bray To amend Chapter 425 to be consistent with the December 8, 2022, Missouri

Constitution amendment regarding recreational marijuana

ITEM XV: **City Attorney Report** 

City Attorney



#### ITEM XVI: City Administrator & Staff Reports

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

#### ITEM XVII: Board of Aldermen Reports & Comments

- Alderman Dale Arnold
- Alderman Brian Bray
- Alderman Tom Cleaver
- Alderman Rick Knox
- Alderman Darren Mills
- Alderman Ryan Skinner

#### **ITEM XVIII:** Mayor Report

Mayor Mike Todd

#### ITEM XIX: Executive Session

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

#### **ITEM XX: Adjournment**

#### **Please Note**

The next scheduled meeting of the Board of Aldermen is a Regular Meeting on September 25, 2023 at 7:00 P.M. The meeting will be in the Council Chambers of the Grain Valley City Hall. Persons requiring accommodation to participate in the meeting should contact the City Clerk at 816.847.6211 at least 48 hours before the meeting.

The City of Grain Valley is interested in effective communication for all persons. Upon request, the minutes from this meeting can be made available by calling 816.847.6211.

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# Consent Agenda

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#### Board of Aldermen Meeting Minutes Regular Session

**08/28/2023** Page 1 of 8

#### ITEM I: Call to Order

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Regular Session on August 28, 2023, at 6:58 p.m. in the Board Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Mike Todd

#### **ITEM II: Roll Call**

- Clerk Jamie Logan called roll
- Present: Arnold, Bray, Cleaver, Knox, Mills, Skinner
- Absent:

#### -QUORUM PRESENT-

#### **ITEM III: Invocation**

Invocation was given by Wayne Geiger of First Baptist Church

#### **ITEM IV: Pledge of Allegiance**

The Pledge of Allegiance was led by Alderman Brian Bray

#### **ITEM V: Approval of Agenda**

No changes

#### **ITEM VI: Proclamations**

- National Service Dog Month Deborah Morrison and Mango
- Mayor Todd presented the proclamation to Ms. Morrison and Mango

#### **ITEM VII: Public Comment**

None

#### ITEM VIII: Consent Agenda

- August 14, 2023 Board of Aldermen Regular Meeting Minutes
- August 28, 2023 Accounts Payable
- Alderman Skinner made a Motion to Accept the Consent Agenda
- The Motion was Seconded by Alderman Knox
  - No discussion
- Motion to Approve the Consent Agenda was voted on with the following voice vote:
  - o Aye: Arnold, Bray, Cleaver, Knox, Mills, Skinner
  - Nay:
  - o Abstain:

-Motion Approved: 6-0-

#### **ELECTED OFFICIALS PRESENT**

Mayor Mike Todd Alderman Dale Arnold Alderman Brian Bray Alderman Tom Cleaver Alderman Rick Knox Alderman Darren Mills Alderman Ryan Skinner

#### **ELECTED OFFICIALS ABSENT**

STAFF OFFICIALS PRESENT
City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Parks and Recreation Director Shannon Davies
Finance Director Steven Craig
Chief Ed Turner
City Clerk Jamie Logan
City Attorney Jeff Deane



#### Board of Aldermen Meeting Minutes Regular Session

**08/28/2023** Page 2 of 8

#### **ITEM IX: Previous Business**

- Liquor License Valley Moments
- Second presentation of a liquor license for Valley Moments this is approved by the police department
- Requesting a motion to approve the liquor license for Valley Moments pending receipt of the outstanding state and county licenses
- Alderman Skinner made a Motion to approve the liquor license for Valley Moments
- The Motion was Seconded by Alderman Bray
  - No discussion
- Motion to Approve the liquor license for Valley Moments was voted on with the following voice vote:
  - Aye: Arnold, Bray, Cleaver, Knox, Mills, Skinner
  - Nay:
  - o Abstain:

-Motion Approved: 6-0-

#### **ITEM X: New Business**

None

#### ITEM XI: Presentations

None

#### ITEM XII: Public Hearing

- Mayor Todd opened the public hearing for Property Tax Levy at 7:03PM –
- A Public Hearing for Tax Levy for 2022 there was an increase in the City's assessed valuation – 4 parts to the levy
  - General Service .4685 current levy; .3907 proposed
  - Debt Service .8362 current levy; .5427 proposed
  - Parks and Recreation .1035; .0863 proposed
  - Public Health.0412; .0344 proposed
- 1.4494 current total levy and proposing total levy at 1.0541
- This would be a considerable decrease going forward with the numbers we have at this time –at the time of the ordinance we will have a better idea of what will be proposed.
- Alderman Skinner asked if on September 11<sup>th</sup> if the numbers will remove those that have requested appeals; Mr. Murphy stated it should reflect information up to that point They have 54,000 appeals and have gone through 22,000 of them so far. Those numbers of the ones in the appeal process have been frozen. These numbers are coming in later than usual as these numbers need to be turned in to the county by the end of September.

**ELECTED OFFICIALS PRESENT** 

Mayor Mike Todd Alderman Dale Arnold Alderman Brian Bray Alderman Tom Cleaver Alderman Rick Knox Alderman Darren Mills Alderman Ryan Skinner **ELECTED OFFICIALS ABSENT** 

STAFF OFFICIALS PRESENT
City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Parks and Recreation Director Shannon Davies
Finance Director Steven Craig
Chief Ed Turner
City Clerk Jamie Logan
City Attorney Jeff Deane



#### Board of Aldermen Meeting Minutes Regular Session

**08/28/2023** Page 3 of 8

- Alderman Knox asked if there was an idea of how many appeals were being rolled back as a result of the appeal; No, the city does not have that information
- Alderman Arnold asked if the reduction is required by the Hancock law; yes
- Mr. Craig stated the county assesses in odd years and this year they are seeing and are seeing a 26.8% increase in the assessed valuation compared to last year – state law requires levies to be rolled back to keep revenue neutral; can increase up to 5% based on CPI- the City's did roll back approximately .40 cents as a result
- Alderman Bray stated he has a general feeling that decreased increases are still more than 15%- he's not confident the numbers are going to hold. He's concerned if we go back too far what our options are to keep us in a better position
- Mr. Murphy stated every avenue is being reviewed at this point and we are checking the boxes and doing what we are supposed to do at this time
- Mayor Todd stated after talking with 41 action news recently, they mentioned they
  reached out to the auditor, and if a lawsuit occurs and rolled back to 2022 levels- then
  the board can take action for up to 3 years if that were to happen; Mr. Murphy stated it
  would require another public hearing
- Alderman Bray asked if the county responded to our letter we sent; One reached out to meet with Mayor and cancelled at last moment.
- Mayor Todd opened the floor to citizens for comment at 7:10PM for Property Tax Levy None
- Mayor Todd closed the public hearing for Property Tax Levy at 7:10PM-

#### **ITEM XIII: Resolutions**

**Resolution No. R23-62** A Resolution by the Board of Aldermen of the City of Grain Valley Establishing the Need to Amend the 2023 Budget to Allocate Funding from Park Reserve Funds for the Armstrong Park, All-Inclusive Playground Project

- Alderman Bray moved to approve Resolution No. R23-62
- The Motion was Seconded by Alderman Arnold
  - The funding mechanism for the playground is funds from LWCF, but it is a long process. The application was submitted in February of 2021. Bids came in higher than in 2021 which is the reason for the budget amendment to take care of the shortage.
- Motion to approve Resolution No. R23-62 was voted upon with the following voice vote:
  - o Aye: Arnold, Bray, Cleaver, Knox, Mills, Skinner
  - Nay:
  - o Abstain:

**ELECTED OFFICIALS PRESENT**Mayor Mike Todd

Alderman Dale Arnold Alderman Brian Bray Alderman Tom Cleaver Alderman Rick Knox

Alderman Darren Mills Alderman Ryan Skinner **ELECTED OFFICIALS ABSENT** 

STAFF OFFICIALS PRESENT



#### Board of Aldermen Meeting Minutes Regular Session

**08/28/2023** PAGE 4 OF 8

#### -Resolution No. R23-62 Approved: 6-0-

**Resolution No. R23-63** A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri to Enter Into a Contract With Cunningham Recreation for the Installation of an All-Inclusive Playground at Armstrong Park

- Alderman Cleaver moved to approve Resolution No. R23-63
- The Motion was Seconded by Alderman Mills
  - This is the agreement with the company that will do the work; had to follow the federal guidelines for a firm to be eligible for the project. 11.5% increase from 2021.
  - Alderman Skinner asked for the timeframe for installation; Mr. Davies stated the next 3-4 months
  - Alderman Knox asked if both structures would be replaced; yes and waiting for removal to allow for minimal disruption. The swing sets would stay; some components will be repurposed to other parks in the system.
- Motion to approve Resolution No. R23-63 was voted upon with the following voice vote:
  - Aye: Arnold, Bray, Cleaver, Knox, Mills, Skinner
  - o Nay:
  - Abstain:

#### -Resolution No. R23-63 Approved: 6-0-

#### **ITEM XIV: Ordinances**

**Bill No. B23-24:** An Ordinance Vacating the Platted Cul-De-Sac on the East and West Side of NW Jefferson Court

Bill No. B23-24 was read by City Clerk Jamie Logan for the second reading by title only

- Alderman Arnold moved to accept the second reading of Bill No. B23-24 and approve it as ordinance #2430
- The Motion was Seconded by Alderman Skinner
  - None
- Motion to accept the second reading of Bill No. B23-24 and approve it as ordinance #2430
  was voted upon with the following roll call vote:
  - o Aye: Arnold, Bray, Cleaver, Knox, Mills, Skinner
  - Nav:
  - o Abstain:

**ELECTED OFFICIALS PRESENT**Mayor Mike Todd
Alderman Dale Arnold

Alderman Brian Bray Alderman Tom Cleaver

Alderman Rick Knox Alderman Darren Mills

Alderman Ryan Skinner

**ELECTED OFFICIALS ABSENT** 

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Parks and Recreation Director Shannon Davies
Finance Director Steven Craig
Chief Ed Turner
City Clerk Jamie Logan
City Attorney Jeff Deane



#### Board of Aldermen Meeting Minutes Regular Session

**08/28/2023** Page 5 of 8

#### -Bill No. B23-24 Became Ordinance #2430 6-0-

**Bill No. B23-25:** An Ordinance Amending Chapter 415, Flood Hazard Prevention, of the Code of Ordinances, in Sections 415.010 (Statutory Authorization, Finds of Fact and Purposes)

Bill No. B23-25 was read by City Clerk Jamie Logan for the second reading by title only

- Alderman Bray moved to accept the second reading of Bill No. B23-25 and approve it as ordinance #2431
- The Motion was Seconded by Alderman Arnold
  - None
- Motion to accept the second reading of Bill No. B23-25 and approve it as ordinance #2431
  was voted upon with the following roll call vote:
  - Aye: Arnold, Bray, Cleaver, Knox, Mills, Skinner
  - Nay:
  - o Abstain:

#### -Bill No. B23-25 Became Ordinance #2431 6-0-

**Bill No. B23-26:** An Ordinance of the City of Grain Valley, Missouri, to Establish a Procedure to Disclose Potential Conflicts of Interest and Substantial Interests for Certain Municipal Officials

Bill No. B23-26 was read by City Clerk Jamie Logan for the second reading by title only

- Alderman Cleaver moved to accept the second reading of Bill No. B23-26 and approve it as ordinance #2432
- The Motion was Seconded by Alderman Arnold
  - None
- Motion to accept the second reading of Bill No. B23-26 and approve it as ordinance #2432
  was voted upon with the following roll call vote:
  - o Aye: Arnold, Bray, Cleaver, Knox, Mills, Skinner
  - Nay:
  - o Abstain:

#### -Bill No. B23-26 Became Ordinance #2432 6-0-

**Bill No. B23-27:** An Ordinance by the Board of Aldermen of the City of Grain Valley, Missouri to Amend the City Code to Add Chapter 255 - Miscellaneous Provisions; Article I- Hunting; Section 255.010 Pertaining to the Discharge of Archery Devices Allowed Under Certain Conditions

ELECTED OFFICIALS PRESENT
Mayor Mike Todd
Alderman Dale Arnold
Alderman Brian Bray
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills
Alderman Ryan Skinner

**ELECTED OFFICIALS ABSENT** 

STAFF OFFICIALS PRESENT
City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Parks and Recreation Director Shannon Davies
Finance Director Steven Craig
Chief Ed Turner
City Clerk Jamie Logan
City Attorney Jeff Deane



#### Board of Aldermen Meeting Minutes Regular Session

**08/28/2023** Page 6 of 8

Bill No. B23-27 was read by City Clerk Jamie Logan for the second reading by title only

- Alderman Knox moved to accept the second reading of Bill No. **B23-27** and approve it as ordinance #2433
- The Motion was Seconded by Alderman Skinner
  - None
- Motion to accept the second reading of Bill No. B23-27 and approve it as ordinance #2433
  was voted upon with the following roll call vote:
  - Aye: Bray, Cleaver, Knox, Mills, Skinner
  - Nay: Arnold
  - o Abstain:

#### -Bill No. B23-27 Became Ordinance #2433 5-1-

**Bill No. B23-28:** An Ordinance by the Board of Aldermen of the City of Grain Valley, Missouri authorizing the City Administrator to Amend the 2023 Budget to Allocate Funding from Park Fund Reserves for the Armstrong Park, All-Inclusive Playground Project

Bill No. B23-28 was read by City Clerk Jamie Logan for the first reading by title only

- Alderman Mills moved to accept the first reading of Bill No. B23-28 and bring it back for a second reading by title only
- The Motion was Seconded by Alderman Bray
  - This is the ordinance relating to allocating funds to handle the increase for playground project
- Motion to accept the first reading of Bill No. B23-28 and bring it back for a second reading
  was voted upon with the following voice vote:
  - Aye: Arnold, Bray, Cleaver, Knox, Mills, Skinner
  - o Nay:
  - Abstain:

#### -Motion Approved 6-0-

**Bill No. B23-28:** An Ordinance by the Board of Aldermen of the City of Grain Valley, Missouri to Authorize the City Administrator to Amend the 2023 Budget to Allocate Funding from Park Fund Reserves for the Armstrong Park, All-Inclusive Playground Project

Bill No. B23-28 was read by City Clerk Jamie Logan for the second reading by title only

ELECTED OFFICIALS PRESENT Mayor Mike Todd Alderman Dale Arnold

Alderman Brian Bray Alderman Tom Cleaver Alderman Rick Knox

Alderman Darren Mills

Alderman Ryan Skinner

**ELECTED OFFICIALS ABSENT** 

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Parks and Recreation Director Shannon Davies
Finance Director Steven Craig
Chief Ed Turner
City Clerk Jamie Logan

City Attorney Jeff Deane



#### Board of Aldermen Meeting Minutes Regular Session

**08/28/2023** Page 7 of 8

- Alderman Mills moved to accept the second reading of Bill No. B23-28 and approve it as ordinance #2434
- The Motion was Seconded by Alderman Bray
  - None
- Motion to accept the second reading of Bill No. B23-28 and approve it as ordinance #2434
  was voted upon with the following roll call vote:
  - Aye: Arnold, Bray, Cleaver, Knox, Mills, Skinner
  - Nav:
  - o Abstain:

#### -Bill No. B23-28 Became Ordinance #2434 6-0-

#### **ITEM XV: City Attorney Report**

None

#### ITEM XVI: City Administrator & Staff Reports

- City Administrator Ken Murphy
  - Look out for possible dates for the walkthrough of the new police station (September); Alderman Knox asked the opening date; still looking at the first quarter and on track
- Deputy City Administrator Theresa Osenbaugh
  - None
- Police Chief Ed Turner
  - None
- Finance Director Steven Craig
  - None
- Parks & Recreation Director Shannon Davies
  - None
- Community Development Director Mark Trosen
  - Absent
- City Clerk Jamie Logan
  - None

#### ITEM XVII: Board of Aldermen Reports & Comments

- Alderman Dale Arnold
  - None
- Alderman Brian Bray
  - None
- Alderman Tom Cleaver

**ELECTED OFFICIALS PRESENT** 

Mayor Mike Todd

Alderman Dale Arnold Alderman Brian Bray

Alderman Tom Cleaver

Alderman Rick Knox Alderman Darren Mills

Alderman Ryan Skinner

**ELECTED OFFICIALS ABSENT** 

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy Deputy City Administrator Theresa Osenbaugh Parks and Recreation Director Shannon Davies Finance Director Steven Craig Chief Ed Turner

City Clerk Jamie Logan City Attorney Jeff Deane



#### Board of Aldermen Meeting Minutes Regular Session

**08/28/2023** PAGE 8 OF 8

- None
- Alderman Rick Knox
  - None
- Alderman Darren Mills
  - None
- Alderman Ryan Skinner
  - None

#### **ITEM XVIII: Mayor Report**

The Fair will be September 8<sup>th</sup> & 9<sup>th</sup>; the parade time is at 10am this year- 120+ vendor spots and the most he has seen than in the past.

#### **ITEM XIX: Executive Session**

None

#### **ITEM XX: Adjournment**

The meeting was adjourned at 7:23 P.M.

Minutes submitted by:	
Jamie Logan	Date
City Clerk	2 4.0
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Minutes approved by:	
williates approved by.	
Mike Todd	Date
Mayor	Dato
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**ELECTED OFFICIALS PRESENT** 

Mayor Mike Todd Alderman Dale Arnold Alderman Brian Bray Alderman Tom Cleaver Alderman Rick Knox Alderman Darren Mills Alderman Ryan Skinner **ELECTED OFFICIALS ABSENT** 

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Parks and Recreation Director Shannon Davies
Finance Director Steven Craig
Chief Ed Turner
City Clerk Jamie Logan
City Attorney Jeff Deane

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
NON-DEPARTMENTAL	GENERAL FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	22.08
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	2,608.75
		FRATERNAL ORDER OF POLICE	EMPLOYEE DEDUCTIONS	315.00
		HAMPEL OIL INC	CJC FUEL	475.85
			CJC FUEL	258.70
			CJC FUEL	1,692.11
		AFLAC	AFLAC AFTER TAX	73.73
			AFLAC CRITICAL CARE	11.88
			AFLAC PRETAX	266.52
			AFLAC-W2 DD PRETAX	230.36
		MIDWEST PUBLIC RISK	DENTAL	139.50
		MIDWEST TOBBIC KISK		276.50
			COPAY	
			COPAY	249.55
			COPAY	319.93
			QHDHP HSA	229.47
			QHDHP HSA	1,418.54
			QHDHP HSA	22.63
			VISION	16.00
			VISION	40.04
			VISION	99.00
			VISION	18.34
		HSA BANK	HSA - GRAIN VALLEY, MO	369.77
			HSA - GRAIN VALLEY, MO	523.73
		THE LINCOLN NATIONAL LIFE INSURANCE CO	SEPT 2023 DISABILITY	419.19
		RICKY WOODERSON	SKILLMAN RESTITUTION	100.00
		CITY OF GRAIN VALLEY -FLEX	FLEX PLAN	15.00
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	1,087.38
			MISSIONSQUARE 457	438.58
			MISSIONSQUARE ROTH IRA	91.27
		HOPE HOUSE	AUG 2023 DOMESTIC VIOLENCE	16.00
		MO DEPT OF REVENUE	AUG 2023 CVC FUNDS	28.52
		MO DEPT OF PUBLIC SAFETY	AUG 2023 TRAINING FUND	4.00
		INTERNAL REVENUE SERVICE	FEDERAL WH	7,297.53
		INIBIAMIE NEVENOE OBIAVIOE	SOCIAL SECURITY	4,985.86
			MEDICARE	1,166.03
			TOTAL:	25,327.34
VD (OTTO OTTO	COMPONE DUND	WIGGOUD I LIGHTS	MONITOR CONTRACTOR	200 00
HR/CITY CLERK	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	389.02
		WAGEWORKS	AUG 2023 MONTHLY FEES	68.00
		STANDARD INSURANCE CO	SEPT 23 STANDARD LIFE INSU	
		FASTENAL COMPANY	BANDAGES/GAUZE/ANTIBIOTIC	79.70
			1/8 OZ BURN CREAM	54.71
		MIDWEST PUBLIC RISK	DENTAL	52.35
			COPAY	379.04
			QHDHP HSA	265.15
			QHDHP HSA	348.68
		HSA BANK	HSA - GRAIN VALLEY, MO	100.00
		VISA-CARD SERVICES 9016	FLIGHT TO SAN DIEGO	573.95
			HR TRAINING	612.50
		THE LINCOLN NATIONAL LIFE INSURANCE CO	SEPT 2023 DISABILITY	27.02
		CONCENTRA MEDICAL CENTERS	NORDSIECK SCREENING	103.00
			CHRISTIANSEN/MARTINEZ SCRE	304.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	177.48
			MEDICARE	41.50
		TFORCE LOGISTICS EAST, LCC	THOMPSON/LANCASTER: DRUG T	
			, <del></del>	

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	<u>AMOUNT</u>
INFORMATION TECH	CENEDAI FIIND	мттонетт 1	Fleet Software	2,640.00
INFORMATION TECH	GENERAL FUND		CELLULAR SERVICE 07/19-08/	•
		VERIZON WIRELESS	TOTAL:	2,720.02
BLDG & GRDS	CENERAL FIIND	ROBERT W ODELL	FIRE EXTINGUISHERS	1,021.70
DEDG & GVD2	GENERAL FUND			·
		KORNIS ELECTRIC SUPPLY INC EVERGY	20W A21 5000K 120-277V 1024 - 600 BUCKNER TARNSEY	74.97
		EVERGI	1024 - 600 BUCKNER TARNSET	
			1323-CAPPELL&FRONT/PH/PUBL	
			1769 - 618 JAMES ROLLO CT	
			2346 - 1608 NW WOODBURY	
			4649- 618 JAMES ROLLO CT B 5262 - 711 MAIN ST 70%	
			8641 - 620 JAMES ROLLO CT	26.39
		COMOLOGI	9797 - 1805 NW WILLOW DR	39.62
		COMCAST	CITY HALL AND PD VOICE EDG	
			TOTAL:	3,405.59
ADMINISTRATION	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	556.04
		SAMS CLUB/SYNCHRONY BANK	WATER/K-CUPS/GATORADE/FORK	84.86
		STANDARD INSURANCE CO	SEPT 23 STANDARD LIFE INSU	16.25
		MIDWEST PUBLIC RISK	DENTAL	23.69
			QHDHP HSA	422.27
		HSA BANK	HSA - GRAIN VALLEY, MO	98.66
		THE LINCOLN NATIONAL LIFE INSURANCE CO	SEPT 2023 DISABILITY	31.94
		VERIZON WIRELESS	CELLULAR SERVICE 07/19-08/	11.61
		REW OUTDOORS, LLC	HOLIDAY LIGHTS	3,001.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	297.04
			MEDICARE	69.48
		CHRISTOPHER JAMES HERNANDEZ	MEDIA TRAINING	756.00
			TOTAL:	5,368.84
ELECTED	GENERAL FUND	VISA-CARD SERVICES 1184	THCF Gala	2,044.00
			2023 TOAST TO OUR TOWNS G	0.99
		VERIZON WIRELESS	CELLULAR SERVICE 07/19-08/	40.02
		CHERRYROAD MEDIA INC	WOD TABLE WITH HONOREE	329.00
		CHRISTOPHER JAMES HERNANDEZ	MEDIA TRAINING	119.00
			TOTAL:	2,533.01
FINANCE	GENERAL FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	0.50
INANCE	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	374.57
		STANDARD INSURANCE CO	SEPT 23 STANDARD LIFE INSU	13.00
		MIDWEST PUBLIC RISK	DENTAL	34.90
		MIDWEST TODBIC KISK	OHDHP HSA	265.15
			OHDHP HSA	348.68
		HSA BANK	HSA - GRAIN VALLEY, MO	100.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	SEPT 2023 DISABILITY	26.02
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	183.39
		INTERNAL NEVEROE SERVICE	MEDICARE	42.89
			TOTAL:	1,389.10
			MONTHLY CONTRIBUTIONS	207.09
COURT	GENERAL FUND	MISSOURI LAGERS	MONTHEL CONTRIBUTIONS	
COURT	GENERAL FUND	MISSOURI LAGERS STANDARD INSURANCE CO	SEPT 23 STANDARD LIFE INSU	13.00
COURT	GENERAL FUND			13.00 18.00
COURT	GENERAL FUND	STANDARD INSURANCE CO	SEPT 23 STANDARD LIFE INSU	

	HSA BANK THE LINCOLN NATIONAL LIFE INSURANCE CO INTERNAL REVENUE SERVICE	QHDHP HSA  HSA - GRAIN VALLEY, MO  SEPT 2023 DISABILITY  SOCIAL SECURITY	19.17 3.62 13.78
	THE LINCOLN NATIONAL LIFE INSURANCE CO	HSA - GRAIN VALLEY, MO SEPT 2023 DISABILITY	3.62 13.78
	THE LINCOLN NATIONAL LIFE INSURANCE CO	SEPT 2023 DISABILITY	13.78
	INTERNAL REVENUE SERVICE	SOCIAL SECURITI	160.54
		MEDICARE	37.54
		TOTAL:	872.00
GENERAL FUND		SEPT 23 STANDARD LIFE INSU	
	MIDWEST PUBLIC RISK	DENTAL	18.00
		QHDHP HSA	321.00
	HSA BANK	HSA - GRAIN VALLEY, MO	75.00
	THE LINCOLN NATIONAL LIFE INSURANCE CO	SEPT 2023 DISABILITY	14.33
	VERIZON WIRELESS	CELLULAR SERVICE 07/19-08/	41.43
	INTERNAL REVENUE SERVICE	SOCIAL SECURITY	162.71
		MEDICARE	38.05
		TOTAL:	683.52
GENERAL FUND	CLARKS TOOL & EQUIPMENT	M18 INFLATOR/M18 5.0 CHEMI	264.00
	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	124.22
	STANDARD INSURANCE CO	SEPT 23 STANDARD LIFE INSU	6.50
	OREILLY AUTOMOTIVE INC	NITRILE GLOVES	56.98
	MIDWEST PUBLIC RISK	DENTAL	17.45
		QHDHP HSA	160.50
	HSA BANK	HSA - GRAIN VALLEY, MO	37.50
	THE LINCOLN NATIONAL LIFE INSURANCE CO	SEPT 2023 DISABILITY	8.63
	CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	5.06
		PW/WOLTZ UNIFORMS	5.06
	INTERNAL REVENUE SERVICE	SOCIAL SECURITY	63.65
		MEDICARE	14.89
		TOTAL:	764.44
GENERAL FUND	GRAIN VALLEY AUTO BODY	VEHICLE REPAIR	2,132.53
	MISSOURI LAGERS	EMPLOYER CONTRIBUTIONS	6,919.60
		MONTHLY CONTRIBUTIONS	429.29
	SAMS CLUB/SYNCHRONY BANK	WATER/K-CUPS/GATORADE/FORK	57.70
	OFFICE DEPOT	FOLDERS/BINDERS	149.78
	STANDARD INSURANCE CO	SEPT 23 STANDARD LIFE INSU	229.45
	VISA-CARD SERVICES 1325	CAMP FOCUS TRANSPORTATION	910.03
		CAMP FOCUS TRANSPORTATION	910.03
		HOTEL FOR DARE CONF	569.55
	MIDWEST RADAR & EQUIPMENT	KUSTOM: GOLDEN EAGLE II	360.00
	HAMPEL OIL INC	FUEL	1,919.83
		FUEL	243.51
		FUEL	1,807.87
		FUEL	356.39
	COMCAST	HIGH SPEED INTERNET	151.85
	MIDWEST PUBLIC RISK	DENTAL	162.00
		DENTAL	383.90
		COPAY	1,309.50
		COPAY	796.00
		COPAY	861.45
		COPAY	758.10
		QHDHP HSA	530.30
		QHDHP HSA	2,247.00
			<b>△ / △</b> ¬ / • ∪ (/
		QHDHP HSA	4,184.10
		VERIZON WIRELESS INTERNAL REVENUE SERVICE  GENERAL FUND  CLARKS TOOL & EQUIPMENT MISSOURI LAGERS STANDARD INSURANCE CO OREILLY AUTOMOTIVE INC MIDWEST PUBLIC RISK  HSA BANK THE LINCOLN NATIONAL LIFE INSURANCE CO CINTAS CORPORATION # 430  INTERNAL REVENUE SERVICE  GENERAL FUND  GRAIN VALLEY AUTO BODY MISSOURI LAGERS  SAMS CLUB/SYNCHRONY BANK OFFICE DEPOT STANDARD INSURANCE CO VISA-CARD SERVICES 1325  MIDWEST RADAR & EQUIPMENT HAMPEL OIL INC	VERIZON WIRELESS INTERNAL REVENUE SERVICE  TOTAL:  TOTAL:  TOTAL:  GENERAL FUND  CLARKS TOOL & EQUIPMENT MISSOURI LAGERS STANDARD INSUBANCE CO ORELLY AUTOMOTIVE INC MIDWEST PUBLIC RISK  HAS BANK THE LINCOLN NATIONAL LIFE INSURANCE CO CINTAS CORFORATION # 430  INTERNAL REVENUE SERVICE  GENERAL FUND  GRAIN VALLEY AUTO BODY MISSOURI LAGERS MISSOURI LAGERS FW/MOLTZ UNIFORMS PW/MOLTZ UNIFORMS

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			THOMPSON S.	88.00-
			ROMANO	642.00-
			THOMPSON S.	1,800.00-
			ROMANO	8.00-
			THOMPSON S.	22.00-
		HSA BANK	HSA - GRAIN VALLEY, MO	450.00
			HSA - GRAIN VALLEY, MO	700.00
		VISA-CARD SERVICES 9016	HR TRAINING	87.50
		THE LINCOLN NATIONAL LIFE INSURANCE CO	SEPT 2023 DISABILITY	359.58
		METRO FORD	119 REMOTE	108.00
		VERIZON WIRELESS	CELLULAR SERVICE 07/19-08/	708.26
			CELLULAR SERVICE 07/19-08/	92.86
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	3,358.93
			MEDICARE	785.56
		REJIS COMMISSION	AUG 2023 LEWEB SUBSCRIPTIO	346.57
			TOTAL:	32,781.02
ANIMAL CONTROL	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	168.99
		STANDARD INSURANCE CO	SEPT 23 STANDARD LIFE INSU	13.00
		STEVEN SMITH	ANIMAL CONTROL DOOR HANGER	110.00
		HAMPEL OIL INC	FUEL	54.90
		MIDWEST PUBLIC RISK	COPAY	398.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	SEPT 2023 DISABILITY	11.73
		VERIZON WIRELESS	CELLULAR SERVICE 07/19-08/	41.43
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	87.31
		MEDICARE	20.42	
			TOTAL:	905.78
PLANNING & ENGINEERI	ING GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	893.28
		SAMS CLUB/SYNCHRONY BANK	WATER/K-CUPS/GATORADE/FORK	80.46
		STANDARD INSURANCE CO	SEPT 23 STANDARD LIFE INSU	38.97
		HAMPEL OIL INC	FUEL	122.22
		HAMFEL OIL INC		
			FUEL	30.75
		MIDWEST PUBLIC RISK	DENTAL	31.39
			DENTAL	45.14
			COPAY	113.72
			QHDHP HSA	880.70
			QHDHP HSA	88.02
		HSA BANK	HSA - GRAIN VALLEY, MO	205.77
			HSA - GRAIN VALLEY, MO	14.33
		VISA-CARD SERVICES 9016	HR TRAINING	87.50
		THE LINCOLN NATIONAL LIFE INSURANCE CO	SEPT 2023 DISABILITY	62.02
		VERIZON WIRELESS	CELLULAR SERVICE 07/19-08/	
			CELLULAR SERVICE 07/19-08/	6.21
			CELLULAR SERVICE 07/19-00/	11.61
		TNIMEDNAT DEVICATION CERVITOR		
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	494.87
			MEDICARE	115.73 3,444.16
				_
ION-DEPARTMENTAL	PARK FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	23.88
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	511.69
		FAMILY SUPPORT PAYMENT CENTER	SMITH CASE 91316387	92.31
		AFLAC	AFLAC CRITICAL CARE	6.78
			AFLAC PRETAX	58.69
			AFLAC-W2 DD PRETAX	57.28
		MISCRILLANEOUS CINDV DIDINGS		25.00
		MISCELLANEOUS CINDY RIDINGS	CINDY RIDINGS:	25.0

COUNCIL REPORT PAGE: 5

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
				450.00
		LIFE LINE SCREENING	LIFE LINE SCREENING:	150.00
		HEART OF AM BULLDOG CL	HEART OF AM BULLDOG CLUB:	150.00
		MATTHEWS ELEMENTARY PT	MATTHEWS ELEMENTARY PTA:	50.00
		MIDWEST PUBLIC RISK	DENTAL	13.65
			COPAY	19.39
			QHDHP HSA	135.24
			QHDHP HSA	40.54
			VISION	8.00
			VISION	17.18
			VISION	2.20
			VISION	0.80
		HSA BANK	HSA - GRAIN VALLEY, MO	196.50
			HSA - GRAIN VALLEY, MO	128.37
		THE LINCOLN NATIONAL LIFE INSURANCE CO	SEPT 2023 DISABILITY	36.00
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	341.68
			MISSIONSQUARE 457	229.50
			MISSIONSQUARE ROTH IRA	158.87
			MISSIONSQUARE ROTH IRA	52.82
		INTERNAL REVENUE SERVICE	FEDERAL WH	1,400.33
			SOCIAL SECURITY	1,222.28
			MEDICARE	285.89 5,414.87
			TOTAL:	3,414.07
PARK ADMIN	PARK FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	907.72
		STANDARD INSURANCE CO	SEPT 23 STANDARD LIFE INSU	35.10
		HAMPEL OIL INC	FUEL	309.27
			FUEL	146.54
			FUEL	510.36
		MIDWEST PUBLIC RISK	DENTAL	3.52
			DENTAL	52.35
			COPAY	75.81
			QHDHP HSA	636.36
			QHDHP HSA	62.73
			QHDHP HSA	139.48
		HSA BANK	HSA - GRAIN VALLEY, MO	14.66
			HSA - GRAIN VALLEY, MO	140.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	SEPT 2023 DISABILITY	60.80
		VERIZON WIRELESS	CELLULAR SERVICE 07/19-08/	166.46
		LAMP RYNEARSON INC	Armstrong Playground Desi	844.60
			Buckner Tarsney Trail Des	1,876.00
		COMCAST	CITY HALL AND PD VOICE EDG	102.99
			COMM CENTER VOICE EDGE	168.00
			PARKS MAINT VOICE EDGE	35.60
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	446.37
			MEDICARE TOTAL:	104.40 6,839.12
			- 3	0,003.11
PARKS STAFF	PARK FUND	A&A ELECTRICAL INC	REPLACE BREAKER FOR EAST F	378.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	646.49
		STANDARD INSURANCE CO	SEPT 23 STANDARD LIFE INSU	39.00
		ROBERT W ODELL	FIRE EXTINGUISHERS	170.28
		KORNIS ELECTRIC SUPPLY INC	50A D/ELEMENT FUSE	82.44
		HOME DEPOT CREDIT SERVICES	LONG NOSE PLIERS/QUIKRETE	71.54
		MENARDS - INDEPENDENCE	LOCK NUT/FABULOSO	47.06
		MIDWEST PUBLIC RISK	DENTAL	54.00
			QHDHP HSA	963.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		HSA BANK	HSA - GRAIN VALLEY, MO	225.00
		ROYAL ROOTER & PLUMBING LLC	FBALL MENS RR-REPLACE FILL	130.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	SEPT 2023 DISABILITY	44.94
		EVERGY	1095 - 701 SW EAGLES PWKY	121.59
			1107 - ARMSTRONG PARK	104.60
			1279 - ARMSTRTON PARK DR	28.98
			1326-ARMSTRONG PK CONC 098	66.17
			1409 - ARMSTRONG PK 017576	124.07
			1740 - 28605 E HWY AA	61.15
			1762 - JAMES ROLLO SHELTER	44.75
			1763- MAIN-ARMSTRONG SHELT	23.97
			1769 - 618 JAMES ROLLO CT	44.05
			1770- ARMSTRONG PK-SANTA H	39.81
			1772 - 6100 S BUCKNER TARS	110.25
			4343 - 28605 E HWY AA FOOT	202.77
			4649- 618 JAMES ROLLO CT B	12.82
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	340.80
			MEDICARE	79.70
		NATIONWIDE TRAILERS, LLC	CARHAULER RAMP/SPRING HOOK	59.98
			TOTAL:	4,317.21
RECREATION	PARK FUND	HD GRAPHICS & APPAREL	Preschool Players Shirts	568.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	13.64
			MEDICARE	3.21
			TOTAL:	584.85
COMMUNITY CENTER	PARK FUND	UNIFIRST CORPORATION	JANITORIAL SUPPLIES	158.88
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	421.44
		SAMS CLUB/SYNCHRONY BANK	CONCESSION FOOD/CUPS/GLADE	37.70
		STANDARD INSURANCE CO	SEPT 23 STANDARD LIFE INSU	26.00
		PUR-O-ZONE INC	FLOOR SCRUBBER PREVENTATIV	
		HOME DEPOT CREDIT SERVICES	ROUNDUP/OAK WM127 SHOE/PIN	33.93
			PLIERS SET/PINE WM142 SCRE	114.73
		MIDWEST PUBLIC RISK	DENTAL	36.00
			QHDHP HSA	642.00
		HSA BANK	HSA - GRAIN VALLEY, MO	150.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	SEPT 2023 DISABILITY	29.28
		VERIZON WIRELESS	CELLULAR SERVICE 07/19-08/	41.43
		EVERGY	6300 - 713 MAIN ST - COMM	2,616.05
			9669 - 713 MAIN #A - PAVIL	275.70
		MARY ALLGRUNN	08/08-08/17 LINE DANCING	109.65
		SAMANTHA PETRALIE	08/07-08/18 SILVERSNEAKERS	25.00
		TIFFANI KEY	08/07-08/18 SILVERSNEAKERS	125.00
			08/09-08/18 SILVERSNEAKERS	50.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	281.69
			MEDICARE	65.88
		JULIE HENGEL	08/09-08/18 SILVERSNEAKERS	75.00
			TOTAL:	5,434.36
POOL	PARK FUND	SAMS CLUB/SYNCHRONY BANK	CONCESSION FOOD/CUPS/GLADE	170.06
		WALMART COMMUNITY	ICE CREAM/PICKLES	57.98
		MIDWEST POOL MANAGEMENT	Pool Management Contract	
		GRAIN VALLEY RENTAL INC	3 HOUR RENTAL SNORKEL LIFT	
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	139.78
			MEDICARE	32.70

DEPARTMENT FUND VENDOR NAME DESCRIPTION AMOUNT TRANSPORTATION MO DEPT OF REVENUE MISSOURI WITHHOLDING 167.47 NON-DEPARTMENTAL FAMILY SUPPORT PAYMENT CENTER DZEKUNSKAS CASE 41452523 30.00 AFLAC PRETAX 16.20 AFLAC-W2 DD PRETAX 8.05 MIDWEST PUBLIC RISK DENTAL. 9.10 DENTAL 13.59 COPAY 67.87 QHDHP HSA 45.08 202.65 QHDHP HSA QHDHP HSA 81.06 QHDHP HSA 22.62 VISION 1.60 VISION 1.37 VISION 4.40 VISION 3.95 HSA BANK HSA - GRAIN VALLEY, MO 11.14 HSA - GRAIN VALLEY, MO 84.26 THE LINCOLN NATIONAL LIFE INSURANCE CO SEPT 2023 DISABILITY 12.10 MISSIONSQUARE RETIREMENT MISSIONSQUARE 457 % 73.99 MISSIONSQUARE 457 60.00 MISSIONSQUARE ROTH IRA 50.00 INTERNAL REVENUE SERVICE 487.54 FEDERAL WH SOCIAL SECURITY 13.13-SOCIAL SECURITY 310.74 MEDICARE 3.07-MEDICARE 72.67 TOTAL: 1,821.25 TRANSPORTATION TRANSPORTATION CLARKS TOOL & EQUIPMENT CHEMICAL RESISTANT BAT/HIG 54.00 K C BOBCAT BRUSH 26" CONVOLUTED 38.36 RETURN BRUSH 26" CONVOLUTE 4.80-MONTHLY CONTRIBUTIONS 610.58 MISSOURI LAGERS SAMS CLUB/SYNCHRONY BANK WATER/K-CUPS/GATORADE/FORK 9.74 WATER/K-CUPS/GATORADE/FORK 2.60 SHERWIN WILLIAMS PRO PARK WB YELLOW/ROLLER 37.95 STANDARD INSURANCE CO SEPT 23 STANDARD LIFE INSU 29.22 ROBERT W ODELL FIRE EXTINGUISHERS 102.18 OREILLY AUTOMOTIVE INC BREAK AWAY 13.59 VANCE BROTHERS INC 710.79 ASPHALT HAMPEL OIL INC 98.64 FUEL FUEL 141.35 FUEL 59.72 STEVEN B DOWLER 4,000.00 TREE REMOVAL HOME DEPOT CREDIT SERVICES 8K BTU WINDOW AC/SCRAPER 62.18 RETURN 6K BTU AC 45.80-POLE SAW CHAIN/DECK SPRAYE 80.63 WIRE WHEEL/LEVERLOCK/WIRE 18.93 CORRUGATED PLASTIC SHEET/C 55.56 MIDWEST PUBLIC RISK DENTAL 10.69 DENTAL 6.98 DENTAL 52.12 COPAY 79.60 COPAY 265.34 QHDHP HSA 212.11 OHDHP HSA 190.55 QHDHP HSA 139.47

DEPARTMENT	FUND	VENDOR NAME		DESCRIPTION	AMOUNT
				QHDHP HSA	278.94
				QHDHP HSA	88.02
		HSA BANK		HSA - GRAIN VALLEY, MO	44.52
		non Davit		HSA - GRAIN VALLEY, MO	20.00
				HSA - GRAIN VALLEY, MO	94.33
		THE TANCOTM NA	BIONAL TIPE INCHDANCE CO		
			FIONAL LIFE INSURANCE CO	SEPT 2023 DISABILITY	44.00 6.21
		VERIZON WIRELE	55	CELLULAR SERVICE 07/19-08/	
				CELLULAR SERVICE 07/19-08/	
		CINTAS CORPORA	L'ION # 430	PW/WOLTZ UNIFORMS	26.22
				PW/WOLTZ UNIFORMS	26.22
		EVERGY		1294 - 655 SW EAGLES PKWY	47.86
				1769 - 618 JAMES ROLLO CT	88.10
				3141 - AA HWY & SNI-A-BAR	41.00
				3332 - 702 SW EAGLES PKWY	39.17
				4086 - GRAIN VALLEY ST LIG	14,402.39
				4649- 618 JAMES ROLLO CT B	25.64
				5262 - 711 MAIN ST 6%	122.83
		COMCAST		CITY HALL AND PD VOICE EDG	61.79
				PW VOICE EDGE	24.04
		OAK GROVE RENT	AL INC	DINGO/BUCKET/TRAILER/LOG C	55.00
		COMCAST	III INC	PUMP STATION INTERNET	24.32
			& EQUIPMENT CO.	POLY WAFER-26X8	73.79
		RUSH TRUCK CEN		TRUCK PART	202.26
		INTERNAL REVEN	JE SERVICE	SOCIAL SECURITY SOCIAL SECURITY	2.63- 310.74
				MEDICARE	0.61-
				MEDICARE	72.67
		NATIONWIDE TRA	ILERS, LLC	CARHAULER RAMP/SPRING HOOK	13.40
				RETURN SPRING W/ HOOK MONS	4.60-
		WHITE CAP, LP		PREMIUM SATUROCK/KEVLAR FI	262.00
			S CONSTRUCTION, LLC	EQUIPMENT RENTAL	120.00
				-	12,965.10
		MEARILAND IRAF.	FIC SERVICES, INC	PAVEMENT MARKINGS	36,717.31
ON-DEPARTMENTAL	ARPA FUND	TITCA_CADD CEDTS	TCEC 1700	HILTON MMSC CONF	439.72
ON-DEFARIMENTAL	ARFA FUND	VISA-CARD SERV	ICES 1700		
				HILTON MMSC CONF	468.28
				TOTAL:	908.00
ON-DEPARTMENTAL	MKTPL TIF-PR#2 SPE	UMB BANK		PROJECT #2 CITY SALES	41,656.51
				TOTAL:	41,656.51
ON-DEPARTMENTAL	MKT PL CID-PR2 SAL	UMB BANK		CID/USE	17,504.17
				CID/USE UNCAPTURED	16,979.04
				TOTAL:	34,483.21
	WATER/SEWER FUND	MO DEPT OF REW	ENUE	MISSOURI WITHHOLDING	1,138.59
ON-DEPARTMENTAL	, , , , , , , , , , , , , , , , ,		PAYMENT CENTER	DZEKUNSKAS CASE 41452523	120.00
ON-DEPARTMENTAL			\		4,794.08
ON-DEPARTMENTAL		שלים בין שמבות MU שיים ש	THIE		
ON-DEPARTMENTAL		MO DEPT OF REV	ENUE	AUG 23 SALES TAX	
ON-DEPARTMENTAL			ENUE	AUG 23 SALES TAX	95.88-
ON-DEPARTMENTAL		MO DEPT OF REV	ENUE	AUG 23 SALES TAX AFLAC PRETAX	95.88- 128.46
N-DEPARTMENTAL		AFLAC		AUG 23 SALES TAX AFLAC PRETAX AFLAC-W2 DD PRETAX	95.88- 128.46 52.76
ON-DEPARTMENTAL		AFLAC	FRALEY, SIDNEY	AUG 23 SALES TAX AFLAC PRETAX	95.88- 128.46 52.76 29.34
ON-DEPARTMENTAL		AFLAC		AUG 23 SALES TAX AFLAC PRETAX AFLAC-W2 DD PRETAX	95.88- 128.46 52.76
ON-DEPARTMENTAL		AFLAC	FRALEY, SIDNEY	AUG 23 SALES TAX AFLAC PRETAX AFLAC-W2 DD PRETAX 20-120000-16	95.88- 128.46 52.76 29.34
ON-DEPARTMENTAL		AFLAC	FRALEY, SIDNEY REYNOLDS, JAMES	AUG 23 SALES TAX AFLAC PRETAX AFLAC-W2 DD PRETAX 20-120000-16 20-151610-00	95.88- 128.46 52.76 29.34 15.54

EPARTMENT	FUND	VENDOR NAME		DESCRIPTION	AMOUNT
		KILGOR	E, JACOB	20-562890-10	65.54
			, DOMINICK	20-567722-05	61.20
		MILEY,	JOSHUA	20-567820-05	539.29
		SHERMA	N, JENNIFER	20-588428-04	69.08
		JACOBS	, KIM	20-592330-09	24.05
		TOWNSE	ND REAL ESTATE	20-598540-04	15.54
		HAMMON	D, ERIC	20-622980-03	1.76
		GASS,	JULIE	20-700890-09	15.54
		POLLAR	D, JAMES	20-701120-09	3.48
		CITYSO	APE PROPERTIES	10-134000-01	50.00
		MIDWEST PUBLIC RISK		DENTAL	88.06
				COPAY	368.41
				QHDHP HSA	379.11
				QHDHP HSA	486.36
				QHDHP HSA	112.60
				VISION	6.40
				VISION	13.41
				VISION	26.40
				VISION	24.91
		HSA BANK		HSA - GRAIN VALLEY, MO	79.17
		IIDA DANK		HSA - GRAIN VALLEY, MO	518.63
		THE LINCOLN NATIONAL L	TEE INCIDANCE CO	SEPT 2023 DISABILITY	82.22
		MISSIONSQUARE RETIREME		MISSIONSQUARE 457 %	521.94
		MISSIONSQUARE RETIREME	IN I		
				MISSIONSQUARE 457	486.92
			a=	MISSIONSQUARE ROTH IRA	330.91
		INTERNAL REVENUE SERVI	CE	FEDERAL WH	3,550.08
				SOCIAL SECURITY	2,221.62
				MEDICARE TOTAL:	519.57 16,941.71
					.,.
ATER	WATER/SEWER FUND	PEREGRINE CORPORATION		BILL PRINT AND MAIL	747.09
ATER	WATER/SEWER FUND	PEREGRINE CORPORATION			
ATER	WATER/SEWER FUND	PEREGRINE CORPORATION  CLARKS TOOL & EQUIPMEN	T	BILL PRINT AND MAIL	747.09
TER	WATER/SEWER FUND		T	BILL PRINT AND MAIL	747.09 110.99
ATER	WATER/SEWER FUND	CLARKS TOOL & EQUIPMEN	T	BILL PRINT AND MAIL BILL PRINT AND MAIL CHEMICAL RESISTANT BAT/HIG	747.09 110.99 108.00
ATER	WATER/SEWER FUND	CLARKS TOOL & EQUIPMEN	T	BILL PRINT AND MAIL BILL PRINT AND MAIL CHEMICAL RESISTANT BAT/HIG BRUSH 26" CONVOLUTED	747.09 110.99 108.00 76.74
TER	WATER/SEWER FUND	CLARKS TOOL & EQUIPMEN		BILL PRINT AND MAIL BILL PRINT AND MAIL CHEMICAL RESISTANT BAT/HIG BRUSH 26" CONVOLUTED RETURN BRUSH 26" CONVOLUTE	747.09 110.99 108.00 76.74 9.59 2,182.48
ATER	WATER/SEWER FUND	CLARKS TOOL & EQUIPMEN K C BOBCAT MISSOURI LAGERS		BILL PRINT AND MAIL BILL PRINT AND MAIL CHEMICAL RESISTANT BAT/HIG BRUSH 26" CONVOLUTED RETURN BRUSH 26" CONVOLUTE MONTHLY CONTRIBUTIONS	747.09 110.99 108.00 76.74 9.59 2,182.48
TER	WATER/SEWER FUND	CLARKS TOOL & EQUIPMEN K C BOBCAT MISSOURI LAGERS		BILL PRINT AND MAIL BILL PRINT AND MAIL CHEMICAL RESISTANT BAT/HIG BRUSH 26" CONVOLUTED RETURN BRUSH 26" CONVOLUTE MONTHLY CONTRIBUTIONS WATER/K-CUPS/GATORADE/FORK	747.09 110.99 108.00 76.74 9.59 2,182.48 13.58
TER	WATER/SEWER FUND	CLARKS TOOL & EQUIPMEN K C BOBCAT  MISSOURI LAGERS SAMS CLUB/SYNCHRONY BA STANDARD INSURANCE CO		BILL PRINT AND MAIL BILL PRINT AND MAIL CHEMICAL RESISTANT BAT/HIG BRUSH 26" CONVOLUTED RETURN BRUSH 26" CONVOLUTE MONTHLY CONTRIBUTIONS WATER/K-CUPS/GATORADE/FORK WATER/K-CUPS/GATORADE/FORK SEPT 23 STANDARD LIFE INSU	747.09 110.99 108.00 76.74 9.59 2,182.48 13.58 19.48
TER	WATER/SEWER FUND	CLARKS TOOL & EQUIPMEN K C BOBCAT MISSOURI LAGERS SAMS CLUB/SYNCHRONY BA	NK	BILL PRINT AND MAIL BILL PRINT AND MAIL CHEMICAL RESISTANT BAT/HIG BRUSH 26" CONVOLUTED RETURN BRUSH 26" CONVOLUTE MONTHLY CONTRIBUTIONS WATER/K-CUPS/GATORADE/FORK WATER/K-CUPS/GATORADE/FORK	747.09 110.99 108.00 76.74 9.59 2,182.48 13.58
TER	WATER/SEWER FUND	CLARKS TOOL & EQUIPMEN K C BOBCAT  MISSOURI LAGERS SAMS CLUB/SYNCHRONY BA  STANDARD INSURANCE CO ROBERT W ODELL OREILLY AUTOMOTIVE INC	NK	BILL PRINT AND MAIL BILL PRINT AND MAIL CHEMICAL RESISTANT BAT/HIG BRUSH 26" CONVOLUTED RETURN BRUSH 26" CONVOLUTE MONTHLY CONTRIBUTIONS WATER/K-CUPS/GATORADE/FORK WATER/K-CUPS/GATORADE/FORK SEPT 23 STANDARD LIFE INSU FIRE EXTINGUISHERS BREAK AWAY	747.09 110.99 108.00 76.74 9.59 2,182.48 13.58 19.48 100.46 204.34 27.20
TER	WATER/SEWER FUND	CLARKS TOOL & EQUIPMEN K C BOBCAT  MISSOURI LAGERS SAMS CLUB/SYNCHRONY BA  STANDARD INSURANCE CO ROBERT W ODELL	NK	BILL PRINT AND MAIL BILL PRINT AND MAIL CHEMICAL RESISTANT BAT/HIG BRUSH 26" CONVOLUTED RETURN BRUSH 26" CONVOLUTE MONTHLY CONTRIBUTIONS WATER/K-CUPS/GATORADE/FORK WATER/K-CUPS/GATORADE/FORK SEPT 23 STANDARD LIFE INSU FIRE EXTINGUISHERS BREAK AWAY FUEL	747.09 110.99 108.00 76.74 9.59 2,182.48 13.58 19.48 100.46 204.34 27.20 197.29
TER	WATER/SEWER FUND	CLARKS TOOL & EQUIPMEN K C BOBCAT  MISSOURI LAGERS SAMS CLUB/SYNCHRONY BA  STANDARD INSURANCE CO ROBERT W ODELL OREILLY AUTOMOTIVE INC	NK	BILL PRINT AND MAIL BILL PRINT AND MAIL CHEMICAL RESISTANT BAT/HIG BRUSH 26" CONVOLUTED RETURN BRUSH 26" CONVOLUTE MONTHLY CONTRIBUTIONS WATER/K-CUPS/GATORADE/FORK WATER/K-CUPS/GATORADE/FORK SEPT 23 STANDARD LIFE INSU FIRE EXTINGUISHERS BREAK AWAY FUEL FUEL	747.09 110.99 108.00 76.74 9.59 2,182.48 13.58 19.48 100.46 204.34 27.20 197.29 282.70
TER	WATER/SEWER FUND	CLARKS TOOL & EQUIPMEN K C BOBCAT  MISSOURI LAGERS SAMS CLUB/SYNCHRONY BA  STANDARD INSURANCE CO ROBERT W ODELL  OREILLY AUTOMOTIVE INCHAMPEL OIL INC	NK	BILL PRINT AND MAIL BILL PRINT AND MAIL CHEMICAL RESISTANT BAT/HIG BRUSH 26" CONVOLUTED RETURN BRUSH 26" CONVOLUTE MONTHLY CONTRIBUTIONS WATER/K-CUPS/GATORADE/FORK WATER/K-CUPS/GATORADE/FORK SEPT 23 STANDARD LIFE INSU FIRE EXTINGUISHERS BREAK AWAY FUEL FUEL FUEL	747.09 110.99 108.00 76.74 9.59 2,182.48 13.58 19.48 100.46 204.34 27.20 197.29 282.70 119.44
TER	WATER/SEWER FUND	CLARKS TOOL & EQUIPMEN K C BOBCAT  MISSOURI LAGERS SAMS CLUB/SYNCHRONY BA  STANDARD INSURANCE CO ROBERT W ODELL OREILLY AUTOMOTIVE INC	NK	BILL PRINT AND MAIL BILL PRINT AND MAIL CHEMICAL RESISTANT BAT/HIG BRUSH 26" CONVOLUTED RETURN BRUSH 26" CONVOLUTE MONTHLY CONTRIBUTIONS WATER/K-CUPS/GATORADE/FORK WATER/K-CUPS/GATORADE/FORK SEPT 23 STANDARD LIFE INSU FIRE EXTINGUISHERS BREAK AWAY FUEL FUEL FUEL 8K BTU WINDOW AC/SCRAPER	747.09 110.99 108.00 76.74 9.59 2,182.48 13.58 19.48 100.46 204.34 27.20 197.29 282.70 119.44 124.38
TER	WATER/SEWER FUND	CLARKS TOOL & EQUIPMEN K C BOBCAT  MISSOURI LAGERS SAMS CLUB/SYNCHRONY BA STANDARD INSURANCE CO ROBERT W ODELL OREILLY AUTOMOTIVE INCHAMPEL OIL INC	NK	BILL PRINT AND MAIL BILL PRINT AND MAIL CHEMICAL RESISTANT BAT/HIG BRUSH 26" CONVOLUTED RETURN BRUSH 26" CONVOLUTE MONTHLY CONTRIBUTIONS WATER/K-CUPS/GATORADE/FORK WATER/K-CUPS/GATORADE/FORK SEPT 23 STANDARD LIFE INSU FIRE EXTINGUISHERS BREAK AWAY FUEL FUEL FUEL 8K BTU WINDOW AC/SCRAPER RETURN 6K BTU AC	747.09 110.99 108.00 76.74 9.59 2,182.48 13.58 19.48 100.46 204.34 27.20 197.29 282.70 119.44 124.38 91.60
TER	WATER/SEWER FUND	CLARKS TOOL & EQUIPMEN K C BOBCAT  MISSOURI LAGERS SAMS CLUB/SYNCHRONY BA STANDARD INSURANCE CO ROBERT W ODELL OREILLY AUTOMOTIVE INCHAMPEL OIL INC	NK	BILL PRINT AND MAIL BILL PRINT AND MAIL CHEMICAL RESISTANT BAT/HIG BRUSH 26" CONVOLUTED RETURN BRUSH 26" CONVOLUTE MONTHLY CONTRIBUTIONS WATER/K-CUPS/GATORADE/FORK WATER/K-CUPS/GATORADE/FORK SEPT 23 STANDARD LIFE INSU FIRE EXTINGUISHERS BREAK AWAY FUEL FUEL FUEL FUEL 8K BTU WINDOW AC/SCRAPER RETURN 6K BTU AC POLE SAW CHAIN/DECK SPRAYE	747.09 110.99 108.00 76.74 9.59 2,182.48 13.58 19.48 100.46 204.34 27.20 197.29 282.70 119.44 124.38 91.60 161.28
TER	WATER/SEWER FUND	CLARKS TOOL & EQUIPMEN K C BOBCAT  MISSOURI LAGERS SAMS CLUB/SYNCHRONY BA STANDARD INSURANCE CO ROBERT W ODELL OREILLY AUTOMOTIVE INCHAMPEL OIL INC	NK	BILL PRINT AND MAIL BILL PRINT AND MAIL CHEMICAL RESISTANT BAT/HIG BRUSH 26" CONVOLUTED RETURN BRUSH 26" CONVOLUTE MONTHLY CONTRIBUTIONS WATER/K-CUPS/GATORADE/FORK WATER/K-CUPS/GATORADE/FORK SEPT 23 STANDARD LIFE INSU FIRE EXTINGUISHERS BREAK AWAY FUEL FUEL FUEL 8K BTU WINDOW AC/SCRAPER RETURN 6K BTU AC POLE SAW CHAIN/DECK SPRAYE WIRE WHEEL/LEVERLOCK/WIRE	747.09 110.99 108.00 76.74 9.59 2,182.48 13.58 19.48 100.46 204.34 27.20 197.29 282.70 119.44 124.38 91.60 161.28 37.86
TER	WATER/SEWER FUND	CLARKS TOOL & EQUIPMEN K C BOBCAT  MISSOURI LAGERS SAMS CLUB/SYNCHRONY BA STANDARD INSURANCE CO ROBERT W ODELL OREILLY AUTOMOTIVE INC HAMPEL OIL INC	NK	BILL PRINT AND MAIL BILL PRINT AND MAIL CHEMICAL RESISTANT BAT/HIG BRUSH 26" CONVOLUTED RETURN BRUSH 26" CONVOLUTE MONTHLY CONTRIBUTIONS WATER/K-CUPS/GATORADE/FORK WATER/K-CUPS/GATORADE/FORK SEPT 23 STANDARD LIFE INSU FIRE EXTINGUISHERS BREAK AWAY FUEL FUEL FUEL FUEL 8K BTU WINDOW AC/SCRAPER RETURN 6K BTU AC POLE SAW CHAIN/DECK SPRAYE WIRE WHEEL/LEVERLOCK/WIRE EARTHGRO BLACK MULCH	747.09 110.99 108.00 76.74 9.59 2,182.48 13.58 19.48 100.46 204.34 27.20 197.29 282.70 119.44 124.38 91.60 161.28 37.86 7.94
TER	WATER/SEWER FUND	CLARKS TOOL & EQUIPMEN K C BOBCAT  MISSOURI LAGERS SAMS CLUB/SYNCHRONY BA STANDARD INSURANCE CO ROBERT W ODELL OREILLY AUTOMOTIVE INCHAMPEL OIL INC	NK	BILL PRINT AND MAIL BILL PRINT AND MAIL CHEMICAL RESISTANT BAT/HIG BRUSH 26" CONVOLUTED RETURN BRUSH 26" CONVOLUTE MONTHLY CONTRIBUTIONS WATER/K-CUPS/GATORADE/FORK WATER/K-CUPS/GATORADE/FORK SEPT 23 STANDARD LIFE INSU FIRE EXTINGUISHERS BREAK AWAY FUEL FUEL FUEL SWE BTU WINDOW AC/SCRAPER RETURN 6K BTU AC POLE SAW CHAIN/DECK SPRAYE WIRE WHEEL/LEVERLOCK/WIRE EARTHGRO BLACK MULCH DENTAL	747.09 110.99 108.00 76.74 9.59 2,182.48 13.58 19.48 100.46 204.34 27.20 197.29 282.70 119.44 124.38 91.60 161.28 37.86 7.94 46.36
TER	WATER/SEWER FUND	CLARKS TOOL & EQUIPMEN K C BOBCAT  MISSOURI LAGERS SAMS CLUB/SYNCHRONY BA STANDARD INSURANCE CO ROBERT W ODELL OREILLY AUTOMOTIVE INC HAMPEL OIL INC	NK	BILL PRINT AND MAIL BILL PRINT AND MAIL CHEMICAL RESISTANT BAT/HIG BRUSH 26" CONVOLUTED RETURN BRUSH 26" CONVOLUTE MONTHLY CONTRIBUTIONS WATER/K-CUPS/GATORADE/FORK WATER/K-CUPS/GATORADE/FORK SEPT 23 STANDARD LIFE INSU FIRE EXTINGUISHERS BREAK AWAY FUEL FUEL FUEL FUEL 8K BTU WINDOW AC/SCRAPER RETURN 6K BTU AC POLE SAW CHAIN/DECK SPRAYE WIRE WHEEL/LEVERLOCK/WIRE EARTHGRO BLACK MULCH	747.09 110.99 108.00 76.74 9.59 2,182.48 13.58 19.48 100.46 204.34 27.20 197.29 282.70 119.44 124.38 91.60 161.28 37.86 7.94 46.36 13.96
TER	WATER/SEWER FUND	CLARKS TOOL & EQUIPMEN K C BOBCAT  MISSOURI LAGERS SAMS CLUB/SYNCHRONY BA STANDARD INSURANCE CO ROBERT W ODELL OREILLY AUTOMOTIVE INC HAMPEL OIL INC	NK	BILL PRINT AND MAIL BILL PRINT AND MAIL CHEMICAL RESISTANT BAT/HIG BRUSH 26" CONVOLUTED RETURN BRUSH 26" CONVOLUTE MONTHLY CONTRIBUTIONS WATER/K-CUPS/GATORADE/FORK WATER/K-CUPS/GATORADE/FORK SEPT 23 STANDARD LIFE INSU FIRE EXTINGUISHERS BREAK AWAY FUEL FUEL FUEL SWE BTU WINDOW AC/SCRAPER RETURN 6K BTU AC POLE SAW CHAIN/DECK SPRAYE WIRE WHEEL/LEVERLOCK/WIRE EARTHGRO BLACK MULCH DENTAL	747.09 110.99 108.00 76.74 9.59 2,182.48 13.58 19.48 100.46 204.34 27.20 197.29 282.70 119.44 124.38 91.60 161.28 37.86 7.94 46.36 13.96 168.88
TER	WATER/SEWER FUND	CLARKS TOOL & EQUIPMEN K C BOBCAT  MISSOURI LAGERS SAMS CLUB/SYNCHRONY BA STANDARD INSURANCE CO ROBERT W ODELL OREILLY AUTOMOTIVE INC HAMPEL OIL INC	NK	BILL PRINT AND MAIL BILL PRINT AND MAIL CHEMICAL RESISTANT BAT/HIG BRUSH 26" CONVOLUTED RETURN BRUSH 26" CONVOLUTE MONTHLY CONTRIBUTIONS WATER/K-CUPS/GATORADE/FORK WATER/K-CUPS/GATORADE/FORK SEPT 23 STANDARD LIFE INSU FIRE EXTINGUISHERS BREAK AWAY FUEL FUEL FUEL SK BTU WINDOW AC/SCRAPER RETURN 6K BTU AC POLE SAW CHAIN/DECK SPRAYE WIRE WHEEL/LEVERLOCK/WIRE EARTHGRO BLACK MULCH DENTAL	747.09 110.99 108.00 76.74 9.59 2,182.48 13.58 19.48 100.46 204.34 27.20 197.29 282.70 119.44 124.38 91.60 161.28 37.86 7.94 46.36 13.96
TER	WATER/SEWER FUND	CLARKS TOOL & EQUIPMEN K C BOBCAT  MISSOURI LAGERS SAMS CLUB/SYNCHRONY BA STANDARD INSURANCE CO ROBERT W ODELL OREILLY AUTOMOTIVE INC HAMPEL OIL INC	NK	BILL PRINT AND MAIL BILL PRINT AND MAIL CHEMICAL RESISTANT BAT/HIG BRUSH 26" CONVOLUTED RETURN BRUSH 26" CONVOLUTE MONTHLY CONTRIBUTIONS WATER/K-CUPS/GATORADE/FORK WATER/K-CUPS/GATORADE/FORK SEPT 23 STANDARD LIFE INSU FIRE EXTINGUISHERS BREAK AWAY FUEL FUEL FUEL SWE BTU WINDOW AC/SCRAPER RETURN 6K BTU AC POLE SAW CHAIN/DECK SPRAYE WIRE WHEEL/LEVERLOCK/WIRE EARTHGRO BLACK MULCH DENTAL DENTAL	747.09 110.99 108.00 76.74 9.59 2,182.48 13.58 19.48 100.46 204.34 27.20 197.29 282.70 119.44 124.38 91.60 161.28 37.86 7.94 46.36 13.96 168.88
TER	WATER/SEWER FUND	CLARKS TOOL & EQUIPMEN K C BOBCAT  MISSOURI LAGERS SAMS CLUB/SYNCHRONY BA STANDARD INSURANCE CO ROBERT W ODELL OREILLY AUTOMOTIVE INC HAMPEL OIL INC	NK	BILL PRINT AND MAIL BILL PRINT AND MAIL CHEMICAL RESISTANT BAT/HIG BRUSH 26" CONVOLUTED RETURN BRUSH 26" CONVOLUTE MONTHLY CONTRIBUTIONS WATER/K-CUPS/GATORADE/FORK WATER/K-CUPS/GATORADE/FORK SEPT 23 STANDARD LIFE INSU FIRE EXTINGUISHERS BREAK AWAY FUEL FUEL FUEL 8K BTU WINDOW AC/SCRAPER RETURN 6K BTU AC POLE SAW CHAIN/DECK SPRAYE WIRE WHEEL/LEVERLOCK/WIRE EARTHGRO BLACK MULCH DENTAL DENTAL DENTAL DENTAL COPAY	747.09 110.99 108.00 76.74 9.59 2,182.48 13.58 19.48 100.46 204.34 27.20 197.29 282.70 119.44 124.38 91.60 161.28 37.86 7.94 46.36 13.96 168.88 159.20

COUNCIL REPORT PAGE: 10

DEPARTMENT FU	UND	VENDOR NAME	DESCRIPTION	AMOUNT_
			QHDHP HSA	278.94
			QHDHP HSA	836.82
			QHDHP HSA	219.06
		HSA BANK	HSA - GRAIN VALLEY, MO	211.94
			HSA - GRAIN VALLEY, MO	40.00
			HSA - GRAIN VALLEY, MO	323.86
		VISA-CARD SERVICES 9016	HR TRAINING	43.75
		CORE & MAIN LP	WATER MAIN PARTS	1,405.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	SEPT 2023 DISABILITY	152.78
		VERIZON WIRELESS	CELLULAR SERVICE 07/19-08/	14.50
		VERIZON WIRELESS	CELLULAR SERVICE 07/19-08/	11.61
		CINERA CORPORATION # 420	CELLULAR SERVICE 07/19-08/	224.62
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	52.45
			PW/WOLTZ UNIFORMS	52.45
		EVERGY	0575 - 825 STONE BROOK DR	108.87
			1162 - 1301 TYER RD UNIT A	75.18
			1769 - 618 JAMES ROLLO CT	110.13
			4199 - 110 SNI-A-BAR BLVD	98.51
			4224 - 1301 TYER RD UNIT B	696.60
			4649 - 618 JAMES ROLLO CT	2,319.55
			4649- 618 JAMES ROLLO CT B	32.06
			5262 - 711 MAIN ST 12%	245.66
			7202 - 1012 STONEBROOK LN	107.71
		COMCAST	CITY HALL AND PD VOICE EDG	123.59
			PW VOICE EDGE	48.07
		OAK GROVE RENTAL INC	DINGO/BUCKET/TRAILER/LOG C	110.00
		COMCAST	PUMP STATION INTERNET	48.63
		TYLER TECHNOLOGIES INC	SEPTEMBER 2023 MONTHLY FEE	97.00
		MURPHY TRACTOR & EQUIPMENT CO.	POLY WAFER-26X8	147.57
		RUSH TRUCK CENTER	TRUCK PART	404.53
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	5.25-
			SOCIAL SECURITY	1,110.81
			MEDICARE	1.23-
			MEDICARE	259.79
		NATIONWIDE TRAILERS, LLC	CARHAULER RAMP/SPRING HOOK	
		MITOWIDE INTERNO, EEC	RETURN SPRING W/ HOOK MONS	
		DOLEY HITH THIES COMMUNICATION ITS	EQUIPMENT RENTAL	240.00
		BOLEY UTILITIES CONSTRUCTION, LLC		_
			TOTAL:	17,590.87
SEWER WA	ATER/SEWER FUND	PEREGRINE CORPORATION	BILL PRINT AND MAIL	747.10
			BILL PRINT AND MAIL	111.00
		CLARKS TOOL & EQUIPMENT	CHEMICAL RESISTANT BAT/HIG	108.00
		K C BOBCAT	BRUSH 26" CONVOLUTED	76.74
			RETURN BRUSH 26" CONVOLUTE	9.59-
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	
		SAMS CLUB/SYNCHRONY BANK	WATER/K-CUPS/GATORADE/FORK	
			WATER/K-CUPS/GATORADE/FORK	
		STANDARD INSURANCE CO	SEPT 23 STANDARD LIFE INSU	
		ROBERT W ODELL	FIRE EXTINGUISHERS	204.34
		OREILLY AUTOMOTIVE INC	BREAK AWAY	27.20
		HAMPEL OIL INC	FUEL	197.29
		WESTER OTH TIMO		
			FUEL	282.70
		NOME DEDOM ODERST OFFICE	FUEL	119.44
		HOME DEPOT CREDIT SERVICES	8K BTU WINDOW AC/SCRAPER	124.38
			RETURN 6K BTU AC	91.60-
			POLE SAW CHAIN/DECK SPRAYE	161.28

COUNCIL REPORT PAGE: 11

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	<u>AMOUNT</u>
			WIRE WHEEL/LEVERLOCK/WIRE	37.86
		MIDWEST PUBLIC RISK	DENTAL	46.35
			DENTAL	13.96
			DENTAL	168.85
			COPAY	159.20
			COPAY	720.19
			QHDHP HSA	891.93
			QHDHP HSA	907.12
			QHDHP HSA	278.94
			QHDHP HSA	836.80
			QHDHP HSA	219.05
		HSA BANK	HSA - GRAIN VALLEY, MO	211.95
			HSA - GRAIN VALLEY, MO	40.00
			HSA - GRAIN VALLEY, MO	323.86
		VISA-CARD SERVICES 9016	HR TRAINING	43.75
		CORE & MAIN LP	8X12-1/2 REP CLP 8.99-9.39	
		THE LINCOLN NATIONAL LIFE INSURANCE CO	SEPT 2023 DISABILITY	152.78
		VERIZON WIRELESS	CELLULAR SERVICE 07/19-08/	14.50
			CELLULAR SERVICE 07/19-08/	11.61
			CELLULAR SERVICE 07/19-08/	224.62
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	52.45
			PW/WOLTZ UNIFORMS	52.45
		QUALITY CUSTOM CONCEPTS INC	2023 CONCRETE	3,297.87
		EVERGY	0691 - 925 STONE BROOK	23.97
			1161 - WOODLAND DR	295.43
			1364 - 405 JAMES ROLLO DR	
			1753 - 1326 GOLFVIEW DR, S	
			1769 - 618 JAMES ROLLO CT	
			3191 - WINDING CREEK SEWER	23.97
			4649- 618 JAMES ROLLO CT B	32.06
			5262 - 711 MAIN ST 12%	245.66
			5375 - 1201 SEYMOUR RD	23.97
			6289 - 110 NW SNI-A-BAR PK	23.97
			8641 - 1017 ROCK CREEK LN	23.97
		COMCAST	CITY HALL AND PD VOICE EDG	123.59
			PW VOICE EDGE	48.07
		OAK GROVE RENTAL INC	DINGO/BUCKET/TRAILER/LOG C	
		COMCAST	PUMP STATION INTERNET	
		TYLER TECHNOLOGIES INC	SEPTEMBER 2023 MONTHLY FEE	
		MURPHY TRACTOR & EQUIPMENT CO.	POLY WAFER-26X8	147.57
		RUSH TRUCK CENTER	TRUCK PART	404.53
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	5.25-
			SOCIAL SECURITY	1,110.75
			MEDICARE	1.23-
			MEDICARE	259.75
		NATIONWIDE TRAILERS, LLC	CARHAULER RAMP/SPRING HOOK	26.79
		•	RETURN SPRING W/ HOOK MONS	9.20-
		BOLEY UTILITIES CONSTRUCTION, LLC		240.00
		BOBEL VIIIIIIBO CONOTROCTION, BEC	TOTAL:	_
NON-DEPARTMENTAL	POOLED CASH FIIND	VISA-CARD SERVICES 1184	VISA-CARD SERVICES 1184	165.80
NON DELAKIMENTAL	TOOPED CASE LOND			
		VISA-CARD SERVICES 1325	VISA-CARD SERVICES 1325	·
		VISA-CARD SERVICES 9016	VISA-CARD SERVICES 9016	1,067.47
•		VISA-CARD SERVICES 1788	VISA-CARD SERVICES 1788	981.95
•		VISA-CARD SERVICES 1739	VISA-CARD SERVICES 1739	31.45
Ì		VISA-CARD SERVICES 9313	VISA-CARD SERVICES 9313	1 201 07

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		VISA-CARD SERVICES 9321	VISA-CARD SERVICES 9321	424.66
		VISA-CARD SERVICES 1853	VISA-CARD SERVICES 1853	780.88
		VISA-CARD SERVICES 1879	VISA-CARD SERVICES 1879	159.73_
			TOTAL:	6,394.85

	======= FUND TOTALS ====	
100	GENERAL FUND	84,185.42
200	PARK FUND	31,409.38
210	TRANSPORTATION	38,538.56
285	ARPA FUND	908.00
302	MKTPL TIF-PR#2 SPEC ALLOC	41,656.51
321	MKT PL CID-PR2 SALES/USE	34,483.21
600	WATER/SEWER FUND	51,811.10
999	POOLED CASH FUND	6,394.85
	GRAND TOTAL:	289,387.03

TOTAL PAGES: 12

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SELECTION CRITERIA

C O U N C I L R E P O R T PAGE: 13

VENDOR SET: 01-CITY OF GRAIN VALLEY

VENDOR: CLASSIFICATION: All

SELECTION OPTIONS

All

All BANK CODE:

ITEM DATE: 8/19/2023 THRU 9/01/2023

ITEM AMOUNT: 99,999,999.00CR THRU 99,999,999.00

CHECK DATE:

GL POST DATE: 0/00/0000 THRU 99/99/9999 0/00/0000 THRU 99/99/9999

PAYROLL SELECTION

PAYROLL EXPENSES: NO EXPENSE TYPE: N/A

CHECK DATE: 0/00/0000 THRU 99/99/9999

PRINT OPTIONS

PRINT DATE: None

SEQUENCE: By Department DESCRIPTION: Distribution

GL ACCTS: NO

REPORT TITLE: COUNCIL REPORT

SIGNATURE LINES: 0

PACKET OPTIONS

INCLUDE REFUNDS: YES INCLUDE OPEN ITEM:YES

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## Resolutions

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CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM					
MEETING DATE	9/11/2023				
BILL NUMBER	R23-64				
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI ADOPTING THE 2050 COMPREHENSIVE PLAN AND THE 2050 PARKS MASTER PLAN				
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT PARKS & RECREATION				
PRESENTER	Mark Trosen, Community Development Director				
	Shannon Davies, Parks & Recreation Director				
FISCAL INFORMATION	Cost as recommended:	N/A			
	Budget Line Item:	N/A			
	Balance Available	N/A			
	New Appropriation Required:	[] Yes [X] No			
PURPOSE	To acknowledge and adopt the 2050 Comprehensive Plan and Parks Master Plan.				
BACKGROUND	The BOA approved R22-58 authorizing an agreement with Confluence, Inc. for professional planning services for a Comprehensive Plan and Parks Master Plan.				
SPECIAL NOTES	None				
ANALYSIS	Confluence, Inc. started the planning process in November, 2022. Through the project, Confluence relied on a survey performed by a professional consultant, social media, inter-active website, a Steering Committee, and joint workshops with the BOA, Planning and Zoning Commission and Park Board to develop goals and implementation strategies in each plan.				
PUBLIC INFORMATION PROCESS	The public hearing on August 9,2023 before the Planning and Zoning Commission was published in the Examiner on July 22,2023.				

BOARD OR COMMISSION RECOMMENDATION	The Planning and Zoning Commission approved Resolution 2023-02 on August 9,2023, adopting the 2050 Comprehensive Plan. The Park Board adopted the 2050 Parks Master Plan on August 15,2023.		
DEPARTMENT RECOMMENDATION	Staff Recommends Approval		
REFERENCE DOCUMENTS ATTACHED	(Resolution, Planning and Zoning Commission Resolution 2023-02 Grain Valley Comprehensive Plan Grain Valley Parks Master Plan		

### STATE OF MISSOURI

## September 11,2023 RESOLUTION NUMBER

#### R23-64

## A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI APPROVING THE 2050 COMPREHENSIVE PLAN AND THE 2050 PARKS MASTER PLAN

**WHEREAS**, the Board of Aldermen of the City of Grain Valley, Missouri is committed to retaining and enhancing the desirability and livability of its community, and has sought to create a vision of the community through the development of a Comprehensive Plan and Parks Master Plan for the City; and

**WHEREAS,** the Planning and Zoning Commission pursuant to Section 89.340 of the Missouri Revised Statutes held a public hearing on August 9,2023 and by Resolution 2023-02 adopted the 2050 Grain Valley Comprehensive Plan; and

**WHEREAS**, the Park Board on August 15,2023 adopted the 2050 Grain Valley Parks Master Plan; and

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

**SECTION 1:** The Board of Aldermen approves the 2050 Grain Valley Comprehensive Plan and the 2050 Grain Valley Parks Master Plan.

PASSED and APPROVED, via voice	e vote, (	) this	Day of	, 2023.
Mike Todd Mayor		-		
ATTEST:				
Jamie Logan Citv Clerk		-		

MIEMIONALLYLEEFERINA

#### **RESOLUTION NO.: 2023-02**

## A RESOLUTION OF THE PLANNING & ZONING COMMISSION OF THE CITY OF GRAIN VALLEY, MISSOURI, ADOPTING THE 2050 COMPREHENSIVE PLAN FOR THE CITY OF GRAIN VALLEY, MISSOURI.

WHEREAS, the City of Grain Valley, Missouri (the "City") is committed to retaining and enhancing the desirability and livability of its community, and has sought to create a vision of the community through the development of a Comprehensive Plan (the "Plan) for the City; and,

**WHEREAS**, the Planning and Zoning Commission of the City of Grain Valley, Missouri (the "Commission"), is required by Section 89.340 of the Missouri Revised Statutes to "make and adopt a city plan for the physical development of the community;" and,

WHEREAS, the Plan, with accompanying maps, plats, charts, and descriptive and explanatory matter, contains a statement of principles, goals and implementation strategies based on broad public input and shows the Commission's recommendations for the physical development and uses of land; and,

WHEREAS, the Plan further seeks to guide and accomplish the coordinated development of the City which, in accordance with existing and future needs, will best promote the general welfare, as well as efficiency and economy, in the community development process; and,

WHEREAS, on August 9, 2023, the Commission, under authority granted to it by the Missouri Revised Statutes, after a duly called public hearing, and after considering the views of all those who came before it, voted to approve the 2050 Grain Valley Comprehensive Plan as the official comprehensive plan for the City.

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

**SECTION 1.** The 2050 Grain Valley Comprehensive Plan is hereby approved, and the Commission hereby orders that the Plan be made available to the public.

**SECTION 2.** All maps, descriptive matter and other matters in the Plan are intended by the Commission to be a part of the Comprehensive Plan.

**SECTION 3**. All prior comprehensive plans, portions thereof, updates thereto, or additions thereto, are hereby repealed to the extent they are inconsistent with the Plan.

**SECTION 4.** The Community Development Director is instructed to:

a) Make available a copy of the Comprehensive Plan in the office of the Jackson County Recorder of Deeds.

- b) Give an approved copy of the Comprehensive Plan to the Board of Aldermen, City Clerk and keep an approved copy on file; and
- c) Make the 2050 Grain Valley Comprehensive Plan available for public inspection during normal office hours and approved electronic copy posted on the City's website.

**SECTION 5.** 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.

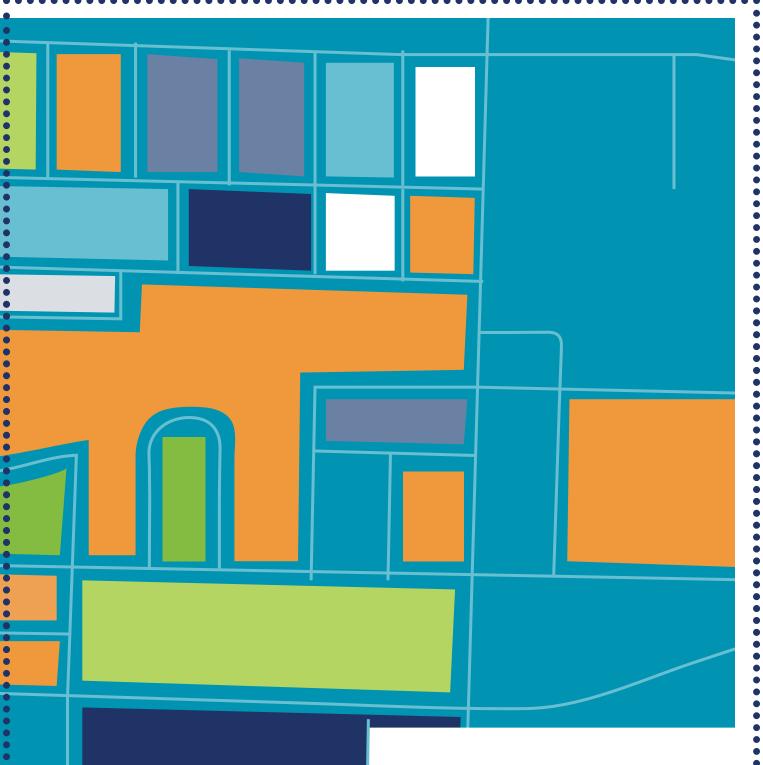
PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF GRAIN VALLEY, MISSOURI, THIS 9th DAY OF AUGUST 2023.

> Craig M. Shelton Chairperson

Debbie Saffell Secretary

ATTEST:

SEAL SEAL



2050 GRAIN VALLEY comprehensive plan

**DRAFT 0**7-18-2023

# **ACKNOWLEDGMENTS**

A special thank you to all who participated in creating a vision for the future of Grain Valley.

# **Board of Aldermen**

Mike Todd

Dale Arnold

Tom Cleaver

Darren Mills

Rick Knox

Ryan Skinner

Brian Bray

# **Planning and Zoning Commission**

Chris Bamman

Elijah Greene

Debbie Saffell

Scott Shafer

Craig Shelton

Jayci Stratton

Justin Tyson

#### **Park Board**

Norm Combs

Jared English

**Becky Gray** 

Shawn Brady

Norm Combs

**Charles Harris** 

Adam Hoover

Lisa Limberg

Michael Switzer

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Shannon Davies

Mark Trosen

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Haley Alexander

Tiffany Lor

# **Consultant Team**







overview DRAFT 07-14-2023

# TABLE OF CONTENTS

	CHAPTER 1: Introduction
	CHAPTER 2: Planning Outside the Lines
	CHAPTER 3: Planning for Housing
	CHAPTER 4: Planning for Transportation
	CHAPTER 5: Planning for Economic Development
か	CHAPTER 6: Planning for Infrastructure + Utilities
2	CHAPTER 7: Planning for Implementation

# chapter ONE introduction

# **OVERVIEW**

# **Chapter Overview**

This chapter provides the foundation for how to navigate and utilize the 2050 Grain Valley Comprehensive Plan. The components of this chapter are listed in Figure 1.1 and include explanations related to the importance of the comprehensive planning process, a summary of the planning timeline, a review of previously adopted planning studies in Grain Valley, a list of guiding principles that help form the goals of the plan.

In addition to those elements, this chapter also describes the KC Communities For All Ages program which this plan aligns many goals and policies towards and the ETC Survey; a statistically valid survey that was administered as a part of the public input process.



Why We Plan + How We Use This Plan



Plan Process + Schedule



Plan Components + Outline



Previous Plan Overview



**Guiding Principles** 



KC Communities For All Ages



ETC Survey

Figure 1.1 Introduction Chapter Outline

# WHY WE PLAN + HOW TO USE THIS PLAN

# **Comprehensive Plan Purpose**

Comprehensive plans guide decisions and policy for growth and development in a community, typically with a long-range outlook of 10 to 20 years. As the name suggests, comprehensive plans cover a wide range of issues including land use, natural resources, public facilities, housing, community character, and infrastructure.

A thorough review of existing conditions, data analysis of the community, and robust public input help comprehensive plans outline recommendations for each topic area. The act of creating a comprehensive plan is a chance to look at where a community is now, where it would like to be in the future, and how to get there collectively.

#### **Previous Comprehensive Plan**

Grain Valley completed a comprehensive plan in 2014 after experiencing rapid population growth around 2010. Since 2014, the population has continued to steadily increase, and the potential for growth opportunities led the City to develop an updated Plan that would outline vision, goals, objectives, and polices to guide the City's development and redevelopment in the next 20 years.

#### **Creative Combined Planning Effort**

The Grain Valley Parks Master Plan process happened concurrently with the Comprehensive Plan. The City wished to take a creative and innovative approach to developing a comprehensive vision for the City's parks and recreation system. The Parks Master Plan evaluates current conditions of parks, trails, and recreation facilities, along with identifying areas for future park development and open space based on future projections of the City.

# How to use this plan

The Grain Valley Comprehensive Plan outlines a vision for the community through the year 2050 and beyond. This plan is designed to be a living document that can be regularly referenced, reviewed, and updated if necessary to keep the information relevant. Each year, the City of Grain Valley should review the implementation recommendations to assess progress and remove tasks that are completed, as well as to highlight areas lacking in resources or energy that need specific attention. Every five years, the Comprehensive Plan can be thoroughly reviewed to identify larger sections of existing conditions that might need modification due to changing circumstances or growth.

#### **Decision-Making Tool**

This Comprehensive Plan will also serve as justification for decision-making by City leadership. Due to the extensive analysis and public input process involved with the creation of this Plan, City leaders should be able to ascertain next steps appropriate for the community regarding policy and planning alternatives.

#### **Future Land Use Plan**

The Future Land Use Plan in Chapter 2 should be used when making decisions regarding proposed development, annexation, and rezoning requests. It is also common for recommendations in Comprehensive Plans to lead into additional projects or programs in the city. Overall, this document can be a point of reference and guidance for routine functioning of city government in Grain Valley.

# WHY WE PLAN + HOW TO USE THIS PLAN

# Why A Plan for Grain Valley?

During the Kick-Off Meeting with City leadership, staff, and the Comprehensive Plan Steering Committee (CPSC), there was discussion of an overall brand to associate with the plan. As public input was such a valuable component of the process, it was important for the outward-facing image of the plan to be compelling,

visually appealing, and unique to the community of Grain Valley. The phrase "Planning Outside the Lines" comes from the City's motto of *Life Outside the Lines*, and the colors follow the marketing scheme from the recent rebrand. The logo represents the City's grid pattern and key features.





**Figure 1.2** Grain Valley Comprehensive Plan and Parks Master Plan Logos

# PLAN PROCESS

# **Four Phased Approach**

The Grain Valley Comprehensive Plan came to fruition over a four-phase period of meetings, public engagement, data and existing conditions analysis, and draft creation and review.

The planning process phases included:

- Phase 1: Project Kick-Off, Research + Analysis
- · Phase 2: Vision, Input + Direction
- · Phase 3: Draft Plan + Evaluation
- Phase 4: Final Draft Plan + Adoption

#### PHASE ONE

PROJECT KICK-OFF, RESEARCH + ANALYSIS

> Kick-Off Meeting with Steering Committee

Analysis Review Meeting with Steering Committee

Analysis Review (Joint Workshop with Planning Commission and Board of Alderman)

## **PHASE THREE**

DRAFT PLAN + EVALUATION

Draft Review Meetings with Steering Committee

Draft Plan Public Open House

Draft Plan Review (Joint Workshop with Planning Commission and Board of Alderman

#### **PHASE TWO**

COMMUNITY + STAKEHOLDER INPUT

#### Stakeholder Interviews

Interactive Website Launch Community Survey

Public Visioning Workshop

Steering Committee Input Review Meeting

#### PHASE FOUR

FINAL DRAFT PLAN + ADOPTION

Planning Commission Public Hearing

Parks + Recreation Board Public Meeting

Board of Aldermen Public Meeting

# PLAN SCHEDULE

#### **Timeline**

The Grain Valley Comprehensive Plan and Parks Master Plan process was completed over a period of one year beginning in October 2022 with the Kick-Off Meeting. The Phase 2: Community and Stakeholder Input took place from December 2022 through March 2023, and the Plan was drafted from April to July 2023. Figure 1.3 illustrates the timeline of the entire plan in detail.

#### Grain Valley Comprehensive + Parks Master Plan Schedule

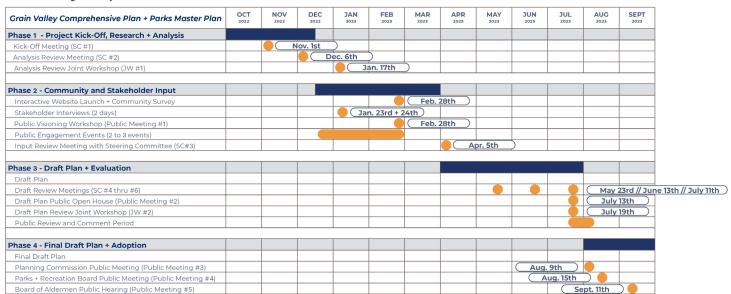


Figure 1.3 Plan Schedule

# MAJOR PLAN COMPONENTS

#### **Plan Horizon Year**

The Horizon Year of a plan is the last year in the future for which projections and planning proposals end. Comprehensive Plans are long-range by nature, and the Grain Valley Comprehensive Plan looks to the year 2050 as its horizon. This 30-year window allows for future projections to have some degree of predictability while also allowing proposals to be aspirational and farreaching.

While the horizon year for this plan is decades away, the plan should be reviewed annually to ensure that goals, policies, and action items within the Implementation Chapter are being accomplished in a timely manner.

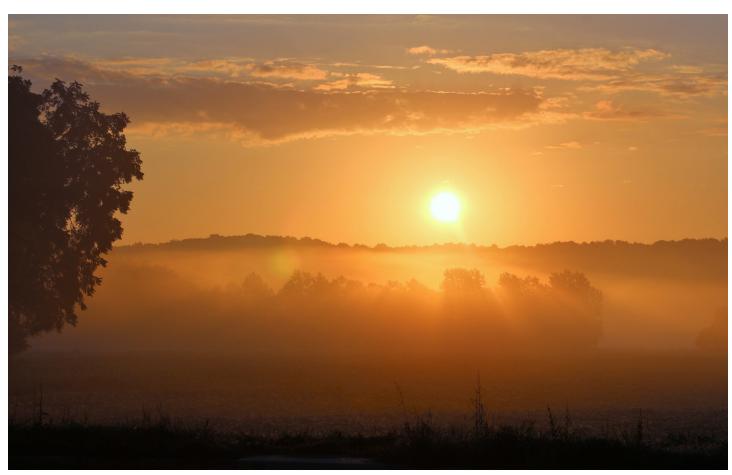
# **Planning Boundary**

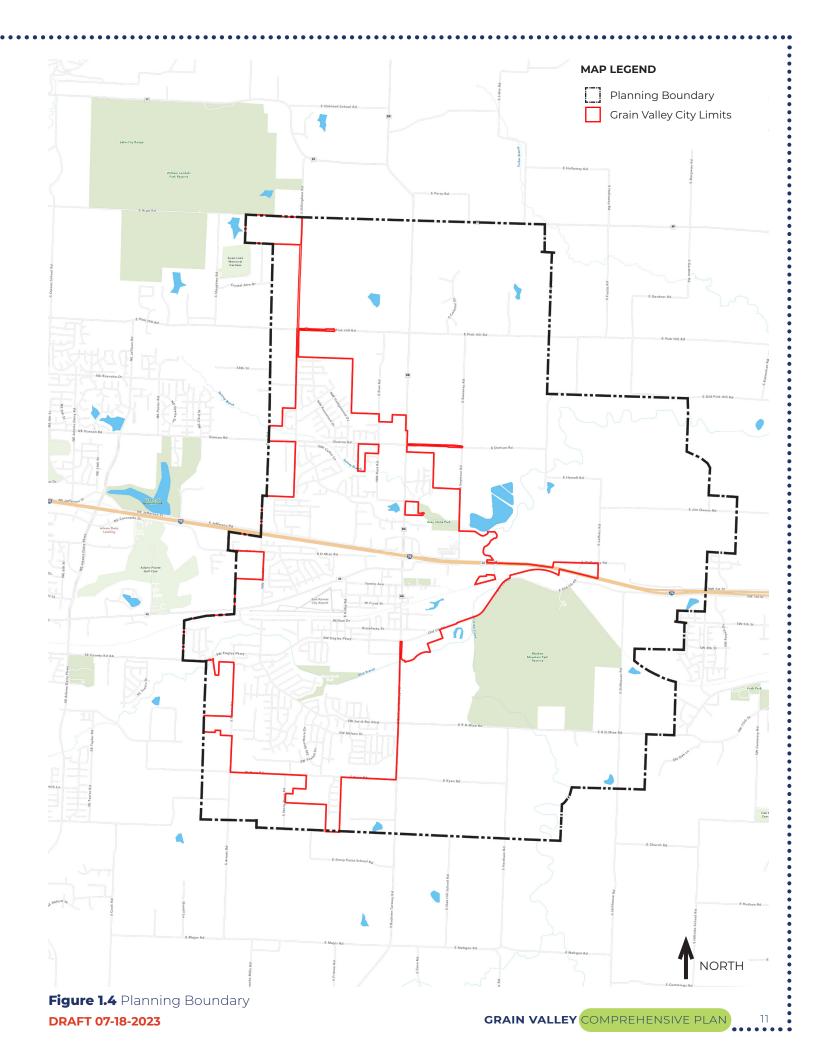
Comprehensive plans typically look beyond the existing boundaries of a city to plan for what comes next. The plan boundary outlined in Figure 1.4 identifies the areas surrounding Grain Valley in which growth is expected within the horizon year or the areas to plan for in order to retain the city borders.

The Grain Valley Comprehensive Plan can be described as approximately:

- · West to the Sewer Service Agreement Boundary
- · North to E Truman Rd
- East to Outer Belt Rd and the Oak Grove City Limits
- · South to E Major Rd, S Fristoe Rd, & E Nebgen Rd

The planning boundary is likely broader than where Grain Valley may grow or develop to by 2050, but this allows for flexibility in the exact location of different land uses. The boundary is based upon the current sewer agreement with Blue Springs along with the planning boundaries of the nearby communities of Blue Springs and Independence, Missouri.





# PLAN OUTLINE

#### **Plan Outline**

The Grain Valley Comprehensive Plan outline is shown below. There are seven main chapters with three external appendices.

#### Introduction

The first chapter describes the Comprehensive Plan's process, scope of the project and corresponding schedule, and guiding principles.

#### **Planning Outside the Lines**

The second chapter gets into existing land use analyses, population projections, strategic opportunities, and the Future Land Use Plan.

# Planning for Housing, Transportation, Economic Development, and Infrastructure + Utilities

The following sections dive into the recommendations of the Plan regarding housing, transportation, economic development, and infrastructure and utilities.

#### **Implementation**

The implementation chapter summarizes all recommended goals, policies, and action items included in the previous chapters. This section helps the City to prioritize resources and time allocation as it works to carry out the vision of the plan.

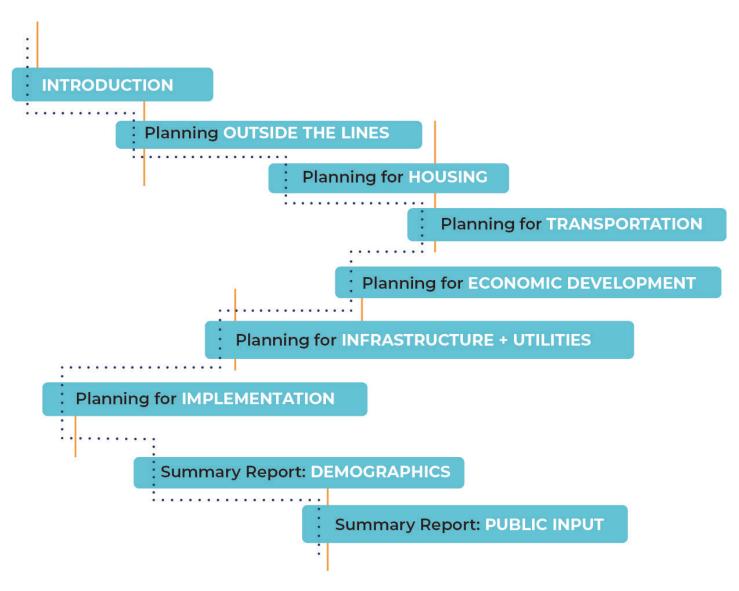


Figure 1.5 Plan Process

# PREVIOUS PLANS OVERVIEW

Grain Valley has completed several plans in recent years in various areas.

#### **Capital Improvements Plan**

The 2023-2027 Capital Improvements Plan looks at proposals such as parks and trails, downtown revitalization, road extensions, pavement maintenance, and public service vehicle replacement.

# **Grain Valley Stormwater Management Plan**

The Grain Valley Stormwater Management Plan looks at the stormwater system along with the City's five major creeks, and outlines recommendations for public education and outreach, illicit discharge detection and elimination, runoff control, and best management practices (BMPs).

#### **Comprehensive Plan**

The City's previous Comprehensive Plan was developed in 2014 when the City became one of the fastest growing suburban communities in Jackson County and the Kansas City Metropolitan Area. City leaders chose to prepare a new comprehensive plan in 2022 to meet the new challenges of this decade. This Plan seeks to build on the goals identified in the 2014 Plan, while applying a new vision and strategies relevant to the conditions of today.

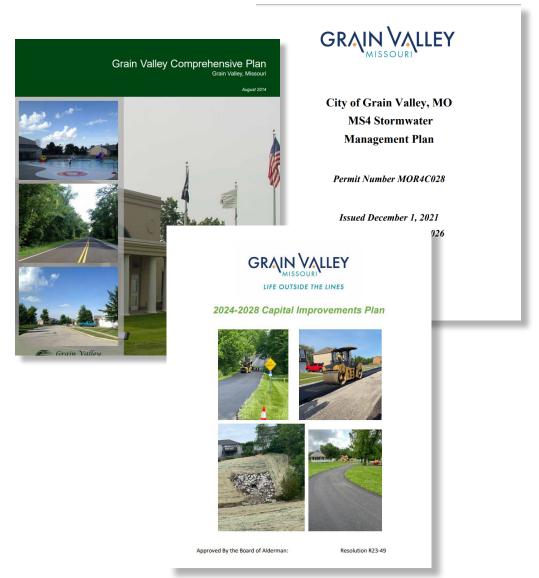


Figure 1.6-8 Previous Plans

# **GUIDING PRINCIPLES**

# **Guiding Principles**

The Comprehensive Plan Steering Committee (CPSC) and planning team developed a set of guiding principles for the Grain Valley Comprehensive Plan. These principles are intentionally broad in order to encompass a wide range of ideas that apply to all the general categories of the plan: housing, transportation, economic development, and infrastructure and utilities.

The principles include:

#### **Connections:**

Bridge gaps to connect people and places

#### **Central Core**

Establish a vibrant center of the community

#### Community

Build spaces for interaction and activity

The principles of Connections, Central Core, and Community help to focus the overall planning effort and ensure that the different plan components are cohesive.

#### Housing

Recommendations for housing in Grain Valley incorporate all three principles, seeking to enhance the community through dwelling units that are accessible for any economic range and feature characteristics that foster connections.

#### **Transportation**

The transportation strategies build on existing links and create new connections that detached areas of the community. By improving paths through neighborhoods and increasing mode options to get Downtown, the recommendations strive to nurture a connected community and strengthen the central core of the city.

#### **Economic Development**

Strategies for economic development focus on central nodes of activity, such as Downtown and the areas adjacent to I-70, with the intent to encourage more activity and create places for interaction.

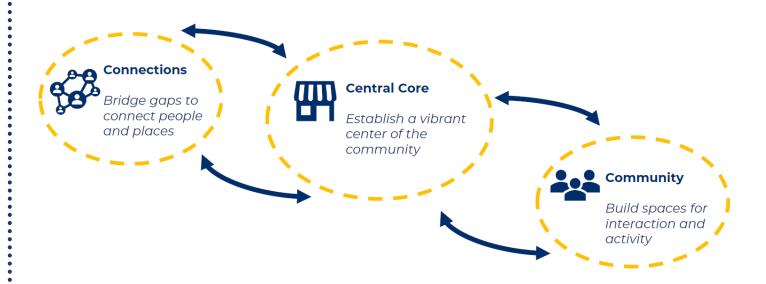


Figure 1.9 Guiding Principles

# KC FOR ALL AGES

#### **Overview**

KC Communities for All Ages is an initiative through the Mid-America Regional Council (MARC) that helps jurisdictions make choices to meet the needs of the very old, the very young, and everyone in between. This initiative helps raise awareness of how the aging population will impact the region, and offers tools to help meet the needs of older adults. KC Communities for All Ages provides workshops, resources, and information related to the issues of older adults, tools to help address those concerns, and a recognition program that helps shape policies, practices, and infrastructure.





This symbol will be shown throughout the document to denote components that are meeting KC Communities For All Ages strategies.

# **Strategies**

The KC Communities for All Ages initiative employs the following strategies which we will include in our recommendations for the Grain Valley Comprehensive Plan and Park Master Plan:

- Engage the experience and expertise of older adults and promote them as a valuable resource
- · Convene community members to determine the opportunities and challenges of an older community
- Facilitate the integration of these opportunities and challenges into all aspects of community life, including design, infrastructure, programs and services, workforce development and community engagement
- Provide technical assistance to communities within the nine-county metropolitan area to support efforts to create and sustain an age-friendly region
- Track regional demographic and environmental trends and adapt to them proactively





# ETC SURVEY

#### **Overview**

In addition to community engagement through events, meetings, and the interactive website, the ETC Institute administered a statistically-valid survey to residents throughout the community to understand their preferences for enhancements and prioritization of improvements to the community. This survey was mailed to a random sample of households in Grain Valley, with 432 completed surveys returned for tabulation. The overall survey results show a 95% level of confidence.

Participants were asked questions related to transportation, biking, investments, and parks and recreation. The results will be further detailed in the Planning for Housing, Transportation, Economic Development, and Infrastructure + Utilities chapters of the Comprehensive Plan, and in the Parks Master Plan as well. There is a full supplemental report of all ETC Survey findings available as well in Appendix C.

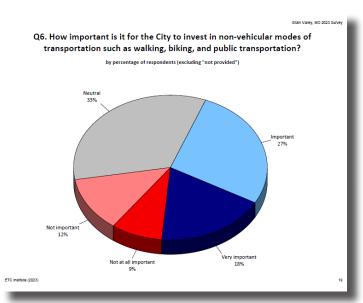
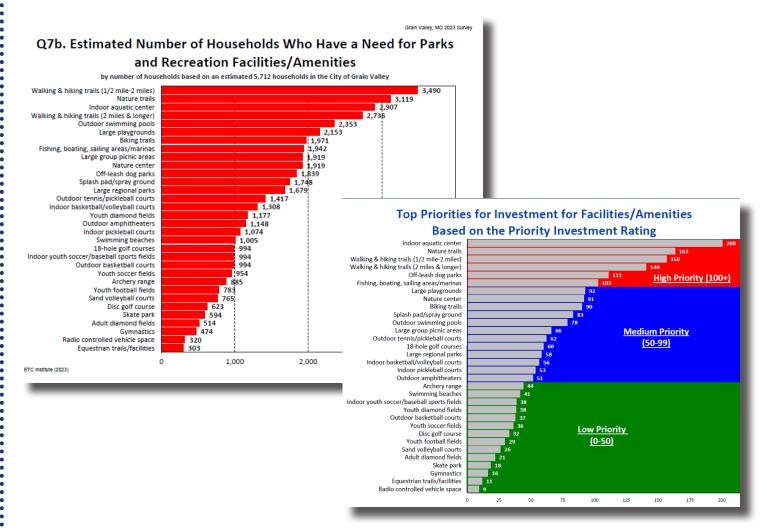


Figure 1.10-12 ETC Survey Question Results



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# chapter TWO planning outside the lines

# OVFRVIFW

# **Chapter Overview**

Chapter 2 - Planning Outside the Lines refers to the need for Grain Valley to be focused not only within the city limits, but also outside it with an eye towards the future. Grain Valley needs to be intentional in its growth and development strategy. The main component of this chapter is the Future Land Use Plan, which lays out a physical vision for the preferred, ideal future layout in Grain Valley. The Future Land Use Plan was created based on a review of exiting conditions, such as the existing land use, floodplain, key roadway corridors, and the need to strategically diversify the housing stock. Public input on the desired community amenities, housing, and business types was also considered.

# **Relationship to Guiding Principles**

Three main guiding principles were identified for the Grain Valley Comprehensive Plan: connections, central core, and community. Each guiding principle is supported in this chapter.

#### **Connections**

The Future Land Use Plan identifies a consistent development pattern for the City to consider that discourages leapfrog development in favor of organic growth that connects residents new and old to all sections of Grain Valley.

#### **Central Core**

The Future Land Use Plan lays out a vision for a strong and enhanced Downtown area with defined boundaries and room for added mixed-use and commercial near the Interstate 70 interchange. This centrally located hub of activity will help provide services and entertainment to residents from either side of I-70 as well as the traveling public from the motorway.

#### Community

The Future Land Use Plan identifies a series of commercial and mixed-use areas throughout the community to provide opportunity areas for interaction, activity, and entertainment. The growth proposed on the Future Land Use Plan builds upon the existing community character while also adding new opportunities for different housing choice.

**Figure 2.1** Planning Outside the Lines Chapter Outline



Existing Land Use



Related Public Input



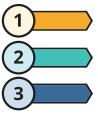
**Future Land Use Considerations** 



Future Land Use Categories



Future Land Use Plan



Goals, Policies, and Action Items

# EXISTING LAND USE IN GRAIN VALLEY

# **Existing Land Use**

#### **Commercial + Industrial Land**

Currently, Grain Valley's commercial and industrial land is located primarily along major roadways such as Interstate 70, US-40, Main Street, and SW Eagles Parkway. There is potential to fill in development gaps along Main Street and establish a strong commercial core at key intersections. The industrial areas are located away from residential uses, mainly in the periphery of the community.

#### Public/Semi-Public, Open Space + Parkland

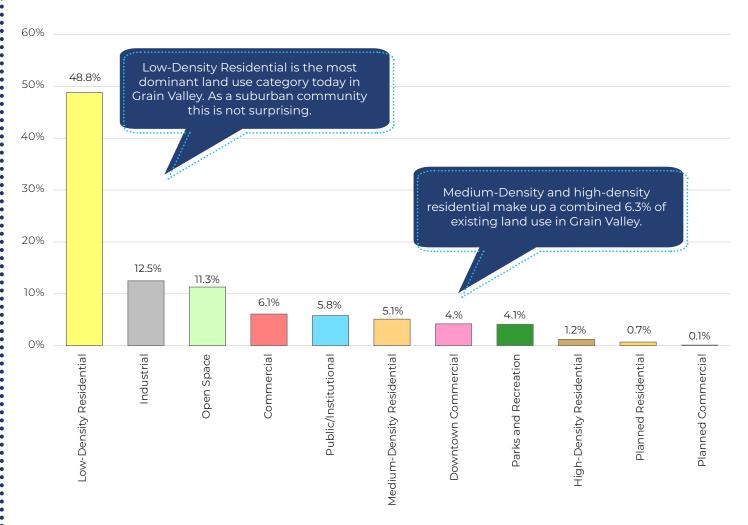
Grain Valley has open space scattered throughout the community along stream paths. Parkland is also scattered throughout the community, providing adequate access to residential areas, primarily on the southern side of the community. Parkland conditions and needs are further discussed in the Parks Master Plan. There is limited public land in Grain Valley today.

#### **Residential Land**

Residential land in Grain Valley is dominated by low-density residential, mainly detached single-family residential dwellings. There are some areas with some additional density through duplexes, townhomes, or fourplexes. Very limited high-density residential such as apartments or condominiums.

Figure 2.2 shows the existing land use breakdown by total acres. Nearly half of all Grain Valley land uses are low-density residential. Industrial and open space take up the second and third most common land uses. Around 1% of land use today is planned for a mix of residential or commercial uses. Figure 2.3 shows a map of the existing land uses in Grain Valley.

Figure 2.2 Existing Use Breakdown



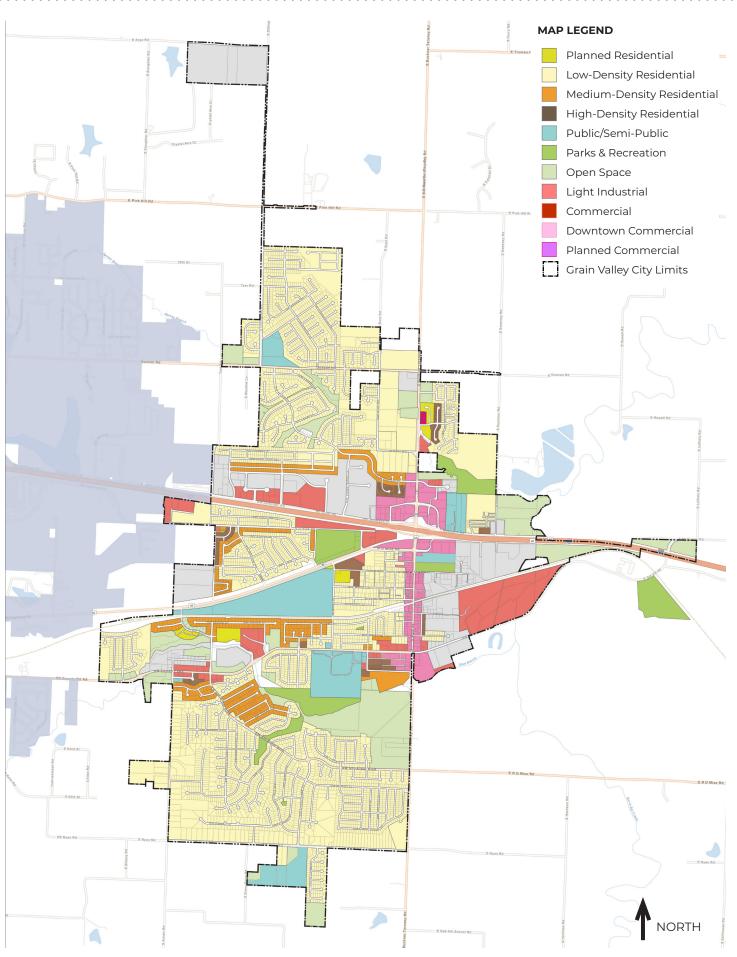


Figure 2.3 Existing Land Use

# PUBLIC INPUT ON LAND USE PLANNING

# **Land Use Related Public Input**

While it is difficult to ask people directly about a Future Land Use Plan, several engagement activities completed during the Comprehensive and Park Comprehensive Plans planning process included useful information to guide the Future Land Use process. Several key summary figures are included below and on the following page.

#### **Quality of Life**

People view the quality of life in Grain Valley today as high — the Future Land Use Plan should maintain a consistent character to preserve the high quality of life.

#### **Housing Diversity**

Different housing types are needed in Grain Valley — while the preference is still for low-density residential or single-family homes, rentals and other housing choices are needed to provide flexibility to residents.

#### **Commercial & Retail Growth**

Restaurants, lively downtown/entertainment, and shopping/clothes stores are the most desired commercial amenities — the Future Land Use Plan should identify locations for each of these activities and support a strong Downtown Core.

#### **Growth - Opportunity & Challenge**

The biggest challenge and opportunity facing Grain Valley was consistently listed as growth — residents seem to know that growth is coming and want to make sure it's done right - the Future Land Use Plan identifies a vision to make a future Grain Valley that enhances the existing community character.

Figure 2.4 Quality of Life Average Response

How would you rank **quality of life** in Grain Valley from 1 (very low) to 10 (very high)?

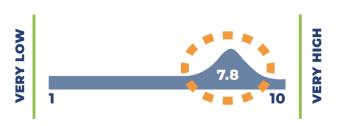


Figure 2.5 Prioritization Responses - Housing

# Prioritization: what should Grain Valley focus on?

Housing

- Entry-level single family homes
- Mid-level single family homes
- Executive-level single family homes
- Townhomes/ Rowhouses
- Apartments/
  Condominiums
- Housing Rehabilitation Program

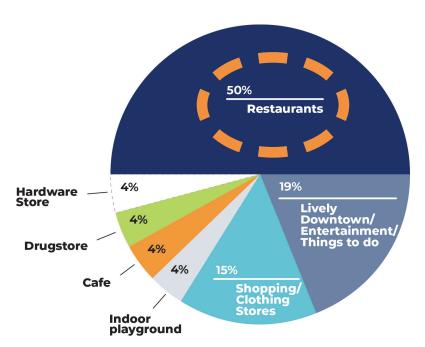
**Entry- and mid-level family homes** 

# PUBLIC INPUT ON LAND USE PLANNING

Figure 2.6 Prioritization Responses - Commercial & Retail Development

# Prioritization: what should Grain Valley focus on?

Commercial & Retail Development



Restaurants
Lively downtown/ entertainment/ things
to do
Shopping/clothes stores

Figure 2.7 Biggest Opportunities & Challenges Response Summary

What are the **biggest opportunities** in Grain What are the **biggest challenges** in Grain Valley? Valley? Barriers/ Growth Tax Base Business Mix Park Community Creating common Center South Growth Downtown Restaurants Clean Local Second **Business** Growth **Barriers / North & South Division** 

Growth

**Downtown** 

# PLANNING BOUNDARY & LEGAL BASIS

# **Planning Boundary**

Figure 2.8 shows the planning boundary for the Grain Valley Comprehensive Plan. The boundaries are roughly as follows:

- · West to the Sewer Service Agreement Boundary
- · North to E Truman Rd
- East to S Kirby Rd and the Oak Grove City Limits
- · South to E Stony Point School Rd and E Oak Hill School Rd

Comprehensive plans typically look beyond the existing boundaries of a city to plan for what comes next. The plan boundary in this Plan identifies the areas surrounding Grain Valley in which the city anticipates growth within the horizon year, or the areas to plan for in order to retain the city borders.

The planning boundary may be larger than where Grain Valley may grow or develop by 2050. However, this can allow for flexibility in the exact location of different land uses. This topic is further explored in the discussion of household demand estimates later in this chapter and in the housing chapter.

#### **Infrastructure Capacity**

Infrastructure capacity was considered when laying out the Future Land Use Plan and its planning boundary. Grain Valley has a sewer agreement with Blue Springs that was considered when creating the western edge of the plan boundary. This positive working relationship with neighbors as it relates to infrastructure planning and agreements should continue to be encouraged, including exploring potential partnership opportunities.

#### **Nearby City Planning Boundaries**

The planning boundary respects the identified planning boundaries of the nearby cities of Blue Springs and Independence, Missouri.

# **Legal Basis for Future Land Use Plans**

Comprehensive Plans and Future Land Use Plans are authorized in the State of Missouri, under certain sections of Chapter 89 of the Missouri Revised Statutes.

**Section 89.340**: This section outlines the need for a community to make and adopt a comprehensive plan for the physical development of the municipality. The plan and accompanying maps, charts and descriptive and explanatory matter, should show recommendations for several items including the physical development and uses of land.

**Section 89.040**: The Missouri Revised Statutes in Section 89.040 require that zoning regulations be based on a comprehensive plan that lessens congestion in streets, enhances safety, promote health and general welfare, and provide adequate light and air, prevent overcrowding of population, preserve features of historical significance, and adequate provision of public services such as roads, parks, and schools.

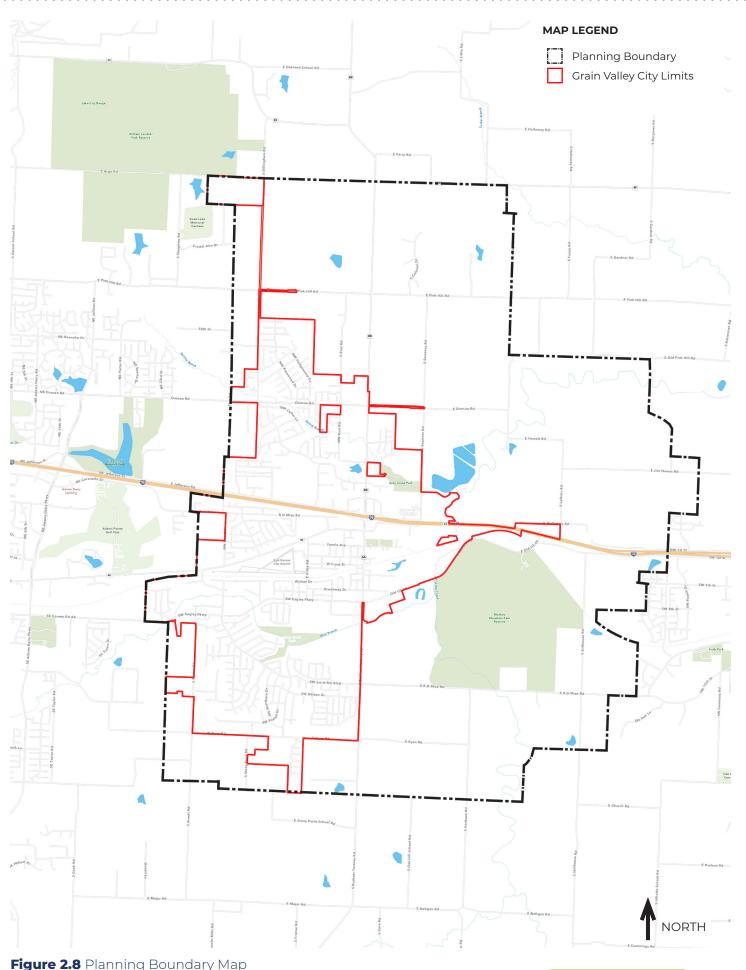


Figure 2.8 Planning Boundary Map

# FUTURE LAND USE CONSIDERATIONS

Several key factors impact Grain Valley's Future Land Use Plan. Each is discussed below and shown on the following page.

#### Floodplain

Grain Valley has a considerable amount of floodplain within the planning boundary as shown in Figure 2.9. The Sni-A-Bar Creek and Blue Branch Creek both contribute to the large swath of floodplain that runs through the eastern edge of the city limits and plan boundary as well as through several in-town neighborhoods. This area of the planning boundary should remain undeveloped and is predominantly shown as Agriculture/Open Space on the Future Land Use Plan.

#### **Interstate 70 and Buckner Tarsney Road**

Interstate 70 bisects Grain Valley and the plan boundary creating a natural northern and southern sections of the community. The most intense development areas will logically fall along either side of the interstate corridor. The interstate corridor is the prime location for largescale commercial and business park development that can take advantage of the accessibility and connectivity provided by the high-speed roadway.

Buckner Tarsney Road is the main north-south arterial roadway that serves Grain Valley today and will connect new development areas to the north and south of the existing city limits. Collectively, these two corridors will contain most of the multi-family, mixed-use and commercial areas proposed for Grain Valley.

#### **Parkland**

In addition to the large floodplain, Grain Valley has two large park areas that are key features within or near the planning boundary: Monkey Mountain to the east and the William Landahl Park Reserve to the far north (Figure 2.11). These two areas provide important opportunities for recreation and are attractive community assets for Grain Valley of today and tomorrow.

#### **Rural Subdivisions**

The Grain Valley planning boundary outside of the Grain Valley city limits contains many rural subdivisions and agriculture homesteads as shown in Figure 2.12. The large number and varied locations of homes in the planning boundary create obstacles to some of the proposed development. To utilize the planning boundary to the highest and best use possible, some of these singlefamily homes scattered throughout the northern half of the planning boundary are shown as other land uses in the Future Land Use Plan.







#### MAPS LEGEND

- Planning Boundary
- Grain Valley City Limits
- 100-Year Floodplain
- ||||| Main Roadways
- Parks and Open Space
  - Low-Density Residential

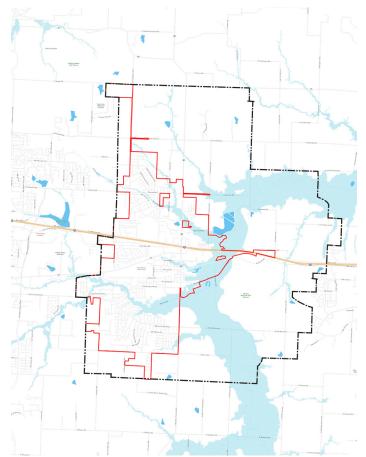


Figure 2.9 100-Year Floodplain Map

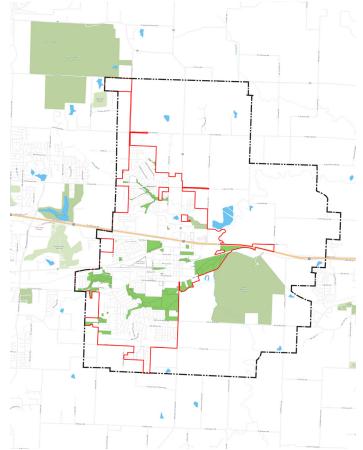


Figure 2.11 Parks and Open Space Map

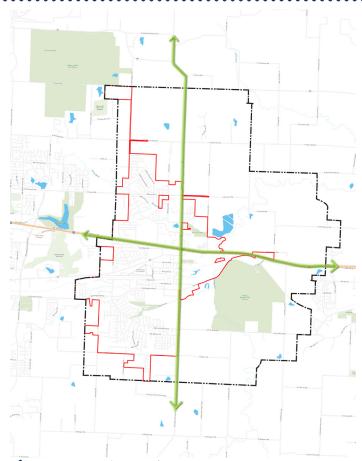


Figure 2.10 Main Roadways Map

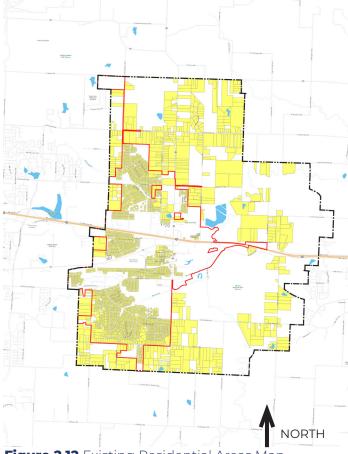


Figure 2.12 Existing Residential Areas Map

# POPULATION GROWTH & DEMAND

# **Population Growth**

The Future Land Use Plan is also guided by expected growth in Grain Valley. Figure 2.13 shows the population projections completed for the Grain Valley 2050 Comprehensive Plan. Several population growth scenarios were identified based on past growth and building permit activity. The average estimated population growth by 2050 for Grain Valley was determined to be 42,263 residents. This population projection was used to determine household demand estimates for Grain Valley to ensure the Future Land Use Plan is provides enough land for various household types.

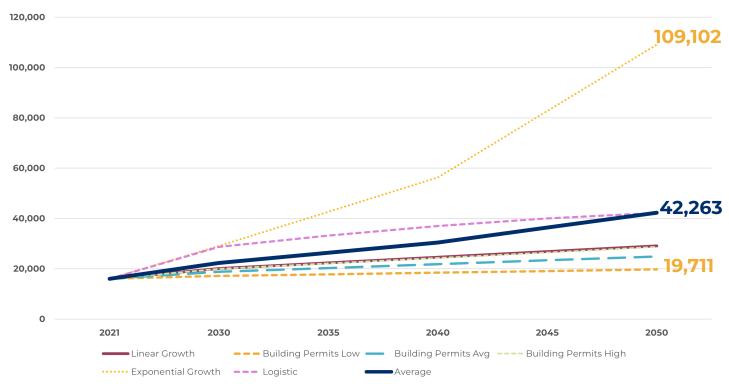
# **Household Projections**

Today, Grain Valley has an estimated population of 16,002 residents. The 2050 average growth rate indicates that there will be 42,263 residents, resulting in the addition of 26,261 residents. The current average household size in Grain Valley is 2.7 persons. Pairing the added population with the current average household size, it is estimated that there will be an additional 9,726 households in Grain Valley by 2050, or 360 units annually.

**Table 2.1** Population Projection Estimates Average Growth Scenario

Year	Population	
2021	16,002	
2030	22,264	
2035	26,388	
2040	30,393	
2045	36,392	
2050	42,263	

Figure 2.13 Population Projections 2021-2050



Source: Confluence

# HOUSEHOLD GROWTH & DEMAND

# **Target Mix**

Figure 2.14 below shows the number of household units by type and acres needed to achieve the target housing mix for future developments. The current mix is predominantly comprised of detached, single-family residential uses (89%). The target mix follows public input and community preferences for greater variety and price points in housing options and encourages a greater mix of attached and multi-family dwellings. This is discussed in greater detail in *Chapter 3 Planning for Housing*.

The Future Land Use Plan meets and exceeds these estimates to accommodate the projected population and household growth within the community. More land than is needed is shown to allow for flexibility in the location of different housing types.

ASSUMPTIONS UTILIZED FOR ACRE ESTIMATIONS

	Detached	Attached	Multi- Family
Dwelling Units Per Acre	3	8	16

Figure 2.14 Current and Target Mix Estimations



There are several future land use categories used in the creation of the Future Land Use Plan. The following pages describe the categories and provide precedent imagery. The land use categories provide a mix of agriculture/parkland, residential land, commercial/industrial land, and mixed-use areas. The list includes:

- · Agriculture/Open Space
- · Low-Density Residential
- · Medium-Density Residential
- · High-Density Residential
- · Downtown Mixed-Use
- · Mixed-Use

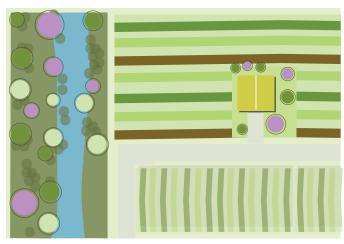
- · Neighborhood Commercial
- · Regional Commercial
- · Business Park
- · Public/Semi-Public
- · Parks and Recreation

Each category has a definition and precedent imagery. Additionally, a simple plan graphic depicting the typical density and layout of each category is also provided.

#### Agriculture/Open Space

Includes agricultural land, undeveloped land, floodplain, stream corridors, and areas with significant tree cover. Grain Valley and its planning area has existing farmland and areas with significant natural features, including floodplain, wetlands, and areas with steep topography, that limit development. It is expected that this land will remain in this category as the rest of the city continues to grow to ensure safe and sustainable development. Some of the land in this category, outside of the floodplain, may be suitable for future development and the Future Land Use Plan should be amended to accurately reflect these changes.

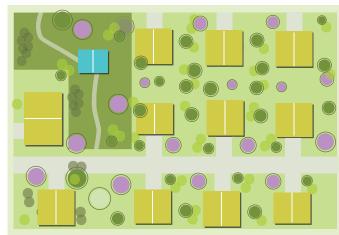




#### **Low-Density Residential**

Designed for areas with traditional low-density, single-family with lot sizes ranging from 1 to 6 dwelling units per acre. This land use will be predominantly single-family detached homes with some duplexes and single-family homes with accessory dwelling units. Developments within this category may also include religious, educational, institutional uses, child daycare centers, and public and private recreational areas.

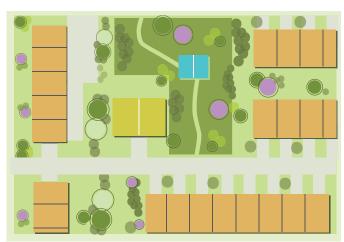




#### **Medium-Density Residential**

Includes townhomes, rowhouses, and cottage home developments. Occasionally, single-family detached homes will be included in this land use category. Medium-Density Residential experiences a variety of densities from 7 to 12 dwelling units per acre. Development within this category may also include religious, educational, institutional uses, child daycare centers, and public and private recreational areas. This land use can serve as a transitional land use from low-density residential to more intense uses such as high-density residential and commercial.

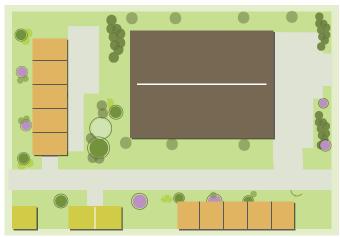




#### **High-Density Residential**

Set aside for areas with densities of 12 or more dwelling units per acre. The category will likely see apartments and condominiums as the primary development, with some townhomes or rowhouses where appropriate. This housing type provides alternatives to residents of all ages and life stages. Development within the category may also include religious, educational, institutional uses, manufactured housing developments, child daycare centers, and public and private recreational areas.

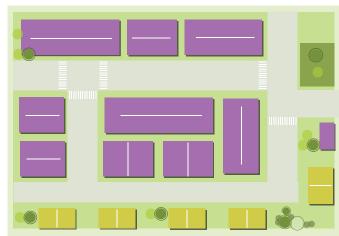




#### **Downtown Mixed-Use**

Set aside for mixed-use buildings in and around Main Street/S. Buckner Tarsney Road. The uses should consist of multi-story buildings and be exclusively first-floor retail or restaurant with a limited number of other commercial or office uses to encourage all-day activity. The upper floors of these buildings should be reserved for residential or office uses. Buildings may be three stories in height with shared on and off-street including surface or structured parking and a focus on creating a pedestrian level, walkable environment.

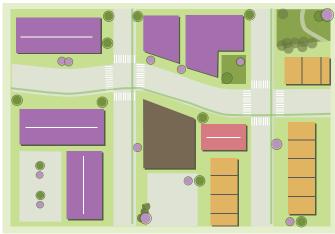




#### Mixed-Use

Designed for areas to be developed with a pedestrian-friendly mix of housing, office, and retail uses at medium densities in either a multi-story building (vertical mixed-use) or in a cohesive development of separate or attached buildings (horizontal mixed-use). Retail and office uses are generally located on the first floor (street level) with multi-family residential dwelling units located on the upper floors. The number of dwelling units per acre is generally over 12. Buildings should be between 2 to 4 stories in height with shared parking that is either on-street or structure located within, under, or rear to the building. Surface parking may be allowed at the rear of the building.

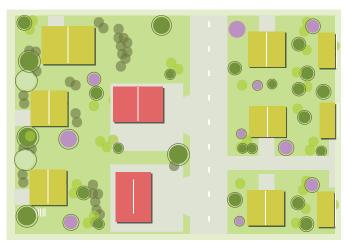




#### **Neighborhood Commercial**

Includes combination of small retail, office spaces, and medical uses for readily accessible services to residents and the traveling public. This category is located at major nodes throughout the planning boundary. Typical land uses include daycares, assisted living facilities, small office, convenience stores, small grocery and hardware stores, and other neighborhood-serving uses. Building Design Standards should be included to ensure this type of development does not interfere with the adjacent neighborhood, is built at a suitable scale, and does not unnecessarily increase noise, light, or vehicular pollution. Sites are generally 1 to 10 acres and should accommodate pedestrian and bicycle circulation.

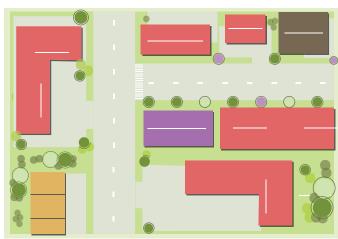




#### **Regional Commercial**

Designed for larger scale commercial activity that occurs along and near major roadways and the interstate highway to provide commercial services to local residents and the traveling public. Typical uses include large-box retail, gas stations and convenience stores, car washes, car dealerships, fast food and sit-down restaurants, hotels, banks, and auto repairs stores.

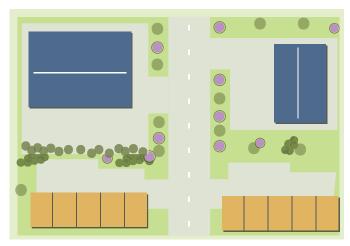




#### **Business Park**

Set aside to include office complexes, corporate campuses, warehouse and distribution facilities, and limited light industrial activities such as testing, manufacturing and assembly that does not create smoke, odor, dust vibrations, soot, or other noxious elements. All activities associated with manufacturing, assembling, packaging, etc. are contained within the building.

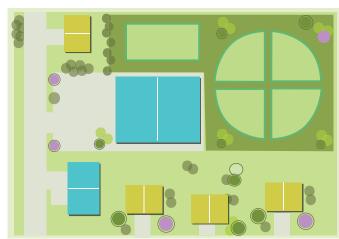




#### Public/Semi-Public

Includes land owned or operated by a public or semi-public entity. This could include city-owned properties such as city hall, library, or public works storage. It also includes similarly held land from the county. This land use category also covers any land owned by the school district. Lastly, the land uses include airports, colleges/universities, schools, libraries, communication and utility facilities, transit centers, police and fire facilities, cemeteries, post offices, hospitals, government offices and civic centers. This definition does not include parks and recreation land.

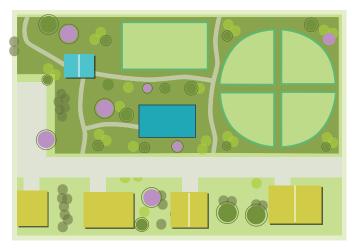




#### **Parks and Recreation**

Set aside for public, private, and semi-private recreational land such as parks, trails, golf courses, greenways, and recreational fields.





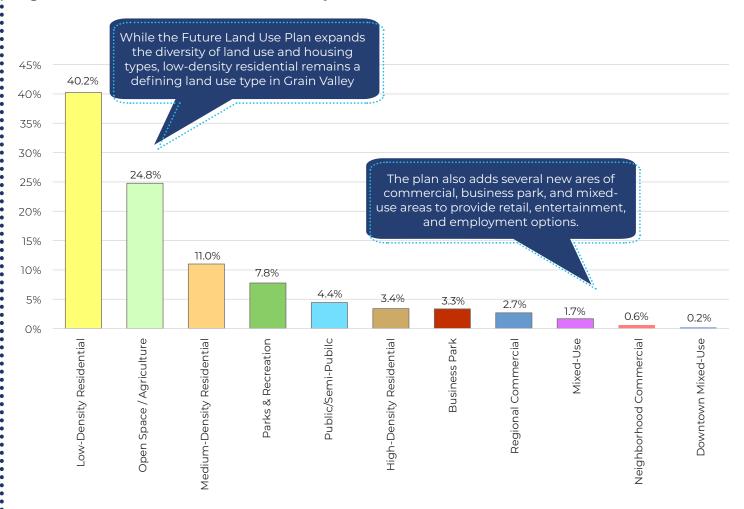
# FUTURE LAND USE PLAN

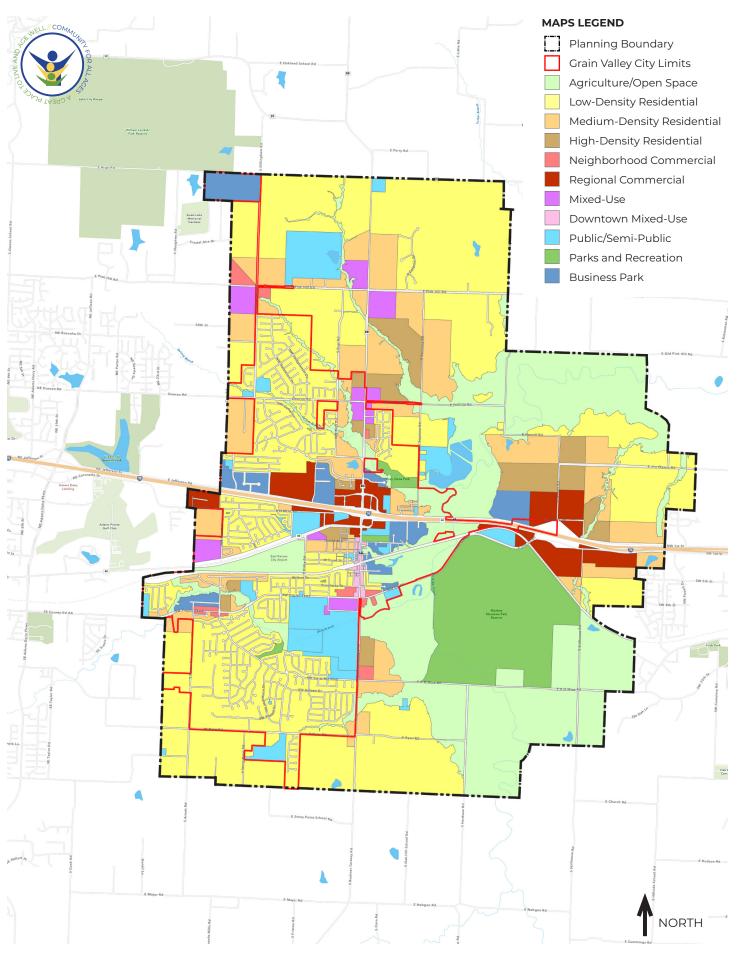
#### **Future Land Use Plan**

#### **Future Land Use Plan Breakdown**

Figure 2.15 below summarizes the percentage of future land use category by acre for Grain Valley's Future Land Use Plan. Low-Density Residential is the dominant land use type within the plan, this is consistent with the look and feel of Grain Valley today. There are significant areas of Medium-Density Residential, High-Density Residential, and Business Park, which represent an expansion of diversity within the community's land use profile. Several areas of Regional Commercial are shown along the Interstate 70 corridor. Additionally, more diversity in land use is shown through the addition of mixed-use areas scattered throughout the community, much of which is found along the Buckner Tarsney corridor. The Future Land Use Plan is shown in Figure 2.16 on the following page.

Figure 2.15 Future Land Use Full Breakdown by Total Acres





### ANNEXATION AREAS

### **Priority Annexation Areas**

An annexation priority map has been prepared to identify short- and long-term plans for annexation into Grain Valley city limits. Figure 2.17 highlights the two main priority areas.

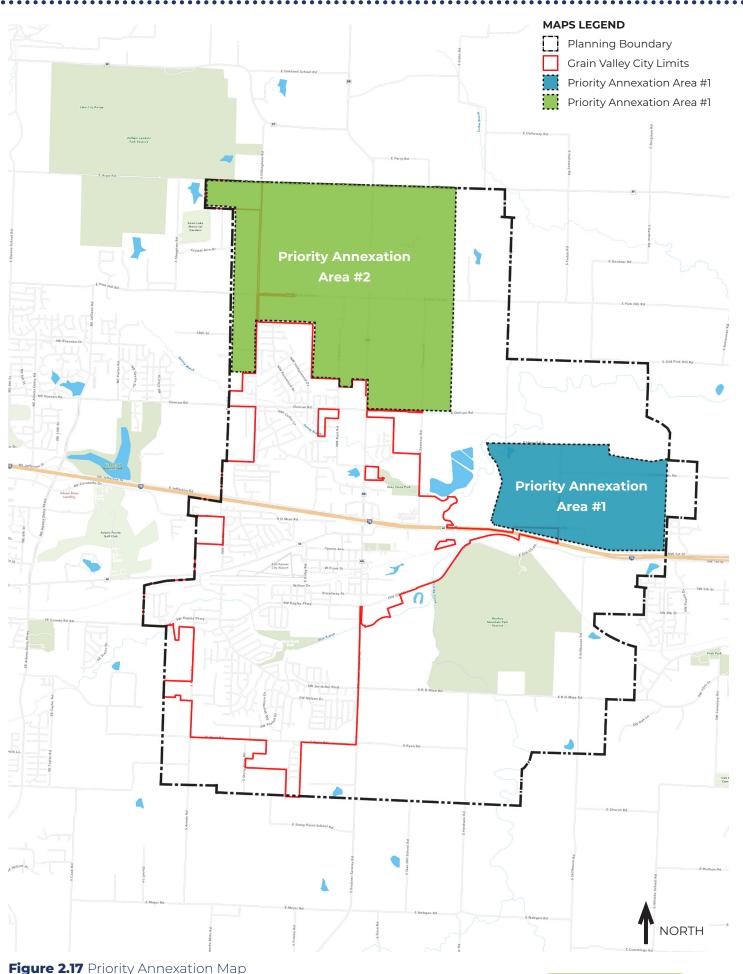
### **Priority 1 - Interstate Annexation**

The highest priority annexation area for Grain Valley is the remaining non-floodplain land north of Interstate 70 to the east of the existing city limits. This prime interstate frontage land is ripe for development. The future land use plan identifies a mix of regional commercial and medium- and high-density residential in the proposed annexation area. Additionally, a new interchange is proposed for the area near Stillhouse Road to help provide access and activate this development area.

### Priority 2 - Northern Buckner-Tarsney Extension

Buckner-Tarsney Road runs north-south through the entire length of the Grain Valley planning boundary. The Buckner Tarsney Road corridor north of the existing city limits is a natural progression of city development. The area offers easy access to the Prairie Branch Elementary School and the William Landahl Park Preserve. Within the Future Land Use Plan, a mix of low-, medium-, and high-density residential is shown alongside a node of mixed-use near the intersection of Buckner Tarsney Road and E. Duncan Road.

Annexations are intricate and sensitive topics to both the City and residents outside of the city limits. To help ensure all parties are fairly treated Grain Valley should keep annexation practices consistent and predictable.



### ZONING COMPATIBILITY TABLE

### **Relationship to Zoning**

A Future Land Use Map should be used to help determine the appropriate zoning for property being developed or annexed within the planning boundary. Each Future Land Use category has one or a series of zoning districts that are consistent or partially consistent with the category.

The zoning compatibility table below shows the relationship between the future land use categories and the City of Grain Valley's existing zoning districts. Zoning districts have been listed as either compatible

("C") or partially compatible ("PC") within each of the corresponding land use categories.

The table should be used as the basis for determining the appropriate zoning district(s) for land that is annexed into the City or as a property rezoning is being considered. If the zoning desired for a given property is incompatible with its land use designation, the designation on future land use map should be first amended accordingly. In certain situations, an update or amendment to this matrix may be warranted to address changes in development patterns or revisions to the City's zoning code regulations.

Table 2.3 Zoning Compatibility Table

Land Use and Zoning Compatibility Table												
			Future Land Use Categories									
C Compatible PC Partially Compatible		Open Space / Agriculture	Low-Density Residential	Medium-Density Residential	High-Density Residential	Downtown Mixed-use	Mixed-use	Neighborhood Commercial	Regional Commercial	Business Park	Public/Semi-Public	Parks and Recreation
	A (Agricultural)	С	С	PC	PC						С	С
	R-1 (Single-Family Residential)		С	С	PC							
	R-1A (Single-Family Residential)		С	С	PC							
	R-1B (Single-Family Residential)		С	С	PC							
	R-1C (Single-Family Residential)		С	С	PC							
	R-2 (Duplex Residential)		PC	С	С							
	R-3 (Multi-Family Residential)			PC	С	С	С					
cts	R-4 (Manufactured Home Residential)				С							
istri	R-O (Non-Retail Business)					PC	С	С	С	PC	С	
g G	CB (Controlled Business)					С	С	С	С	PC	С	
Zoning Districts	C-1 (Central Business)					С	С	С	С	PC		
	C-2 (General Business)								С	С		
	C-3 (Highway Commercial)								С	С		
	R-P (Research Park)									С		
	M-1 (Light Industrial)									С		
	M-2 (Heavy Industrial)											
	I-P (Industrial Park)											
	P (Planned Overlay)	С	С	С	С	С	С	С	С	С	С	С
	PUD	С	С	С	С	С	С	С	С	С	С	С

### Goals, Policies, and Action Items

To help implement the Future Land Use Plan and further promote the guiding principles, a series of goals, policies, and action items have been created.

### Goal

Goals are objectives or aims which may be broad or specific.

Example: Grain Valley will attract high-quality development for housing, commercial, and business park uses.

### **Policies**

Policies represent on-going principles which the City should adhere to when approving new development or planning future investments.

Example: New development in Grain Valley should adhere to the land uses identified in the Future Land Use Plan.

### **Action Items**

Action items are specific steps and activities the City should take.

Example: Update the zoning regulations to allow for smaller minimum lot size.

In Chapter 7 - Planning for Implementation, a series of matrices will be provided that include each chapter's goals, policies, and action items. The guiding principle(s) being supported by each goal, policy, or action item will be highlighted. Additional items such as priority or potential partners will also be added.

### **Guiding Principles**



### GOAL 2.1

### Promote a balanced mix of land uses that supports growth and development

### **Policies**

- **2.1.1** Preserve sensitive environmental areas such as floodplain, wetlands, areas adjacent to streams, and areas with significant tree cover.
- **2.1.2** Support a variety of residential typologies and densities to achieve the target mix.
- **2.1.3** Continue to locate commercial and business park uses along key corridors.

- **2.1.1** Identify necessary infrastructure improvements to support development.
- 2.1.2 Update the zoning and subdivision regulations to support the Future Land Use Plan and any goals, policies, or action items included in the plan.
- 2.1.3 Utilize previous planning efforts in conjunction with the Future Land Use Plan to identify long-range transportation and infrastructure investments.
- **2.1.4** Promote flexibility in zoning to encourage a mix of development.
- 2.1.5 Update the comprehensive plan periodically and perform an annual review to present to the Planning and Zoning Commission and the Board of Aldermen.

### GOAL 2.2

### Follow best practices for growth and development

### **Policies**

- 2.2.1 Require all new developments to be fully served by public infrastructure, including paved streets, sidewalks, trails, and municipal water and sewer services.
- 2.2.2 Discourage island annexation and development.
- 2.2.3 Require buffers between incompatible land uses, such as business park and residential land.
- 2.2.4 Utilize transition zones, as identified in the Future Land Use Plan, to gradually change densities and intensities of uses.
- 2.2.5 Discourage rural subdivisions.
- **2.2.6** Limit the use of culs-de-sacs and dead-end streets to promote thru connections.



- 2.2.7 Preserve the right-of-way and easement corridors for utilities and future streets.
- **2.2.8** Require sidewalks on both sides of the street and identify connections into the trail network.



- 2.2.1 Prioritize high-density residential developments where recommended in the Future Land Use Plan to minimize impact on City-operated infrastructure.
- **2.2.2** Actively pursue infill development opportunities to increase efficiency of land development.
- 2.2.3 Continue to coordinate with neighboring communities to avoid duplication of infrastructure expansion and improvements.
- 2.2.4 Require any proposed development that cannot connect to City infrastructure to provide dry sewer mains, easements, plans, and agreements to connect to services in the future.

### **GOAL 2.3**

### Promote quality new development and infill redevelopment to ensure all areas of Grain Valley thrive

### **Policies**

- 2.3.1 Encourage infill development and contiguous growth to help preserve Grain Valley's historic core.
- 2.3.2 Within proposed commercial and mixed-use districts, ensure that zoning designations support, maintain, and encourage walkable, mixed-use infill development.
- 2.3.3 As the community attracts more density in residential or mixed-use developments, ensure greenspace is incorporated to provide community open space and gathering places.
- **2.3.4** Promote infill and housing rehabilitation of existing properties and vacant lots.
- **2.3.5** Consider opportunities for alternative routing and connections through Downtown.
- 2.3.6 Preserve street facing parcels along major streets for commercial and mixed-use development in Downtown to support the viability of in-town retail.

- 2.3.1 Consider creating a flexible package of financial incentives to assist in attracting infill development around key commercial corridors and mixed-use development sites as identified on the Future Land use Plan.
- 2.3.2 Review the zoning code for requirements that may be discouraging new development and redevelopment for infill projects.

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GRAIN VALLEY COMPREHENSIVE PLAN

# chapter THREE planning for housing

### OVFRVIFW

### **Chapter Overview**

Chapter 3: Planning for Housing provides a robust snapshot of existing residential development schemes, household characteristics, and current needs within the community. A summary of related public input helps to identify the public's desires for future development types, aesthetics, and price points.

The population projections completed as part of the planning process assist in forecasting the added number of residents and households to the community by 2050. These estimates help to identify an ideal target mix for residential typologies and ensure the Future Land Use Plan outlines a variety of housing types for current and prospective residents.

The chapter then concludes with goals, policies, and action items to outline next steps to achieve the community's vision.

### **Relationship to Guiding Principles**

Three main guiding principles were identified for the Grain Valley Comprehensive Plan: connections, central core, and community. Each guiding principle is supported in this chapter.

### Connections

Much of the public input received during the planning process identified a distinct barrier in connecting the northern residential areas to the southern residential areas. The Future Land Use Plan provides recommendations on how to organically connect these neighborhoods through development practices, densities, sidewalks, and trails.

### **Central Core**

The historic residential area of Grain Valley is located off of Buckner Tarsney Road. These areas are identified as key locations for preservation to maintain the community's historic core.

### Community

The Future Land Use Plan recommends areas for a healthy mix of housing types and densities to ensure units are accessible for a wide range of income ranges and household sizes.

Figure 3.1 Planning for Housing Chapter Outline



Existing Conditions and Analysis



Related Public Input



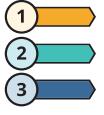
Target Mix and Estimated Need



Proposed Residential Development Nodes



Best Management Practices

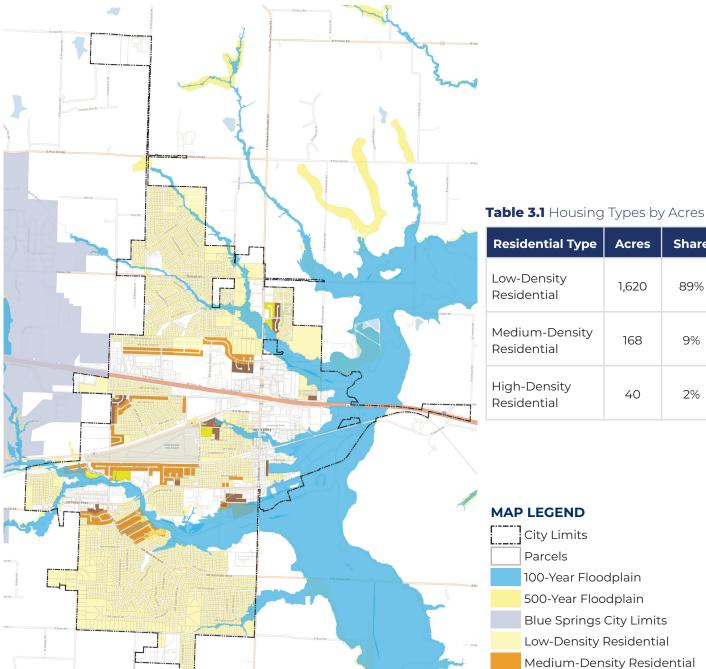


Goals, Policies, and Action Items

### **Existing Residential Development**

Figure 3.2 presents a map that identifies the existing locations for low-, medium-, and high-density residential uses in Grain Valley today. The light yellow represents detached, single-family homes. Orange represents attached homes, typically duplex or townhomes housing types. Brown represents multi-family homes, such as apartments or condos. Gold represents planned residential developments. As shown in the map, Grain Valley is predominantly occupied by low-density housing. Table 3.1 helps to further define the share of housing land uses today.

Figure 3.2 Existing Residential Land Uses



Source: City of Grain Valley with inputs from Confluence

High-Density Residential

Planned Residential

Acres

1,620

168

40

**Share** 

89%

9%

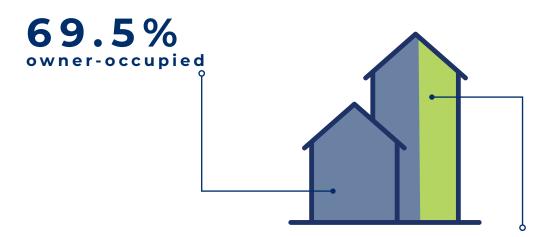
2%

### **Household Characteristics**

There are approximately 5,712 occupied units in Grain Valley today. Further examination of the housing tenure shows that Grain Valley is majority owner-occupied (69.5%) with fewer residents renting (30.5%). This housing tenure mix is slightly more owner-occupied-leaning compared to the national trends of 60% owner-occupied and 40% renter-occupied. U.S. Census ACS 2021 5-year estimates identify an average household size of 2.70 persons. This is higher than the average household size of Jackson County (2.36) and indicates that there are larger, family-centric households in the community.

Figure 3.3 Existing Household Characteristics Summary





30.5% renter-occupied

Source: U.S. Census ACS 2021 5-Year Estimates

What does it cost to be a homeowner in Grain Valley?

### **Owner-Occupied Units**

Owner-occupied households are the predominant tenants in Grain Valley's existing housing stock. Of the roughly 3,970 owner-occupied households, 85% of them have a mortgage. The median monthly mortgage cost is approximately \$1,481. For households without a mortgage, they have a significantly lower estimated monthly housing cost of \$579.

\$1,481
median monthly housing costs for units with a mortgage in Grain Valley

\$579
median monthly housing costs for units without a mortgage in Grain Valley

What does it cost to be a renter in Grain Valley?

### **Renter-Occupied Units**

Renter-occupied units account for 30.5% or 1,742 households in Grain Valley's current housing composition. These households have a median gross rent of \$1,146 per month. This is relatively higher than the county median gross rent of \$993 per month. Most households in Grain Valley pay between \$1,000 and \$1,499 per month.

\$1,146
median monthly gross
rent in Grain Valley

\$993
median monthly gross
rent in Jackson County

Source: U.S. Census ACS 2021 5-Year Estimates

### **Cost-Burdened Analysis**

The Department of Housing and Urban Development (HUD) defines cost-burdened as those spending more than 30% of their income on housing expenses, including rent and utilities. This guideline was used as the benchmark to perform a cost-burdened analysis for Grain Valley. Figure 3.4 and 3.5 present the analyses for both owner-occupied and renter-occupied households.

Approximately 18.0% of owner-occupied households are cost-burdened, spending 30% or more on their monthly housing costs. Whereas 30.3% of renter-occupied households are estimated to be cost-burdened. It is important to strive for the lowest possible percentages in these datasets to maximize the number of residents who can obtain affordable housing.

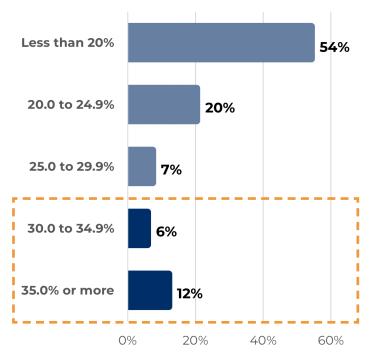
18.0%

owner-occupied cost-burdened households

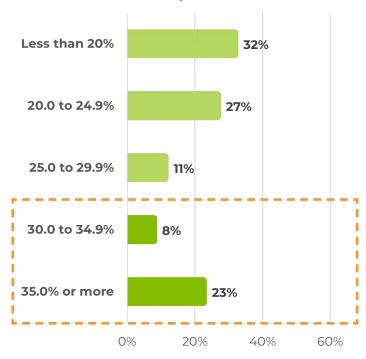
30.3%

renter-occupied cost-burdened households

**Figure 3.4** Owner-Occupied Cost-Burdened Households in Grain Valley



**Figure 3.5** Renter-Occupied Cost-Burdened Households in Grain Valley



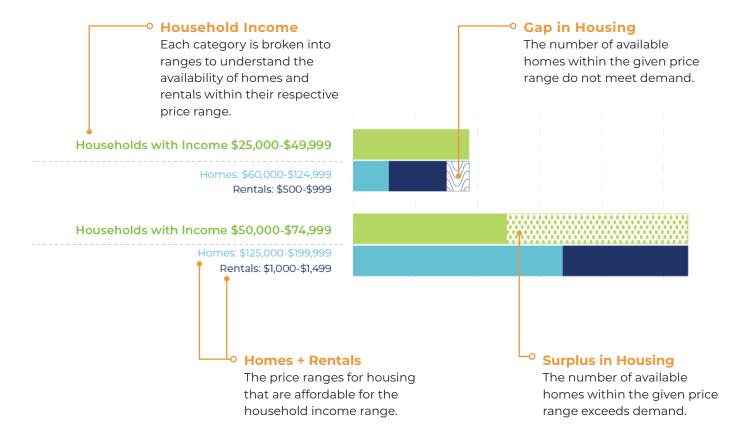
Source: U.S. Census ACS 2021 5-Year Estimates

### **Housing Attainability**

A housing attainability analysis identifies the current gaps and surpluses of homes based on household income and what is affordable in those ranges following HUD's 30% rule. This rule states that to have affordable housing, a household must be spending less than 30% of their income on housing expenses. The graphic below helps to explain how to read the graph in Figure 3.7.

Figure 3.7 presents the results of the attainability analysis with supportive summaries below. The intent of this analysis is to help identify current gaps and surpluses in the housing stock to better understand where demand lies in the community. These results will then be translated into the Future Land Use Plan and goals, policies, and action items.

Figure 3.6 Housing Affordability in Grain Valley



### **Housing Attainability Summary**

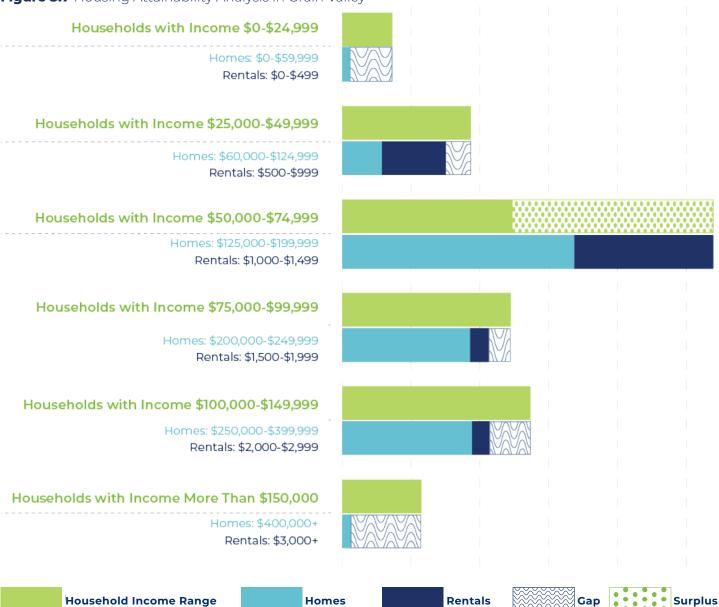
The following bullets help to summarize the findings from above.

- There is a shortage of housing for households earning less than \$50K. This cohort includes low-income households, those on fixed incomes, such as seniors, and others. It is important to include housing options in these ranges to provide affordable housing and allow residents to age in place.
- The only surplus of housing is for units valued \$125K-\$199K and rental that are \$1,000-\$1,499.

This is not atypical given the median home value (\$198,400) and median gross rent (\$1,146) fall within this category. However, due to pressures and lack of availability in other categories, this cohort of housing faces the greatest amount of competition from others.

 There is a significant gap in housing for households earning more than \$75K in Grain Valley. The lack of availability reduces opportunity for moving up in the housing market and may result in stagnant housing mobility or cause residents to move outside of the community to obtain desired housing.

Figure 3.7 Housing Attainability Analysis in Grain Valley



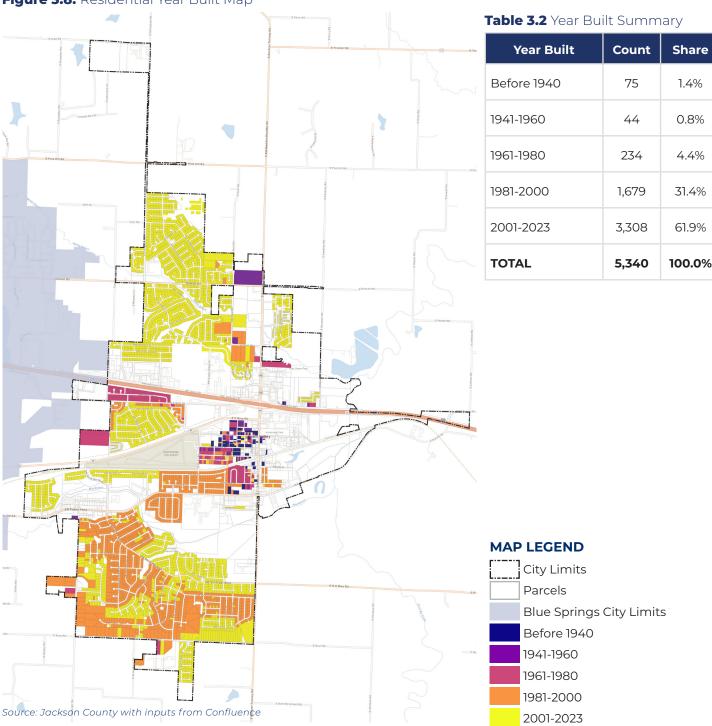
### **Year Built**

Figure 3.8 helps to highlight year built data in Grain Valley for the existing residential stock. The darker the color, the older the home. Some trends become evident from examining the map:

- · Historic homes are concentrated around Downtown.
- Homes developed around Sni-A-Bar Boulevard and Cross Creek Drive were primarily built from the early 1980s to early 2000s.
- Rosewood and Woodbury subdivisions are the most recent development.

Table 3.2 presents a detailed summary of this data.

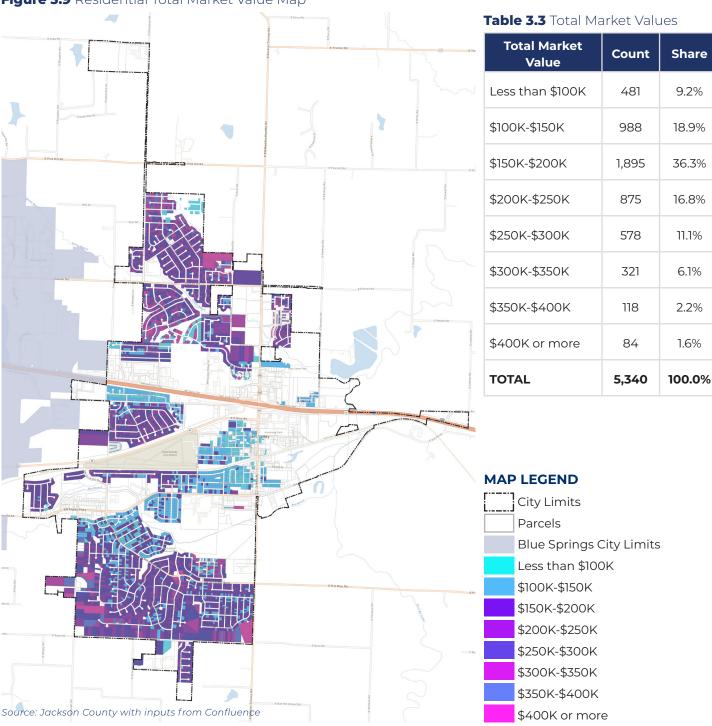
Figure 3.8. Residential Year Built Map



### **Total Market Value**

Jackson County Assessor Data was utilized to complete a parcel-by-parcel analysis of total market value for residential land uses in Grain Valley. Under Missouri law, total market value and appraised value are interchangeable. This data is detailed in Figure 3.8 and Table 3.3 below. Most homes in Grain Valley have a total appraised value of \$150K-\$250K. The darker the color in Figure 3.9, the higher the value of the home. Higher concentrations of darker parcels align with the locations of the Rosewood and Woodbury subdivisions, which are the newest areas of residential development.

Figure 3.9 Residential Total Market Value Map



DRAFT 07-18-2023 GRAIN VALLEY COMPREHENSIVE PLAN

### PUBLIC INPUT - HOUSING

### **Community Input**

### **Summary**

Through different public engagement avenues, Grain Valley community members shared their opinions on housing needs and priorities. The main concerns to address included:

- · A lack of entry- and mid-level housing types.
- · Affordable options at all sizes and scales.
- · A need for duplex and triplex with prominent garages.
- · A lack of tree coverage in neighborhoods.

### **Priority Ranking Results**



### Housing

- - · Mid-Level Single-Family Homes (4)
- Entry-Level Single-Family Homes (3)
  - · Senior Housing (1)
  - · Townhomes or Rowhouses (1)

**Figure 3.10** Priority Ranking Results from the Public Workshop

### Housing issues and opportunities

Lot sizes - too small?

High cost of housing

Running out of real estate for new housing

Tree coverage in neighborhoods is lacking

Quality of subdivision design

Multi-family development
– positive and negative
(price is still high)

### **What should Grain Valley focus on?** Housing

- Entry-level single family homes
- Mid-level single family homes
- Executive-level single family homes
- Townhomes/Rowhouses
- Apartments/Condominiums
- Housing Rehabilitation Program

Figure 3.11 Steering Committee Meeting #1 Results

Figure 3.12 Prioritization for Housing Stock Improvements

### PUBLIC INPUT - HOUSING

### **Most Preferred - Low Density Residential**

### **Small lot**







### **Medium Lot**



Figure 3.13 Image Voting Results

### **Most Preferred - Multi-Family Residential**

### **Duplex**



**Triplex** 

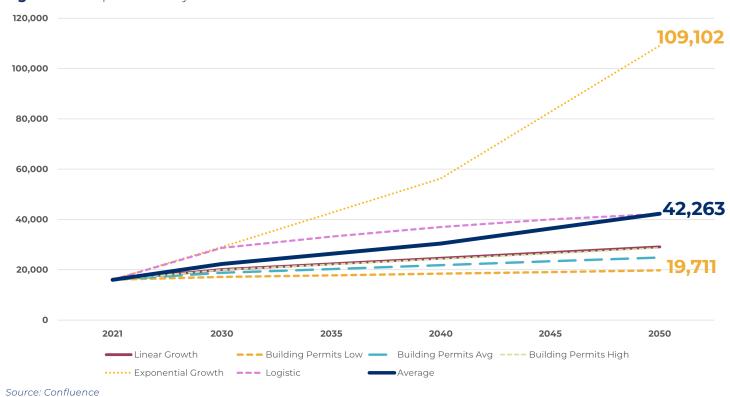


**Apartments** 



### TARGET MIX AND ESTIMATED NEED

Figure 3.14 Population Projections 2021-2050



**Population Projections** 

Figure 3.14 presents the population projections completed for the Grain Valley 2050 Comprehensive Plan to better prepare for the next three decades of growth. Due to the higher growth rate from 2010 and on, historic population growth was paired with building permit activity to better portray potential growth in the community moving forward. A series of formulas were used to estimate the population by 2050. The estimated average population by 2050 in Grain Valley is 42,263. This average population forms the basis for household and target mix projections throughout the rest of the plan.

### **Household Projections**

Today, Grain Valley has an estimated population of 16,002 residents. The 2050 average growth rate indicates that there will be 42,263 residents, resulting in the addition of 26,261 residents. The current average household size in Grain Valley is 2.7 persons. Pairing the added population with the current average household size, is it estimated that there will be an additional 9,726 households in Grain Valley by 2050, or 360 units annually.

**Table 3.4** Population Projection Estimates *Average Growth Scenario* 

Year	Population		
2021	16,002		
2030	22,264		
2035	26,388		
2040	30,393		
2045	36,392		
2050	42,263		

### TARGET MIX AND ESTIMATED NEED

Figure 3.15 Current and Target Mix Estimations



### **Target Mix**

The estimations shown in Figure 3.15 present the needed units and acres in order to achieve the target mix for future developments. The current mix is predominantly comprised of detached, single-family residential uses (89%). The target mix follows public input and community preferences for greater variety and price points in housing options and encourages a greater mix of attached and multi-family dwellings.

The Future Land Use Plan should meet and/or exceed these estimates to accommodate the projected population and household growth within the community.

### ASSUMPTIONS UTILIZED FOR ACRE ESTIMATIONS

	Detached	Attached	Multi- Family
Dwelling Units Per Acre	3	8	16

### PROPOSED RESIDENTIAL LAND USES

### Planned Residential Land Uses in the Future Land Use Plan

The map illustrated in Figure 3.16 identifies the proposed locations of residential land uses based on the Future Land Use Plan. There is a great variety in housing presented in the Plan in accordance with the target mix identified by the Steering Committee.

The decision to locate specific types of residential development, such as medium-to-high-density or mixed-use developments, is directly correlated to the adjacent land uses. Where there are greater densities and intensities of commercial users, residential land uses reflect this. In areas that are less developed, and the land is not as supportive to density, rural-to-low and low-to-medium-density residential is likely to be located here.

The images presented to the right highlight the most preferred residential housing types and characteristics from the public input. These should be referenced as developments are proposed in Grain Valley.



Land Use Type	Acres	Share	
Low-Density Residential	4,667.3	74%	
Medium-Density Residential	1,275.7	20%	
High-Density Residential	393.5	6%	
TOTAL	6,336.5	100.0%	

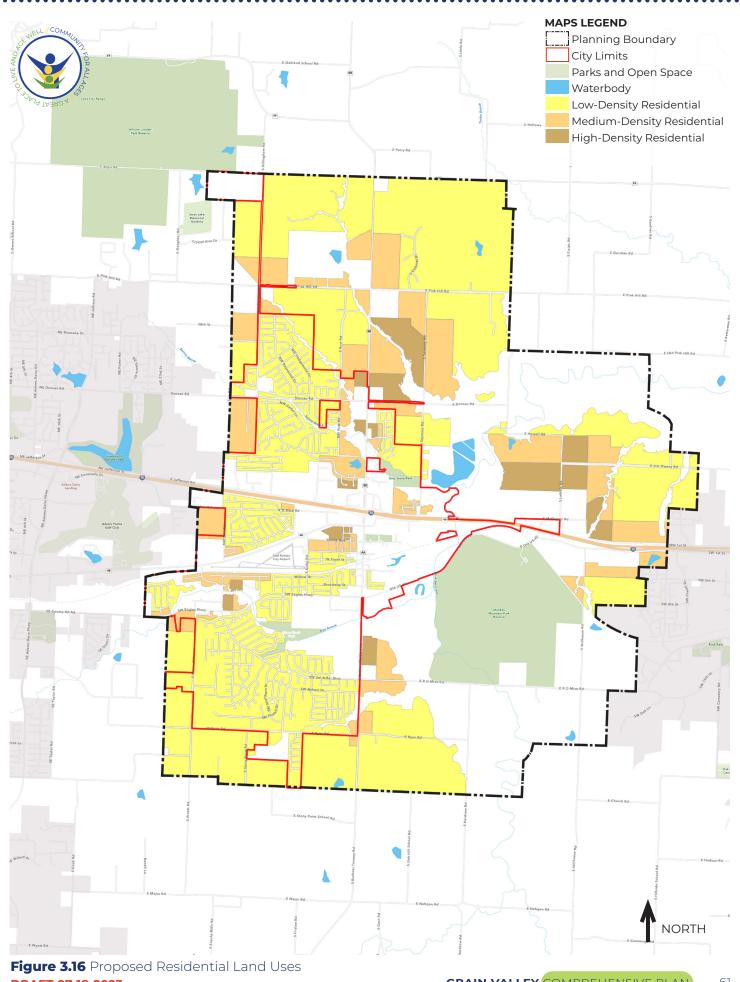












### BEST MANAGEMENT PRACTICES

### **Missing Middle Housing**

Much of the preferred multi-family housing from the public input process identified one- or two-story, attached housing to be the most desirable housing types. This can be achieved through a variety of development schemes, especially those following the Missing Middle trends. Missing Middle Housing encompasses everything on the housing spectrum that is not a detached, single-family home or mid-rise complex. Housing types, such as townhomes, cottage courts, tri-plexes, and live-work developments fall under the Missing Middle umbrella.

The Future Land Use Plan and its proposed land use categories take these mid-density development schemes into consideration and are most likely to be supported in the medium-density residential category.









### BEST MANAGEMENT PRACTICES

### **Multi-Family Residential Design Guidelines**

Multi-family housing presents several challenges when poorly designed. The inherent density of multi-family development can lead to larger parking lots and open space that is just left over and not part of a cohesive design strategy. Multi-family residential areas should be pleasant, comfortable, and safe. With proper design, siting, and placement, these developments can become an asset to the community and not an eye sore. Recommendations for building material quality and durability in single-family described in the previous section should similarly apply for multi-family.



### Matching Setbacks/Scales

The placement of multi-family should consider the existing character of any surrounding residential area. Appropriate height and scale should be used to ensure privacy. For example, setbacks should match nearby residential areas. Larger heights may require more setbacks to not shade or visually dominate the neighborhood. Larger projects should also be broken into groups of structures than one large structure.





### **Pedestrian Orientation**

Multi-family residential should not 'turn its back' on surrounding neighborhoods. Multi-family residential should be designed with ground floor units having individual sidewalk entrances or with a courtyard with one significant pedestrian entrance from the sidewalk/ street. Any individual units with direct access to a public street should include a front yard outdoor space with a small porch or a small yard with a short fence. Higher-Density multi-family units as well as any activity areas associated with the development should be accessible via pedestrian path or walkways from the street.





GRAIN VALLEY COMPREHENSIVE PLAN

### BEST MANAGEMENT PRACTICES

### **Multi-Family Residential Design Guidelines**

### **Parking and Driveways**

Whenever possible, multi-family units should provide individual closeable garages. If this is not possible, then dispersed small or medium-sized parking lots are acceptable. Large, undivided parking lots should be avoided. Protected bicycle parking should be conveniently located nearby. The driveways to any parking lots should not be overly long and monotonous. Any main entrance for vehicles should be attractive with colored or textured pavement.







### **Internal Street Design**

Larger multi-family developments, such as those with more than 20 units with internal streets, should be designed as if they were public streets with various streetscape elements. This includes sidewalks, planting strips, and street trees.



### **Aesthetic Value**

To enhance the aesthetics of multi-family, steps should be taken to break up large wall masses. For example, balconies, porches, and patios are encouraged for both the practical and aesthetic benefits they provide. Other methods include offset floor setbacks and ensuring there are human scale design elements. Accessory structures should match the style of the site.



### Goals, Policies, and Action Items

To help implement the Future Land Use Plan and further promote the guiding principles, a series of goals, policies, and action items have been created.

### Goal

Goals are objectives or aims which may be broad or specific.

Example: Grain Valley will attract high-quality development for housing, commercial, and business park uses.

### **Policies**

Policies represent on-going principles which the City should adhere to when approving new development or planning future investments.

<u>Example</u>: New development in Grain Valley should adhere to the land uses identified in the Future Land Use Plan.

### **Action Items**

Action items are specific steps and activities the City should take.

Example: Update the zoning regulations to allow for smaller minimum lot size.

In Chapter 7 - Planning for Implementation, a series of matrices will be provided that include each chapter's goals, policies, and action items. The guiding principle(s) being supported by each goal, policy, or action item will be highlighted. Additional items such as priority or potential partners will also be added.

### **Guiding Principles**



### **GOAL 3.1**

### Attract quality residential developments to meet the needs of current and future residents

### **Policies**

- **3.1.1** Follow the Future Land Use Plan for all proposed residential developments.
- 3.1.2 Support move-up housing options within the community to increase housing mobility.



**3.1.4** Explore partnerships to incentivize prospective residents to move to Grain Valley.

### **Action Items**

**3.1.1** Update the City's website to showcase projected population growth and housing demand.

.....

- **3.1.2** Review and update any zoning districts that are not in alignment with the Future Land Use Plan categories.
- **3.1.3** Conduct a housing windshield survey of the historic residential core to monitor condition and preserve the existing housing stock.

### GOAL 3.2

### Utilize best management practices (BMPs) to create connected, well-designed neighborhoods

### **Policies**

developments.

- **3.2.1** Promote organic growth and limit leapfrog development.
- 3.2.2 Limit culs-de-sac to allow for greater thru connection in the roadway network.



- **3.2.4** Utilize code enforcement to maintain quality and clean neighborhoods in Grain Valley.
- 3.2.5 Promote pedestrian-focused design in residential blocks via appropriate street widths, short block lengths, and planting strips large enough to accommodate street trees.
- **3.2.6** Development within the floodplain should be discouraged and any development that does occur within the floodplain that must comply with the City's floodplain regulations.
- **3.2.7** Preserve and expand the tree canopy.



- **3.2.8** Require greenscaping and/or trees in all new residential developments.
- 3.2.9 Require sidewalks on both sides of the street to improve walkability and connectivity to nearby amenities and schools.

### **Action Items**

**3.2.1** Adopt a tree preservation ordinance.



3.2.2 Update the City's tree planting standards to better specify species, quantity, and caliper of trees throughout the community.





Create a plan to have an interconnected network of sidewalks and trails to optimize mobility between neighborhoods and the greater regional area.



### **GOAL 3.3**

### Support a variety of densities for residential development

### **Policies**

- 3.3.1 Allow for medium- and high-density developments based on the locations identified in the Future Land Use Plan.
- **3.3.2** Support and encourage multi-family developments to achieve the target mix.
- **3.3.3** Ensure multi-family areas are connected to amenities, such as parks and trails.



- 3.3.4 Maintain high design standards for multifamily developments, especially those with an affordability component.
- **3.3.5** Discourage the location of manufactured housing in or near the floodplain.

- **3.3.1** Review and update the zoning code as needed to ensure it is supportive of the desired densities and typologies.
- 3.3.2 Establish a long-term plan to adopt a Rental Housing Inspection Program to ensure the quality of rentals remain high and renters are able to obtain safe and quality housing.

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# chapter **FOUR**planning for transportation

### OVERVIEW

### **Chapter Overview**

The Grain Valley transportation network includes infrastructure from historic beginnings to growing developments. Many of the features that provide opportunities for the Grain Valley community – quality schools and parks, interstate access, and a rural-urban balance – also present challenges for multimodal transportation connectivity. *Chapter 4: Planning for Transportation* outlines existing transportation conditions, multimodal plans to meet current mobility needs as well as potential growth, and policies to guide the overall vision.

### **Relationship to Guiding Principles**

Three main guiding principles were identified for the Grain Valley Comprehensive Plan: connections, central core, and community. Each guiding principle is supported in this chapter.

### **Connections**

Safe and efficient transportation must be integrated with land use to ensure high-quality, coordinated development. The Future Streets Plan identifies the long-term vision for street typology that is consistent with the growth patterns outlined in the Future Land Use Plan.

### **Central Core**

The Future Land Use Plan identifies a central hub of activity in the downtown area. To maintain and enable future growth in the central core, the transportation network utilizes the existing I-70 interchange and Buckner Tarsney Road (Main Street) as the spine of the transportation network, but adds other enhanced north-south and east-west connectivity to provide an arterial loop around the community.

### Community

Connecting communities also requires planning for multiple modes of transportation including bicyclists, pedestrians, and transit users, as well as movement of people and goods by truck and rail. **The Future Streets Plan** and **Active Transportation Plan** emphasize the concept of Complete Streets to develop context-sensitive improvements that enable safe travel and access for users of all ages and abilities regardless of their mode of transportation.

Figure 4.1 Planning for Transportation Outline



Related Public Input



**Existing Conditions and Analysis** 



Future Streets Plan



**Active Transportation Plan** 



Strategic Opportunities



Goals, Policies, and Action Items

### RELATED PUBLIC INPUT

### **Public Input Related to Transportation**

Grain Valley community members shared feedback related to transportation needs through a variety of engagement opportunities. The priorities which emerged through these conversations and activities included pedestrian accessibility through an expanded sidewalk network, marked crossings, more multi-use trails and shared-use paths, more bike lanes, sidewalk seating, and plantings/planters on streets.

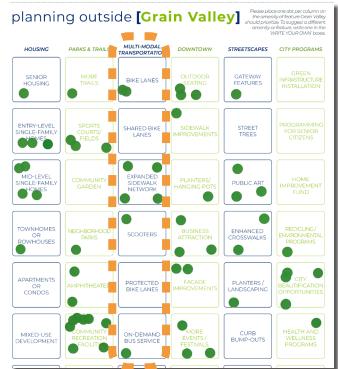
## planning o Transportation challenges Railroad/airport barriers to circulation and development Disconnect between north and south sides of the city Interchange is a focal point for the entire community planning o planning o parks ENTRY-LEVEL SINGLE-FAMILY COMMODILE SINGLE-FAMILY COMMO

Figure 4.2 Steering Committee Meeting #1

Main Street - railroad

is a chokepoint

### Priority Ranking Results Multi-Modal Transportation Expanded Sidewalk Network Bikes Lanes Scooters On-Demand Bus Service



**Figure 4.3** Priority Ranking from Public Workshop #1, Feb. 28, 2023

### **Stakeholder Interview Recommendations**



Figure 4.4 Stakeholder Interview Feedback

### **Budget Ranking**

#2 Sidewalks + Pedestrian Safety



**Figure 4.5** Budget Ranking from Interactive Website: Sidewalk and Pedestrian Safety #2 out of 7 items

# RELATED PUBLIC INPUT

# Sidewalks Multi-use trails / shared use paths Bike lanes Crosswalks Roundabouts Public transportation/bus services Speed limit reductions Speed limit increases

**Figure 4.6** Priority Ranking from Community Survey on Interactive Website

#### Street improvements needed



Figure 4.7 Poll from Public Workshop

#### **Most Preferred - Streetscapes**



Marked crossing



**Decorative crosswalk** 



Sidewalk seating & planters



Protected sidewalk plantings

Figure 4.8 Image Voting on Interactive Website

# **EXISTING CONDITIONS**

## Roadways

Grain Valley is served by a network of roadways with the east-west I-70 corridor and the north-south Buckner Tarsney Road (Main Street) representing the spine of the transportation network. While I-70 is an asset to spur economic development and residential growth, the interstate can also be a barrier to north-south connectivity as it bisects the community. The I-70 and Buckner Tarsney Road (Main Street) interchange is also the only existing interstate access within the city limits and serves over 25,000 vehicles per day. As the primary gateway into Grain Valley, the sole interchange can create a bottleneck in the roadway network.

As a growing community located between Blue Springs to the west and Oak Grove to the east, Grain Valley residents also rely on several other east-west corridors to meet their daily needs. Key roadways include Duncan Road, Highway 40, and Eagles Parkway towards Blue Springs, and Old Highway 40 and R.D. Mize Road towards Oak Grove. Grain Valley will need to coordinate transportation improvements with these neighboring cities as development gradually fills the gaps between the three communities.



Figure 4.9 Interchange at I-70 & Buckner Tarsney Rd

#### Railroads

While railroads are an important national asset for freight movement and historically spurred growth in small cities, rail corridors can also act as a physical barrier within communities. The Canadian Pacific Kansas City (CPKC) Railroad corridor traverses east-west through Grain Valley. While the corridor is typically a single main line track, a 1.5-mile segment of two tracks is located within the city to provide an additional rail siding. Approximately 5-10 trains currently travel the rail corridor each day, but train volumes are anticipated to grow due to the recent merger of the Canadian Pacific and Kansas City Southern railroads in 2023.

There are three at-grade highway-rail crossings in Grain Valley located at Buckner Tarsney Road (Main Street), Kirby Road, and Sni-A-Bar Drive. There are no grade separated crossings of the railroad within the city limits. Although residents do not currently report significant issues when a train is traveling through the community, travel delay and emergency access concerns may increase in the future due to the lack of available alternate routes.



Figure 4.10 Rail Crossing at Buckner Tarsney Rd

# **EXISTING CONDITIONS**

# **Bicycle & Pedestrian**

The active transportation network in Grain Valley generally includes on-street bicycle facilities, trails, shared-use paths, and sidewalks. These bicycle and pedestrian facilities provide important, non-vehicular ways for residents to travel around the community while also increasing quality of life, physical health, and social interaction in Grain Valley.

Existing trails including the Blue Branch Trail and Butterfly Trail, and shared-use paths along Eagles Parkway, Buckner Tarsney Road, Duncan Road, and Dillingham Road are popular city amenities. Trail extensions are also currently funded along segments of Eagles Parkway and Buckner Tarsney Road. However, many of these existing trails are isolated and may not connect to other trails or sidewalk throughout the city.

On-street bicycle facilities are also currently limited to a 0.5-mile segment of bicycle lanes on Duncan Road. Although not designated bicycle routes, Highway 40, Sni-A-Bar Boulevard, Kirby Road, Cross Creek Drive, and Old Highway 40 towards Monkey Mountain Park are common routes used by bicyclists.



Figure 4.11 Blue Branch Trail

#### **Transit**

The Kansas City Area Transportation Authority (KCATA) is the public transportation provider in the Kansas City region via the RideKC bus system. The RideKC network provides a commuter bus route from downtown Kansas City to Blue Springs, but services do not currently extend to Grain Valley. OATS Transit offers a shared-ride, demand response service for eligible residents (seniors, persons with a disability) for trips within the Grain Valley and Blue Springs area.



Figure 4.12 OATS Transit

# STREET TYPES

Functional classification is the process by which the roadway network is categorized according to the type of service the roadway provides or is intended to provide. It represents the function of a roadway based on factors such as connectivity, access, traffic volume, and trip type. The functional classification hierarchy includes interstates, freeways/expressways, principal arterials, minor arterials, major collectors, minor collectors, and local streets.

#### **Interstate**

Interstates are designed for high traffic and longdistance travel between major urban areas with a physical barrier between directional travel lanes and no at-grade, direct access to adjacent land uses.





# Freeway/Expressway

Similar to interstates, a freeway or expressway has a physical barrier between directional travel lanes but provides a limited number of at-grade access points.



# **Principal Arterial**

Principal arterials serve major activity centers in a region with a high degree of connectivity and may limit direct access to adjoining land uses.



#### **Minor Arterial**

Minor arterials provide service for trips of moderate length, serve smaller geographic areas than principal arterials, and offer intra-community connectivity to the greater network.







Photo: Main Street

# STREET TYPES

# **Major Collector**

Major collectors serve both land access and traffic circulation by distributing trips to the greater arterial network.



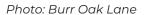


Similar to major collectors, minor collectors provide both land access and traffic circulation but generally operate over shorter distances and lower speeds.



#### Local

Local streets provide direct access to adjacent land uses and are often designed to discourage through traffic.









# FUTURE STREETS PLAN

#### **Overview**

The Future Streets Plan, shown in Figure 4.12, represents the future, potential roadway network in Grain Valley as the community matures and grows. Roadway classifications were determined based on alignment with the Future Land Use Plan, coordination with plans in neighboring cities, and consistent use of terminology used at the regional, state, and federal levels. The use of standard terminology also enables the city to be more competitive when seeking transportation funding allocated by the Mid-America Regional Council (MARC), Missouri Department of Transportation (MoDOT), and Federal Highway Administration (FHWA).

Roadways with lower functional classification tend to provide an environment that is more bicycle and pedestrian friendly due to lower traffic volumes, lower speeds, and shorter crossing distances. While the preferred bicycle and/or pedestrian facility type may vary by roadway, utilizing a Complete Streets approach ensures that transportation corridors are not barriers to multimodal connectivity in the community.









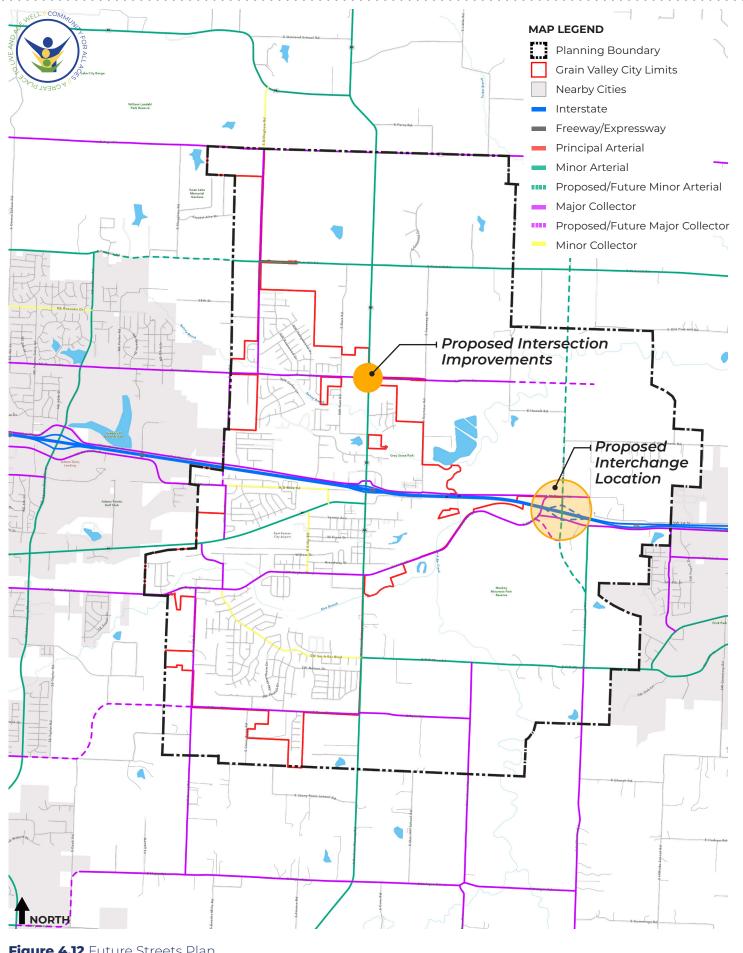


Figure 4.12 Future Streets Plan

#### **Overview**

An interconnected active transportation network consisting of bicycle and pedestrian facilities allows users of all ages to walk, run, bike, or roll to destinations throughout the community. The Multimodal Gap Analysis provides a summary of existing bicycle and pedestrian facilities within Grain Valley as well as gaps in the network.

The existing active transportation network within Grain Valley features an array of options for essential travel and recreational activity. More than 40 miles of sidewalks connect neighborhoods and activity centers throughout the city. Additionally, more than five miles of shared-use paths and trails are located throughout Grain Valley. However, remaining gaps in the active transportation network reduce walkability and inhibit access to community destinations. The railroad tracks, interstate, and floodplain will present challenges to connectivity and represent physical barriers to address. Other gaps in the Grain Valley active transportation network primarily exist at intersections. The network can be greatly improved by addressing areas where existing sidewalks almost connect. When sidewalks reach an intersection, marked crosswalks would improve safety and comfort for pedestrians while also increasing visibility for drivers.

#### **Intention of Plan**

Based on public input and technical analysis, the Active Transportation Plan connects priority areas including parks, schools, the downtown area, and other civic destinations such as the recreation center and library. Overall, the intention is to provide multimodal connectivity regardless of facility type (discussed on the following page). Appropriate facility type(s) should be further assessed as each active transportation project advances.

The Active Transportation Plan supports a loop trail network consisting of major trail spines and connections to these spines. Priority areas are further discussed in the Strategic Opportunities section.







# **Facility Types**

To address gaps in the network and continue expanding the active transportation network, the Active Transportation Plan represents the future, potential bicycle and pedestrian facilities in Grain Valley. The active transportation network can be composed of a series of on-road and off-road facility types.

# **Bicycle Lane**

An on-road portion of the roadway designated by striping and signage for the exclusive use of bicyclists.



#### **Shared-Use Path**

An off-road paved path that is adjacent to a roadway but separate from vehicle traffic. Shared-use paths are wider than sidewalks (typically 8-10 feet wide) to accommodate both bicyclists and pedestrians.



#### **Shared Lane**

An on-road wide travel lane shared with vehicles that may be identified by pavement markings or signage.



# **Designated Bike Route**

An on-road travel lane with directional signage and often accompanied by supporting bicycle route map.



#### **Trail**

An off-road paved or unpaved path separate from vehicle traffic. Trails for bicyclists and pedestrians are typically located within greenways, parks, or other non-roadway right-of-way areas.



#### **Sidewalk**

An off-road paved path designed for pedestrians only (typically 4-5 feet wide). Sidewalks may have a landscaped buffer or be located adjacent to the curb.

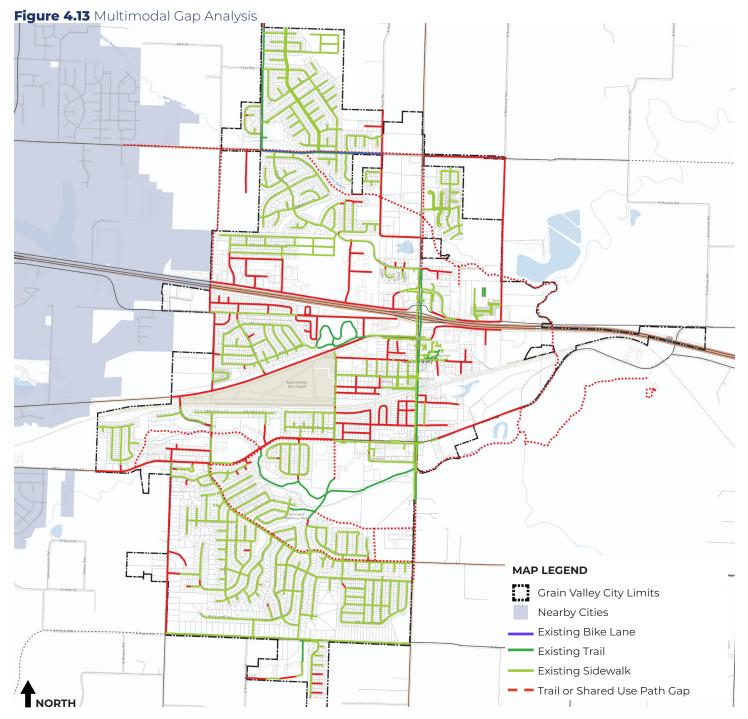


# **Multimodal Gap Analysis**

An interconnected active transportation network consisting of bicycle and pedestrian facilities allows users of all ages to walk, run, bike, or roll to destinations throughout the community. The Multimodal Gap Analysis provides a summary of existing bicycle and pedestrian facilities within Grain Valley as well as gaps in the network.

#### **Existing Trail and Sidewalk Network**

Grain Valley has a modest sidewalk network, with many residential areas and downtown streets partially covered. However, there are large gaps as well, notably in the residential district north of Route AA and south of Hwy 40 W. Even in residential areas with sidewalks, they often only exist on one side of the street, leaving half the network inaccessible to pedestrians.



# **Key Strategies**

There is great potential for sidewalk expansion within Grain Valley. Regions that could see the most benefit from an expanded network include downtown, areas surrounding schools, and residential streets.

#### **Downtown**

A complete sidewalk grid Downtown would bring more people to the area, helping local businesses attract customers and providing an incentive to beautify the pedestrian experience through improved façades, sidewalk plantings, and outdoor dining options.

#### **School Connections**

Bridging pedestrian gaps between neighborhoods and schools would enable children and parents to safely walk or bike to school, allowing for an active transportation option to improve community health and create more social neighborhood streets.

#### **Gap Fill**

Sidewalks would benefit residential areas where they only exist on one side of the street, or where the only transportation mode possible is an automobile.

#### **Connecting the City**

Many streets in Grain Valley end in cul-de-sacs, or lack consistent crossings through blocks. Establishing pedestrian paths to connect these divisions would help create a cohesive grid of access to active transportation modes such as pedestrians, bicyclists, wheelchair users, and scooters.



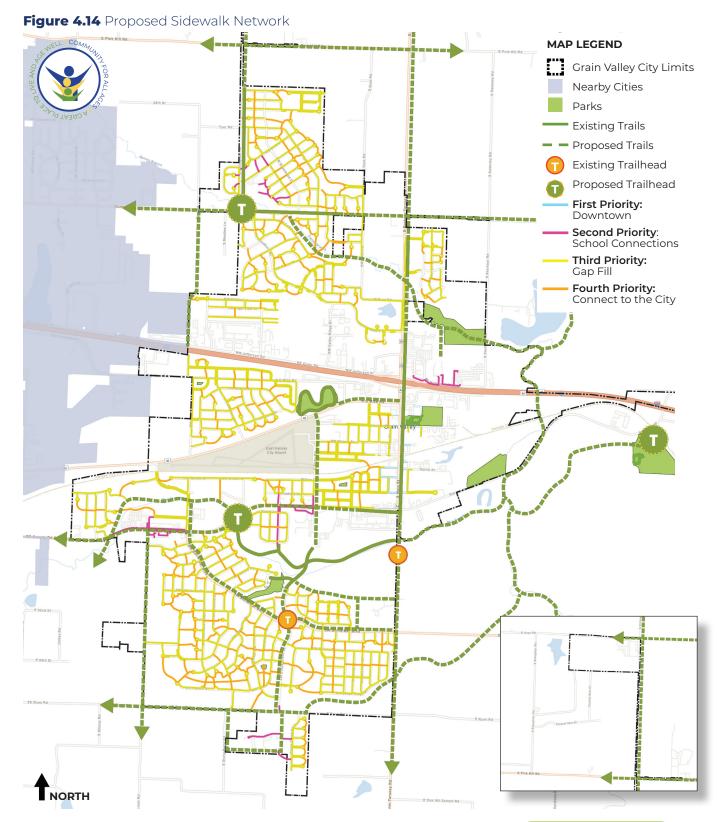






#### **Proposed Sidewalk Network**

There is great potential for sidewalk expansion within Grain Valley. Regions that could see the most benefit from an expanded network include downtown, areas surrounding schools, and residential streets.



## STRATEGIC OPPORTUNITIES

Key improvement concepts include new roadway connections, corridor upgrades, intersection improvements, and enhanced multimodal accommodations. Strategic opportunities for the transportation network are summarized in the Strategic Opportunities Map (see page 94)

# **Arterial Loop Network**

Buckner Tarsney Road (Main Street) serves as the central transportation spine of the city and currently provides the only access to and across I-70. As the only major north-south corridor, community growth has increased congestion and safety concerns on Buckner Tarsney Road (Main Street). To relieve the growing bottleneck and provide alternate routes throughout the community, the Future Streets Plan identifies other key corridors to create an arterial loop network throughout the city.

#### **East Corridor**

To establish an alternate arterial corridor to the east, the East Corridor concept includes a potential I-70 interchange located midway between existing interchanges in Grain Valley and Oak Grove. A future concept study would further assess potential interchange locations in this area, including the preferred alignment of major roadways such as Lefholz Road, Old Highway 40, and Stillhouse Road to support the new interchange. The East Corridor concept would provide another critical access point to and across I-70 and support Priority Annexation Area #1 as identified in the Future Land Use Plan. Coordination with MoDOT, Oak Grove, and a major property owner in the area would be required.

#### **West Corridor**

To establish an alternate arterial corridor the west, the West Corridor concept includes a new north-south corridor located midway between existing interchanges in Grain Valley and Blue Springs. While an I-70 interchange may not be preferred in this area due to existing development constraints, an overpass across I-70 would provide another critical north-south connection for the community. A future concept study would further assess potential bridge locations in this area, including the preferred alignment of major roadways such as Sni-A-Bar Boulevard, Barr Road, and Tyler Road to support the overpass. Consideration should also be given to potential changes to the private East Kansas City Airport and grade separation opportunities of the railroad. The West Corridor concept would provide another critical access point across I-70 and support Priority Annexation Area #2 as identified in the Future Land Use Plan. Coordination with MoDOT and Blue Springs would be required.

#### **Central Corridor**

Development of the East Corridor and West Corridor concepts would relieve pressure on Buckner Tarsney Road (Main Street) by providing additional north-south connections in the city with potential grade separations of the railroad. Due to the anticipated congestion relief, additional roadway widening on and property impacts between I-70 and Eagles Parkway could be avoided. This Central Corridor would then continue to preserve and support growth in the downtown area and other existing developed areas as identified in the Future Land Use Plan.

## STRATEGIC OPPORTUNITIES

# **Transportation Corridors**

In addition to the concepts outlined in the Arterial Loop Network, other key transportation corridors represent additional strategic opportunities for the city.

#### **Buckner Tarsney Road**

Due to floodplain and infrastructure constraints to the south, the majority of growth in the Grain Valley area is anticipated to occur to the north. As development occurs, Buckner Tarsney Road should be improved north of I-70 to meet future, urban multimodal traffic demands. It is likely that recent improvements from I-70 to Woodbury Road, including curb and gutter and a shared-use path, would be extended to other segments of the corridor. A future traffic study would also assess the preferred intersection configuration at the Buckner Tarsney Road & Duncan Road intersection to address growing operational issues. Coordination with MoDOT would be required.

#### **Duncan Road**

As development occurs, Duncan Road should be improved to meet future, urban multimodal traffic demands. It is likely that recent improvements from Dillingham Road to Rust Road, including curb and gutter, on-street bicycle lanes, and a shared-use path, would be extended to other segments of the corridor. Consideration should also be given to utility coordination on Duncan Road west of Buckner Tarsney Road as transportation improvements are needed. Coordination with Blue Springs is recommended.

#### Sni-A-Bar Boulevard & Highway 40

The area near Sni-A-Bar Boulevard, Highway 40, and Barr Road is experiencing safety and delay concerns. However, improvement options are currently limited due to the proximity of the private East Kansas City Airport. A future traffic study would assess the preferred intersection configuration in this area to address growing safety issues. Consideration should be given to a roundabout concept that would not impact sight distance and clearance for the airport. Coordination with MoDOT would be required.

#### **Eagles Parkway**

Grain Valley has invested in multimodal improvements to Eagles Parkway between Kirby Road and Buckner Tarsney Road. Future phased improvements including curb and gutter, a shared-use path, and sidewalk would be extended to other segments of the corridor. Consideration should also be given to safe bicycle and pedestrian crossings across Eagles Parkway, including a potential grade separated trail crossing at the Blue Branch Trail. Coordination with Blue Springs is recommended.

#### **Kirby Road**

Kirby Road provides one of three existing at-grade crossings of the railroad and is also a popular connection between Butterfly Park and Grain Valley High School. With the expanding Blue Branch Trail network to the south, bicycle and pedestrian connections also continue further south into residential neighborhoods. Future improvements would enhance bicycle and pedestrian connectivity along Kirby Road to connect these key destinations, including a designated pedestrian crossing of the railroad. Coordination with the Canadian Pacific Kansas City (CPKC) Railroad would be required.

## STRATEGIC OPPORTUNITIES

# **Active Transportation**

Both the Future Streets Plan and Active Transportation Plan emphasize the concept of Complete Streets to provide multimodal facilities that enable safe travel and access for all users. In addition to this overall approach to the transportation network, other key areas represent priority active transportation opportunities for the city.

#### **Northern Area**

The northern area focuses on the future Swiney Branch Trail as a spine in the trail network. Trails and shared-use paths build off the Swiney Branch Trail spine via corridors such as Buckner Tarsney Road, Duncan Road, and Dillingham Road. Priority destinations supported by the northern trail area include Greystone Park, Prairie Branch Elementary School, the future Grain Valley School campus, and several neighborhoods as well as Priority Annexation Area #2.

#### **Southern Area**

The southern area focuses on the existing and growing Blue Branch Trail as a spine in the trail network. Trails and shared-use paths build off the Blue Branch Trail spine via corridors such as Kirby Road, Sni-A-Bar Boulevard, and Cross Creek Drive. Priority destinations supported by the southern trail area include Butterfly Park, Mid-Continent Public Library, Grain Valley High School, Sni-A-Bar Elementary School, Grain Valley South Middle School, Stony Point Elementary, and several neighborhoods.

#### **Eastern Area**

The eastern area focuses on future connections towards Monkey Mountain Park, either through eastward expansion of the Blue Branch Trail and/or multimodal facilities along Old Highway 40. Trails and shared-use paths build off the spine via corridors such as Sni-A-Bar Creek. Priority destinations supported by the eastern trail area include Monkey Mountain Park as well as Priority Annexation Area #1.









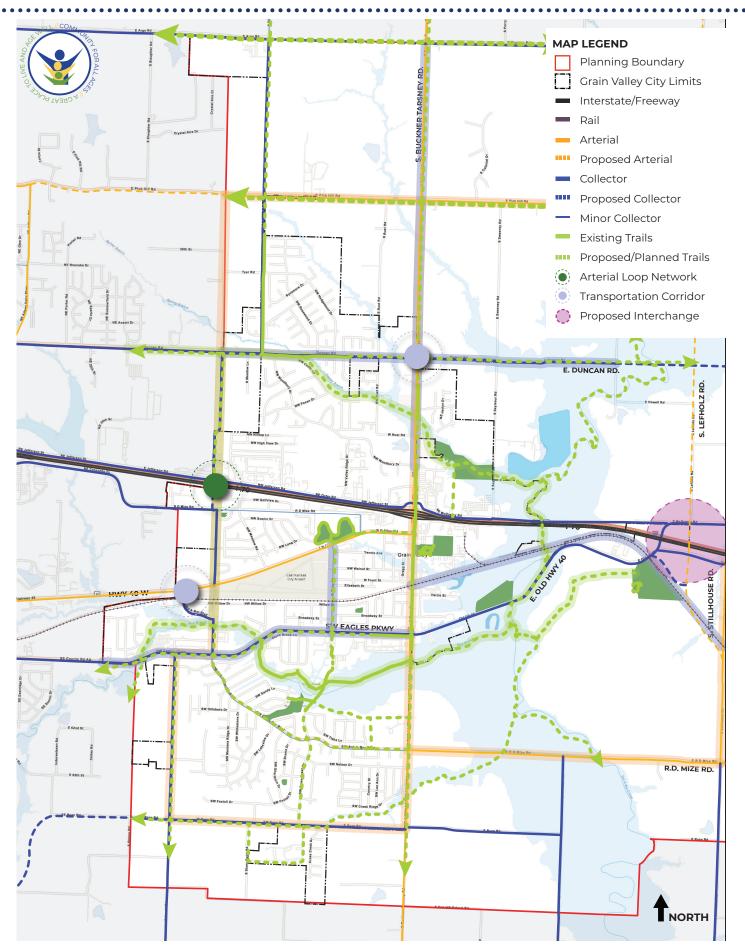


Figure 5.15 Transportation Strategic Opportunities Map

To help implement the **Future Streets Plan and Active Transportation Plan**, and to further promote the guiding principles, a series of goals, policies, and action items has been created.

#### Goal

Goals are objectives or aims which may be broad or specific.

Example: Grain Valley will attract high-quality development for housing, commercial, and business park uses.

#### **Policies**

Policies represent on-going principles by which the City should adhere to when approving new development or planning future investments.

Example: New development in Grain Valley should adhere to the land uses identified in the Future Land Use Plan.

#### **Action Items**

Action items are specific steps and activities the City should take.

Example: Update the zoning regulations to allow for smaller minimum lot size.

In Chapter 7 - Planning for Implementation, a series of matrices will be provided that include each chapter's goals, policies, and action items. The guiding principle(s) being supported by each goal, policy, or action item will be highlighted. Additional items such as priority or potential partners will also be added.

# **Guiding Principles**



#### GOAL 4.1

# Maintain existing infrastructure as the city matures and prioritize improvements to address safety & operational needs

#### **Policies**

- **4.1.1** Maintain safety and acceptable levels of service on major corridors and intersections.
- **4.1.2** Maintain and repair existing roadways to preserve good condition.
- 4.1.3 Support incremental improvements to address existing ADA accessibility needs through the city.

#### **Action Items**

- 4.1.1 Conduct traffic studies to assess crash history, safety risks, delay, and queuing issues in growing areas. Key roadways to monitor include: (a) Buckner Tarsney Road, (b) Duncan Road, and (c) Eagles Parkway. Key intersections to monitor include: (a) Buckner Tarsney Road & Duncan Road, (b) Tyer Road & Duncan Road, (c) Highway 40 & Sni-A-Bar Boulevard, and (d) Highway 40 & Barr Road.
- 4.1.2 Conduct a routine pavement condition assessment to objectively prioritize roadway segments for maintenance. Allocate sufficient funds to an annual street maintenance program as a component of the City's Capital Improvement Program.
- 4.1.3 Develop an ADA Transition Plan to identify access barriers in developed areas and outline a budget and timeline for accessibility improvements.

#### GOAL 4.2

# Expand roadway network to enhance east-west and northsouth connectivity as city grows

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#### **Policies**

- **4.2.1** Preserve right-of-way for growth based on the Future Streets Plan.
- 4.2.2 Advocate for new corridors to and across I-70 to connect the northern and southern areas of the Grain Valley community.
- **4.2.3** Coordinate utility improvements with transportation projects to ensure efficient use of funding and construction timelines.

#### **Action Items**

- **4.2.1** Develop design standards and preferred right-of-way needs for street classifications.
- 4.2.2 Conduct interchange and corridor alignment studies to explore the east corridor concept including Lefholz Road/Old Highway 40/ Stillhouse Road alignments with a new interchange at I-70. Coordinate with MoDOT and neighboring cities to study this major concept.
- 4.2.3 Conduct interchange and corridor alignment studies to explore the west corridor concept including Sni-A-Bar Boulevard/Barr Road/Tyer Road alignments with connectivity across I-70. Coordinate with MoDOT, CPKC, neighboring cities, and the airport to study this major concept.
- 4.2.4 Explore intersection improvements to improve connections, safety, and traffic flows at: (a)

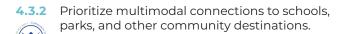
  Duncan Road and Dillingham Road intersection (b) Buckner Tarsney Road and SW Sni-A-Bar Boulevard and (c) SW Eagles Parkway and Kirby Road.
- **4.2.5** Focus utility improvements in identified growth areas based on the Future Land Use Plan, particularly to support development in priority annexation areas.
- **4.2.6** Study options to resolve impacts from trains blocking major street crossings. Work with MoDOT and railroad representatives on timing and funding sources.

## GOAL 4.3

# Establish an integrated active transportation network for both non-motorized travel and recreational use

#### **Policies**

4.3.1 Support active transportation such as walking, biking, and rolling as safe and comfortable modes of transportation throughout the city.



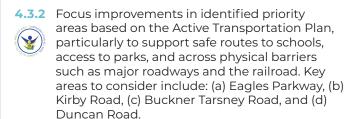


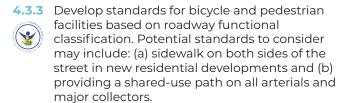
**4.3.4** Preserve right-of-way along non-roadway corridors for future trail connections.



#### **Action Items**







4.3.4 Utilize the city's natural assets, including greenways and streams, to expand the trail network as identified in Active Transportation Plan. In areas where a vehicular roadway connection is not provided, such as between developments or in areas with multiple culde-sacs, consider providing trail connections to ensure bicycle and pedestrian connectivity between these areas.

## GOAL 4.4

# Coordinate with local, regional, and state partners to advance transportation improvements

i.....

#### **Policies**

- **4.4.1** Ensure regional and statewide planning documents outline the City's transportation priorities.
- **4.4.2** Coordinate transportation improvement projects and schedules with neighboring jurisdictions.
- **4.4.3** Seek regional, state, and federal funding opportunities to leverage local funds.
- 4.4.4 Monitor other forms of transportation in the city including transit, railroads, and airports to address and safety and connectivity needs.

#### **Action Items**

- 4.4.1 Update the regional functional classification system, maintained by the Mid-America Regional Council (MARC), to ensure consistency with the Future Streets Plan. Continue to routinely submit projects for inclusion in regional and state planning documents to position the city for future funding opportunities.
- 4.4.2 Coordinate with Blue Springs, Oak Grove, Jackson County, and MoDOT to ensure projects support transportation needs within and beyond the Grain Valley city limits. Key areas to monitor for coordination include: (a) I-70 and outer roads, (b) Buckner Tarsney Road, (c) Highway 40, (d) Eagles Parkway, (e) East Corridor concept, and (f) West Corridor concept.
- **4.4.3** Identify eligibility requirements and timelines for cost-share funding opportunities. Maintain a list of potential projects and partnerships for funding applications.
- 4.4.4 Advocate for safety and connectivity needs with other transportation agencies including the Kansas City Area Transportation Authority (KCATA), Canadian Pacific Kansas City (CPKC) Railroad, and the private East Kansas City Airport. Key areas for potential coordination include: (a) extending the rail siding to reduce delays at at-grade crossings, (b) extending commuter bus service or micro-transit service in eastern Jackson County, and (c) relocation of the private airport to support mutually beneficial development needs.

# **GOAL 4.5**

# Enhance local identity and sense of place through transportation placemaking

#### **Policies**

- **4.5.1** Create a sense of place by highlighting distinct districts, nodes, and corridors within the city.
- **4.5.2** Utilize transportation infrastructure and related amenities to establish a sense of arrival into the Grain Valley community.

#### **Action Items**

- 4.5.1 Develop a streetscape plan that incorporates different hardscape treatments, landscaping, and other amenities to support public places.
- **4.5.2** Develop gateway features and wayfinding elements at key entrance points to Grain Valley.

# planning for economic development

## OVFRVIFW

# **Chapter Overview**

Chapter 5: Planning for Economic Development outlines strategies, policies, and action items to build on the economic momentum that Grain Valley has experienced over the past several years. Grain Valley is well-positioned to take advantage of its strategic location along Interstate-70 by attracting further development

including commercial, residential, and industrial growth. This chapter will identify nodes for future development that seek to take advantage of physical assets in the community while maintaining the small-town characteristics that are cherished by the residents.

This chapter will also discuss the importance of Downtown Grain Valley and different strategies that the city should consider enhancing this district. There are both opportunities and constraints to consider regarding the goal of expanding the Downtown district which this chapter will discuss and offer recommendations to address.

# **Relationship to Guiding Principles**

Three main guiding principles were identified for the Grain Valley Comprehensive Plan: connections, central core, and community. Each guiding principle is supported in this chapter.

#### **Connections**

At the core of Grain Valley, Downtown serves as a central hub for retail and services. Main Street's streetscape poses challenges for the pedestrian and Strategic Opportunity Maps in this chapter aim to resolve connections and provide safe movement throughout the area.

#### **Central Core**

Idenitifying strategies and supportive methods for local business retention and growth is integral to maintaining Downtown Grain Valley's presence.

#### Community

Ensuring that the services and amenities provided fit the community's needs and desires is key to having commercial developments supported and sustained by the local and regional community.

**Figure 5.1** Planning for Economic Development Chapter Outline



Related Public Input



Existing Industries and Services



Nodes for Growth and Development



**Downtown Opportunities** 



Goals, Policies, and Action Items

# PUBLIC INPUT - ECONOMIC DEVELOPMENT

# **Economic Development Related Public Input**

Economic development was a common topic during the public engagement process for the Grain Valley Comprehensive Plan. Several key summary figures are included below and on the following page.

#### **Commercial Growth**

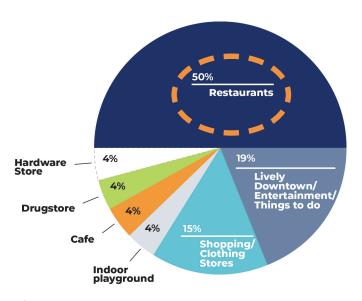
There is a strong desire by residents for expanded commercial opportunities such as restaurants, chain commercial, or specialty stores. Overall, the public seems to want more amenities and things to do in Grain Valley.

#### **Downtown Improvements**

Downtown Grain Valley is another common theme in the input gathered by residents. The unique character and charm of Downtown should be retained while enhancing elements such as streetscapes and facade improvements should take place.

#### **Growth - Opportunity and Challenge**

A pervasive theme throughout the public input process was the idea of growth as both an opportunity and a challenge for Grain Valley. Many of the amenities they want to see brought to the community require population or job growth to make viable. The focus should be on thoughtful growth that retains the identity of Grain Valley.



**Figure 5.3** Results from Community Survey on Interactive Website - Downtown Improvements

# Economic Development Issues & Opportunities

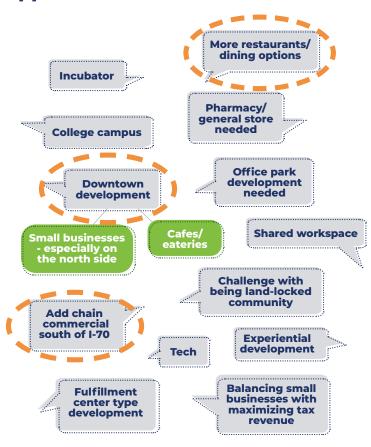


Figure 5.2 Steering Committee Meeting #1

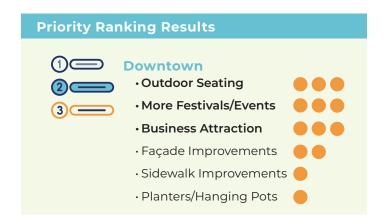


Figure 5.4 Prioritization for Downtown

# PUBLIC INPUT - ECONOMIC DEVELOPMENT

# What should the City focus on?



**6** Housing & Neighborhoods



**Figures 5.5** Results from Community Survey on Interactive Website - City Priorities

# **Priorities in Grain Valley**



**Figure 5.6** Results from Community Survey on Interactive Website - City Priorities



Figure 5.7 Stakeholder Interview Feedback



Figure 5.8 Public Workshop Poll

# JOBS AND ECONOMY

# **Total Employment by Industry**

As of 2020, the largest industries for jobs located in Grain Valley (shown in dark blue) include Construction (17.5%), Educational Services (16.2%), and Finance and Insurance (13.1%.) The top industries for jobs that Grain Valley residents hold include Health Care and Social Assistance (15.5%), Retail Trade (11.8%), and Manufacturing (9.9%.), shown in light blue.

Many of the top industries for Grain Valley jobs and Grain Valley resident jobs are in different categories which suggests many residents work outside of the community. As a suburban community this is not surprising, but may suggest a mismatch between the type of employment located in Grain Valley and the cost or type of housing available.

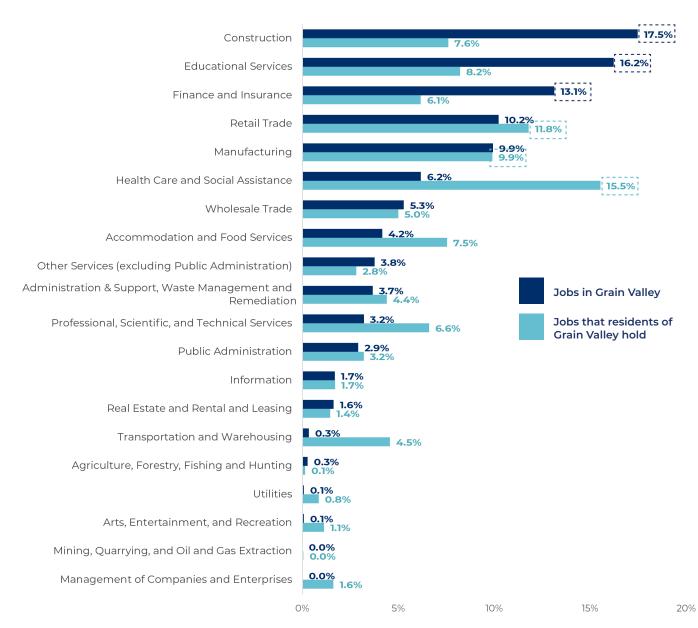


Figure 5.9 Jobs in Grain Valley by NAICS Industry

Source: Esri 2022

# EXISTING INDUSTRIES AND SERVICES

# **Businesses + Employees**

Figure 5.10 shows the relationship between the number of businesses in each industry sector compared to the number of employees per industry sector in Grain Valley in 2022. The industries with the highest number of total businesses in Grain Valley are not always the same industries with the most employees, which indicates some firm types provide a larger number of jobs per business location. Examples of this include Wholesale Trade and Educational Services. While Wholesale Trade accounts for only 4.3% of the total number of businesses it accounts

for 17.0% of all jobs in Grain Valley. Likewise, Educational Services represents 2.9% of total businesses and 12.0% of all jobs. Factors such as this can help Grain Valley determine which sort of industries to target for the community using of incentives etc. Wholesale Trade businesses may bring in more total jobs than Professional, Scientific, or Technical industries. While there are other factors to consider getting the most bang for your buck in terms of incentives is one important variable.

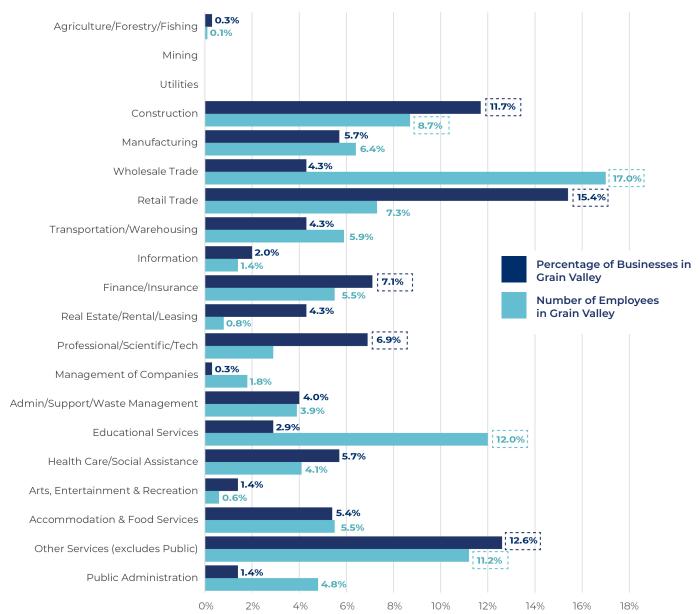


Figure 5.10 Number of Businesses Versus Employees in Grain Valley by NAICS Industry

Source: Esri 2022

# GRAIN VALLEY RESIDENT JOBS

# **Location Quotient**

Location quotient (LQ) analysis is a way to evaluate in what industries an area has a competitive advantage or specialization. In short, the analysis compares the share of total jobs in an industry within a smaller geographic area to that of the United States' share as the same industry. An LQ higher than 1.0 indicates a competitive advantage or specialization and a number less than 1.0 indicates the industry may not be as strong in this area. Industries with high location quotients and employment numbers are what define the local economy.

# **Grain Valley Resident Labor Force Location Quotient Analysis**

The LQs for Grain Valley's resident labor force is shown below in Figure 5.11. This shows what industries Grain Valley residents are specialized, which include:

- · Management of Companies (LQ 6.0)
- · Transportation/Warehousing (LQ 1.84)
- · Wholesale Trade (LQ 1.48)
- · Finance/Insurance (LQ 1.42)
- · Utilities (LQ 1.38)

In attracting industries that would appeal to residents, these specializations should be considered.

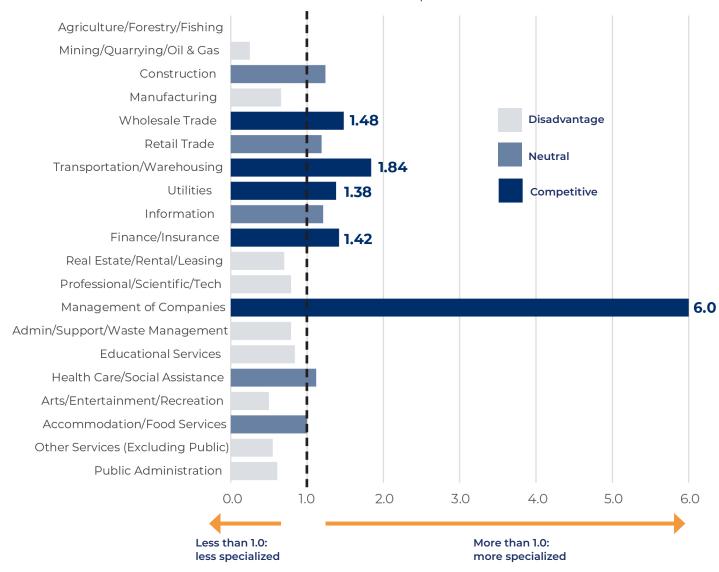


Figure 5.11 Location Quotient for Grain Valley Resident Labor Force, 2022

# GRAIN VALLEY BASED JOBS

# **Grain Valley Based Jobs Location Quotient Analysis**

When the LQs for jobs based in Grain Valley are compared to those of Grain Valley resident jobs, some differences and similarities are observed. Similarly, the LQ for Management of Companies is very high (9.0). Wholesale Trade and Transportation/Warehousing also have higher LQs, 4.36 and 2.27, respectively.

Unlike Grain Valley residents, local industries are also competitive or specialized in the following industries:

· Other Services (LQ 1.90)

- · Admin/Support/Waste Management (LQ 1.50)
- · Educational Services (LQ 1.41)
- · Finance/Insurance (LQ 1.38)

These industries represent areas where Grain Valley could easily focus job growth and expansion to build upon the existing jobs and employment base. It can also be used to identify areas for improvement or expansion in key industries that may be desired by residents such as Arts, Entertainment & Recreation or Accommodation & Food Services — to help attract more commercial and amenities.

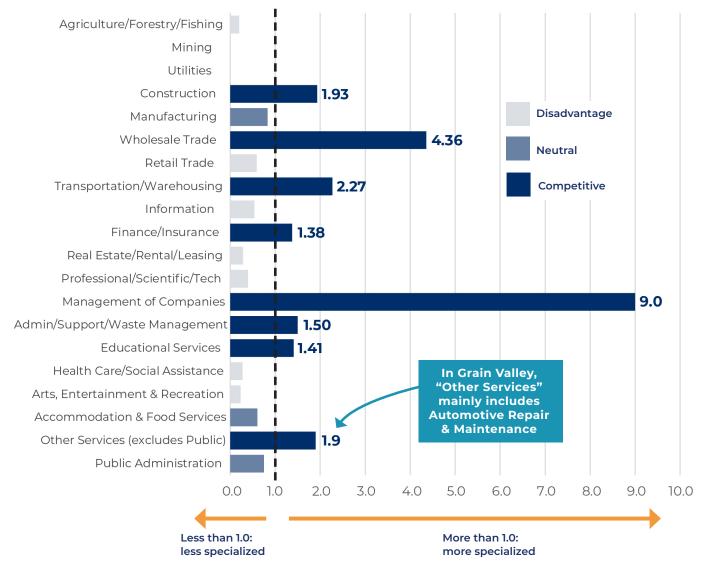


Figure 5.12 Location Quotient for Grain Valley Based Jobs, 2022

Source: Esri 2022

# **EXISTING CONDITIONS**

#### **Commuter Patterns**

The latest commuting data for Grain Valley is from 2020. While this is useful for understanding general trends, the total job counts will be different in 2023. It is also possible these numbers were impacted by social distancing occurring in 2020, so their application should be considered with those factors in mind.

In 2020, Grain Valley was estimated to have around 2,500 inflow jobs, meaning jobs within the city that non-

residents of Grain Valley hold. There are around 500 interior jobs — positions in the city held by residents — and close to 7,000 outflow jobs, representing work that residents of Grain Valley have outside of the city.

As shown in Figure 5.14, outflow jobs experienced a large increase between 2005-2015, nearly doubling from 3,330 to 6,995. This is likely due to Grain Valley's population growth exceeding job/employment growth.

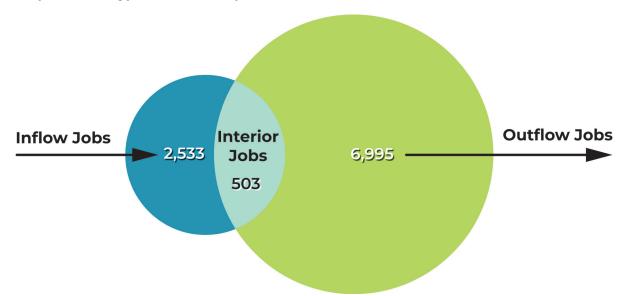


Figure 5.13 Inflow & Outflow of Workers in Grain Valley, 2020

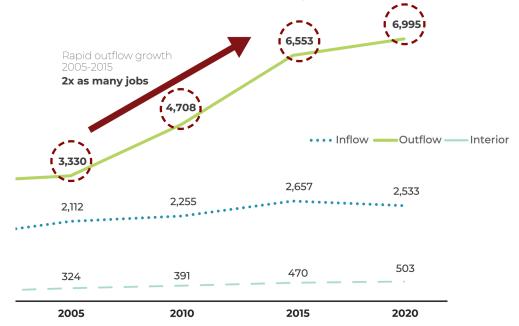


Figure 5.14 Inflow & Outflow of Workers in Grain Valley, 2005-2020

Source: U.S. Census Bureau, Center for Economic Studies, LEHD

# **EXISTING CONDITIONS**

#### **Commuter Patterns**

In 2020, over half of the workers who come into Grain Valley for jobs travel less than 10 miles, and primarily live in Grain Valley or commute from Blue Springs, Independence, or Lee's Summit. Only 7% of workers travel from further than 50 miles away.

A third of workers who leave Grain Valley for jobs travel less than 10 miles away, and nearly half travel 10 to 24 miles. The primary locations for jobs that Grain Valley residents hold outside the city include Kansas City (a quarter of outflow jobs), Blue Springs, Independence, and Lee's Summit.

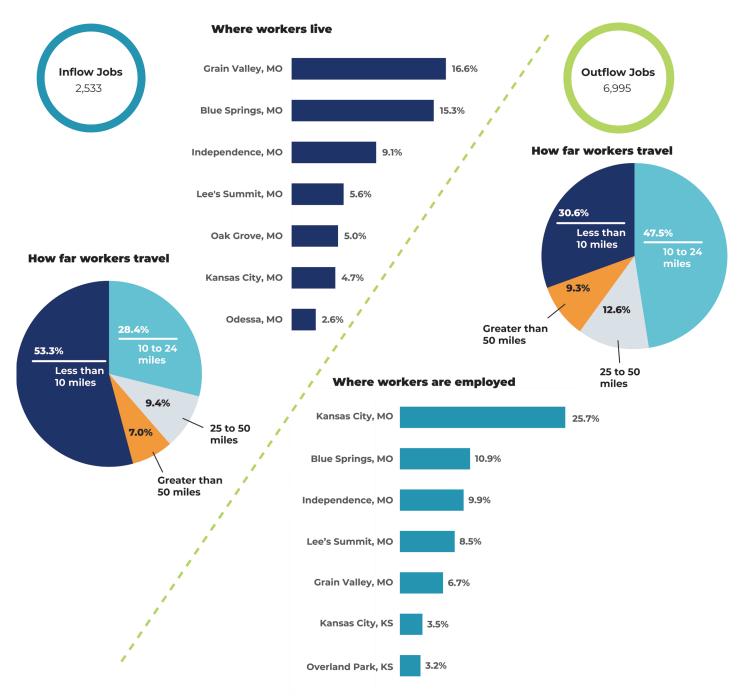


Figure 5.15 Inflow & Outflow Worker Profile, 2020

Source: U.S. Census Bureau, Center for Economic Studies, LEHD

# EXISTING INITIATIVES

# **Existing Resources**

Grain Valley is proactive about economic development, with resources easily accessible on the City's website regarding the development process, applications, zoning, and future land use compiled into an a short handbook. The tools contained within this document walk developers through the necessary steps and application requirements for various permits, site plans, rezoning requests, and easements.

Incentives, policies, and procedures are also available for review, providing a transparent path for businesses to follow for prospective developers and businesses to match ideas and plans with corresponding goals of the City. This straightforward process ensures that applicants have equal footing, leading to a more positive experience for any business seeking incentives. The Board of Aldermen holds ultimate authority for approval of granting incentives to applicants.

#### **Incentives**

- · Tax Increment Financing (TIF)
- Community Improvement District (CID)
- · Transportation Development District (TDD)

The City of Grain Valley, Missouri

Economic Development Incentives Policies and Procedures

- · Neighborhood Improvement District
- · Chapter 100 Industrial Development
- · Chapter 353 Urban Redevelopment
- · Sales Tax Reimbursement

Grain Valley GRAIN VALLEY™ **Online Forms/Applications Resources & Services** The City of Grain Valley understands that obtaining permits and dealing with business registration and renewal paperwork can be confusing, time-consuming, and flat-out just not fun, However, we are excited Building and Codes to introduce an easier and quicker alternative for this tedious task. Online Forms/Applications City of Grain Valley, Missouri 711 Main Street Grain Valley, MO 64029 (816) 847-6200 www.cityofgrainvalley.org Name of the Planning and Engineering The following hyperlinks will redirect permit seekers to the Civic Review portal, Civic Review is a digital licensing and permitting platform that offers business owners, homeowners, and developers the ability to handle their paperwork online and process payments from the comfort of their own home/office! A Projects Have questions? Civic Review has a built-in feature that allows you to communicate one-on-one with city staff Forms

Figure 5.16 Grain Valley City Website Materials

Building Permits
 Flood Plain Development

Variance Application

. Planning & Zoning - also available for download/print.

Right-of-Way Permit - also available for download/print.
 Sign Permit - also available for download/print.

2023 Development Process Handbook

GRAIN VALLEY

LIFE OUTSIDE THE LINES



PAO

♠ Department Home

# EXISTING INITIATIVES

# **Grain Valley Chamber of Commerce**

The Grain Valley Chamber of Commerce, which newly transitioned from the Grain Valley Partnership, serves the community by supporting local businesses and promoting Grain Valley. The Chamber is a member organization of area businesses that provides information about city workforce and demographic information, a member directory of all Grain Valley businesses, an interactive map of available buildings and sites for development, and local and state incentive programs for businesses.

#### **Resources for Prospective Businesses**

The Chamber also offers useful information to prospective business owners about life in Grain Valley, including the current labor market, financial institutions and the city government, healthcare options, and housing and education within the community. Prospective businesses can check out a colorful and brief "Business Start-Up Guide" that answers questions related to opening a business in Grain Valley in both a friendly and approachable way. The Guide has helpful advice, necessary items for beginning a business, and financing resources as well.







Figure 5.17 Grain Valley Chamber of Commerce

# **EXISTING CONDITIONS**

#### **Commercial & Industrial Nodes**

Concentrations of commercial development are located primarily along arterial corridors including US-40, Main Street/Buckner Tarsney Road, and SW Eagles Parkway. Industrial areas are mainly concentrated along I-70 due to the high visibility and easy access that the interstate provides.

The images shown on this page are referenced on the map in Figure 5.18. These businesses are a few of the businesses that comprise Grain Valley's commercial and industrial services.











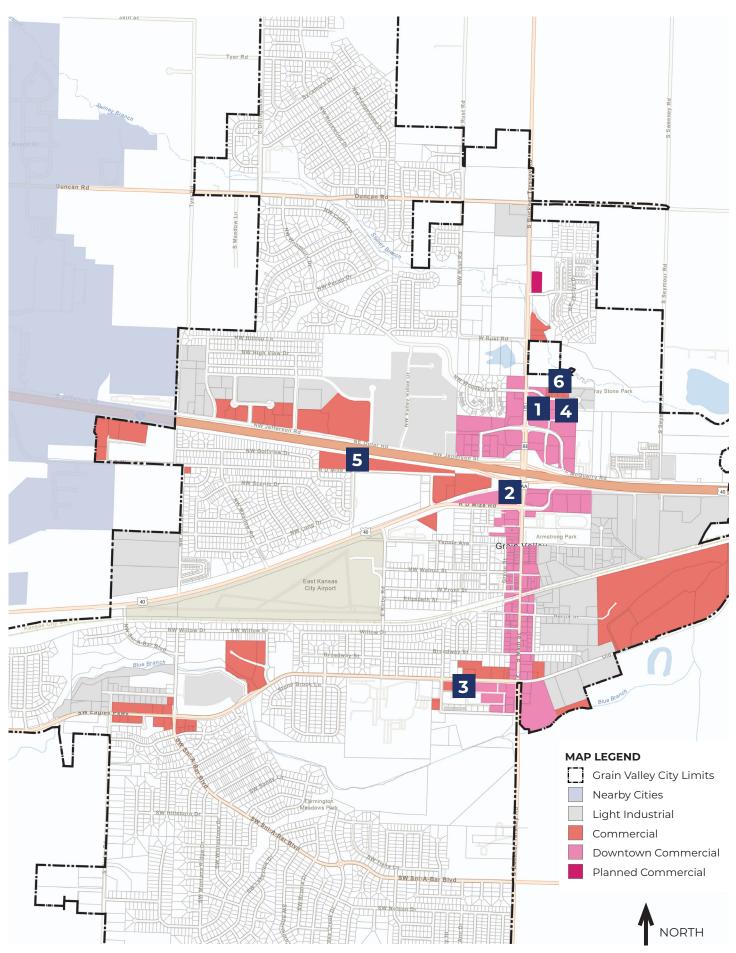
# 4 | Marketplace 8 Theaters











**Figure 5.18** Commercial and Industrial Zones **DRAFT 07-18-2023** 

# EXISTING CONDITIONS - DOWNTOWN

# **Downtown Grain Valley**

Downtown Grain Valley, located along Buckner Tarsney Road between the railroad tracks and Walnut Street, has a smattering of restaurants, bars, health services, and salons. Some of the favorite local businesses include:

- · Iron Kettle Brewing
- · Scout Coffee
- · Crosetti Health and Wellness
- ·Slinger's
- ·The Hair Room
- · Pottery Palace

The architectural style of buildings Downtown, coupled with sidewalks covered by awnings supported with beams, displays a distinctly western U.S. feel, representing a unique identity that could be embraced and embellished with decorative additions, hanging flowers, and other thematic elements.







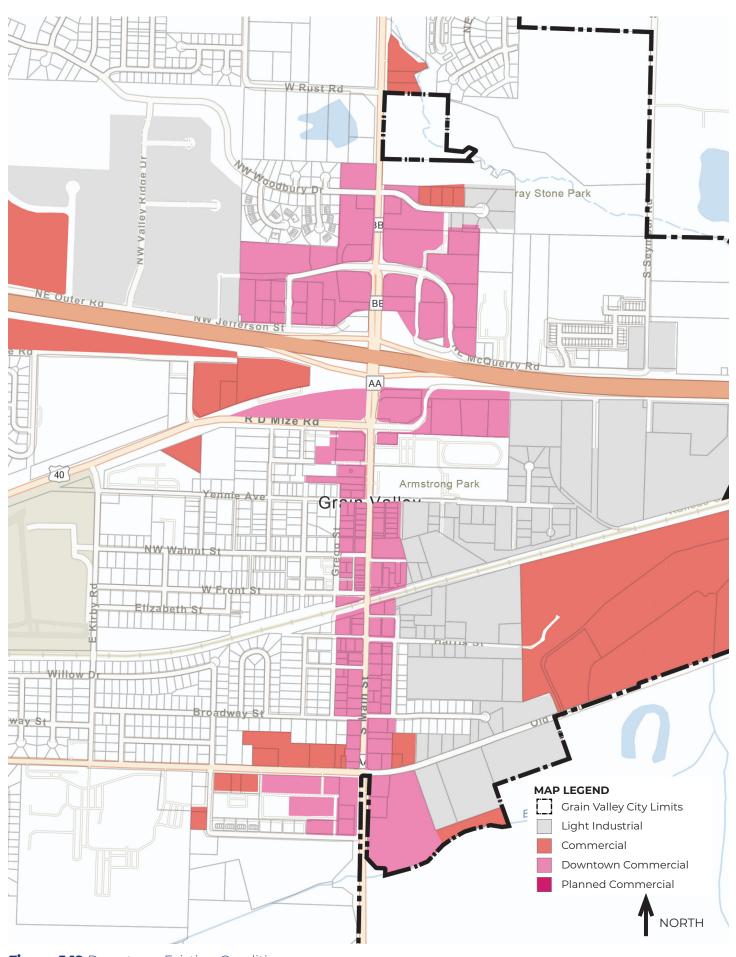












**Figure 5.19** Downtown Existing Conditions **DRAFT 07-18-2023** 

# DOWNTOWN - STRATEGIC OPPORTUNITIES

# **Strategic Opportunities - Downtown**

Downtown Grain Valley has an authentic downtown identity that should be preserved, enhanced, and encouraged to grow. Some challenges to this expansion include the volume and speed of vehicles on Buckner Tarsney Road/Main Street, creating an environment not conducive to a pleasant pedestrian experience, and the railroad tracks to the south that present a physical barrier to development.

### **Traffic Alleviation**

A bypass diverting truck traffic from Buckner Tarsney Road through R.D. Mize Road and Stillhouse Road would alleviate congestion through Downtown and create quieter, more pleasant conditions for street life within the main stretch.

### **Streetscaping and Beautification**

Figure 5.20 highlights the need for trees and streetscape improvements along Main Street. These enhancements would improve the pedestrian experience and aesthetically enhance the Downtown's street frontage.

### **Regions for Growth**

Given some of the physical barriers, such as the railroad and general built-out nature of Downtown, infill redevelopment and strategic development will be key to enhance economic opportunities. The Downtown Strategic Opportunities Map in Figure 5.20 highlights some of these specific areas. The residential land adjacent to Downtown is likely going to face greater pressures for full-scale block redevelopments to increase densities in such a commercial-focused area. Ensuring these developments preserve Grain Valley's character and preserve the affordable units in this area should be key considerations.

### Vacant Lot + Residential Redevelopment

There are several vacant properties and some residences along Main Street. While recognizing that no development would occur without the consent of the property owners, it is important to acknowledge the potential of this location for further urban-oriented commercial development.

### **Interstate Visibility**

An important note about northern expansion of Downtown is that the transition north would gain visibility from I-70, a unique feature among communities along the interstate and a distinctive advantage for business owners in the city.

# MAP LEGEND Grain Valley City Limits **Parcels Existing Residential Existing Industrial** Existing Parkland Proposed Downtown Commercial **Proposed Commercial** Proposed Mixed-Use Streetscape Improvements Trees **Underpass Improvements** Neighborhood Preservation + Infill Redevelopment **Public Services** Key Development Parcels Key Intersection Improvements Downtown Extension

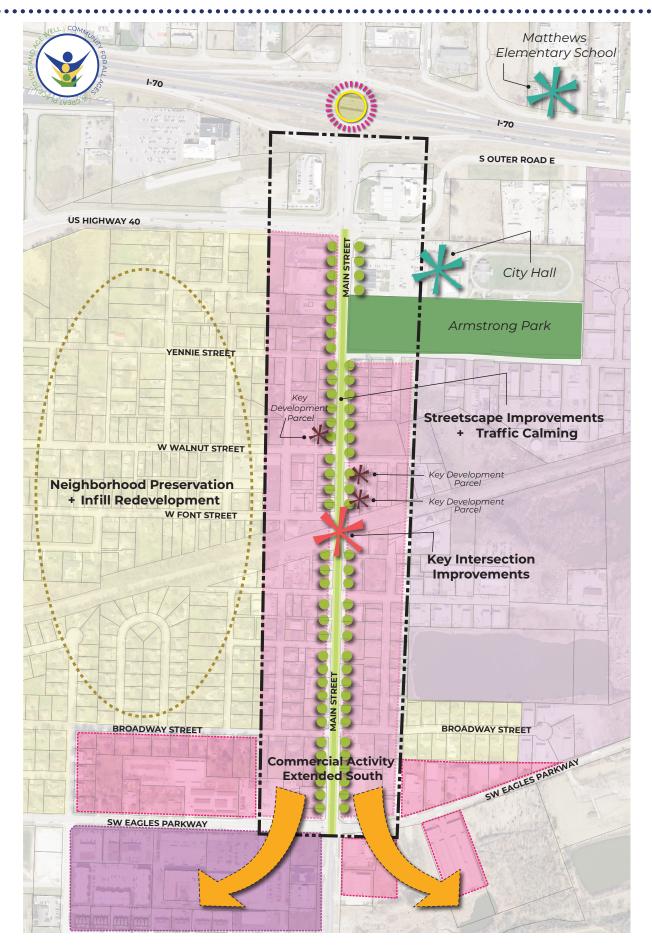


Figure 5.20 Downtown Strategic Opportunities

# OVERALL STRATEGIC OPPORTUNITIES

### I-70 Industrial + Commercial Expansion

The highway offers a logical place for development, and the industrial zone around I-70 should continue to expand. North of I-70 on Buckner Tarsney Road has seen an increase in commercial development, a trend that should continue with further suburban-oriented developments.

### **New I-70 Interchange**

If the proposed I-70 interchange is constructed, there will be a new opportunity for commercial and industrial expansion to the east. This development would benefit from the access and visibility which I-70 provides but would need to take into account the location of the flood plain as well. The region north of the highway and to the far east of the city would be an especially compelling region for a business park alongside planned residential and commercial development.

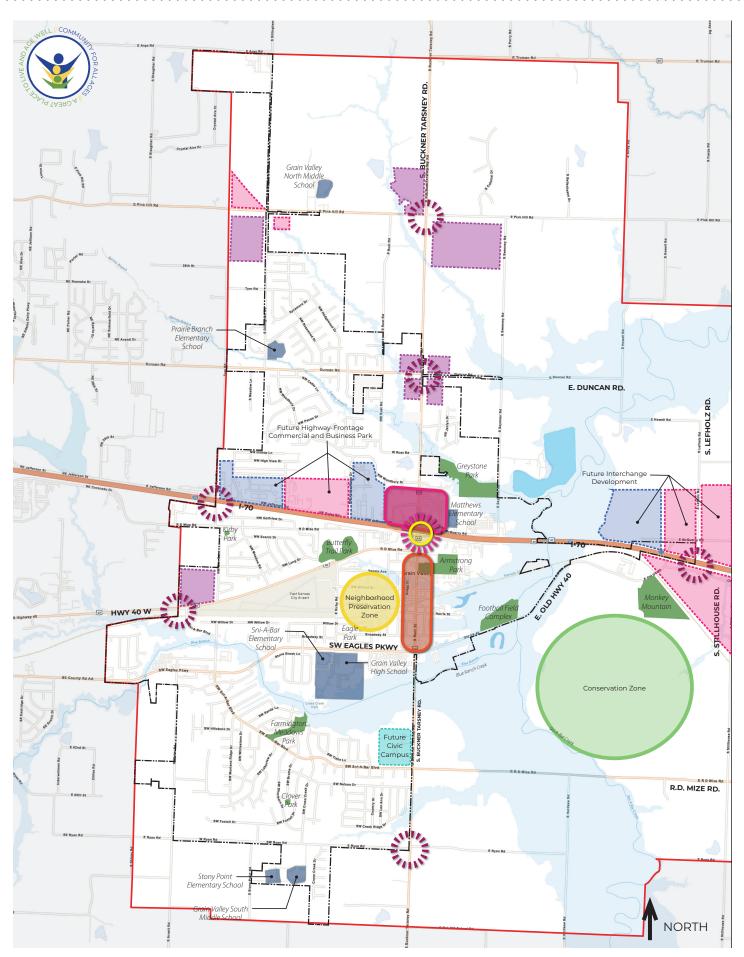
### **Roadway Improvements**

The intersection of I-70 and Buckner Tarsney Road is a possible location for roadway improvements that could improve the pedestrian experience while also addressing traffic congestion problems. A study looking into circulation patterns and possible gateway elements for this intersection could provide the justification for underpass improvements such as a large roundabout. The goal of the improvements would be to accomplish three things: address congestion problems, improve the pedestrian experience, and create a new gateway.

### **Floodplain**

While there are many regions for expansion within Grain Valley, the floodplain does pose a constraint on growth as well. However, this also represents an opportunity to focus on higher quality developments in the regions more supportive to growth, such as north of I-70 and to the western regions of the city.

# MAP LEGEND Grain Valley City Limits Floodplain Parks Schools Downtown Enhancements Existing Commercial Area Proposed Business Park **Proposed Commercial** Proposed Mixed-Use Future Civic Campus Underpass Improvements/Roundabout **Gateway Opportunity** Improved Trailhead Proposed Trailhead Neighborhood Preservation Zone Conservation Zone



**Figure 5.21** Strategic Opportunities in Grain Valley DRAFT 07-18-2023

# Goals, Policies, and Action Items

To help implement the Future Land Use Plan and further promote the guiding principles, a series of goals, policies, and action items has been created.

### Goal

Goals are objectives or aims which may be broad or specific.

Example: Grain Valley will attract high-quality development for housing, commercial, and business park uses.

### **Policies**

Policies represent on-going principles by which the City should adhere to when approving new development or planning future investments.

Example: New development in Grain Valley should adhere to the land uses identified in the Future Land Use Plan.

### **Action Items**

Action items are specific steps and activities the City should take.

Example: Update the zoning regulations to allow for smaller minimum lot size.

In Chapter 7 - Planning for Implementation, a series of matrices will be provided that include each chapter's goals, policies, and action items. The guiding principle(s) being supported by each goal, policy, or action item will be highlighted. Additional items such as priority or potential partners will also be added.

# **Guiding Principles**



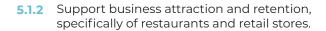
# GOAL 5.1

# Enhance Downtown through geographic expansion, street improvements, and business offerings



### **Policies**

5.1.1 Encourage a more vibrant streetscape through façade improvements, outdoor seating, and sidewalk enhancements to activate Downtown.



5.1.3 Create temporary and permanent spaces for outdoor community interaction.



5.1.4 Encourage Downtown expansion northward along Buckner Tarsney Road between Walnut Street and Yennie Street.

5.1.5 Divert truck traffic around Downtown to lessen large vehicle disturbance through the main stretch, creating a more attractive pedestrian environment.

5.1.6 Create a Wayfinding and Signage Master Plan for Downtown Grain Valley.

### **Action Items**

- 5.1.1 Work with the Grain Valley Chamber of Commerce to create street beautification programs for local businesses.
- 5.1.2 Create design standards for the area south of Downtown on Buckner Tarsney Road to continue a pleasant pedestrian experience that attracts foot traffic from Downtown.
- 5.1.3 Create a downtown-specific policy guide for prospective businesses that will enhance and contribute to the vitality of Downtown.
- Develop a program to expand outdoor seating opportunities for businesses in Downtown Grain Valley.



- 5.1.6 Collaborate with property owners along Buckner Tarsney Road between Walnut Street and Yennie Street to discuss the possibility of mixed-use developments.
- 5.1.7 Coordinate efforts with MoDOT to create an alternate route for trucks traveling north-south on Buckner Tarsney Road, possibly utilizing R.D. Mize Road and Stillhouse Road as the bypass.

# GOAL 5.2

# **Encourage industrial growth along key corridors**



### **Policies**

- **5.2.1** Support existing businesses and attract prospective businesses along and north of I-70.
- 5.2.2 Pursue development expansion following the Future Land Use Plan, acknowledging opportunities and constraints of the physical features of Grain Valley.
- 5.2.3 Ensure residents and visitors alike have accessible opportunities to reach retail and commercial centers through multiple modes of transportation.

### **Action Items**

.....

- 5.2.1 Continue to collaborate with the Grain Valley Chamber of Commerce to ensure existing and prospective businesses can fully embrace resources and incentives available to them.
- **5.2.2** Coordinate with MoDOT to fulfill construction of the I-70 interchange; a new connection that will provide key opportunities for highway industrial growth.
- 5.2.3 Pursue high-quality development in the north and west regions of the city, while allowing for more flexible, open spaces within the floodplain.
- 5.2.4 Collaborate with Blue Springs, Oak Grove,
  Jackson County, MoDOT, and OATS Transit to
  make sure transportation needs within and
  around Grain Valley are accessible to all and can
  connect people to opportunities.

# GOAL 5.3

# **Expand job opportunities within Grain Valley**

### **Policies**

- **5.3.1** Support business growth in key corridors, specifically along I-70 and Downtown.
- 5.3.2 Encourage suburban-type commercial growth along Buckner Tarsney Road, between the railroad and Highway 40.
- 5.3.3 Increase the prominence of the service sector through supporting business attraction in key development nodes.

### **Action Items**

- **5.3.1** Identify target industries to expand and promote the economic vitality of the region.
- **5.3.2** Expand retail offerings that could provide both daily needs and quality jobs for residents.
- **5.3.3** Actively seek out industries and businesses that would positively complement the existing industry in Grain Valley.

planning for infrastructure + utilities

# OVFRVIEW

# **Chapter Overview**

The growth and development of a community depends on the availability of utilities and public services, such as water and sewer infrastructure. In Grain Valley, it is crucial to have well-established infrastructure, including water and sewer main lines, especially toward the boundaries of the community, to support the emergence of new neighborhoods. Essential public services like schools, healthcare, and emergency services rely on infrastructure and utilities to ensure these services adequately serve new areas of town. This section provides an overview of Grain Valley's existing infrastructure and services, as well as the potential for expanding these assets to accommodate new developments.

# **Relationship to Guiding Principles**

Three main guiding principles were identified for the Grain Valley Comprehensive Plan: connections, central core, and community. Each guiding principle is supported in this chapter.

### **Connections**

Adequate and efficient infrastructure must be integrated with future land use to ensure high-quality, coordinated development. The Growth Coordination Plan identifies long-term improvement areas consistent with the growth patterns outlined in the Future Land Use Plan.

### **Central Core**

Reliable services in the central core are crucial for business operations, quality of life for residents, and long-term sustainability. To maintain and enable future growth in the central core, the Growth Coordination *Plan* highlights opportunities to improve infrastructure.

# **Community**

Connecting communities also requires planning for various infrastructure and utilities. Coordinating with neighboring jurisdictions and private utility providers will ensure Grain Valley community members are well connected to essential services.

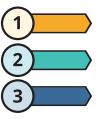
Figure 6.1 Planning for Infrastructure + Utilities Chapter Outline



**Existing Conditions** 



Growth Coordination Plan



Goals, Policies, and Action Items

# **Components of Infrastructure**

Figure 6.2 presents the key components to a community's infrastructure system. Infrastructure impacts many day-to-day activities for all residents in a community. Everything from heavy rain to brushing your teeth is accounted for in these necessary city facilities. The primary components to infrastructure include water, sanitary sewer, storm sewer, and private utilities. This chapter will examine the existing conditions of Grain Valley's infrastructure and provide recommendations to ensure the current system is able to meet demand for the projected growth and development in Grain Valley.

Figure 6.2 Components of Infrastructure

### **WATER**



Water facilities transport and store our water sources throughout the community to all connected households. Water towers, water mains, and treatment centers are often affiliated features to water facilities.

### **SANITARY SEWER**



Sanitary sewers are an underground system that transports sewage from houses to treatment facilities. Following the cleansing process, the treated water is often returned to waterbodies in the area for reuse.





### **STORM SEWER**



Stormwater infrastructure works to remove any excess flow from the built environment, including our roads, to allow for continued use of the space. Often, stormwater detention and retention centers are constructed as both an infrastructure component and recreational facility.

# **PRIVATE UTILITIES**



Private utilities include everything not operated by the City. Utilities such as natural gas, internet or fiber optic, electric, and waste services fall into this category.





### Water

The Grain Valley Water Department coordinates operations with two providers to satisfy water demands. Approximately 60% of the City's water supply comes from the City of Independence and 40% from the Tri-County Water Authority (TCWA). These suppliers extract water from the Missouri River, treat it, and distribute it across various water distribution systems in the area. The City of Independence Water Department serves approximately 250,000 individuals, including residents of Independence and wholesale customers. Their water is primarily derived from the Courtney Bend Water Treatment Plant located in the City of Sugar Creek on the south side of the Missouri River. TCWA supplies water to a significant portion of Grain Valley and Blue Springs, as well as 15 other nearby communities that rely on their water treatment facility. The TCWA facility is located just north of the City of Atherton on the south side of the Missouri River.

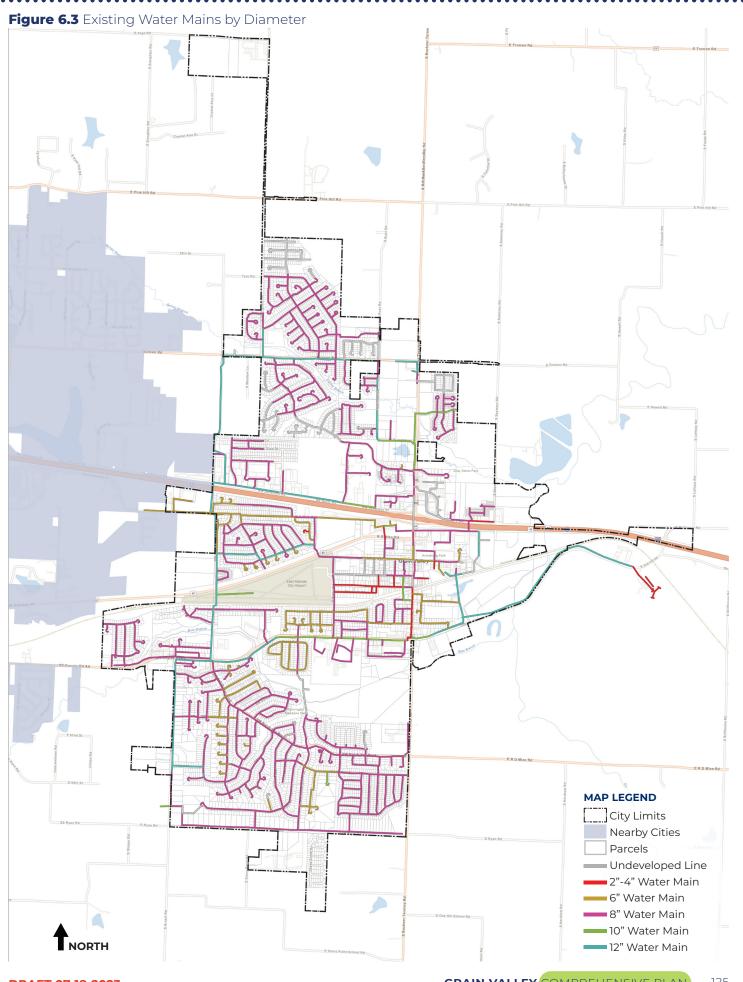
Figure 6.3 shows the existing water infrastructure in Grain Valley today by the size of the water main. General practices for modern water systems recommend water mains be no smaller than 8 inches in diameter. The map highlights some specific areas, such as historic Grain Valley and Monkey Mountain, that do not meet this recommendation in red. It should be noted that the City of Grain Valley is scheduled to replace the water mains along Front Street, in historic Grain Valley, in conjunction with a street paving project in 2024. The City should consider additional areas for replacement, especially when it can be paired with other infrastructure upgrades, to increase flow and capacity of the water supply system. Some water mains shown in Figure 6.3 are highlighted in grey due to these areas still being under development.

The City of Grain Valley is scheduled to begin designing an additional water tower in 2023, with construction to begin in 2024. This new water tower will have capacity to hold 1.25 million gallons of water and will be located adjacent to the existing water tower along Tyer Road. Its service area will include everything north of Blue Branch Creek. As part of the permitting process for the Department of Natural Resources, a model of capacity must be conducted to understand serviceability with the addition of the water tower.









# **Sanitary Sewer**

Currently, the entire city is adequately served by sanitary sewers to convey wastewater, as shown in Figure 6.4. However, both development and infrastructure expansion to the east is limited by the Sni-A-Bar floodplain. Sanitary sewers are very restricted in this area to reduce adverse environmental impacts. Overcoming technical feasibility hurdles and ensuring the system's long-term reliability and functionality is essential.

When expanding the sanitary sewer system, the City's overall approach to annexation is to wait for the voluntary request of property owners. Engaging the community, including residents and businesses, is crucial to the expansion process by ensuring transparency with growth discussions and minimizing potential conflicts. Expanding the sanitary sewer system requires meticulous planning to determine the optimal, cost-efficient routing and capacity needed to serve the new areas. Assessing the existing infrastructure, identifying potential connection points, and ensuring system expansions integrates smoothly into the overall system will be a critical part of growing into the priority annexation areas identified in Chapter 2.

The City of Grain Valley contracts use of the wastewater treatment plant through the City of Blue Springs. The plant is located north of Grain Valley's city limits; however, is majority owned by the City of Blue Springs. The two cities share capacity within the system to service their respective jurisdictions.

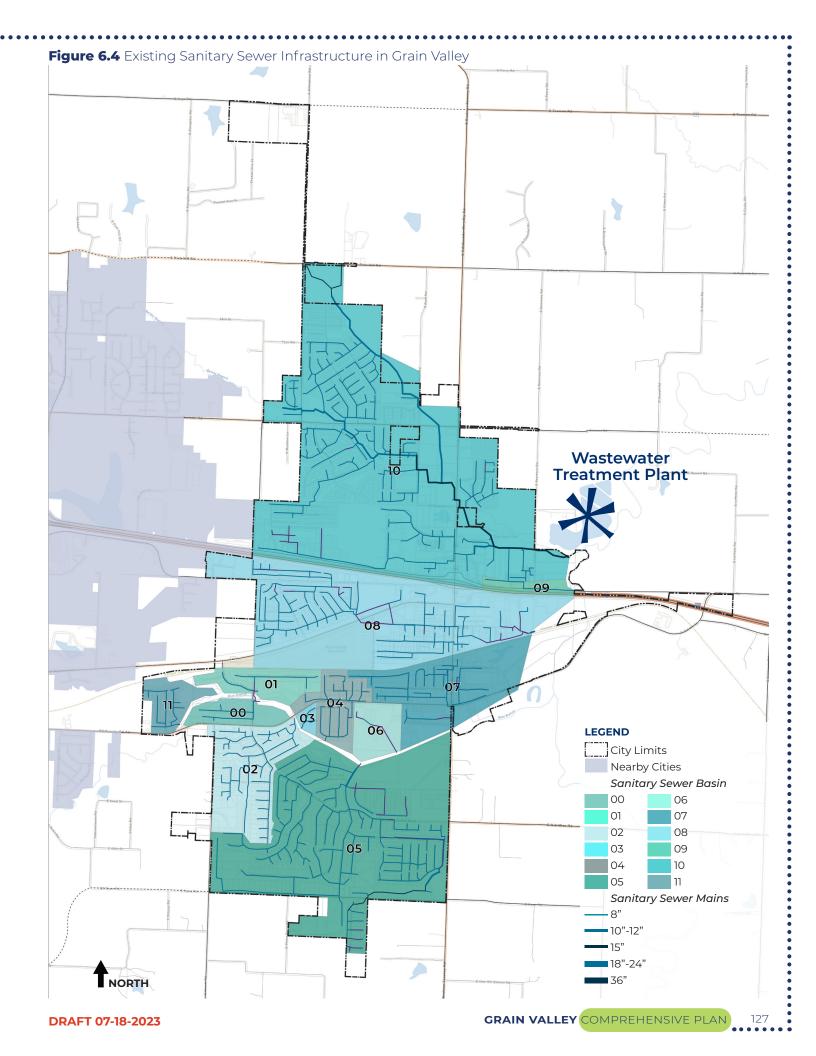
The City of Blue Springs is currently conducting a study to examine the future capacity of the facility and necessary improvements for their own needs. It is likely that with the projected growth for Grain Valley, additional capacity will need to be purchased from Blue Springs to be able to accommodate this. The City of Grain Valley should also consider conducting a study pending the results of the Blue Springs study to determine next steps and potential improvements.

The City of Grain Valley is scheduled to start work on the Northeast Interceptor in 2023 to examine preliminary designs and speak with local landowners, with construction to follow. This project is located north of the wastewater treatment plant and will assist in directing sanitary flows to the treatment facility.









### **Storm Sewer**

Storm sewers are an integral part of urban infrastructure – helping to prevent flooding, protect property, and maintain the safety and functionality of roadways during rain events. Grain Valley currently has more than 34 miles of storm sewer lines, as shown Figure 6.5.

The only City-owned facilities for stormwater detention/ retention include Butterfly Park's Lake and Farmington Meadows Lake.

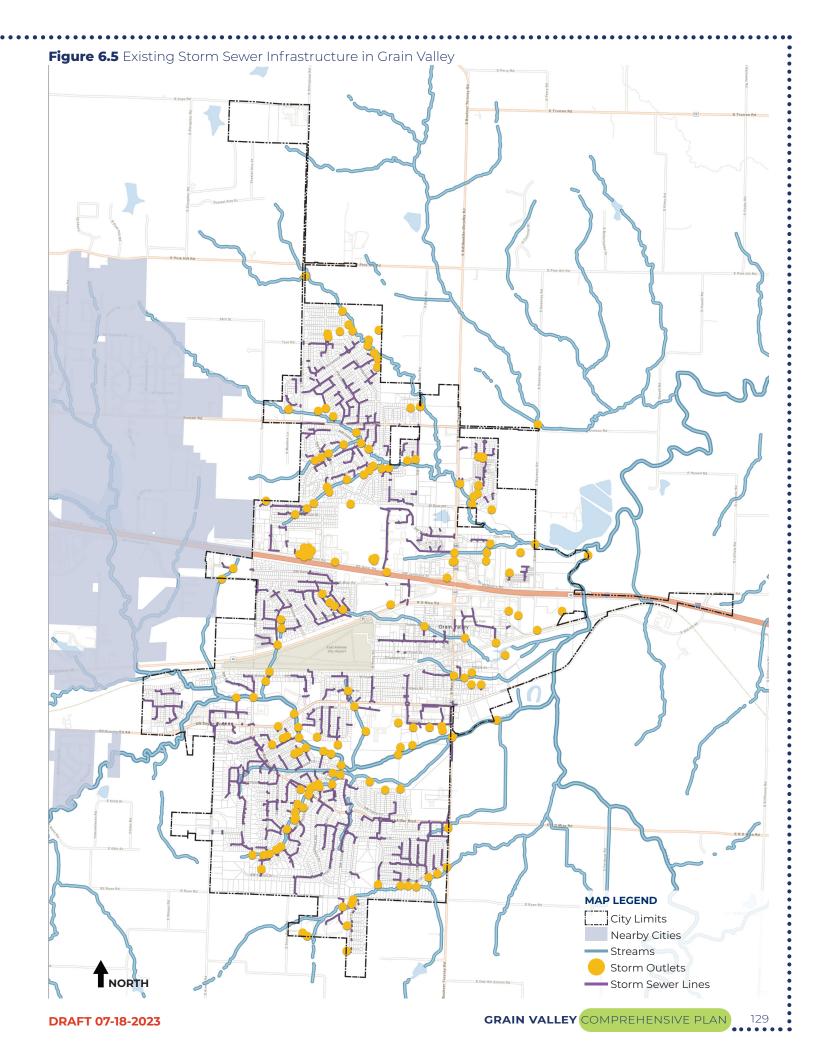
As development continues to occur throughout Grain Valley, the City should ensure there is ample stormwater infrastructure and enhance the stormwater systems where necessary. Although there is an extensive storm sewer system in place, significant amounts of the community are serviced by surface drain. In areas of the Future Land Use Plan where there are more intense uses proposed, such as business park or high-density residential, there should be additional consideration for regionalization of stormwater detention facilities.











# **Private Utilities**

Private utilities play a significant role in serving cities by providing essential services such as electricity (Evergy), natural gas (Spire), telecommunications (AT&T/SBC/DIRECTV and Comcast/Xfinity), and waste management (AAA Disposal, Lies Trash Service, and GFL Environmental). These privately-owned companies invest in infrastructure, maintain and operate facilities, and deliver services to meet the needs of urban communities. Private utilities often work under regulatory frameworks that govern pricing, service quality, and safety standards to ensure fair and equitable access for customers. Coordinating investments with private utility providers contributes to meeting growing demands for utilities while promoting economic growth and enhancing the quality of life for residents.











# **Civic Services in Grain Valley**

To further serve the greater Grain Valley community, the City and its respective organizations and departments are taking steps to enhance their facilities. The City's Police Department began construction in March 2023 after voter approval from the community. The department currently shares space with many other City departments in City Hall and this new facility will provide them with the necessary updates and enhancements to maintain quality services.

Additionally, the Mid-Continent Public Library Grain Valley branch is set to open later in Fall 2023. This new 12,500 sq.ft. facility will include a community room, meeting rooms, children's area, and outdoor space.







# GROWTH COORDINATION PLAN

Infrastructure and utilities play a crucial role in influencing the development of cities. Well planned and efficiently managed infrastructure, including water supply systems, sanitary sewer, storm sewer, and private utilities, provide the backbone for urban growth. Reliable and accessible utilities such as electricity, natural gas, telecommunications, and waste management enable businesses to thrive, attract investments, and create job opportunities.

The Future Land Use Plan and priority annexation areas identified in Chapter 2 establish priorities for infrastructure and utility improvements. The highest priority annexation area for Grain Valley is the remaining non-floodplain land north of I-70 to the east of the existing city limits. The Future Land Use Plan identifies a mix of regional commercial and medium- and highdensity residential in the proposed annexation area. The second highest priority annexation area for Grain Valley, located north of the existing city limits, is identified in the Future Land Use Plan as a mix of low- to high-density residential, mixed-use, and industrial developments. Access to quality infrastructure and utilities, such as water supply, sanitation, storm sewer, electricity, and telecommunications, will be fundamental to successful city growth.

### Water

To accommodate future growth, an additional 2.5 million gallons of water storage will be necessary. The expansion of capacity can occur in stages as funding is available with the phased installation of two water storage tanks, each capable of holding 1.25 million gallons. The location of water storage facilities should be based on a comprehensive evaluation of factors like topography, infrastructure layout, population distribution, and future growth projections. Balancing these considerations ensures efficient water storage and distribution, meeting the water needs of the city while maintaining reliability and sustainability.

# **Sanitary Sewer**

Expansion of the sanitary sewer should be focused to support growth in the priority annexation areas. Grain Valley has already identified two projects to expand the system: Northeast Sewer Interceptor Phase 1 and Southwest Grain Valley Sewer System Expansion. The first project consists of extending sewer service to the area east of Buckner Tarsney Road and north of Duncan Road. The project includes gravity sewer along Seymour

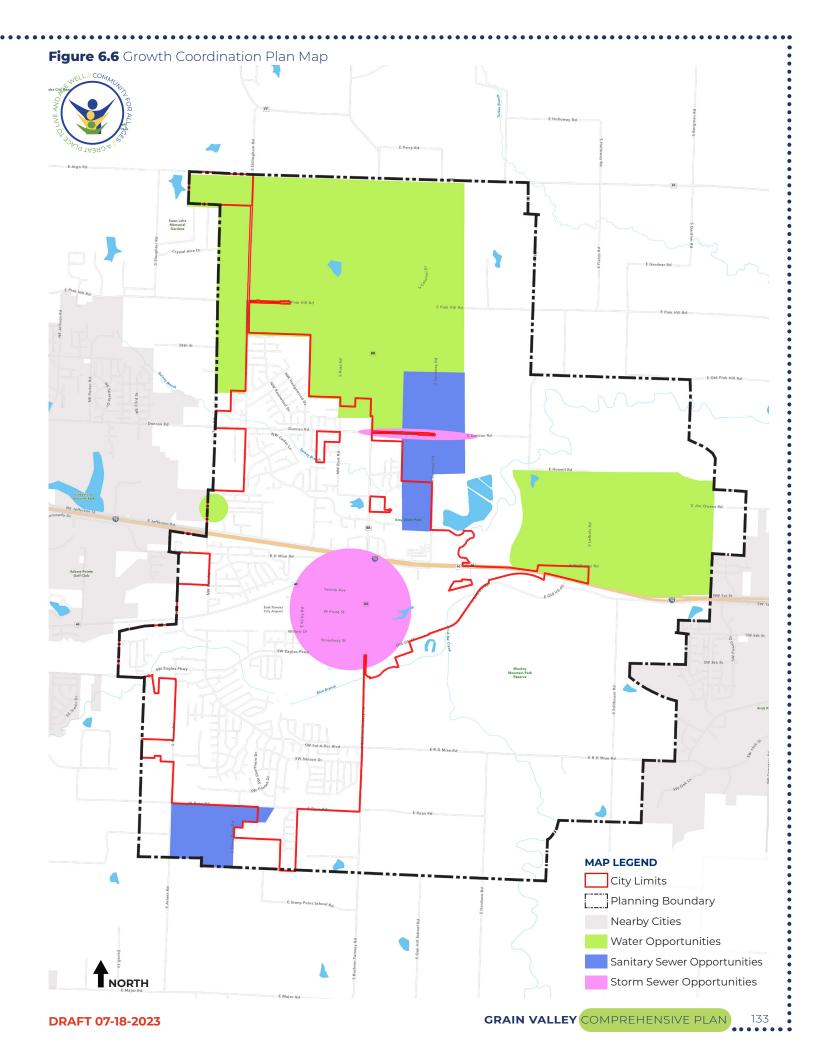
Road and a lift station near the intersection of Duncan Road and Seymour Road. The lift station would be designed to use two pumps initially and provide for a third pump as development occurs. The second project consists of extending the City's sewer system from South Middle School westward to vacant property and support development in the southwest area of the city.

### **Storm Sewer**

As sidewalk and roadway improvements are made throughout the city, stormwater management should be coordinated with transportation improvements. Streets in older neighborhoods, such as west of the downtown area, should be gradually upgraded to modern curb and gutter. For example, Front Street needs sidewalks, which could be coordinated with curb and gutter improvements. For streets in growth areas, hydrology and hydraulic analysis should be conducted to ensure streets are improved to meet growth needs. For example, flooding issues could be addressed across Duncan Road east of Buckner Tarsney Road. In addition to specific project improvements, the City should consider a future study to assess stormwater management needs as wet and dry weather flow gradually increases with development.

### **Private Utilities**

To support critical, but private utility providers in the community, Grain Valley can encourage investment by streamlining the permitting and approval process for private utility projects and explore opportunities for public-private partnerships. For example, to support the growth of remote work, telecommuting, and online business operations, the city should encourage greater high-speed internet access. It facilitates seamless communication, file sharing, and access to cloud-based platforms which enables individuals to work efficiently, collaborate worldwide, and engage in e-commerce activities.



# Goals, Policies, and Action Items

To help implement the Growth Coordination Plan and further promote the guiding principles, a series of goals, policies, and action items have been created.

### Goal

Goals are objectives or aims which may be broad or specific.

Example: Grain Valley will attract high-quality development for housing, commercial, and business park uses.

### **Policies**

Policies represent on-going principles by which the City should adhere to when approving new development or planning future investments.

Example: New development in Grain Valley should adhere to the land uses identified in the Future Land Use Plan.

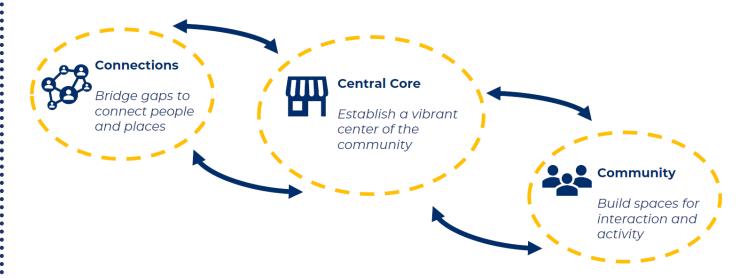
### **Action Items**

Action items are specific steps and activities the City should take.

Example: Update the zoning regulations to allow for smaller minimum lot size.

In Chapter 7 - Planning for Implementation, a series of matrices will be provided that include each chapter's goals, policies, and action items. The guiding principle(s) being supported by each goal, policy, or action item will be highlighted. Additional items such as priority or potential partners will also be added.

# **Guiding Principles**



# GOAL 6.1

# Maintain a high level of service for infrastructure and utilities as the city grows and matures

### **Policies**

- **6.1.1** Perform regular maintenance and inspections to ensure early detection of issues and identify preventative repairs.
- **6.1.2** Replace existing facilities as they become obsolete or fail to meet future service needs.

### **Action Items**

- **6.1.1** Assess and inventory existing facilities and identify maintenance needs.
- **6.1.2** Establish performance standards and implement a monitoring system to track and evaluate the quality, reliability, and efficiency of utility services.

# GOAL 6.2

# Expand the network of infrastructure and utilities as the city grows in accordance with the Future Land Use Plan

### **Policies**

- **6.2.1** Preserve right-of-way for growth based on future infrastructure needs.
- 6.2.2 Prioritize sustainable infrastructure development, incorporating green technologies, energy efficiency, and resilient design.
- **6.2.3** Coordinate utility improvements with transportation projects to ensure efficient use of funding and construction timelines.
- **6.2.4** Determine appropriate system extensions to support growth in identified growth areas as well as to discourage development in undesirable locations.

### **Action Items**

.....

- 6.2.1 Extend utility services into growth areas identified in the Future Land Use Plan, particularly priority annexation areas.
- **6.2.2** Utilize the City's natural assets, including greenways and streams, to expand green infrastructure.

# GOAL 6.3

# Utilize community partnerships to maximize return on investment

### **Policies**

- **6.3.1** Encourage public-private partnerships to leverage private sector expertise and resources for utility infrastructure expansion.
- **6.3.2** Partner with public service providers to ensure sustainable development at the regional level.
- **6.3.3** Work with the Mid-America Regional Council (MARC) and surrounding jurisdictions upstream and downstream to address regional water quality.
- **6.3.4** Continue to coordinate with neighboring communities and public service authorities to deliver essential services.

### **Action Items**

**6.3.1** Re-assess sanitary sewer agreement with Blue Springs to ensure adequate accommodations for future growth.

# chapter SEVEN planning for implementation

# OVFRVIEW

# Why is implementation important?

The implementation section illustrates the path toward the vision of the Grain Valley Comprehensive Plan through relevant policies and action items that include key partners, further studies or plans needed, and locations for specific initiatives.

Each year, the City of Grain Valley can review the implementation recommendations to evaluate progress, remove tasks that are completed, and bring attention and resources to areas lacking momentum.



### Goals

Goals are objectives or aims which may be broad or specific.

### **Policies**

Policies represent on-going principles by which the City should adhere to when approving new development or planning future investments.

### **Action Items**

Action items are specific steps and activities the City should take.

### **Priority Level**

Each action has a priority level of low, medium, or high. Higher priority items should take precedence due to time-sensitive tasks, while medium and low priority items could take place over a longer period of time.

### **Timeframe**

Each action item has been assigned a timeframe of either Short-Term (0-4 years), Mid-Term (5-9 years) or Ongoing (10+ years). Many of the ongoing action items represent long-term tasks the City will need to keep up with on a continual basis.

### **Potential Partners**

In order to achieve the identified goals, policies, and action items, partnerships and coordinated efforts will be key. This component presents potential partners for the City to work with for policies and action items.

### **KC Communities for All Ages**

The goals, policies, and action items were evaluated to determine whether they help further the initiatives of the KC for All Ages program. This Mid-America Regional Council program strives to meet the needs of the growing older population in the Kansas City region.



Planning Outside the Lines



Planning for Housing



Planning for Transportation



Planning for Economic Development



Planning for Infrastructure & Utilities

# IMPLEMENTATION MATRIX

No.	Goal/Policy/Action Item	Priority Level	Timeframe	Potential Partners
G1. Goals are objectives or aims which may be broad or specific.				
P 1.1.1	Policies represent ongoing principles by which the City should adhere to when approving new development or planning future investments.			
A 1.1.1	Action items are specific steps the City should take.			



### **KC Communities for All:**

Each action is assigned a priority level for implementation based on time sensitivity. These are identified on a scale from low to high with the symbols below.

# **Priority Level:**

Each action is assigned a priority level for implementation based on time sensitivity. These are identified on a scale from low to high with the symbols below.

- · Low
- Medium
- ·High

# Potential Partners:

Organizations, government bodies, and other entities that will help make a policy or action item possible.

### Timeframe:

The length of time anticipated for a given action item to be completed. Below are the symbols for short, mid, long-term, and ongoing.

- · Short-term
- · Mid-term
- · Ongoing

# IMPLEMENTATION - PLANNING OUTSIDE THE LINES

No.	Goal/Policy/Action Item	Priority Level	Timeframe	Potential Partners	
Goal 2	.1: Promote a balanced mix of land uses th	nat supports	s growth and	l development	
P 2.1.1	Preserve sensitive environmental areas such as floodplain, wetlands, areas adjacent to streams, and areas with significant tree cover.				
P 2.1.2	Support a variety of residential typologies and densities to achieve the target mix.				
P 2.1.3	Continue to locate commercial and business park uses along key corridors.				
A 2.1.1	Identify necessary infrastructure improvements to support development.	Medium	Short-term		
A 2.1.2	Update the zoning and subdivision regulations to support the Future Land Use Plan and any goals, policies, or action items included in the plan.	High	Ongoing		
A 2.1.3	Utilize previous planning efforts in conjunction with the Future Land Use Plan to identify long-range transportation and infrastructure investments.	Medium	Short-term		
A 2.1.4	Promote flexibility in zoning to encourage a mix of development.	Low	Ongoing	Local developers, Grain Valley Chamber of Commerce	
A 2.1.5	Update the comprehensive plan periodically and perform an annual review to present to the Planning and Zoning Commission and the Board of Aldermen.	High	Ongoing		
Goal 2	.2: Follow best practices for growth and d	evelopmen	t.		
P 2.2.1	P 2.2.1 Require all new developments to be fully served by public infrastructure, including paved streets, sidewalks, trails, and municipal water and sewer services.				
P 2.2.2	Discourage island annexation devleopment.				
P 2.2.3	Require buffers between incompatible land uses, such	n as business pa	rk and residentia	al land.	
P 2.2.4	Utilize transition zones, as identified in the Future Lan intensities of all uses.	id Use Plan, to g	gradually change	densities and	
P 2.2.5	Discourage rural subdivisions.				
P 2.2.6	Limit the use of culs-de-sac and dead-end streets to promote thru connections.				
P 2.2.7	Preserve the right-of-way and easement corridors for utilities and future streets.				
P 2.2.8	Require sidewalks on both sides of the street and identify connections to the trail network.				
A 2.2.1	Prioritize high-density residential developments where recommended in the Future Land Use Plan to minimize impact on City-operated infrastructure.	High	Ongoing	Local developers	
A 2.2.2	Actively pursue infill development opportunities to increase efficiency of land development.	Medium	Ongoing	Local developers	

# IMPLEMENTATION - PLANNING OUTSIDE THE LINES

No.	Goal/Policy/Action Item	Priority Level	Timeframe	Potential Partners	
Goal 2	Goal 2.2: Follow best practices for growth and development.				
A 2.2.3	Continue to coordinate with neighboring communities to avoid duplication of infrastructure expansion and improvements.	Low	Ongoing	Blue Springs, Oak Grove	
A 2.2.4	Require any proposed developments that cannot connect to City infrastructure to provide dry sewer mains, easements, plans, and agreements to connect to services in the future.	High	Ongoing		
	Goal 2.3: Promote quality new development and infill redevelopment to ensure all areas of Grain Valley thrive				
P 2.3.1	Encourage infill development and contiguous growth to help preserve Grain Valley's historic core.				
P 2.3.2	Within proposed commercial and mixed-use districts, ensure that zoning designations support, maintain, and encourage walkable, mixed-use infill development.				
P 2.3.3	As the community attracts more density in residential or mixed-use developments, ensure greenspace is incorporated to provide community open space and gathering places.				
P 2.3.4	Promote infill and housing rehabilitation of existing properties and vacant lots.				
P 2.3.5	Consider opportunities for alternative routing and connections through Downtown.				
P 2.3.6	Preserve street-facing parcels along major streets for commercial and mixed-use development in Downtown to support the viability of in-town retail.				
A 2.3.1	Consider creating a flexible package of financial incentives to assist in attracting infill development around key commercial corridors and mixed-use development sites as identified in the Future Land Use Plan.	Medium	Short-term		
A 2.3.2	Review the zoning code for requirements that may be discouraging new development and redevelopment for infill projects.	Low	Short-term		

# IMPLEMENTATION - PLANNING FOR HOUSING

No.	Goal/Policy/Action Item	Priority Level	Timeframe	Potential Partners	
	Goal 3.1: Attract quality residential developments to meet the needs of current and future residents.				
P 3.1.1	Follow the Future Land Use Plan for all proposed residential developments.				
P 3.1.2	Support move-up housing options within the community to increase housing mobility.				
P 3.1.3	Support alternative residential developments, such as accessory dwelling units (ADUs) and cluster homes to increase housing opportunities in Grain Valley.				
P 3.1.4	Explore partnerships to incentivize prospective reside	nts to move to	Grain Valley.		
A 3.1.1	Update the City's website to showcase projected population growth and housing demand.	Low	Short-term		
A 3.1.2	Review and update any zoning districts that are not in alignment with the Future Land Use Plan categories.	High	Short-term		
A 3.1.3	Conduct a housing windshield survey of the historic residential core to monitor condition and preserve the existing housing stock.	Low	Short-term		
	Goal 3.2: Utilize best management practices (BMPs) to create connected, well-designed neighborhoods				
P 3.2.1	Promote organic growth and limit leapfrog development.				
P 3.2.2	Limit culs-de-sac to allow for greater thru connection in the roadway network.				
P 3.2.3	Ensure there is ample City-operated infrastructure to support proposed residential developments.				
P 3.2.4	Utilize code enforcement to maintain quality and clean neighborhoods in Grain Valley.				
P 3.2.5	Promote pedestrian-focused design in residential blocks via appropriate street widths, short block lengths, and planting strips large enough to accommodate street trees.				
P 3.2.6	Development within the floodplain should be discouraged and any development that does occur within the floodplain that must comply with the City's floodplain regulations.				
P 3.2.7	Preserve and expand the tree canopy.				
P 3.2.8	Require greenscaping and/or trees in all new residential developments.				
P 3.2.9	Require sidewalks on both sides of the street to improve walkability and connectivity to nearby amenities and schools.			o nearby	

# IMPLEMENTATION - PLANNING FOR HOUSING

No.	Goal/Policy/Action Item	Priority Level	Timeframe	Potential Partners	
	Goal 3.2: Utilize best management practices (BMPs) to create connected, well-designed neighborhoods				
A 3.2.1	Adopt a tree preservation ordinance.	High	Short-term	Grain Valley Parks and Recreation?	
A 3.2.2	Update the City's tree planting standards to better specify species, quantity, and caliper of trees througout the community.	High	Short-term	Grain Valley Parks and Recreation?	
A 3.2.3	Adopt residential design guidelines for multi-family developments.	Low	Mid-term		
A 3.2.4	Create a plan to have an interconnected network of sidewalks and trails to optimize mobility between neighborhoods and the greater regional area.	High	Short-term	MoDOT, Grain Valley Parks and Recreation	
Goal 3.3: Support a variety of densities for residential development					
P 3.3.1	Allow for medium- and high-density developments based on the locations identified in the Future Land Use Plan.				
P 3.3.2	Support and encourage multi-family developments to achieve the target mix.				
P 3.3.3	Ensure multi-family areas are connected to amenities, such as parks and trails.				
P 3.3.4	Maintain high design standards for multifamily developments, especially those with an affordability component.				
P 3.3.5	Discourage the location of manufactured housing in or near the floodplain.				
A 3.3.1	Review and update the zoning code as needed to ensure it is supportive of the desired densities and typologies.	High	Short-term		
A 3.3.2	Establish a long-term plan to adopt a Rental Housing Inspection Program to ensure the quality of rentals remain high and renters are able to obtain safe and quality housing.	High	Mid-term		

No.	Goal/Policy/Action Item	Priority Level	Timeframe	Potential Partners	
Goal 4.1: Maintain existing infrastructure as the city matures and prioritize improvements to address safety and operational needs					
P 4.1.1	Maintain safety and acceptable levels of service on major corridors and intersections.				
P 4.1.2	Maintain and repair existing roadways to preserve goo	d condition.			
P 4.1.3	Support incremental improvements to address existing	g ADA accessib	ility needs throug	gh the city.	
A 4.1.1	Conduct traffic studies to assess crash history, safety risks, delay, and queuing issues in growing areas. Key roadways to monitor include: (a) Buckner Tarsney Road, (b) Duncan Road, and (c) Eagles Parkway. Key intersections to monitor include: (a) Buckner Tarsney Road & Duncan Road, (b) Tyer Road & Duncan Road, (c) Highway 40 & Sni-A-Bar Boulevard, and (d) Highway 40 & Barr Road.	High	Mid-term	MoDOT	
A 4.1.2	Conduct a routine pavement condition assessment to objectively prioritize roadway segments for maintenance. Allocate sufficient funds to an annual street maintenance program as a component of the City's Capital Improvement Program.	Medium	Ongoing		
A 4.1.3	Develop an ADA Transition Plan to identify access barriers in developed areas and outline a budget and timeline for accessibility improvements.	Medium	Short-term		
	.2: Expand roadway network to enhance e	east-west ar	nd north-sout	:h	
P 4.2.1	Preserve right-of-way for growth based on the Future	Streets Plan.			
P 4.2.2	Advocate for new corridors to and across I-70 to conne Grain Valley community.	ect the northerr	and southern ar	eas of the	
P 4.2.3	Coordinate utility improvements with transportation p construction timelines.	rojects to ensu	re efficient use o	f funding and	
A 4.2.1	Develop design standards and preferred right-of- way needs for street classifications.	Medium	Short-term		
A 4.2.2	Conduct interchange and corridor alignment studies to explore the east corridor concept including Lefholz Road/Old Highway 40/Stillhouse Road alignments with a new interchange at I-70. Coordinate with MoDOT and neighboring cities to study this major concept.	High	Ongoing	MoDOT, Oak Grove	
A 4.2.3	Conduct interchange and corridor alignment studies to explore the west corridor concept including Sni-A-Bar Boulevard/Barr Road/Tyer Road alignments with connectivity across I-70. Coordinate with MoDOT, CPKC, neighboring cities, and the airport to study this major concept.	Low	Long-term	MoDOT, CPKC, neighboring cities (Blue Springs, Oak Grove)	

No.	Goal/Policy/Action Item	Priority Level	Timeframe	Potential Partners		
	Goal 4.2: Expand roadway network to enhance east-west and north-south connectivity as City grows					
A 4.2.4	Explore intersection improvements to improve connections, safety, and traffic flows at: (a) Duncan Road and Dillingham Road intersection (b) Buckner Tarsney Road and SW Sni-A-Bar Boulevard and (c) SW Eagles Parkway and Kirby Road.	Medium	Mid-term	MoDOT		
A 4.2.5	Focus utility improvements in identified growth areas based on the Future Land Use Plan, particularly to support development in priority annexation areas.	Medium	Mid-term			
A 4.2.6	Study options to resolve impacts from trains blocking major street crossings. Work with MoDOT and railroad representatives on timing and funding sources.	Medium	Mid-term			
Goal 4.	3: Establish an integrated active transport	tation netw	ork for both			
non-m	otorized travel and recreational use					
P 4.3.1	Support active transportation such as walking, biking, modes of transportation throughout the city.	and rolling as	safe and comfort			
P 4.3.2	Prioritize multimodal connections to schools, parks, ar	nd other comm	unity destination	s.		
P 4.3.3	Require new developments and other planned improvements to include appropriate bicycle and/or pedestrian facilities.					
P 4.3.4	Preserve right-of-way along non-roadway corridors for	future trail cor	nnections.			
A 4.3.1	Conduct a robust active transportation assessment to create more detailed plans for on-street bicycle facilities, shared-use paths, trails, and sidewalk. Consider adopting a Complete Streets policy to outline how the city will plan, design, and maintain streets that are safe for user of all ages and abilities.	High	Short-term			
A 4.3.2	Focus improvements in identified priority areas based on the Active Transportation Plan, particularly to support safe routes to schools, access to parks, and across physical barriers such as major roadways and the railroad. Key areas to consider include: (a) Eagles Parkway, (b) Kirby Road, (c) Buckner Tarsney Road, and (d) Duncan Road.	High	Ongoing	MoDOT, CPKC		
A 4.3.3	Develop standards for bicycle and pedestrian facilities based on roadway functional classification. Potential standards to consider may include: (a) sidewalk on both sides of the street in new residential developments and (b) providing a shared-use path on all arterials and major collectors.	Medium	Short-term			
A 4.3.4	Utilize the city's natural assets, including greenways and streams, to expand the trail network as identified in Active Transportation Plan. In areas where a vehicular roadway connection is not provided, such as between developments or in areas with multiple cul-de-sacs, consider providing trail connections to ensure bicycle and pedestrian connectivity between these areas.	Low	Ongoing	Grain Valley Parks and Recreation		

No.	Goal/Policy/Action Item	Priority Level	Timeframe	Potential Partners	
Goal 4.4: Coordinate with local, regional, and state partners to advance transportation improvements					
P 4.4.1	Ensure regional and statewide planning documents outline the city's transportation priorities.				
P 4.4.2	Coordinate transportation improvement projects and	schedules with	neighboring juri	sdictions.	
P 4.4.3	Seek regional, state, and federal funding opportunities	s to leverage fu	nds.		
P 4.4.4	Monitor other forms of transportation in the city includes afety and connectivity needs.	ding transit, rai	Iroads, and airpo	rts to address any	
A 4.4.1	Update the regional functional classification system, maintained by the Mid-America Regional Council (MARC), to ensure consistency with the Future Streets Plan. Continue to routinely submit projects for inclusion in regional and state planning documents to position the City for future funding opportunities.	High	Short-term		
A 4.4.2	Coordinate with Blue Springs, Oak Grove, Jackson County, and MoDOT to ensure projects support transportation needs within and beyond the Grain Valley city limits. Key areas to monitor for coordination include: (a) I-70 and outer roads, (b) Buckner Tarsney Road, (c) Highway 40, (d) Eagles Parkway, (e) East Corridor concept, and (f) West Corridor concept.	Medium	Mid-term	Blue Springs, Oak Grove, Jackson County, and MoDOT	
A 4.4.3	Identify eligibility requirements and timelines for cost-share funding opportunities. Maintain a list of potential projects and partnerships for funding applications.	Medium	Ongoing		
A 4.4.4	Advocate for safety and connectivity needs with other transportation agencies including the Kansas City Area Transportation Authority (KCATA), Canadian Pacific Kansas City (CPKC) Railroad, and the private East Kansas City Airport. Key areas for potential coordination include: (a) extending the rail siding to reduce delays at at-grade crossings, (b) extending commuter bus service or micro-transit service in eastern Jackson County, and (c) relocation of the private airport to support mutually beneficial development needs.	High	Mid-term	KCATA, CPKC, East Kansas City Airport	
Goal 4.5: Enhance local identity and sense of place through transportation placemaking.					
P 4.5.1	Create a sense of place by highlighting distinct districts, nodes, and corridors within the city.				
P 4.5.2	Utilize transportation infrastructure and related amenities to establish a sense of arrival into the Grain Valley community.				

No.	Goal/Policy/Action Item	Priority Level	Timeframe	Potential Partners	
	Goal 4.5: Enhance local identity and sense of place through transportation placemaking.				
A 4.5.1	Develop a streetscape plan that incorporates different hardscape treatments, landscaping, and other amenities to support public places.	Low	Mid-term		
A 4.5.2	Develop gateway features and wayfinding elements at key entrance points to Grain Valley.	Low	Short-term		

# IMPLEMENTATION - ECONOMIC DEVELOPMENT

No.	Goal/Policy/Action Item	Priority Level	Timeframe	Potential Partners			
	al 5.1: Enhance Downtown through geographic expansion, street provements, and business offerings						
P 5.1.1	Encourage a more vibrant streetscape through façade improvements, outdoor seating, and sidewalk enhancements to activate Downtown.						
P 5.1.2	Support business attraction and retention, specifically	Support business attraction and retention, specifically of restaurants and retail stores.					
P 5.1.3	Create temporary and permanent spaces for outdoor of	community inte	eraction.				
P 5.1.4	Encourage Downtown expansion northward along Bu and Yennie Street.	ckner Tarsney I	Road between W	alnut Street			
P 5.1.5	Divert truck traffic around Downtown in order to lessen large vehicle disturbance through the main stretch, creating a more attractive pedestrian environment.						
P 5.1.6	Create a Wayfinding and Signage Master Plan for Dow	ntown Grain V	alley.				
A 5.1.1	Work with the Grain Valley Chamber of Commerce to create street beautification programs for local businesses.	Medium	Ongoing	Grain Valley Chamber of Commerce			
A 5.1.2	Create design standards for the area south of Downtown on Buckner Tarsney Road to continue a pleasant pedestrian experience that attracts foot traffic from Downtown.	Medium	Short-term				
A 5.1.3	Create a downtown-specific policy guide for prospective businesses that will enhance and contribute to the vitality of Downtown.	Medium	Long-term	Grain Valley Chamber of Commerce			
A 5.1.4	Develop a program to expand outdoor seating opportunities for businesses in Downtown Grain Valley.	Medium	Long-term	Grain Valley Chamber of Commerce			
A 5.1.5	Collaborate with Grain Valley Parks and Recreation Department to identify areas in Downtown Grain Valley for outdoor community events.	Medium	Long-term	Grain Valley Chamber of Commerce			
A 5.1.6	Collaborate with property owners along Buckner Tarsney Road between Walnut Street and Yennie Street to discuss the possibility of mixed-use developments.	Low	Ongoing	Property owners			
A 5.1.7	Coordinate efforts with MoDOT to create an alternate route for trucks traveling north-south on Buckner Tarsney Road, possibly utilizing R.D. Mize Road and Stillhouse Road as the bypass.	Medium	Long-term	MoDOT			

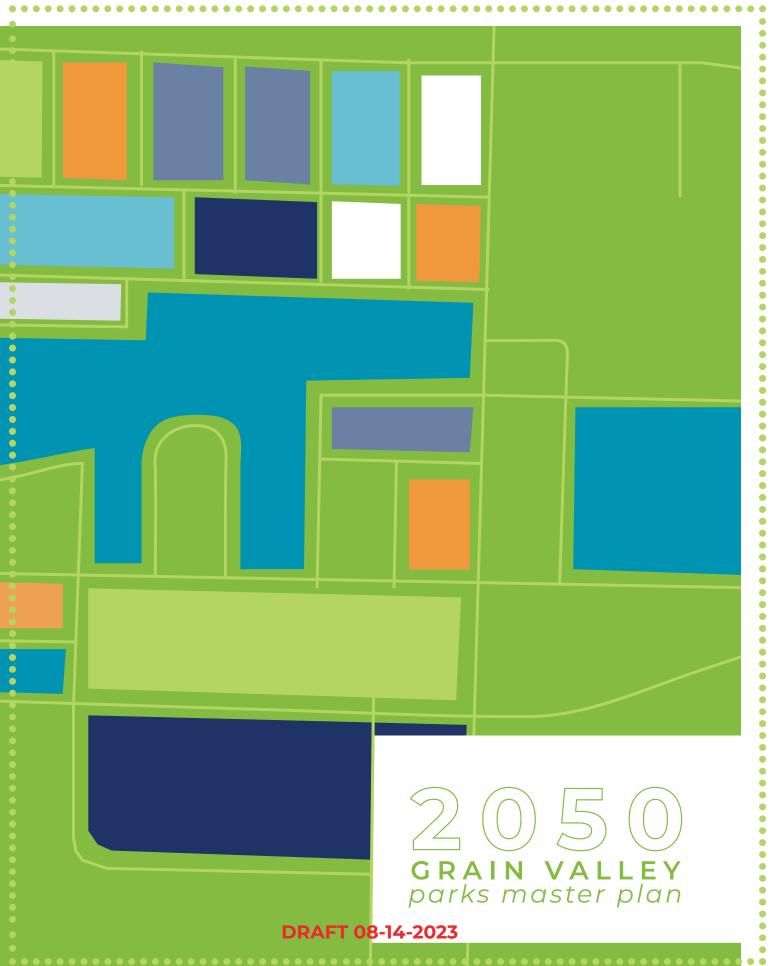
# IMPLEMENTATION - ECONOMIC DEVELOPMENT

No.	Goal/Policy/Action Item	Priority Level	Timeframe	Potential Partners		
Goal 5.2	Goal 5.2: Encourage industrial growth along key corridors					
P 5.2.1	Support existing businesses and attract prospective businesses along and north of I-70.					
P 5.2.2	Pursue development expansion following the Future Land Use Plan, acknowledging opportunities and constraints of the physical features of Grain Valley.					
P 5.2.3	Ensure residents and visitors alike have accessible opposition centers through multiple modes of transportation.	portunities to re	each retail and co	ommercial 🕝		
A 5.2.1	Continue to collaborate with the Grain Valley Chamber of Commerce to ensure existing and prospective businesses can fully embrace resources and incentives available to them.	Medium	Ongoing	Grain Valley Chamber of Commerce		
A 5.2.2	Coordinate with MoDOT to fulfill construction of the I-70 interchange, a new connection that will provide key opportunities for highway industrial growth.	High	Short-term	MoDOT		
A 5.2.3	Pursue high-quality development in the north and west regions of the city, while allowing for more flexible, open spaces within the floodplain.	Medium	Mid-term	Developers, Grain Valley Chamber of Commerce		
A 5.2.4	Collaborate with Blue Springs, Oak Grove, Jackson County, MoDOT, and OATS Transit to make sure transportation needs within and around Grain Valley are accessible to all and can connect people to opportunities.	Medium	Ongoing	Blue Springs, Oak Grove, Jackson County, MoDOT, and OATS Transit		
Goal 5.3	: Expand job opportunities within Grain V	alley				
P 5.3.1	Support business growth in key corridors, specifically	along I-70 and	Downtown.			
P 5.3.2	Encourage suburban-type commercial growth along Buckner Tarsney Road, between the railroad and Highway 40.					
P 5.3.3	Increase the prominence of the service sector through supporting business attraction in key development nodes.					
A 5.3.1	Identify target industries to expand and promote the economic vitality of the region.	Low	Mid-term	Local developers		
A 5.3.2	Expand retail offerings that could provide both daily needs and quality jobs for residents.	High	Ongoing	Local developers, business owners		
A 5.3.3	Actively seek out industries and businesses that would positively compliment the existing industry in Grain Valley.	Low	Ongoing	Local developers		

# IMPLEMENTATION - INFRASTRUCTURE & UTILITIES

No.	Goal/Policy/Action Item	Priority Level	Timeframe	Potential Partners			
	Goal 6.1: Maintain a high level of service for infrastructure and utilities as the city grows and matures						
P 6.1.1	Perform regular maintenance and inspections to ensure early detection of issues and identify preventative repairs						
P 6.1.2	Replace existing facilities as they become obsolete or	fail to meet fut	ure service needs	<b>5.</b>			
A 6.1.1	Assess and inventory existing facilities and identify maintenance needs.	High	Short-term				
A 6.1.2	Establish performance standards and implement a monitoring system to track and evaluate the quality, reliability, and efficiency of public utility services.	Low	Mid-term				
	2: Expand the network of infrastructure a ance with the Future Land Use Plan.	nd utilities a	as the city gr	ows in			
P 6.2.1	Preserve right-of-way for growth based on future infra	astructure need	S.				
P 6.2.2	Prioritize sustainable infrastructure development, inco and resilient design.	orporating gree	n technologies, e	energy efficiency,			
P 6.2.3	Coordinate utility improvements with transportation projects to ensure efficient use of funding and construction timelines.						
P 6.2.4	Determine appropriate system extensions to support growth in identified growth areas as well as to discourage development in undesirable locations.						
A 6.2.1	Extend utility services into growth areas identified in the Future Land Use Plan, particularly priority annexation areas.	Medium	Mid-term				
A 6.2.2	Utilize the City's natural assets, including greenways and streams, to expand green infrastructure.	Low	Mid-term				
Goal 6.	3: Utilize community partnerships to max	imize returr	n on investm	ent.			
P 6.3.1	Encourage public-private partnerships to leverage private sector expertise and resources for utility infrastructure expansion.						
P 6.3.2	Partner with public service providers to ensure sustainable development at the regional level.						
P 6.3.3	Work with the Mid-America Regional Council (MARC) and surrounding jurisdictions upstream and downstream to address regional water quality.						
P 6.3.4	Continue to coordinate with neighboring communities and public service authorities to deliver essential services.						
A 6.3.1	Re-assess sanitary sewer agreement with Blue Springs to ensure adequate accommodations for future growth.	High	Short-term				





#### **ACKNOWLEDGMENTS**

A special thank you to all who participated in creating a vision for the future of Grain Valley's parks and recreation system.

#### **Park Board**

Norm Combs

Jared English

**Becky Gray** 

Shawn Brady

**Charles Harris** 

Adam Hoover

Lisa Limberg

Michael Switzer

#### **Board of Aldermen**

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Darren Mills

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#### TABLE OF CONTENTS

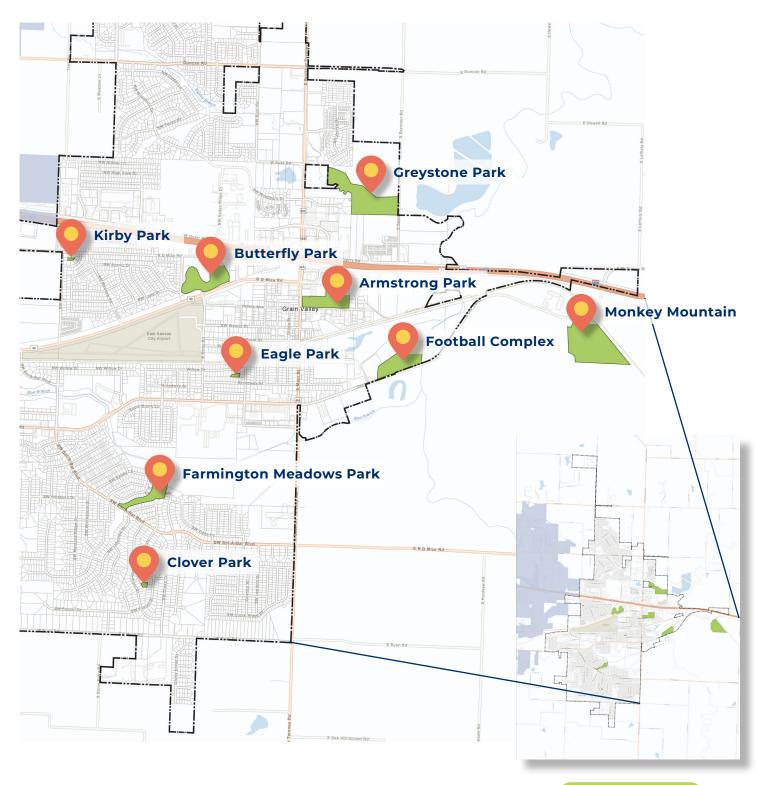


The mission of Grain Valley
Parks & Recreation is to provide
exceptional recreational and
leisure services to all citizens of
the community through a diverse
offering of programs in quality
parks and recreational facilities.
As our community continues to
grow, we will continue to strive to
meet the recreational needs of
all our citizens.

# EXISTING PARKS IN GRAIN VALLEY

#### **Overview**

There are nine parks that exist in Grain Valley today to serve the 16,002 residents that call it home today. This Plan details the existing conditions of each park, public input gathered throughout Phase 2 of the planning process, and concludes with park- and system-specific recommendations to guide the future development of parks and trails in Grain Valley.



# chapter ONE introduction

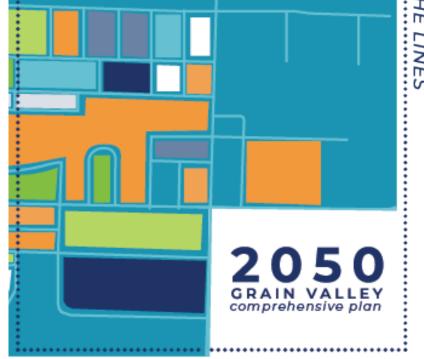
#### BACKGROUND AND PROCESS

#### **Project Branding**

During the kick-off meeting with City leadership, staff, and the Comprehensive Plan Steering Committee (CPSC), there was discussion of an overall brand to associate with the plan. As public input was such a valuable component of the process, it was important for the outward-facing image of the plan to be compelling, visually appealing, and unique to the community of Grain Valley. The phrase "Planning Outside the Lines" comes from the City's motto of *Life Outside the Lines*, and the colors follow the marketing scheme from the recent rebrand. The logo represents the City's grid pattern and key features.



PLANNING OUTSIDE



#### BACKGROUND AND PROCESS

#### **Four Phased Approach**

The Grain Valley Comprehensive Plan and Parks Master Plan were completed in four phases as shown in Figure 1.1. The planning process had four individual phases:

- Phase 1: Project Kick-Off, Research + Analysis
- · Phase 2: Vision, Input + Direction
- · Phase 3: Draft Plan + Evaluation
- · Phase 4: Final Draft Plan + Adoption

#### PHASE ONE

PROJECT KICK-OFF, RESEARCH + ANALYSIS

Kick-Off Meeting with Steering Committee

Analysis Review Meeting with Steering Committee

Analysis Review (Joint Workshop with Planning Commission, Park Board, and Board of Aldermen)

#### **PHASE TWO**

COMMUNITY + STAKEHOLDER INPUT

Stakeholder Interviews

Interactive Website Launch Community Survey

Public Visioning Workshop

Steering Committee Input Review Meeting

#### **PHASE THREE**

DRAFT PLAN + EVALUATION

Draft Review Meetings with Steering Committee

Draft Plan Public Open House

Draft Plan Review (Joint Workshop with Planning Commission, Park Board, and Board of Aldermen)

#### PHASE FOUR

FINAL DRAFT PLAN + ADOPTION

Planning Commission Public Hearing

Parks + Recreation Board Public Meeting

Board of Aldermen Public Meeting

Figure 1.1 Project Schedule and Phasing

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# understanding the community's vision

#### PUBLIC INPUT SUMMARY

#### **ETC Community Survey**

ETC Institute administered a statistically-valid survey to residents throughout the community to understand residents' preferences for enhancements and prioritization of such improvements to the community. This survey was mailed to a random sample of households in Grain Valley, with 432 completed surveys returned for tabulation. The overall survey results have a 95% level of confidence. More information on the methodology can be found in **Appendix B**.

#### **Understanding the Community through Quantitative and Qualitative Data**

The Comprehensive Plan and Parks Master Plan used both qualitative and quantitative methods of obtaining public input. Qualitative methods such as stakeholder interviews or the public workshop are designed to collect non-numerical data such as ideas or key desires from residents. The ETC survey was more quantitative, numbers-based data that can be used to assign prioritization of different improvements or ideas. Figure 2.1 highlights the differences between quantitative and qualitative data.

Figure 2.1 Defining Quantitative and Qualitative Data

#### **Quantitative Data**

Quantitative data is countable or measurable, typically utilizing numbers. Can answer questions of "How many?", "How much?", and "How often?" to conduct statistical analyses.

#### Example from the Community Survey:

There were 432 survey responses collected from the Community Survey. When asked to select the most important amenity improvements for parks and recreation, residents selected new buildings, paving, trees, playgrounds, and renovations (85%) and improving maintenance at existing parks and recreation facilities (83%).

#### **Qualitative Data**

Qualitative data results in descriptive or anecdotal feedback. Can help us better understand the "why" or "how" behind certain feelings or behaviors. Gathered through observations or interviews and when analyzed, results in themes.

#### Example from the Stakeholder Interviews:

The stakeholder interview feedback highlighted the need for an improved sidewalk and trail network to provide safe routes from neighborhood to neighborhood and allow children to walk to school without "missing teeth" in the network.

#### **Public Input Process**

The Comprehensive Plan and Parks Master Plan leveraged a shared public input process to gather as much feedback as possible. The following groups and activities assisted in establishing key themes and desires for the community's future:

· Steering Committee

Public workshop

- Stakeholder interviews
- · Interactive engagement website
- Statistically-valid survey from ETC Institute

GRAIN VALLEY PARKS MASTER PLAN

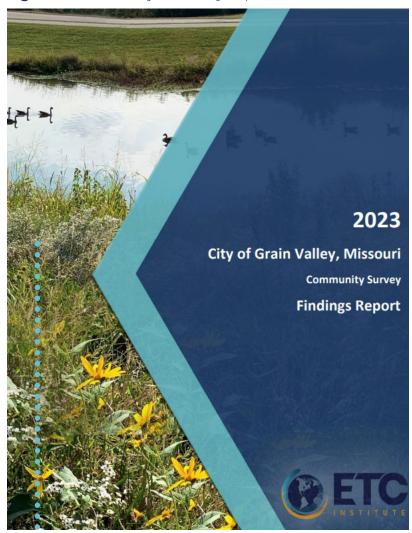


Figure 2.2 ETC Survey Summary Report Cover

432 completed surveys

95%
level of confidence

#### **Key Findings**

Below are key findings from the ETC Community Survey relating to parks programs and communication and facilities and amenities.

#### PROGRAMS AND COMMUNICATION

How are residents finding out about happenings from the City of Grain Valley?

Social media (61%), City's website (58%), or word of mouth (53%)

What are the barriers residents feel in keeping their households from using recreation facilities, amenities, parks, and programs?

Participants said they simply do not know what is available (40%), better amenities are offered elsewhere (35%), and what they desire to use is not available (23%).

Where are residents going for recreation activities?

The most frequent responses included Jackson County (57%), neighboring cities (47%), and private gyms/clubs/fields/pools (33%).

#### **FACILITIES AND AMENITIES**

What are the top two improvements residents are most supportive of (using tax dollars) for parks and recreation in Grain Valley?

- 1) Improving existing parks and facilities with new buildings, pavings, trees, playgrounds, and renovations (58%)
- **2)** Acquiring land for parks and amenities such as trails, playgrounds, restrooms, etc. (36%)

Should the City prioritize bicycling improvements?

Yes! Especially to connect to schools (55%), parks and recreational facilities (56%), and existing trails (52%).

Are pedestrian connections and networks important to residents?

Yes, participants ranked sidewalk connectivity and improvements as some of the top investments in the survey. The sidewalk network can be linked to the master trails plan and further expand the trails and sidewalk network serving Grain Valley residents as well.

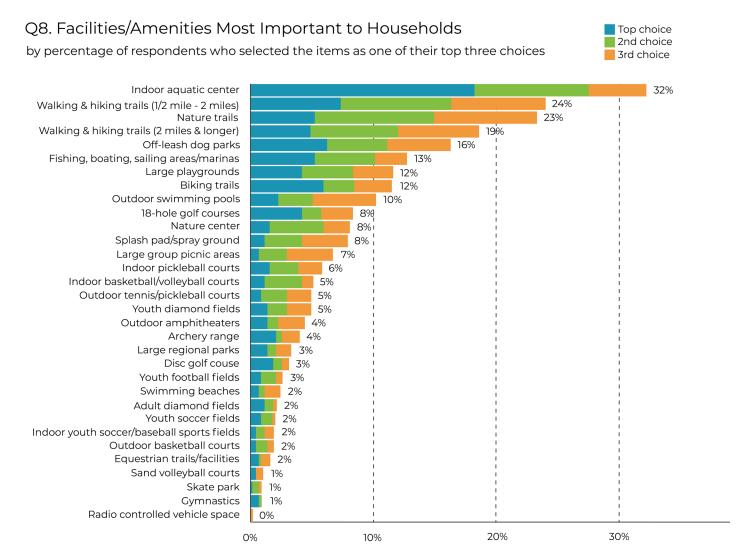
#### **Facilities and Amenities**

The ETC Community Survey asked residents a series of questions related to parks and recreation facilities in the community. The questions were geared toward understanding their level of service being experienced today, what they feel are the most important facilities to their household, and how they would prioritize improvements.

Figure 2.3 illustrates the results when asked **what** facilities and amenities are most important to households in Grain Valley. The top-rated responses included 1) indoor aquatic center (32%) 2) walking and hiking trails that are half a mile to two miles in length (24%) 3) nature trails (23%) 4) walking and hiking trails that are over two miles in length (19%) and 5) off-leash dog parks (16%).

These results help the consultant team establish priorities for amenity and facility improvements throughout the community.

Figure 2.3 Facilities and Amenities Most Important to Households



#### **Priority Facility Investments**

ETC Institute utilizes a Priority Investment Rating (PIR) methodology to evaluate priorities for parks and recreation improvements based on feedback. Figure 2.4 helps illustrate the results from the PIR analysis by identifying high, medium, and low priority improvements.

#### A Note on an Indoor Aquatic Center\*

The ETC Community Survey indicated high need and desire for an indoor aquatic center. The City currently operates an outdoor aquatic center and many subdivisions have access to neighborhood pools and meet much of the demand for seasonal pool access for the local and regional area. By adding an indoor aquatic center, this would place a greater burden on the City in finding seasonal and year-round staff and funding the operations of both facilities. Furthermore, neighboring Blue Springs is currently constructing an indoor/ outdoor waterpark that could meet the needs of an indoor facility for Grain Valley residents.

Investigation and consideration to the investment, staffing, operations, and maintenance of such a facility by the City has led to the conclusion and desire for funds to be spent elsewhere for parks and recreation in the community based on the rest of the public input and survey results.

Figure 2.4 ETC Survey Priority Facility Improvements

#### **HIGH PRIORITY**

Indoor aquatic center\*

Nature trails

Walking + hiking trails (1/2 to 2 miles)

Walking + hiking trails (2+ miles)

Off-leash dog parks

Fishing, boating, sailing areas/marinas

#### MEDIUM PRIORITY

Large playgrounds

Nature center

Biking trails

Splash pad/spray ground

Outdoor swimming pools

Large group picnic areas

Outdoor tennis/pickleball courts

18-hole golf courses

Large regional parks

Indoor basketball/volleyball courts

Indoor pickleball courts

Outdoor amphitheaters

Youth diamond fields

#### **LOW PRIORITY**

Archery range

Swimming beaches

Indoor youth soccer/baseball sports fields

Outdoor basketball courts

Youth soccer fields

Disc golf course

Youth football fields

Sand volleyball courts

Adult diamond fields

Skate park

**Gymnastics** 

Equestrian trails/facilities

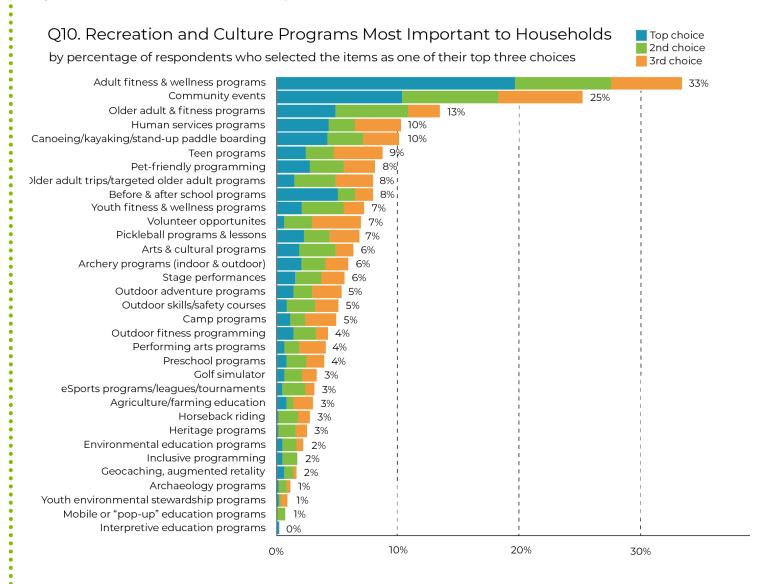
Radio controlled vehicle space

#### **Recreation and Culture Programs**

The survey also asked residents to identify **which recreation and culture programs were most important to their households.** These options range from adult recreation and wellness programs to education programs. The results of this question are presented in Figure 2.5.

The highest rated responses for recreation and culture programs included 1) adult fitness and wellness programs (33%) 2) community events (25%) 3) older adult and fitness programs (13%) 4) human services programs (10%) and 5) canoeing/kayaking/stand-up paddle boarding (10%).

Figure 2.5 Recreation and Culture Programs Most Important to Households



#### **Priority Program Investments**

A Prioritization Investment Rating (PIR) analysis was also conducted for the recreation and culture programs component of the survey. These results help cut down the number of high priority improvements from the survey and allows the City to identify highly-desired programs for rapid implementation and success. The PIR identifies adult fitness and wellness programs and community events to be the top two priorities for implementation. Figure 2.6 further defines the prioritization of the remaining recreation and culture programs from the PIR.

Currently, Grain Valley's Parks and Recreation Program offers activities for the youth and seniors of the community, with limited to no activities for adults to participate in. By expanding these programs to adults, it increases potential for entire families to take advantage of the Community Center and its variety of amenities offered. Further investigation into desired adult programs should be considered to strive for optimal participation.

Figure 2.6 ETC Survey Priority Program Improvements

#### **HIGH PRIORITY**

Adult fitness and wellness programs Community events

#### **MEDIUM PRIORITY**

Older adult and fitness programs
Canoeing/kayaking/stand-up paddle boarding
Human services programs
Volunteer opportunities
Older adult trips/targeted older adult
programs

Teen programs

Arts and cultural programs

Pickleball programs and lessons

Pet-friendly programming

Stage performances

Youth fitness and wellness programs

Outdoor adventure programs

Before and after school programs

Outdoor fitness programming

Outdoor skills/safety courses

#### LOW PRIORITY

Camp programs

Archery programs (indoor/outdoor)

Performing arts programs

Horseback riding

Environmental education programs

Agriculture/farming education

Preschool programs

eSports programs/leagues/tournaments

Heritage programs

Golf simulator

Youth environmental stewardship programs

Geocaching augmented reality

Mobile or 'pop-up' education programs

Inclusive programming

Archaeology programs

Interpretive education programs

# PUBLIC INPUT // STAKEHOLDER INTERVIEWS

#### Stakeholder Interviews

During the public input process, members of the consultant team met virtually with key stakeholders in the community to capture candid insight into current conditions, challenges, and dreams for the future of the community. Figure 2.7 presents the groups and organizations represented during the stakeholder interviews.

Figure 2.7 Stakeholder Groups and Organizations



City of Grain Valley

City of Oak Grove

Grain Valley School Board

Grain Valley Park Board

Grain Valley Chamber of Commerce (previously Grain Valley Partnership)

Grain Valley School District

Jackson County Parks and Recreation

Jackson County Public Works

Local Developer

Missouri Department of Transportation

Steering Committee Members

The following were applicable themes to parks and recreation from these interviews:



Linking the north and south parts of town

Fitness and wellness

Center of town



- Indoor aquatic center
  - Playing fields

programs

 Indoor/outdoor facilities and opportunities



- Monkey Mountain opportunities
- Neighborhood parks
- Connections to neighborhoods and adjacent communities



- Pedestrian circulation
- I-70 considerations and connectivity

#### PUBLIC INPUT // PUBLIC WORKSHOP RESULTS

#### **Public Workshop Results**

A public workshop was held in February 2023 at Sni-A-Bar Elementary School and had approximately 30 residents in attendance. A short presentation with background on the planning process, interactive visioning questions, and a community profile was provided before having the group disperse and partake in engagement activities throughout the room. The following sections summarize the input received at this event.

#### **Priority Ranking**

The priority ranking activity provided participants with a variety of topics to help prioritize amenities within their respective categories. The results for the Parks and Trails category are presented below. A community recreation facility was the top-rated amenity.

# PARKS AND TRAILS PRIORITY RANKING RESULTS

COMMUNITY RECREATION FACILITY

8 VOTES

SPORT COURT/ FIELDS 3 VOTES

**AMPHITHEATER**2 VOTES

NEIGHBORHOOD PARKS

MORE TRAILS

COMMUNITY
GARDEN
0 VOTES

#### **Preference Scales**

There was a preference scale board that asked participants to identify on a scale what their views were on different topics related to parks and recreation. Below is a summary of results.

# PARKS AND TRAILS PREFERENCE SCALE RESULTS

- There are **not enough parks** in Grain Valley.
- Cannot access trails near their homes.
- Do feel safe in parks and along trails in Grain Valley.
- Would like to see **more amenities** in parks.
- Would like to have more recreation programs and events.
- Feel the City should invest more funding into parks and trails in Grain Valley.
- Do not feel that parks and trails are accessible to everyone in the community.
- Feel that sustainability practices should be a high priority for parks and trails.
- Have mixed emotions on whether Grain Valley needs more sports facilities.

# PUBLIC INPUT // PUBLIC WORKSHOP RESULTS

#### **Mentimeter Live-Polling**

Attendees of the public workshop had the chance to participate in a live survey regarding their opinion on different topics in Grain Valley. The results related to parks and recreation in Grain Valley are shown below.

How would you rank **quality of life** in Grain Valley from 1 (very low) to 10 (very high)?



Please rank the following as to their **level of** importance in Grain Valley recreation from 1 (very low) to 5 (very high).



What is your favorite place in Grain Valley? Park Facilities **Blue Branch Trail Butterfly Trail Park Downtown** Community Center **Armstrong Park Monkey Mountain Iron Kettle Price Chopper** 

#### **Interactive Engagement Website**

#### **Community Survey Results**

An instrumental component to the public input process was the interactive engagement website. This website, open from February through the end of March, allowed participants to interact with other residents' comments and ideas, provide feedback on activities similar to those offered at the public workshop, and keep up with project updates. The website invited participants to take a short survey, rank budgeting priorities, map their ideas, and vote on a series of images to impact the recommendations included within both plans. The following pages highlight the results that relate to parks and recreation and the community's desires in Grain Valley.

# What recreational amenities should What changes would improve quality of life in Grain Valley? Grain Valley focus on? Natural trails Improved bike and pedestrian trails Paved trails Improved infrastructure (sewer systems, roads, etc.) Courts (basketball, tennis, pickleball, etc.) More things to do Top 3 Results Playgrounds/universal playgrounds Recreation programs (youth and adult) **Grain Valley needs more of the** following... Flexible sports complex facility More sidewalks and trails Fields (soccer, football, lacrosse, etc.) More parks and recreation Large open space More vibrant downtown Indoor/outdoor aquatic facility Top 3 Results

#### **Budget Priority Ranking**

The budget priority ranking activity asked participants to allocate City dollars to different items. Each item was assigned a cost ranging from \$10,000 to \$60,000. Each participant had \$100,000 to fund different projects. The results are summarized below.

Park Enhancements + Expansion

\$20,000: 14 votes

2 Sidewalks + Pedestrian Safety

\$15,000: 14 votes



Trail Connections + Enhancements

\$20,000: 12 votes



4 Community Events

\$10,000: 10 votes



**5** Business + Industrial Growth

\$25,000: 10 votes



NeighborhoodDevelopment +Programming

\$10,000: 9 votes



7 Streetscape Enhancements

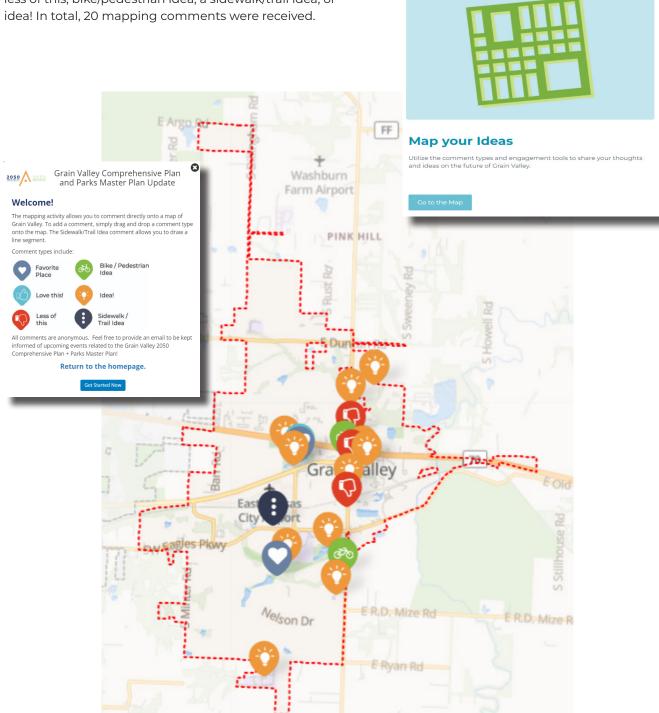
\$60,000: 5 votes

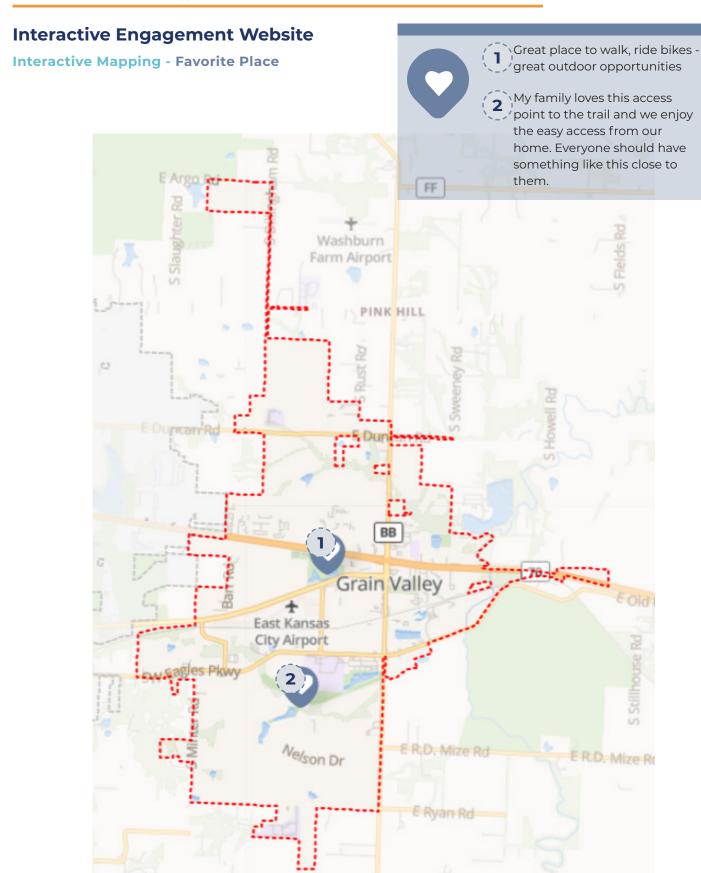


#### **Interactive Engagement Website**

#### **Interactive Mapping**

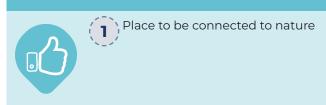
The interactive engagement website included a mapping activity where users were encouraged to drop comments about Grain Valley directly onto a map of the community. There were six comment types: favorite place, love this!, less of this, bike/pedestrian idea, a sidewalk/trail idea, or idea! In total, 20 mapping comments were received.

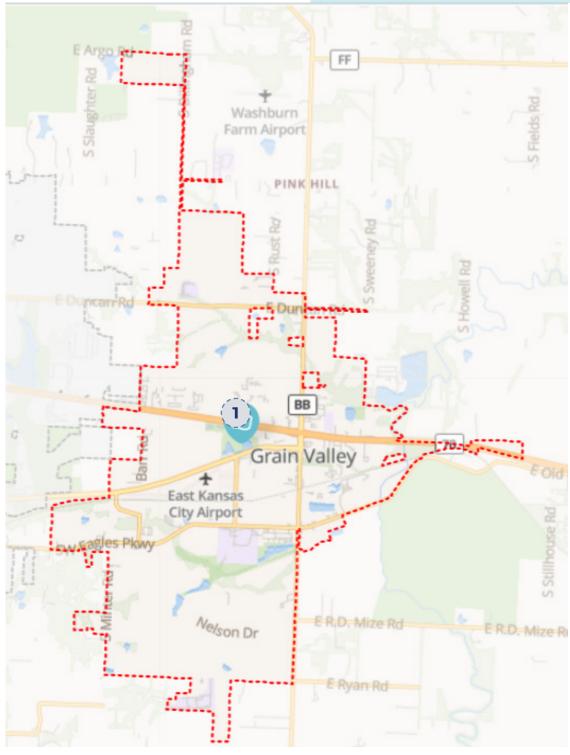




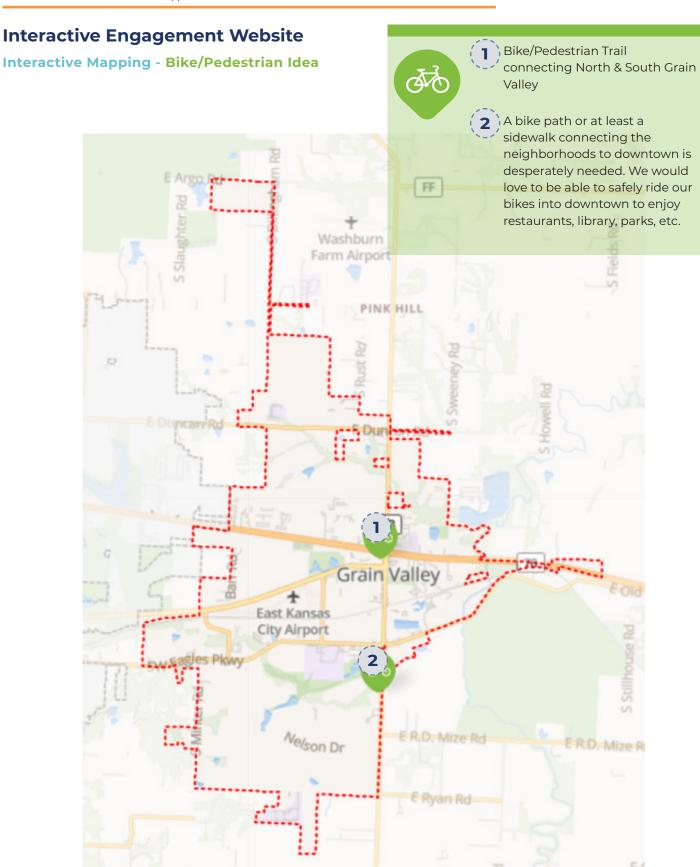
# **Interactive Engagement Website**

**Interactive Mapping - Love this!** 





# **Interactive Engagement Website** A high traffic, high speed, **Interactive Mapping - Less of This** main thoroughfare with frequent entrances or turn offs is dangerous for drivers and pedestrians, painful to navigate, and ugly to look at. Prime retail development FF There seem to be a lot of empty lots and junk yards Washburn along Main Street Farm Airport PINK HILL East Kansas City Airport Ne/son Dr ER, D. Mize Rd E R.D. Mize Ro E Ryan Rd

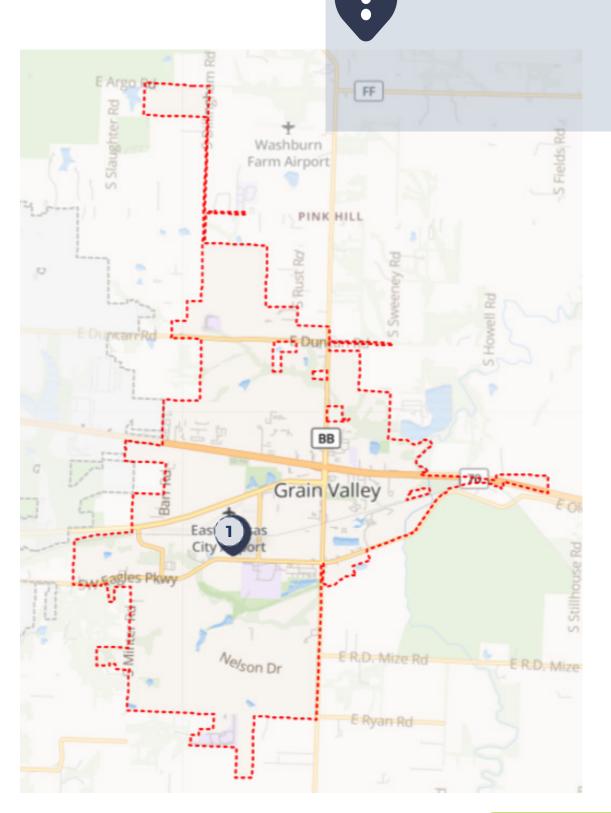


#### **Interactive Engagement Website Interactive Mapping - Idea!** Public Park north of I-70, anywhere for neighborhoods to Widen Buckner Tarsney from I-70 north to Duncan, double lanes both directions including center and turn lanes **3** Great spot for a playground! Could we expand the Washburn Community Center? Farm Airport Could the track be renovated or repaved? A pedestrian bridge or stoplight PINK HILL here to connect to Butterfly Trail would be a safer way to get to the apartments and also to the neighborhood leading downtown Downtown revitalization Could be a secondary Butterfly Trail with fishing too, and a couple shelter houses that could be rented out as well. 9 It would be nice to add a nature play park to this area. So many neighborhoods connect here and it would be a nice place for kids to be able to play. East Kansas I would love to see a trail City Airport around this large open field, or a sidewalk connection from Blue Branch Trail to the neighborhood sidewalk at 10 Buckner-Tarsney and Sni-a-bar. And a playground close to our new library would be awesome. Ne/son Dr Trails to connect neighborhoods to the schools to give children safe access to walk/ bike to school, allowing children to get fresh air and exercise.

#### PUBLIC INPUT // INTERACTIVE WEBSITE

#### **Interactive Engagement Website**

**Interactive Mapping - Sidewalk/Trail Idea** 



Need a sidewalk between

subdivision and schools

#### PUBLIC INPUT // IMAGE VOTING

#### Image Voting Results // Parks

Below are the most preferred park images. There was a consistent support for indoor sports field and facilities, dog parks, and events such as a farmers market. Programming elements such as inclusive playgrounds and nature centers were also popular.

#### **Most Preferred**



Farmers market



**Tournament Space** 



Public restrooms



Dog park



Nature center



Inclusive playgrounds 1



Community park



Playground:



Neighborhood park

#### PUBLIC INPUT // IMAGE VOTING

#### Image Voting Results // Trails

The trails image voting category had greater diversity in what residents would and would not like to see for amenities. Multi-use paths received the two highest number of votes for trails, identifying paved trails with greenscaping and buffering from other users as key characteristics. A natural, unpaved trail was also a preferred trail type that could open up opportunities for mountain biking in the area. Two distinguishing amenities that could serve as regional attractions are a boardwalk trail and unique trailhead. These addition of these two amenities to the trails network could draw the bicycle tourism to the area with their 'instagram-able' photo-ops.

#### **Most Preferred**



Multi-use path 1



Multi-use path 2



Asphalt trail



Natural trail



Boardwalk trail



Trailhead

planning for maintenance + improvements

#### **Overview**

This chapter details the existing conditions related to parks and recreation in Grain Valley today and provides a benchmark analysis to understand what recreational amenities are provided in similar communities. Parks by type, level of service, and existing trail network analyses help to establish a strong foundation for the Planning for Implementation Chapter and its corresponding recommendations for parks and trails facilities in Grain Valley.

Figure 3.1 Existing Parkland in Grain Valley **Greystone Park** Kirby Park **Butterfly Park Armstrong Park Monkey Mountain Football Complex Eagle Park Farmington Meadows Park** Clover Park

#### **Parks by Type**

To better understand and analyze the nine parks included in Grain Valley's parks system today, each park has been categorized into three types: neighborhood, community, and special use parks. This chapter looks only at City-operated parks serving the community and region today. More details on what makes a neighborhood, community, and special use park is provided below.

#### **Neighborhood Parks**

Neighborhood parks generally range in size from 2 acres up to 15 acres, though some will be larger or smaller depending on the community and neighborhood in which they reside. The neighborhood-serving parks act as social and recreational areas for nearby residents and are one of the basic units of a park system. Many include a playground. The service areas for neighborhood parks reaches a half-mile radius.



#### **Community Parks**

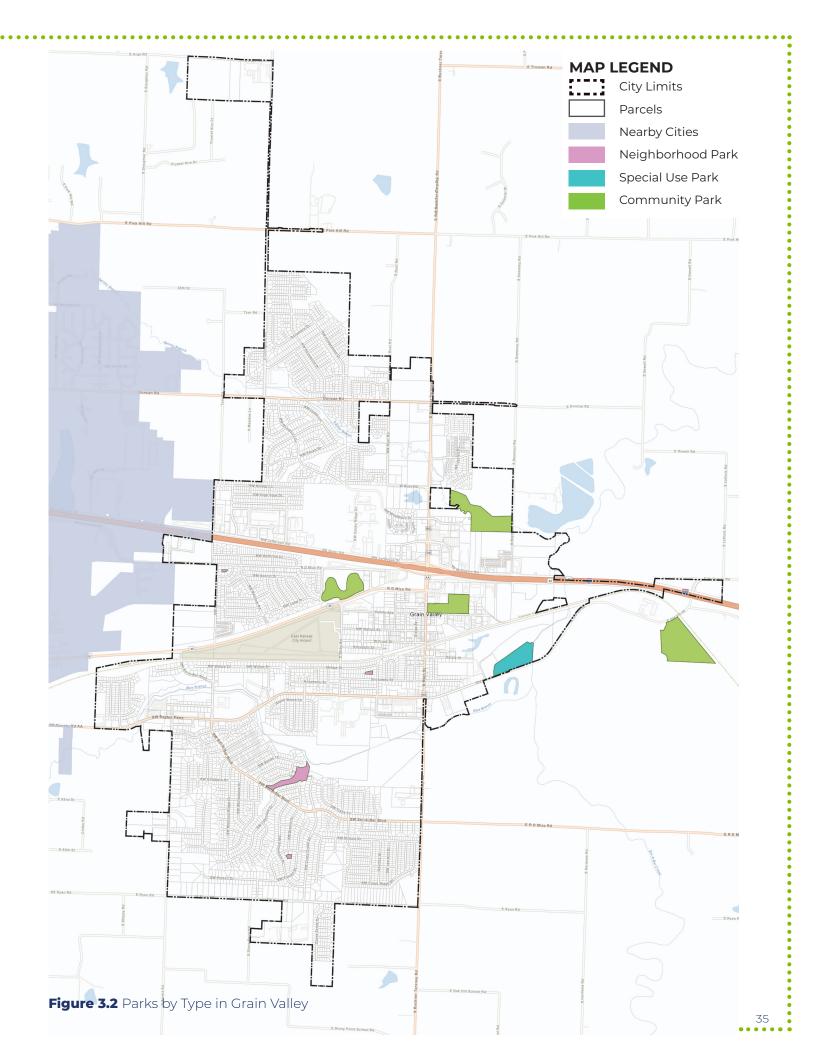
Community Parks are designed to serve the entire community. The service to the community can come from their size, their function, or a combination of both features. They range in size from 16 to 100 acres with a service area of around 1-2 miles depending on the park amenities. Community parks will often have on-site parking options.



#### **Special Use Parks**

Special Use Parks are areas in which a specialized or single-purpose activity takes place. The areas may be golf courses, amphitheaters, sports fields, or historical areas. Since the designation is based on use and not size, there is no set acreage minimum or maximums as these numbers will vary considerably.

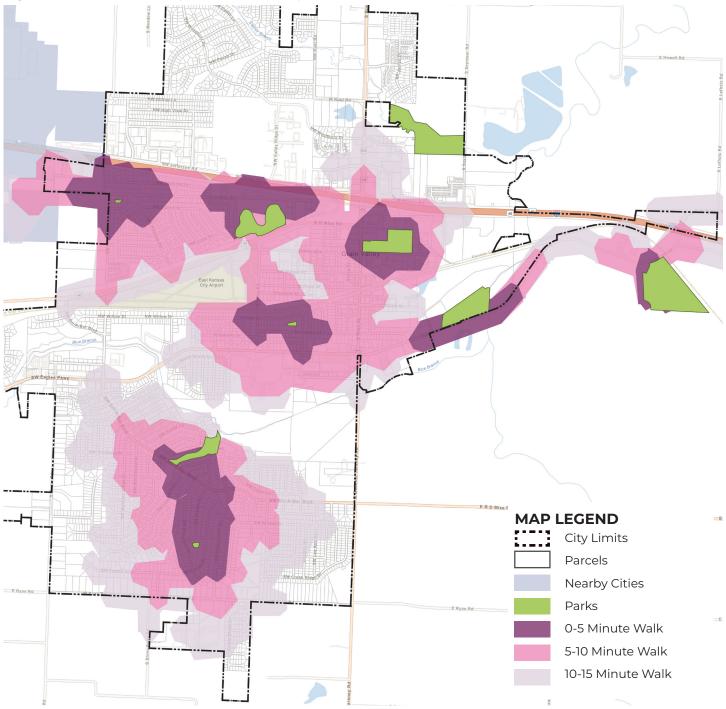




#### **Parks Walk-Time Analysis**

The Walk-Time Analysis, provided below in Figure 3.3, highlights the amount of time it would take residents to reach each park in the community. The dark purple represents 0-5 minutes, pink 5-10 minutes, and grey 10-15 minutes. From this analysis, it is evident the southern half of Grain Valley is generally well-served by parks, whereas the northern half of Grain Valley is severely under-served by parkland. This was a common theme heard throughout the public input process and should be addressed as a top priority for future residential development in the northern quadrant of the city. Greystone Park was excluded from this analysis as it currently is undeveloped and not accessible by the public.

Figure 3.3 Walk-Time Analysis for Grain Valley



#### Figure 3.4 Existing Amenities at Grain Valley Parks



#### **Armstrong Park**



Playground



Skate Park



Restrooms



Picnic Shelter



Sports Fields



#### **Butterfly Park**



Paved Trail



Restrooms



#### **Clover Park**



Swing sets



Picnic Tables and Grill



#### **Eagle Park**



Picnic Tables and Grill



#### **Farmington Meadows Park**



Fishing



#### **Football Complex**



Restrooms



Picnic Shelter, Tables,



Football/Soccer Fields



#### **Kirby Park**



Picnic Tables



Half-Size Basketball



#### **Monkey Mountain Park**



Playground



Equestrian Trail Access



Restrooms





Sports Fields

#### STRENGTHS AND NEEDS

#### **Strengths of Grain Valley's Parks System**

The following is a brief summary of the strengths and needs that exist throughout Grain Valley's Parks and Recreation system and facilities today.

#### **Facility Strengths**



The character of the various parks throughout Grain Valley is diversified; providing experiences with trees, open spaces, and natural areas.



B

The park facilities are clean and free of debris and the landscape is well maintained.





Gathering spaces are provided in the parks with opportunities for residents to have large or small events.



#### STRENGTHS AND NEEDS



The multiple ponds provide residents with the opportunity to fish.



E

There are numerous baseball or softball diamonds at community parks that give residents access to competition fields.



F

Some of the existing parks contain measurable walking loops where additional access throughout the community would be desirable.



#### STRENGTHS AND NEEDS

#### **Facility Needs**

#### PROVIDE CONNECTIVITY

Through public input, the incorporation of trails and park was identified as a major need within and to existing park facilities. Safe pedestrian and bicycle connections between parks, Downtown Grain Valley and other major facilities or routes are necessary to provide access to residents. Off street multi-use paths should be considered with signage for designated bike routes.



#### **RESTROOMS**

There is a need to provide updated or improved restroom facilities and water fountains at some parks, while some facilities would benefit by the incorporation of a restroom. This will allow for park users to stay and enjoy the facilities for longer time periods, potentially increasing programming opportunities.



#### **ADA FACILITY UPDATES**

Many facilities do not currently meet ADA accessibility requirements, and improvements which allow access to all park users, regardless of age or ability, should be considered. Pathways through the parks should also be considered tying all of the various amenities together to provide access.



#### **UPDATE PLAYGROUNDS**

Playground elements found throughout Grain Valley's park system are in need of updates. A life-cycle maximum of 25 years should be established before elements are updated or replaced. In addition, Grain Valley also needs to establish surfacing replacement schedules based on a 10-15 year life cycle. Updates should address new trends in the marketplace and be varied between park facilities to encourage residents to visit each park for a different experience. Age and abilities should also be considered as updates are made to allow for a wider spectrum of residents to have their recreational needs addressed. In addition, it is recommended that 50% of the City's playgrounds meet Universal Design standards as they are replaced and distributed across the city.



#### MORE VARIETY IN AMENITIES

Each park should have its own unique identity. Whether active or passive amenities are incorporated, elements should serve a wide range of age ranges, interests and abilities. As parks are identified for updates, recreational trends should be considered to meet the needs and expectations of the community.



#### **AQUATIC AMENITIES**

Look at the opportunity to incorporate fishing docks and kayak launches along the edge of the ponds within Butterfly and Farmington Meadows Parks.



#### LEVEL OF SERVICE ANALYSIS

#### **Level of Service Analysis**

Level of Service (LOS) is a standard measure indicating how well residents of a community are served by park facilities. This assessment considers the size and location of parkland as well as the available amenities and services. The National Recreation and Park Association (NRPA), established a standard of 10.5 acres of parkland per 1,000 residents to assist communities with planning, growth, and park system management.

Level of Service (LOS) is a metric-based expression of the minimum recreation and park infrastructure capacity required to satisfy the needs of residents of the community. Numeric LOS metrics are most commonly used when analyzing parkland and recreation facilities so as to express acreage or availability in per capita terms.

A critical component of the LOS Analysis is to provide insight regarding how service levels should change over time given the context and trends of the community. Findings provide direction for the City to plan and are

also intended to ensure that a balance of facilities and services are provided uniformly across Grain Valley. The establishment of unrealistic LOS strategies can create a system that cannot be achieved without substantial investment in land and new facilities. However, LOS strategies can and will change over time as the demographics, economics, and politics of a community change.

#### **Parkland Level of Service in Grain Valley**

Grain Valley has approximately 84.3 acres of parkland serving a community of roughly 16,002 residents per 2021 population estimates. Following NRPA standards, the LOS for Grain Valley indicates that there is a need for additional neighborhood and community park facilities.

Table 3.1 further breaks down the LOS results in Grain Valley and the recommended LOS by park type. These numbers further highlight the low level of service for parkland in Grain Valley today. The existing total LOS is 5.3 acres per 1,000 residents, much lower than the recommended 10.5 acres per 1,000 residents.

**Table 3.1** Existing Parkland Acres and Types in Grain Valley

Park Name	Acres	Category
Armstrong Park	13.4	Community
Butterfly Park	14.7	Community
Clover Park	0.5	Neighborhood
Eagle Park	0.5	Neighborhood
Farmington Meadows Park	7.3	Neighborhood
Football Complex	15.1	Special Use
Greystone Park*	25.0	Community
Kirby Park	0.3	Neighborhood
Monkey Mountain Park	32.5	Community
TOTAL EXISTING PARK LAND	84.3	-
TOTAL FUTURE PARK LAND	109.3	-

Existing Population (2021)	16,002	-
Existing Level of Service (LOS)	5.3	-
Level of Service by Type	Acres	Level of Service
Neighborhood Park	8.6	0.5
Community Park	60.6	3.8
Special Use Park	15.1	0.9
Total (Existing)	84.3	5.3

Level of Service (LOS) Recommendations	Recommended LOS*	Existing LOS*
Neighborhood Park	1.25 to 2.0	0.5
Community Park	5.5 to 8.0	3.8
Special Use Park	-	-
TOTAL	10.5	5.3

<sup>\*</sup>Future parkland, not yet accessible.

#### SERVICE AREA ANALYSIS

#### **Service Area Analysis**

An additional analysis to assess how well-served a community is by parkland is through a service area analysis. This method helps by roughly illustrating the range of standard service areas by park type.

#### **Neighborhood Park**

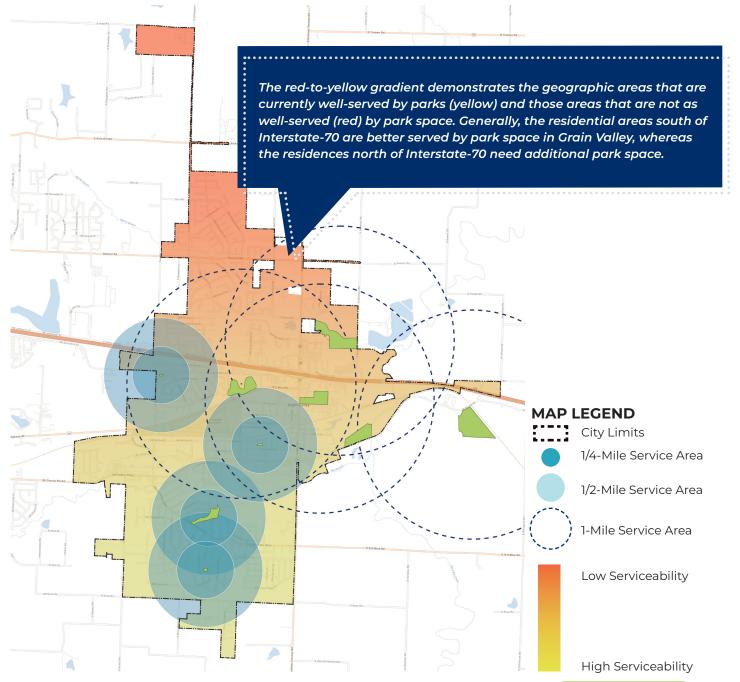
Neighborhood parks have a service area between 1/4 and 1/2-mile, primarily servicing the immediately surrounding

residents. These areas are shown in the lighter blue filled areas in Figure 3.5 and include all of the neighborhood parks identified in Table 3.1.

#### **Community Parks**

Community parks have a service area of 1 mile. This is typically due to their larger footprints and greater variety of amenities. These parks are illustrated in the dark blue dash line in Figure 3.5 and include the two community parks included in Table 3.1.

Figure 3.5 Existing Service Areas by Park Type



#### PROJECTED PARKLAND DEMAND BY 2050

#### Parkland Demand Estimates by 2050

Population projections were completed as part of the Comprehensive Plan process and assisted in estimating parkland acreage demand by 2050. The estimated populations, shown in greater detail in Table 3.2, identify a potential total population of 42,263 residents by 2050.

Table 3.3 presents a series of projections for park demand for Grain Valley by 2050. Due to Grain Valley's levels of service falling below the recommended standard, these calculations utilize the recommended levels of service for each park type (see recommended column in Table 3.3). Furthermore, since these estimates serve as a benchmark grounded in the average growth scenario, if Grain Valley's population exceeds or does not meet projected demand, it is recommended these estimates be recalculated to portray actual demand.

#### **Neighborhood Parks**

By 2050, it is estimated that Grain Valley will need approximately 76 acres of additional neighborhood parkland.

#### **Community Parks**

By 2050, Grain Valley will likely need an additional 264 acres of land for community parks.

#### **Total Parks**

By 2050, Grain Valley is estimated to need 346 total acres of parkland to service the projected 42,263 residents.



**Table 3.2** Average Growth Scenario Population Projections 2021-2050

Population Scenario	2021	2030	2040	2050
Average Growth Scenario	16,002	22,264	30,393	42,263

 Table 3.3 Estimated Parkland Demand 2030-2050

	Total	Recommended			
Existing Total Park Level of Service	5.3 acres/1,000	10.5 acres/1,000			
Neighborhood Park Level of Service	0.5 acres/1,000	2.0 acres/1,000			
Community Park Level of Service	3.8 acres/1,000	8.0 acres/1,000			
Neighborhood Park	Existing Acres	Total Acre Total Acre Demand Demand 2030 2040		Total Acre Demand 2050	
Average Growth Scenario 2050	8.6 acres	45 acres	85 acres		
Neighborhood Park Needed Acres by 2050		Approximately 76 Acres			
Community Park	Existing Acres	Total Acre Demand 2030	Total Acre Demand 2040	Total Acre Demand 2050	
Community Park  Average Growth Scenario 2050		Demand	Demand	Demand	
	Acres	Demand 2030	Demand 2040 243 acres	Demand 2050	
Average Growth Scenario 2050  Community Park	Acres	Demand 2030 178 acres	Demand 2040 243 acres	Demand 2050	
Average Growth Scenario 2050  Community Park Needed Acres by 2050	Acres 60.6 acres Existing	Demand 2030 178 acres Approximate Total Acre Demand	Demand 2040 243 acres ly 264 Acres Total Acre Demand	Demand 2050 338 acres Total Acre Demand	

#### BENCHMARKING

#### **Parks Benchmarking**

Another useful analysis of facilities and performance is a benchmark comparison with other similar communities. The planning team identified six comparable communities. Table 3.4 summarizes the data analyzed for each community. Even though not identical, the benchmarking exercise helps to understand how Grain Valley compares with other communities in relation to existing park acres and other profile metrics.

Figure 3.6 Parks Benchmarking Location Reference Map



Table 3.4 Parks Benchmarking

City	Population (2021 Estimates)	Land Locked Y/N	Existing Parkland/ Open Space (Acres)	Acres/1,000 Residents	Availability of Undeveloped Land within City Limits	Trails (Miles)
Grain Valley, MO	16,002	No	84.3	5.3	Yes	5.3
Excelsior Springs, MO	10,589	No	90.7	8.5	Yes	8.25
Lansing, KS	11,239	No	190.6	17	Yes	10
Kearney, MO	10,741	No	300	26.4	Yes	6.5 Hard/1.5 Soft
Ottawa, KS	12,604	No	100	7.95	Yes	6.5
Andover, KS	15,435	No	196	12.1	Yes	18
Newton, KS	18,433	No	670	36.7	Yes	7

Through this benchmarking exercise, it was determined that Grain Valley's current park acreage, although lower than required per previous NRPA standards recommendation of 10.5 acres per thousand residents, still results in a viable park system because of its proximity and access to facilities in other nearby jurisdictions (i.e. Jackson County Parks, Monkey Mountain, private church organizations, school district sites, etc).



#### **EXISTING TRAILS**

#### **Grain Valley's Trail System Today**

Figure 3.8 shows the completed, planned, and proposed trails found throughout Grain Valley today. To-date, Grain Valley has 5.34 miles of completed trails that can be utilized by the public. There is an additional 13.45 miles of planned and proposed trails identified in Figure 3.8 as well.

The public input frequently highlighted the desire for additional trails and a more complete network throughout Grain Valley. By fully connecting the trail network, residents would have greater access to recreational amenities and the Walk-Time Analysis would likely improve to show broader accessibility and shorter walk-times.

Specific trail-related desires included:

- · Construction of paved, multi-use paths.
- · A trailhead for the greater network.
- Bike and pedestrian connections from neighborhoods to schools for safe routes for local students.
- · Bike and pedestrian connections to Downtown.
- Stem the trail network from Butterfly and Blue Branch Trails as they are trail destinations within the community today.

#### MetroGreen Regional Greenway System

The MetroGreen is a 1,144-mile system comprised of public and private greenbelts and trails linking seven Kansas City Metro counties, including Jackson County, Missouri. The trail system 'connects urban and rural green corridors' and 'protect and improve water quality in the region for the next 100 years' (MidAmerican Regional Council, 2023).

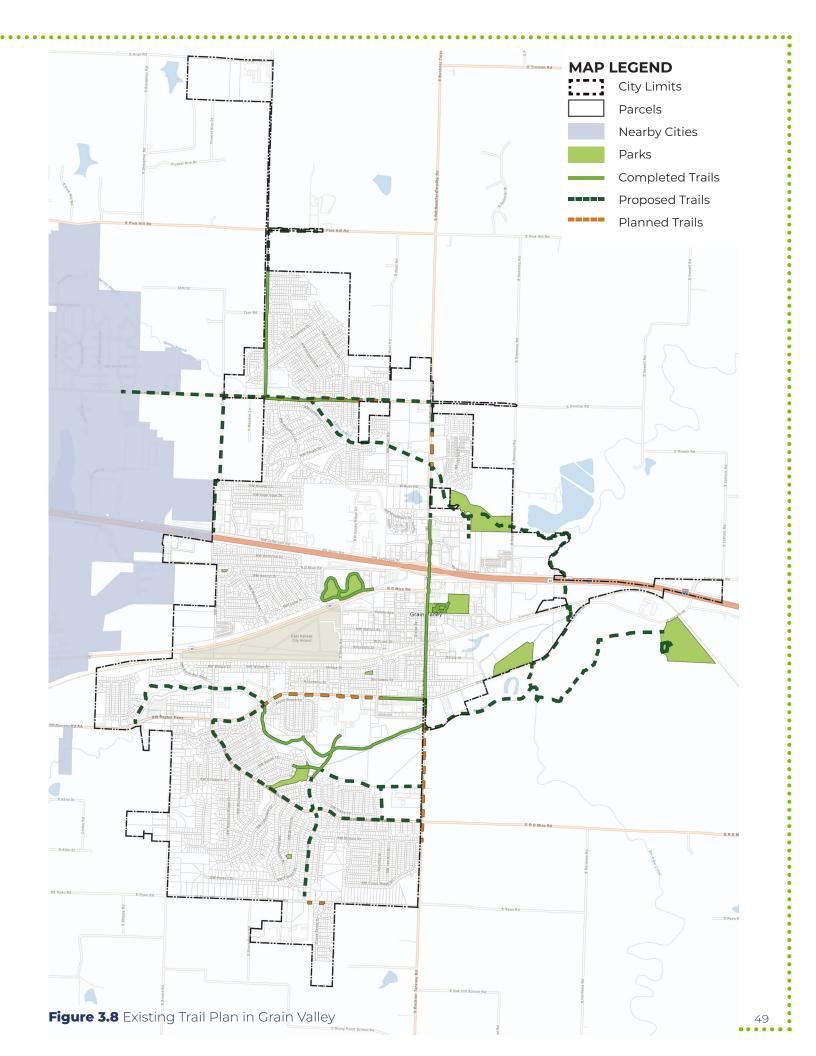
The adopted MetroGreen system map includes a small extent into Grain Valley, shown in Figure 3.7. Consideration for Grain Valley's role in the greater regional trail network should be considered as future trail alignments are determined.

**Table 3.5** Existing, Planned, and Proposed Trails

Trail Name	Length (miles)
COMPLETED TRAILS	5.34 MI
Armstrong Park Trail Loop	0.25 mi
Blue Branch Trail	1.24 mi
Blue Branch Trail Phase 2	0.47 mi
Buckner Tarsney Trail	1.14 mi
Butterfly Trail	0.85 mi
Dillingham Trail	0.58 mi
Duncan Trail	0.56 mi
SW Eagles Parkway Trail	0.25 mi
PLANNED TRAILS	+5.38 MI
PROPOSED TRAILS	+8.07 MI
TOTAL POTENTIAL TRAIL NETWORK	21.79 MI

**Figure 3.7** MetroGreen Trail Systems Map impacting Grain Valley





# planning for implementation

#### OVERVIEW

#### **General Recommendations**

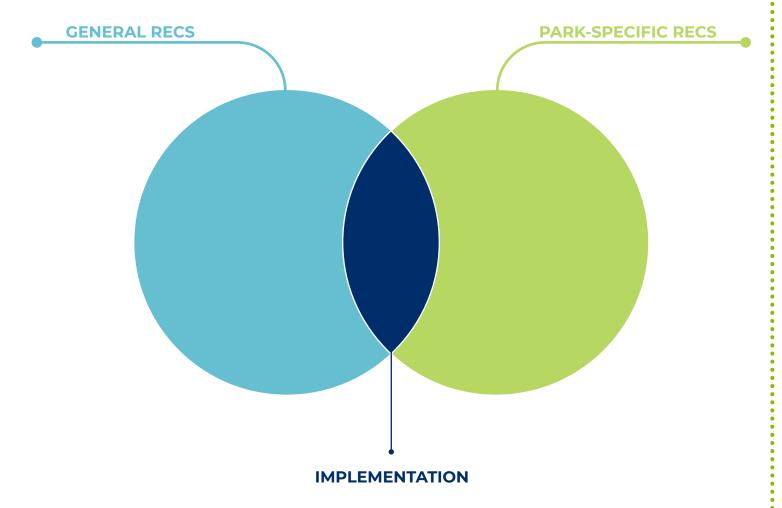
General recommendations are not park-specific but serve as a guide for the City of best management practices (BMPs) and blanket improvements that need to be made throughout the entire system. These recommendations capture everything from ADA improvements to adopting policy for parkland dedications.

#### **Park-Specific Recommendations**

For each of the existing nine parks in Grain Valley, there are park-specific recommendations to guide their immediate and long-term improvement to better serve the community. Many of the recommendations are repeated from park-to-park but help in establishing a strong foundation for park amenities for future parks to build off of.

#### **Implementation**

At the end of this chapter, there is a thorough matrix that identifies the above-mentioned recommendations, priority levels, and timeframes for implementation. This matrix is intended to help guide Capital Improvement Plan funding but also be quite adaptable to the ever-changing needs of the community. In the event that other City-led or supported improvements, such as street improvements or residential developments, are made, consideration for how parks and trails can be further integrated must be given.



#### **Community Center and Programs**

Grain Valley's existing Community Center is located adjacent to Armstrong Park and has a gym, fitness center, meeting room, reception room, and full commercial kitchen. The City operates an extensive year-round activity program for youth, adults, and seniors in the community. The current space provides easily accessible amenities and rental spaces to residents for a variety of events and programs.

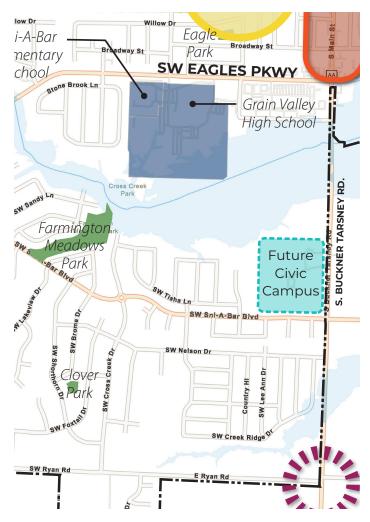
Phase 2 of the Comprehensive and Parks Master Plan process highlighted a desire for adult wellness and fitness programs, community events, and a centralized location for parks and recreation amenities. Additional discussions with Staff and the Steering Committees identified the location shown in Figure 4.1 as a potential site for a civic campus or community center.

Based on these discussions and community desires, it is recommended that the City conduct a feasibility study to identify a defined location and timeline for constructing a new community center. The feasibility study should determine the size and funding capacity for the new community center and the appropriate amenities at the new center.

The programming for this activity center should consider expanded activities for adults not within the 'senior' threshold as these are limited today. Furthermore, amenities, such as more meeting rooms, technology services, and STEM rooms would be beneficial amenities to the community.



**Figure 4.1** Strategic Opportunities Map-Civic Campus Zoom



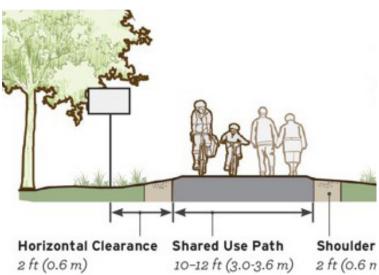


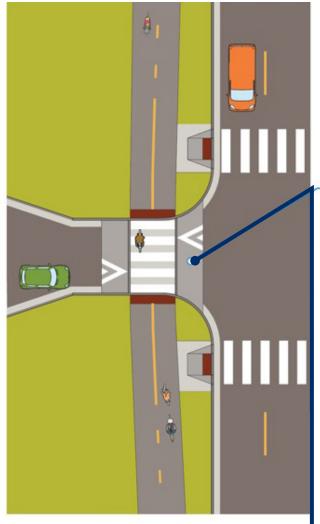
#### **Shared Use Paths**

The City of Grain Valley should consider adopting standards for shared use paths throughout the community to establish a uniform appearance for pathways in the community and ensure appropriate land is set aside to meet space requirements. The following graphics illustrate potential standard features, such as raised crossings and pathway widths, that the City should consider when establishing this standard.

Figure 4.2 Shared Use Path Features for Consideration







Raised crossings should be generally included when a shared use path crosses an Urban Neighborhood street and should be considered when crossing a Parkway.

#### **Future Trails Plan**

Figure 4.3 illustrates the Future Trails Plan and its prioritization of construction. This Plan leverages previous trail planning efforts by the City with feedback received from the Steering Committee and public to produce general locations for future trail alignments. As true construction becomes a closer reality, the City should standardize construction practices for trail widths, materials, and streetscaping to cater to a broad body of users.

#### **Priority of Construction**

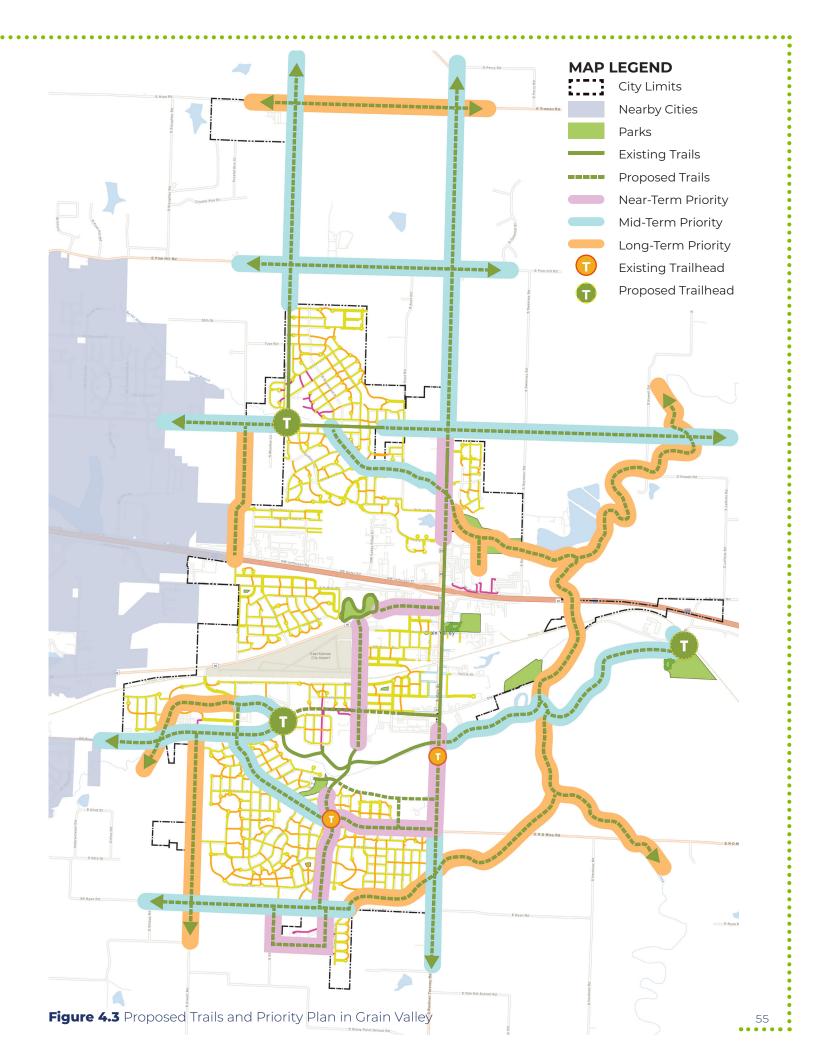
Not all of the proposed trails can be constructed immediately and therefore need some level of prioritization. The trails identified in pink highlight the near-term priority trails. These were determined for their alignments near existing trails or key amenities, such as schools or neighborhoods. Mid-term priority trails are highlighted in blue and provide extended linkages to existing and proposed trails to the regional network. Orange highlights the long-term trails that are bigger picture linkages and should be coordinated with neighboring communities.











The following recommendations are intended to be applied to the entire parks and trails system of Grain Valley to secure the foundation of the parks system as it continues to grow and evolve. These are generally best management practices for the City to follow and consider in all parks and trail operations.

#### PARKLAND DEDICATION

The City of Grain Valley should consider adopting a policy for parkland dedication or in-lieu-of-cash dedication for parks funding. This would ensure that all future developments in Grain Valley have access to adequate parkland or open space in the community. To bridge the parkland gaps for the underserved areas of the community, the City should also seek out near-term improvements to alleviate the need and enhance the overall parks system.

The text to the right provides framework and standards for a draft parkland dedication ordinance for the City of Grain Valley. Currently, none of Grain Valley's benchmark cities (used for the other comparison analyses in Chapter 3) have parkland dedication ordinances or impact fees adopted. Grain Valley would be setting the standard and expectation for its neighboring communities to follow as best practice for providing ample parkland for its current and future residents.

When a subdivision plat for new single-family development is proposed, or a site plan/building permit is submitted for a new multi-family development, a parkland dedication ordinance would ensure that these new developments support the health, safety, and welfare of future residents by providing land for public parks or park facilities.

## what could successful implementation look like?



- The City of Grain Valley adopts a parkland dedication ordinance that ensures all future residential developments include parkland for future residents.
- The City of Grain Valley adopts an in-lieu-of-cash dedication to ensure there is land set aside for parkland in all new developments.
- In all new residential developments within the community, there is parkland set aside, with a plan for programming, to ensure residents are within walking distance to a park from their home.

# PARKLAND DEDICATION ORDINANCE

FOR THE CITY OF GRAIN VALLEY



#### **Standard for Public Parkland Per Resident**

The desired standard for the amount of parkland is 10.0-acres per 1,000 residents or 0.01 acres of parkland per resident. Based on the estimated number of 2.7 residents per dwelling unit the following calculations can be applied for new residential developments.

(Number of lots or dwelling units) x (2.7 residents) x (0.01 acres/resident) = required parkland dedication

For example, a 100-lot single-family subdivision would be required to dedicate 2.7 acres of parkland. (100 lots)  $\times$  (2.7 residents)  $\times$  (0.01 acres/resident) = 2.7 acres

#### **Parkland Dedication Minimum Design Standards**

Land dedicated for parkland shall be located within the same park service area, as identified in the City's Parks Master Plan, in which the subject development is located. The specific location of the land to be dedicated shall be acceptable to the City and shall be located and planned with future parkland dedications to create a neighborhood park site that will be no less than 7 acres in size.

All land to be dedicated to meet this parkland dedication requirement shall be useable park space and shall not be located within any floodplain, shall not contain any areas for stormwater detention, and shall have cross slopes no greater than 5%. The dedicator of parkland shall be responsible for rough grading, stabilization, and seeding of the parkland and providing paved public street access, sanitary sewer services, and water service to the property.

#### **Alternatives to Dedication of Parkland**

When all or a portion of the required parkland cannot be dedicated, the developer shall construct or otherwise complete park improvements within the park service area equal to the value of the required parkland dedication. The value of the required parkland dedication shall be based on the fair market value of the land that would otherwise be dedicated. The fair market value of the land shall be determined by a method approved by the City, such as an appraisal from certified land appraiser or the price of a recent land sale. The value of the proposed park improvements shall also be determined by a method approved by the City, such as a licensed engineer's cost opinion or written quote from an independent contractor. Subject to approval by the City, park improvements may include construction and installation of trails, parking lots, playground equipment, park shelters, tennis courts, basketball courts, ball fields and appurtenances, and landscaping and the dedication of land or easements necessary for planned trails. The developer shall provide written proof of the land's value and written estimates of the costs of the park improvements.

The City may further allow a portion of the parkland dedication requirement be satisfied by the dedication of greenways and stream buffers as may be desired by the City. Because this land has a reduced value as neighborhood park space, the following dedication conversation rate should be applied: 1-acre of greenway or stream buffer dedicated to the City shall be equivalent and worth 0.10-acre of required parkland.

#### Cash-in-Lieu

In lieu of dedicating parkland or constructing park improvements as detailed above, the City may permit the developer to make a cash payment to cover the fair market value of all or a portion of the dedication requirement.

# ADA ACCESSIBILITY

Many of the existing park facilities do not meet ADA accessibility requirements and should be high-priority for immediate improvement. ADA improvements would improve access to park spaces for all users, regardless of age or ability. Consideration for a universal playground should be given as part of this general recommendation to enhance the system with a dedicated space for park users with varying needs for mobility and play.







### NATIONAL PARKS AND RECREATION ASSOCIATION

Principles of Inclusive Playground Design

1 Equitable Use

The design is useful and marketable to people with diverse abilities.

Plexibility in Use
The design accommodates a wide range of individual preferences and abilities.

**3** Simple and Intuitive Use

Use of the design is easy to understand, regardless of user's experience, knowledge, language skills or current concentration level.

4 Perceptible Information

The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.

(5) Tolerance for Error

The design minimizes hazards and the adverse consequences of accidental or unintended actions.

6 Low Physical Effort

The design can be used efficiently and comfortably, and with minimum fatigue.

**7** Size and Space for Approach/Use

Appropriate size and space are provided for approach, reach, manipulation and use, regardless of the user's body size, posture or mobility.

Source: NRPA, Principles of Inclusive Playground Design, 2022

# VARIETY AND UPDATED PLAY ELEMENTS

As part of the existing conditions analysis for this Parks Master Plan, it was identified that a majority of the playground equipment at the parks today need updated. Due to this blanket need for improvement, the Grain Valley parks have a unique opportunity to be redefined with creative and themed play spaces. In addition to the themed spaces, incorporation of age inclusive amenities, such as bocce ball, pickleball, disc golf, splash pads, and volleyball courts, should be included.



# what could successful implementation look like?

• Each park in Grain Valley's system is known for its unique amenities and identity.













# PARK FACILITY IDENTITY

The public input from Phase 2 of the Comprehensive and Parks Master Plans identified a desire for increased awareness and wayfinding for the parks throughout the community as a top priority. Many participants indicated that they were unfamiliar with all of the available parks in Grain Valley today and this could be remediated with a wayfinding package. Facility identity is needed throughout the parks system. This ranges from entry signage/wayfinding to shelters and furnishings. The City should establish a set of guidelines to direct future improvements for these elements.



## what could successful implementation look like?



- The City of Grain Valley adopts a wayfinding signage package to establish a clear identity.
- Each park in Grain Valley has uniform entry signage.
- There is signage throughout the community directing residents and visitors to the local amenities.







# CONNECTIVE TRAIL NETWORK

The most frequently mentioned parks and recreation amenity throughout Phase 2 was the need for improved trail connectivity in Grain Valley. Additional feedback tied to trail improvements included connections to parks, improving existing sidewalks with access to parks, and connections to adjacent parks and trails from surrounding communities. The City of Grain Valley should follow the Future Trails Plan identified earlier in this chapter for the ultimate construction of a regional trail system.

## what could successful implementation look like?



- The Future Trails Plan is fully built-out.
- ·There is an increase in total existing trail miles.
- Existing trail gaps have been filled and improved connections are provided for trail users.





#### EXTEND PARK STAYS

There is a need to provide restroom facilities and water fountains at some parks in the Grain Valley system to extend the stay of park visitors. These two key amenities will allow both children and adults to stay and enjoy the park facilities for much longer time periods, while also potentially increasing programming opportunities.



## what could successful implementation look like?



- · All community parks have updated restroom facilities.
- Major special use parks or key neighborhood parks have restrooms on-site.
- · All community parks have at least one water fountain.
- · If a dog park is constructed in Grain Valley, there are water fountains with dog bowl extensions.





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#### PARK-SPECIFIC RECOMMENDATIONS

#### ARMSTRONG PARK



#### what improvements are needed?

- Provide ADA and sidewalk access to all picnic areas, benches, grills, etc.
- Repair and replace any non-compliant pavement and widen sidewalks to a minimum of 6-feet-wide.
- · Update and enhance all existing on-site, park shelters.
- · Update playground and surfacing to be fully inclusive and accessible to all.
- · Improve access to bleachers and dugouts from the parking areas and perform general upgrades to the baseball fields for improved play and spectating.
- · Incorporate more age-diverse amenities.
- Incorporate a splash pad into the adjacent aquatic facilities for equitable access.

# BUTTERFLY PARK



#### what improvements are needed?

- Consider locations to incorporate a park shelter and grill area to support extended visits and park usage.
- · Locate additional amenities closer to the parking lot.
- Incorporate pond amenities, such as docks, boardwalks, and other amenities that bring visitors closer to the water's edge.
- Consider opportunities for native planting rain gardens, pollinator gardens, and planted detention basins for improved stormwater infrastructure.

#### PARK-SPECIFIC RECOMMENDATIONS

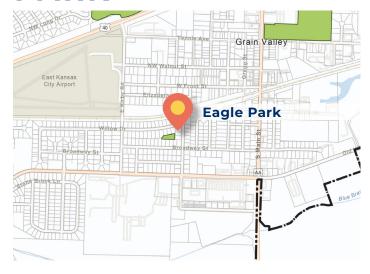
## CLOVER PARK



#### what improvements are needed?

- · Construct a pedestrian pathways to amenities within the park.
- Update the playground into a single pad that has accessible surfacing and connect it back to the walking loop.
- Install benches at the playground and volleyball court with companion seating.
- · Install a sand volleyball court with a maintenance edge.
- Provide smaller amenities, such as yard games or exercise stations, for resident usage.

## EAGLE PARK



## what improvements are needed?

- Maintain quality of the park for the neighboring residences and greater community.
- · Include updated seating elements.

#### PARK-SPECIFIC RECOMMENDATIONS

# FARMINGTON MEADOWS PARK



#### what improvements are needed?

- Provide an ADA ramp to access the adjacent neighborhood trail.
- · Investigate how to incorporate docks, boardwalks, and other pond-amenities for residents of all abilities to access the edge of the water.

# FOOTBALL COMPLEX



#### what improvements are needed?

- · Identify a plan to either maintain the Football Complex as-is or relocate to a new site in the community for updated football amenities.
- Consider updating all lighting throughout the complex, upgrade the stand-alone bleachers, and the PA system.
- · Construct paved walking paths throughout the complex.
- · Pave the parking lot for better accessibility.
- Improve access to restrooms, concessions, and drinking fountains for all users.
- Consider opportunities to reduce flood impact on adjacent properties as parking lot and other surface improvements are completed.

#### PARK-SPECIFIC RECOMMENDATIONS

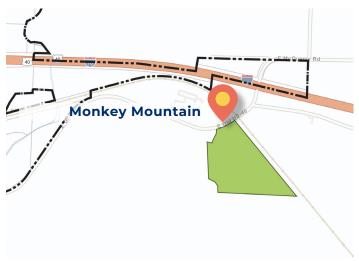
## KIRBY PARK



#### what improvements are needed?

- Provide better access from neighborhoods with sidewalks and pathways to the park's amenities.
- · Update the basketball court, grills, and benches.

## MONKEY MOUNTAIN



#### what improvements are needed?

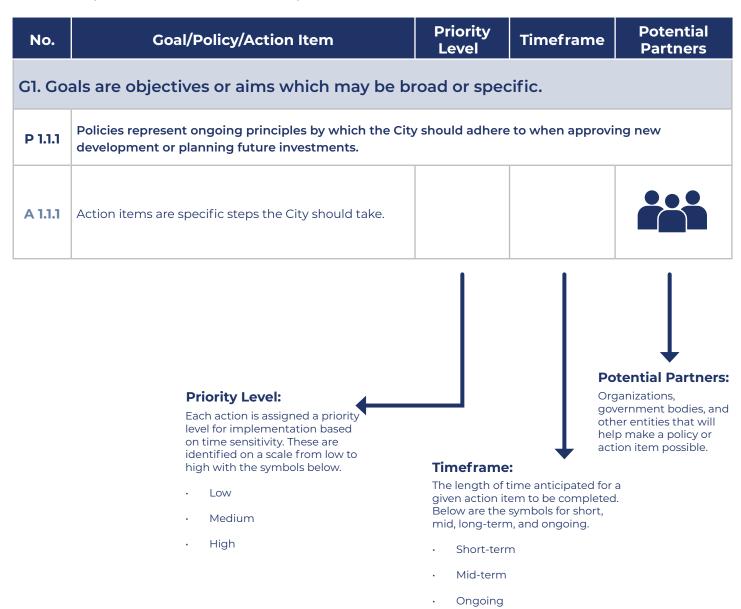
- Provide accessible pathways to all fields, covered seating areas, playgrounds, and other park amenities.
- Investigate routing a loop trail throughout the park for additional trail connections
- Establish long-term coordination plans to provide a trailhead at the park and connect into the MetroGreen trail network.
- Expand amenity offerings and to provide more recreation opportunities to a broader community of user groups.
- Pave overflow parking lot for better accessibility and trail connectivity.
- Explore the expansion of park programming at Monkey Mountain to accommodate programs from Football Complex as the lifespan of that facility diminishes in the future due to ongoing flooding issues.

GRAIN VALLEY PARKS MASTER PLAN

#### **Planning for Implementation**

In order to accomplish each of the park-specific tasks identified within this chapter, a matrix of priorities and timeframes has been created. Each park's tasks are given a low, medium, or high priority based on public feedback and level of importance to completion. Parks Master Plans typically have a horizon year of ten years and therefore, the timeframes for this Plan are broken down into increments of 1-3 years, 3-6 years, and 6-10 years. Table 5.1 illustrates an example of the matrices found throughout the rest of this chapter.

Table 5.1 Implementation Matrix for Park-Specific Recommendations



No.	Task	Priority Level	Timeframe	Potential Partners	
Armst	Armstrong Park				
1.1	Provide ADA and sidewalk access to all picnic areas, benches, grills, etc.	High	High Short-term M		
1.2	Repair and replace any non-compliant pavement and widen sidewalks to a minimum of 6-feet-wide.	High Short-term		MARC	
1.3	Update and enhance all existing on-site, park shelters.	High Short-term		Grants	
1.4	Update playground and surfacing to be fully inclusive and accessible to all.	High Short-term		Grants	
1.5	Improve access to bleachers and dugouts from the parking areas and perform general upgrades to the baseball fields for improved play and spectating.	Medium Mid-term		Grants	
1.6	Incorporate more age-diverse amenities.	Low	Ongoing	MARC	
1.7	Incorporate a splash pad into the adjacent aquatic facilities for equitable access.	Low Long-term		Grants	
Butterfly Park					
2.1	Consider locations to incorporate a park shelter and grill area to support extended visits and park usage.	High	Short-term	Grants	
2.2	Locate additional amenities closer to the parking lot.	High Short-term			
2.3	Incorporate pond amenities, such as docks, boardwalks, and other amenities that bring visitors closer to the water's edge.	Medium Mid-term			
2.4	Consider opportunities for native planting rain gardens, pollinator gardens, and planted detention basins for improved stormwater infrastructure.	Medium	Short-term	MO Dept of Conservation	

No.	Task	Priority Level	Timeframe	Potential Partners	
Clover	Clover Park				
3.1	Construct a pedestrian pathways to amenities within the park.	Low	Long-term	Grants	
3.2	Update the playground into a single pad that has accessible surfacing and connect it back to the walking loop.	Low	Low Long-term		
3.3	Install benches at the playground and volleyball court with companion seating.	Medium	Short-term		
3.4	Install a sand volleyball court with a maintenance edge.	Low	Long-term		
3.5	Provide smaller amenities, such as yard games or exercise stations, for resident usage.	Low	Long-term		
Eagle	Park				
4.1	Maintain quality of the park for the neighboring residences and greater community.	Low	Long-term		
4.2	Include updated seating elements.	Medium	Mid-term		
Farmir	ngton Meadows Park				
5.1	Provide an ADA ramp to access the adjacent neighborhood trail.	Completed	Completed	Completed	
5.2	Investigate how to incorporate docks, boardwalks, and other pond-amenities for residents of all abilities to access the edge of the water.	Low Long-term			
Football Complex					
6.1	Identify a plan to either maintain the Football Complex as-is or relocate to a new site in the community for updated football amenities.	Medium	Long-term		
6.2	Consider updating all lighting throughout the complex, upgrade the stand-alone bleachers, and the PA system.	Low	Long-term		
6.3	Construct paved walking paths throughout the complex.	Medium Long-Term		Grants	
6.4	Pave the parking lot for better accessibility.	High	Mid-term		
6.5	Improve access to restrooms, concessions, and drinking fountains for all users.	Medium	Mid-term	MARC	
6.6	Consider opportunities to reduce flood impact on adjacent properties as parking lot and other surface improvements are completed.	High	Mid-term		

No.	Task	Priority Level	Timeframe	Potential Partners	
Kirby	Park				
7.1	Provide better access from neighborhoods with sidewalks and pathways to the park's amenities.	Medium	Long-term		
7.2	Investigate routing a loop trail throughout the park for additional trails connections.	Low Long-term			
7.3	Identify a viable location for a small park shelter.	Low	Long-term		
Monke	ey Mountain		'	'	
8.1	Provide accessible pathways to all fields, covered seating areas, playgrounds, and other park amenities.	Medium	Short-term		
8.2	Investigate routing a loop trail throughout the park for additional trail connections.	Medium	Short-term	Grants	
8.3	Establish long-term coordination plans to provide a trailhead at the park and connect into the MetroGreen trail network.	High Ongoing		MARC, Jackson County	
8.4	Expand amenity offerings and to provide more recreation opportunities to a broader community of user groups.	High	Mid-term	Grants	
8.5	Pave overflow parking lot for better accessibility and trail connectivity.	Medium	Short-term		
8.6	Explore the expansion of park programming at Monkey Mountain to accommodate programs from Football Complex as the lifespan of that facility diminishes in the future due to ongoing flooding issues.	Medium	Mid-term		



CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM				
MEETING DATE	9/11/2023			
BILL NUMBER	R23-65			
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE TASK AGREEMENT NO. 2023-4 WITH CRAWFORD, MURPHY AND TILLY, INC. FOR DESIGN OF NORTHEAST SEWER INTERCEPTOR AND PUMP STATION SUBJECT TO ALL PROVISIONS INCLUDED IN THE ON-CALL PROFESSIONAL ENGINEERING SERVICES AGREEMENT			
REQUESTING DEPARTMENT	COMMUNITY DEVEL	OPMENT		
PRESENTER	Mark Trosen, Director of Community Development			
FISCAL INFORMATION	Cost as recommended:	\$513,000.00		
	Budget Line Item:	285-00-74260		
	Balance Available	\$698,000.00		
	New Appropriation [ ] Yes [X ] No Required:			
PURPOSE	Provide design and engineering services for a new sewer interceptor and pump station to serve the area northeast of Buckner Tarsney Road and Duncan Road.			
BACKGROUND	The area northeast of Buckner Tarsney Road and Duncan Road has been identified as a likely area for new development based on inquiries from property owners in the area. The only City service lacking in the area is sanitary sewer service. The area has been studied previously but no work has advanced to the point of preparing a design.			
SPECIAL NOTES	Upon completion of design, property owners will be approached to participate in construction as was done with the North Interceptor serving Woodbury and Rosewood Hills.			

ANALYSIS	The City has an On-Call Professional Engineering Services Agreement with Crawford, Murphy and Tilly, Inc. and staff wishes to utilize that agreement to provide design and engineering for the proposed interceptor and pump station.
PUBLIC INFORMATION PROCESS	Project is in the approved 2024 to 2028 5-Year Capital Improvement Program and the 2023 budget.
BOARD OR COMMISSION RECOMMENDATION	N/A
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Resolution and Task Order from Crawford, Murphy and Tilly, Inc

## CITY OF GRAIN VALLEY

## STATE OF MISSOURI

# September 11, 2023 RESOLUTION NUMBER R23-65

A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE TASK AGREEMENT NO. 2023-4 WITH CRAWFORD, MURPHY AND TILLY, INC. FOR DESIGN OF NORTHEAST SEWER INTERCEPTOR AND PUMP STATION SUBJECT TO ALL PROVISIONS INCLUDED IN THE ON-CALL PROFESSIONAL ENGINEERING SERVICES AGREEMENT

**WHEREAS,** the Board of Alderman approved an agreement with Crawford, Murphy and Tilly, Inc. for professional engineering services on April 24, 2023 with Resolution R23-34; and

**WHEREAS**, ARPA funds are available for design of sewer interceptor and pumpstation to be located northeast of Buckner Tarsney Road and Duncan Road in the 2023 budget.

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

**SECTION 1:** The City Administrator is hereby authorized to execute Task Order No. 2023-4 with Crawford, Murphy and Tilly, Inc. for professional engineering services to design the Northeast Sewer Interceptor and Pump Station.

PASSED and APPROVED, via voice vote, ( - ) th	is, Day of, 2023.
Mike Todd Mayor	_
ATTEST:	
Jamie Logan City Clerk	

MIEMIONALLYLEEFERINA

## City of Grain Valley NE Interceptor and Pump Station

#### Task Order 2023-4

Date: August 2023

Name: NE Interceptor and Pump Station

**Project Description:** The project shall include the evaluation and design of a new sewer pump station, as well as 7,000 linear feet of sanitary sewer interceptor and force main. List below are the main project components.

- a. New Sewer Pump Station
- b. New Electrical Building
- c. Site Piping (Sewers, Manholes, Forcemain, Process Piping)
- d. Automation of Pump Station Operations
- e. Site Civil (Access Road, Fence, Grading, Drainage)
- f. Electrical / Controls / SCADA

#### Services Required for Design:

- **Task 1:** Project Management: Provide project management functions required to successfully complete the preliminary and final design work, including all project correspondence with the City; consultation with the City's staff; supervision and coordination of services; implementation of a project specific procedures, and a quality assurance plan; scheduling and assignment of personnel resources, administration and coordination of subconsultants, continuous monitoring of work progress; and invoicing for the work performed.
- **Task 2:** <u>Data Collection and Review Existing Information</u>. Gather and verify field dimensions. Identify site constraints.
- **Task 3:** Two (2) Site Visits: Gather and verify field dimensions.
- **Task 4:** Survey: CMT will contract with Anderson Survey to conduct field and record investigations and pipeline route surveys. Set project horizontal and vertical controls. Locate existing street right-of-way and critical property corners along the possible new main alignments. Utility locates, surface and subsurface information. QAQC. All survey information shall be established using and will be provided in: State Plane Coordinates, "Missouri Coordinate System of 1983, West Zone" and NAVD 88 Datum. Obtain City's GIS data for the project sites including water, sewer, contours, parcels, and impervious surfaces.
- Task 5: Preliminary Design Report (30% Design Submittal). CMT will prepare and submit a Preliminary Design Report that will include the items discussed below. CMT will conduct a Preliminary Design Meeting to discuss the preliminary design report with the City, explain recommendations, answer any questions, and make a final decision based on the alternatives presented in the report and the meeting discussion
  - a. Basis of design
  - b. Preliminary cost estimates
  - c. Recommendations for implementation
  - d. Preliminary site and mechanical drawings
  - e. Preliminary technical specifications

- **Task 6:** Project Coordination: Contact utility companies and City of Blue Springs for coordination of project. Revise 2004 Sewer Service Agreement with City Blue Springs to include at least one additional connection to the Lower Blue Brand Interceptor. Attend one Grain Valley Board Meeting.
- **Task 7:** <u>Geotechnical Services:</u> Terracon to perform rock borings showing refusal if needed. Geotechnical report will be prepared by Terracon.
- **Task 8:** Process Design: Includes pumps and equipment evaluation, selection and sizing; hydraulic computations; identification of pump and equipment requirements (electrical, access, weight/structural support, access for inspection and maintenance, etc.); pump and equipment layout; sizing and layout of piping and valves, including multiple flow control valves; and coordination with other disciplines. Deliverables shall include process schematic and mechanical drawings including plan and section views and details.
- Task 9: <u>Civil / Site Design</u>: Deliverables shall include cover sheet, general notes sheet; abbreviations & symbols sheet; site plan drawings including geometry, grading, drainage, paved access layout, boring locations, proposed utilities, typical roadway section, fence location and details, and other miscellaneous civil items; proposed gravity sewer and forcemain plan and profile sheets. Plan sheets will show tree removal. Easement sheets will be prepared showing permanent and temporary construction easement boundaries.
- **Task 10:** <u>Structural Design:</u> Includes review of existing geotechnical information and coordination with the geotechnical engineer, review of the geotechnical baseline report (to be prepared by Subconsultant), design of structural components for unit processes and buildings. Deliverables shall include various structural drawings showing proposed structures and details.
- **Task 11:** Architectural Design: Includes design of new Electrical Building, and coordination of building materials and architectural features. Deliverables shall include renderings and drawings showing building elevation views, building floor plan, architectural details, etc.
- Task 12: Electrical / I&C Design: Electrical design includes electrical service and power supply/distribution to serve the new components, design of equipment power and controls, building lighting, site lighting, emergency standby power, etc. I&C design includes integration of controls from new sources, automation, remote monitoring/control capabilities, etc. Deliverables shall include drawings showing general electrical requirements; electrical requirements for individual project elements; electrical site plan; duct bank requirements; electrical legend; electrical standards and abbreviations; one-line diagram; handhole details; and building electrical (lighting, outlets, equipment control panels, etc.).
- **Task 13:** <u>HVAC / Mechanical Design:</u> Item includes sizing and selection of intake louvers, exhaust fans, and building heaters for the new Electrical Building. Deliverables shall include drawings showing HVAC equipment layout, schedules, and details; etc.
- **Task 14:** <u>Design Deliverables and Cost Estimates</u>. Prepare and submit design deliverables and cost estimates with the 60%, 90% and final design submittals.
- **Task 15:** Permanent and Temporary Construction Easement Preparation. Permanent and temporary easement descriptions and exhibits will be developed for acquisition.
- **Task 16: SWPPP:** CMT shall prepare and submit the Stormwater Pollution Prevention Plan
- **Task 17:** Assist with Permit and Regulatory Coordination: MDNR Construction Permit: CMT will assemble and complete the information required on application forms, obtain the required signatures, and submit necessary information to the MDNR to secure the necessary permit(s) to proceed with construction of the proposed treatment facilities. Following submittal of the permit application, CMT will respond to questions and comments from MDNR as they complete their review.
- **Task 18** <u>Bid Phase Services:</u> Respond to no more than six bidders questions and preparing no more than two addenda. Attend Pre-Bid Meeting. Provide Recommendation Letter.
- Task 19: QAQC.

#### ASSUMPTIONS, KNOWNS, AND LIMITATIONS OF SERVICES

- 1. The design and contract documents will be completed in 8 months from Notice to Proceed.
- 2. SCADA modifications are not included in this proposal.
- 3. Design will be in accordance with building codes / editions currently adopted by the City of Grain Valley and current APWA standards.
- 4. Drawings will be done in AutoCAD format and delivered in both AutoCAD format and pdf.
- 5. This proposal doesn't include construction phase services, construction inspections record drawings. These services can be added by an amendment or new task order.

#### Time Schedule:

Work will begin upon receipt of this executed Engineering Services Task Order and will be completed within <u>240</u> calendar days and submitted for appropriate review and approval.

#### **Compensation:**

Compensation for the services provided under this Engineering Services Task Order will be in accordance with the provisions of the Retainer Contract. The compensation for the above services, including reimbursable expenses, will be invoiced as the work is performed. It is estimated that the compensation for the above services, including reimbursable expenses, will not exceed \$ 513,000. A fee breakdown for this task order is attached as Attachment "B".

Approval and Notice to Proceed: City of Grain Valley, MO	Crawford, Murphy & Tilly, Inc.			
By:	By:			
Title: City Administrator	Title: CMT Office Manager			
Date:	Date: 8/4/2023			
Notice to Proceed Date:	CMT Project Number: 2205100.00			

Services provided under this Engineering Services Task Order shall be in accordance with the Agreement for Professional Services dated <u>2023</u> for On-Call Engineering Services provided during calendar year 2023.

#### CRAWFORD, MURPHY & TILLY, INC.

#### CONTRACT ATTACHMENT " B " 2023 PROFESSIONAL SERVICES COST ESTIMATE

Prep By	
DATE	08/04/23

Approved by
DATE 08/04/23

CURRENT YEAR 2023 HOURLY RATES   \$2/5   \$285   \$230   \$215   \$190   \$185   \$185   \$170   \$165   \$190   \$185   \$185   \$170   \$165   \$190   \$185   \$185   \$170   \$165   \$190   \$185   \$185   \$185   \$170   \$165   \$190   \$185   \$185   \$185   \$185   \$170   \$165   \$190   \$185   \$1	8 24 80 6 40 40 40 80 16 16 16 16 358	Standars \$120	TOTAL 64 32 24 48 280 54 16 340 300 240 80 160 90 120 120 40 40 48					
Project Administration   16	8 24 80 6 40 40 40 80 16 16 16 16 358	\$120	64 32 24 48 280 54 16 340 300 240 80 160 90 120 120 40 40 48					
Project Administration   10	24 80 6 40 80 40 40 40 40 8 16 16		32 24 48 280 54 16 340 300 240 80 160 90 120 120 40 40					
Two Site Visits	24 80 6 40 80 40 40 40 40 8 16 16		24 48 280 54 16 340 300 240 80 160 90 120 120 40 40 48					
Survey   S	24 80 6 40 80 40 40 40 40 8 16 16		48 280 54 16 340 300 240 80 160 90 120 120 40 40 48					
S	80 6 40 80 40 40 40 8 8 16 16 16		280 54 16 340 300 240 80 160 90 120 120 40 40 48					
Project Coordination   24	40 40 40 40 40 8 8 16 16 16		16 340 300 240 80 160 90 120 120 40 40					
Record   Process Design   100   10	40 40 40 8 16 16 358		340 300 240 80 160 90 120 120 40 40					
Structural Design   100   10	40 40 40 8 16 16 358		300 240 80 160 90 120 120 40 40					
Structural Design   80	40 40 40 8 16 16 358		240 80 160 90 120 120 40 40					
11	40 40 8 16 16 358		80 160 90 120 120 40 40					
12   Electrical / I&C Design   80   80   80   13   14   15   14   15   15   15   15   16   16   16   16	40 8 16 16 358		160 90 120 120 40 40 48					
13	40 8 16 16 358		90 120 120 40 40 48					
14	40 8 16 16 358		120 120 40 40 48					
15   Permanent and Temporary Construction Easement Preparation   40   40   40   40   40   40   40   4	8 16 16 358		40 40 48					
17	16 16 358		40 48					
18	358		48					
19	358							
TOTAL MAN HOURS   280   757   821   3   3   3   3   3   3   3   3   3	358		100					
SUBTOTAL - BASE LABOR EFFORT	330		120 2,216					
TOTAL DIRECT EXPENSE & REIMBURSABLES  TASKS (CONTINUED) LABOR TRAVEL MEALS & PRINTING EQUIP- MISC SURVEY SUBS SUBS OT	59,070	_	\$459,265					
TASKS (CONTINUED) LABOR TRAVEL MEALS & PRINTING EQUIP- MISC SURVEY SUBS SUBS OT	\$101,000 \$101,000 \$00,000							
EFFORT   MILEAGE   LODGING   MENT   MTL   ADMIN   E	OTHER OTHER		TOTAL					
	EXP EXP	EXPENSE	FEE					
1 Project Administration \$12,560 \$120		\$120	\$12,680					
2 Data Collection and Review Existing Information \$6,640 3 Two Site Visits \$4,640 \$80		\$80	\$6,640 \$4,720					
3 1WU SIEV VISIES 34,040 360 4 \$27,000		\$27,040	\$35,440					
5 Preliminary Design Report (30% Submittal) \$57,000 \$40		\$40	\$57,040					
4 Project Coordination \$10,950			\$10,950					
7 Geotechnical Services \$3,320 \$15,000		\$15,000	\$18,320					
8 Process Design \$74,600			\$74,600					
5 Civil / Site Design \$68,000			\$68,000					
10         Structural Design         \$46,400           11         Architectural Design         \$16,600			\$46,400 \$16,600					
Architectural Jacob Signa 910,000 Signa 910,			\$33,200					
0			\$18,675					
14 Design Deliverables and Cost Estimates \$23,200 \$800		\$800	\$24,000					
7 Permanent and Temporary Construction Easement Preparation \$23,200 \$120 \$300 \$300 \$10,000		\$10,420	\$33,620					
16 SWPPP \$7,960 SWPPP			\$7,960					
17 Assist with Permit and Regulatory Coordination \$7,440 \$75		\$75	\$7,515					
8 Bid Phase Services \$9,280 \$80 19 QAQC \$27,200 \$80		\$80 \$80	\$9,360 \$27,280					
		\$53,735	\$27,280 \$513,000					
	1000/	\$53,735 MULTI-YEAR						
2023 2024 2025 2026 TOTAL EST % OF OT HRS INCLUDED ABOVE 60% 40% 100% AVERAGE OVERTIME RATE PREMIUM	100% 15%	MULTI-YEAR						
	1370		7 1191 1					
0.6000 0.4200 1.0200 OT ADJUSTMENT FACTOR								
0.6000 0.4200 1.0200 OT ADJUSTMENT FACTOR	0.1500							
0.6000 0.4200 1.0200 OT ADJUSTMENT FACTOR  MATH CROSS CHECK IS OK			\$513,000					

CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM					
MEETING DATE	09/11/2023	09/11/2023			
BILL NUMBER	R23-66				
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI TO ENTER INTO A CONTRACT WITH SHAWNEE LED FOR THE INSTALLATION OF AN ELECTRONIC, DIGITAL SIGN				
REQUESTING DEPARTMENT	Parks & Recreation				
PRESENTER	Shannon Davies, Director of Parks & Recreation				
FISCAL INFORMATION	Cost as \$45,368.00 recommended:				
	Budget Line Item: 285-00-74260				
	Balance Available:	\$50,000.00 (Budgeted in 2023)			
	New Appropriation [X] Yes [] No Required:				
PURPOSE	To approve the contract with Shawnee LED for the fabrication and installation of an electronic, digital sign.				
BACKGROUND	The existing marquee sign between City Hall and Armstrong Park was installed back in 2009. This sign requires staff to physically change the messages by hand onsite. This sign also has the old City logo.				
SPECIAL NOTES	This new sign will be erected in the exact same location of the existing marquee sign, which is on Armstrong Park property. Should the tract that City Hall sits on now get sold in the future, the Armstrong Park location prevents us from having to relocate the sign.				
	City staff will remove the existing marquee sign.				
	The City will provide all electrical requirements for the sign to the site through our contracted electrician (A&A Electrical)				
ANALYSIS	None				
PUBLIC INFORMATION PROCESS	None				

BOARD OR COMMISSION RECOMMENDATION	Park Board Recommends Approval
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Resolution, Memorandum, Bid Tab, Agreement/Contract with Shawnee LED, Samples/Email Correspondence

## CITY OF GRAIN VALLEY

## STATE OF MISSOURI

# September 11, 2023 RESOLUTION NUMBER R23-66

## A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI TO ENTER INTO A CONTRACT WITH SHAWNEE LED FOR THE INSTALLATION OF AN ELECTRONIC, DIGITAL SIGN

**WHEREAS,** the Board of Aldermen of the City of Grain Valley, Missouri recognizes the importance in providing effective communication to its residents; and

**WHEREAS,** the City of Grain Valley budgeted funds in fiscal year 2023 to purchase a new electronic, digital sign; and

**WHEREAS,** the City of Grain Valley advertised for and solicited bids from qualified sign vendors for this project; and

**WHEREAS**, through the bid process, the City of Grain Valley would like to enter into a contract with Shawnee LED for the fabrication and installation of an electronic, digital sign.

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

**SECTION 1:** The City Administrator is hereby authorized to enter into a contract with Shawnee LED for the installation of an electronic, digital sign.

PASSED and APPROVED, via voice	e vote, (	) this	_ Day of	, 2023.
Mike Todd Mayor				
ATTEST:				
Jamie Logan City Clerk				

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**To:** Grain Valley Mayor & Board of Aldermen

cc. Ken Murphy, City Administrator

From: Shannon Davies, Director of Parks & Recreation

**Date:** September 1, 2023 **Subject:** Electronic, Digital Sign

#### Mayor & Board:

The City advertised for bids for the above referenced project on July 14, 2023. The bid letting occurred on August 8, 2023. A total of seven bids (Bid Tab attached) were received from qualified vendors. The two lowest bids of \$43,999 and \$44,724 were considered, but did not meet some of the requirements that we requested in the proposal that was advertised.

Shawnee LED provided the third lowest bid at \$45,368 and met all of the requirements specified in the bid proposal.

This new, electronic digital sign will replace the existing marquee sign at Armstrong Park and be erected in the same location. City staff will remove the existing marquee sign and we will be utilizing the City's contracted electrician (A&A Electrical) for running all electrical needs to the site.

Upon approval of this contract by the Board of Aldermen, the City will send the Notice of Award to Shawnee LED with the goal of having the new, electronic digital sign installed before the end of November of this year.

Shannon Davies
Director of Parks & Recreation

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## City of Grain Valley

## **Bid Tabulation**

## Electronic Digital Sign

BIDDER	TOTAL BID
Heartland Sign 4 Lighting Midwest Sign Company	#64, 220.00 #69,597.70 #50,860.81
Midwest Sign Company	\$69,597.70
TOUCHSOURCE	\$50,860.81
Metro LED Sign 4 Light	#44.724.00
Complete Signs	43.999.00
Metro LED Sign 4 Light Complete Signs Shawnee LED	\$45,368.00
Impact Signs	"45,368.00 "53,768.20
,	•

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#### **Shannon Davies**

From: Scott Bolen <scottbolen7@gmail.com>
Sent: Friday, September 1, 2023 9:55 AM

**To:** Shannon Davies

**Subject:** Re: Sign

Attachments: image001.gif; image002.gif; image003.gif; image004.gif; Screenshot\_20230901\_103424

\_Photos.jpg; Screenshot\_20230901\_103951\_Photos.jpg; Screenshot\_20230901\_104134 \_Photos.jpg; Screenshot\_20230901\_103213\_Photos.jpg; Screenshot\_20230901\_103112 \_Photos.jpg; Screenshot\_20230901\_103545\_Photos.jpg; Screenshot\_20230901\_103219

\_Photos.jpg

Follow Up Flag: Flag Status:

Follow up Flagged

WARNING: Email originates outside the organization. Please stop and think before clicking a link, opening attachments or entering credentials.

#### Good morning Shannon

I hope you are well. I'm responding to your questions in previous e-mail. I'm going to list the question number with the answer. I hope this helps.

- 1) Brightness on our 6mm displays have 7,000-8,000 NITS
- 2) Yes. You can easily add multiple signs to your CLOUD account
- 3) Yes. There is an ambient light sensor that will brighten / dim automatically as outside brightness changes
- 4) We have no problem extending the base per your request. I will provide drawings showing size of base for approval prior to the start of actual manufacturing
- 5) I've attached the link to Texture Plus with their Warranty information. If you have any more questions regarding Texture Plus, I'll be glad to try and find the answers.

https://www.textureplus.com/warranty/

6) Yes. If we receive the order, in the week of September 10th, give or take a few days, I can guarantee you completion by the end on November, 2023.

Also, I wanted to show the difference in quantities of pixels in a 4' x 8' SMD LED sign between 6mm and 10mm.

6mm: 61,952 pixels (LED's)

10mm: 28,800 pixels (LED's)

I like to show how much more defined just 4mm difference in LED spacing makes. I compare them almost like DPI on a printer. The more "dots per inch", the sharper, crisper images, text, etc..

I hope this helps you Shannon. I'm being honest when I tell you that I'm replying from my phone so you may have to excuse any misspellings, errors, etc.. I appreciate your consideration with our company and I'm confident that you'll be pleased with our work if we end up getting together on this project.

#### Warm regards

Scott Bolen

Shawnee LED Cell: 618.534.1096

Office: 618.987.2006 ext.104

On Wed, Aug 30, 2023, 5:02 PM Shannon Davies < sdavies@cityofgrainvalley.org> wrote:

Scott,

Just following-up from our conversation earlier this morning. Below are some of the questions I had in speaking with you and Billy, but if you could respond to them via email, it would be greatly appreciated. This will allow me to share the responses with the rest of the staff that has been evaluating the proposals:

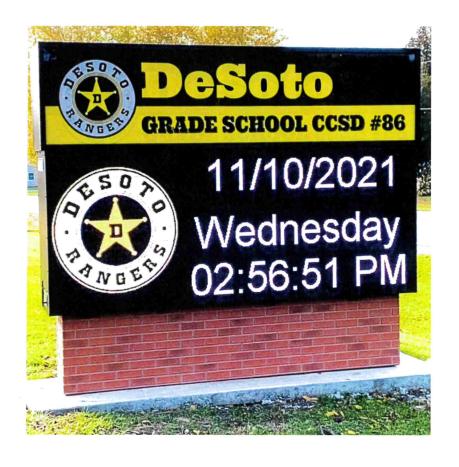
- 1. I know you quoted us a sign that listed 6mm Pixel Pitch, which is great, but please forward us what the NIT is.
- 2. We want to make sure that if we purchase another one of these signs on down the road for another municipal building or park, that when it comes time to program new text/images on the sign, that we have the ability to do both signs at the same time, or that both signs are on the same software/program or "talk" to each other.
- 3. Does the sign sense how bright it is outside and automatically adjusts the "sign brightness" depending on day or night?
- 4. As far as the base, we want it to extend out 1-2 feet beyond either end of the sign. In other words, we want the base wider than the sign itself instead of the other way around. Is that possible? We were fine with what you proposed for the height of the base.
- 5. As far as using "textured-plus" for the base, we would just need assurance that it is equivalent in durability to real stone/brick, that the color doesn't fade, and what type of warranty is tied to this material for the base. If you have a few pictures of existing signs where you used textured-plus, I'll take them.
- 6. Lead Time: We would love to have this sign installed by the end of this upcoming November. Is this possible assuming we get the contract signed the week of September 10<sup>th</sup>. We will get our electrician started to get the required power to the sign, but I didn't know if you guys are experiencing any delays in materials or how busy your crew is over the next 3 months?

I think this is everything we talked about this morning.	If you can get a response back to me no later than this Friday,
we can look at placing this purchase for approval on th	e Board of Aldermen agenda for the night of September 11 <sup>th</sup> .

Thank you.

SHANNON DAVIES, CPRP | Director of Parks & Recreation

	To be along a part to depined. The Brough has been arrest remark on about the first facility across the contacts and be about	
X		





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## PROJECT PROPOSAL

for

The City of Grain Valley, Missouri 711 Main Street Grain Valley, MO 64029

2023 Electronic Digital Sign RFP Response

August 7th, 2023

Shawnee Services LLC (d/b/a ShawneeLED) 3916 North Potsdam Avenue #2040 Sioux Falls, SD 57104 618-987-2006 www.shawneeled.com



August 7th, 2023

Mr. Shannon Davies, Director of Parks & Recreation The City of Grain Valley, MO 711 Main Street, Grain Valley, MO 64029

Dear Mr. Davies,

I am writing to you today to inform you that Shawnee Services LLC is responding to your Request for Proposals for a new Electronic Digital Sign for the City of Grain Valley. I hope that this proposal includes all of the necessary information as outlined in the RFP to move to Contract negotiations.

Most sign companies, in our opinion, are years behind the technology. Most offer a common pixel pitch of 12 - 16 mil being their standard, force you to build content in their software, and claim their signs are entirely manufactured in the United States. At SSLLC, we don't offer a pixel pitch resolution of less than 10 mil and go all the way down to 2.8 mil for outdoor signage. With a sign from us at Shawnee, you can build content in whatever software you want! We don't force you to use any specific software other than our cloud publishing software. And I know, for a fact, that some manufacturers claim their products are manufactured entirely in the U.S. while this isn't true either.

We are truly excited about this opportunity to work with you folks and want to provide you not only with a high-quality, excellently crafted, eye-catching sign, but we also want your experience along the way to be the best it can be!

Please reach out if you have any questions or need any additional documentation.

Sincerely,

Scott Bolen

Sales Associate / SSLLC

618-987-2006 x104

Scott Boli



# 2023 REQUEST FOR PROPOSALS ELECTRONIC DIGITAL SIGN RFP #2023-08

The City of Grain Valley will accept sealed proposals from qualified vendors interested in providing the following:

Four (4) Signed Copies MUST BE RECEIVED BY: 2:00 P.M. AUGUST 8, 2023

Please mark your submittal "Sealed Proposal –2023 Electronic Digital Sign" and send it to:

City of Grain Valley
Attention: Shannon Davies, Director of Parks & Recreation
711 Main St.
Grain Valley, Missouri 64029
816-847-6231

The City reserves the right to reject any and all proposals, to waive technical defects, and to select the proposal(s) deemed most advantageous to the City. Bids received after the above date and time, or in any other location other than specified location above will not be considered.

A bid packet may be obtained by visiting the City of Grain Valley website: <a href="www.cityofgrainvalley.org">www.cityofgrainvalley.org</a> or by contacting the Parks and Recreation Department.

The undersigned certifies that he/she has the authority to bind this company in an agreement to supply the service or commodity in accordance with all terms and conditions specified herein. Please type or print the information below.

Respondent is REQUIRED to complete, sign, and return this form with their submittal.

Company Name Shawnee Services LLC	Authorized Person (P	rint) Bryan Soft Bolen
3916 N. Potsdam Ave # 2040	Signature Signature	Sh
Sioux Falls SD 57104 City/State/Zip	Sales Ass	sociate
618-937-2006 618-987-2336 Telephone # Fax #	8/4/2023 Date	84-1749577 Tax ID#
info@shawreeled.com E-mail	LLC Entity Type	

711 Main Street Grain Valley, MO 64029 816.847.6200



## **EXHIBIT "A" NON-COLLUSION CERTIFICATION**

STATE OF MISSOURI CITY/COUNTY OF: Benton, Franklin
Bryan Switt Rolen being first duly sworn deposes,  (First Name, Last Name)
and says they are Sales Associate
(Title of Person Signing)
of Shawner Services LLC aba Shawner LED
and says they are  Sales Associate  (Title of Person Signing)  of Shawree Services LLC dba Shawree LED  (Name of Bidding Company)
that all statements made and facts set out in the proposal for the above project are true and correct; and the bidder (The person, firm, association, or corporation making said bid) has not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with said bid or any contract which may result from its acceptance.
Affiant further certifies that bidder is not financially interested in, or financially affiliated with, any other bidder for the above project.
BYBY
SWORN to before me this 4th day of August 20 23.
OFFICIAL SEAL JEREMY J JACKSON  TARY PUBLIC, STATE OF ILLINOIS  My Commission Expires 3/23/25  (Notary Public)
My Commission Expires March 23rd, 2025

711 Main Street Grain Valley, MO 64029 816.847.6200

cityofgrainvalley.org



### FORM NO. 1

#### CITY OF GRAIN VALLEY, MISSOURI 2023 ELECTRONIC DIGITAL SIGN RFP

#### CONTRACTOR QUALIFICATION FORM

Full Legal Business Name: Shawnee Services LLC dba Shawnee LEA		
Address: 3916 N. Potsdam Ave # 2040		
Contact Name & Title: Jeremy Jackson / General Manager		
Type of Business:		
: Corporation : Individual : Partnership : Other, Explain: LLC		
How many years has your business operated without interruption? 5 years		
How many years has your business performed Electronic Sign Services? 5 years		
Has your business been in bankruptcy, reorganization, or receivership in the last five (5) years? If yes, explain:		
Describe the services offered by your business.  Full machine & Sign Shop, including electronic message centers  Completely custom signages LED bill boards, Channel letters, etc.		
We also create mobile LED trailer units.		

711 Main Street Grain Valley, MO 64029 816.847.6200



#### FORM NO. 3

#### CITY OF GRAIN VALLEY, MISSOURI ELECTRONIC DIGITAL SIGN RFP VENDOR REFERENCE FORM

A minimum of three references are required. All references must be from customers for whom your business has completed work similar to the specifications of this proposal. Additional pages may be attached if necessary.

References for Shawnee Services LLC
Business Name Black Diamond Harley David son Street Address 2400 Williamson Co. Pkwy City, State & Zip Marion IL 62959 Contact Person Name & Title Jeremy Pinks ton - Marketing Director Phone, fax and email 618-997-4577 Marketing @ black diamond hd. com Describe Scope of Work and approx. dates of service Designed, Manufactured, and installed a 36'x 60' 10 mil 6ill 60 and to also be used as a drive-in movie theater. August 2020
Business Name Farmer's State Bank Street Address 1720 S. Park Ave. City, State & Zip Herrin, IL 62948 Contact Person Name & Title Quinn Laird - Community Bank President Phone, fax and email 613-942-0034 glaird @ my fsb.com Describe Scope of Work and approx. dates of service Designed, Manufactured, and installed custom ID sign with reverse-litlogo, and 8×14-6mil full-color LED message center.  April 2023
Business Name St. Joseph's Catholic Church of Marion  Street Address 600 N. Russell St.  City, State & Zip Marion, IL 62959  Contact Person Name & Title Cindy Yong - Parish Secretary  Phone, fax and email 618-993-3194 cpmsjm@frontier.com  Describe Scope of Work and approx. dates of service  Designe, Manufactured, and installed Custom ID with backlit extruded logo backlit branding. and 4x8-lower full-color LED message center.  August 2022  Main Street

816.847.6200

Grain Valley, MO 64029



## FORM NO. 5

#### CITY OF GRAIN VALLEY ELECTRONIC DIGITAL SIGN RFP

#### **EXECUTION OF PROPOSAL FORM**

#### The responding vendor certifies the following by checking the following Items:

- X That this proposal was signed by an authorized representative of the business.
- Y That the potential vendor has determined the cost and availability of all services and/or materials associated with performing the services outlined herein.
- X That all costs associated within the proposal submitted have been determined and included in the vendor's response.

Therefore, in compliance with the foregoing Request for Proposals, and subject to all terms and conditions thereof, the undersigned offers and agrees to the conditions as set forth in this Request for Proposal with no exceptions. In the event of exceptions, exceptions must be clearly noted and detailed within the vendor's response.

Business Name Shawner Service	es LLC aba Shawner LED
Authorized Signature Scale	
Date 8/4/2023	Bryan Scott Bolen, Sales Associate (Print Name & Title)

711 Main Street Grain Valley, MO 64029 816.847.6200







Company ID Number: 1264865

# THE £. VERIFY MEMORANDUM OF UNDERSTANDING FOR EMPLOYERS

## ARTICLE I PURPOSE AND AUTHORITY

The parties to this agreement are the Department of Homeland Security (DHS) and the Shawre Services LLC (Employer). The purpose of this agreement is to set forth terms and conditions which the Employer will follow while participating in E-Verify.

E-Verify is a program that electronically confirms an employee's eligibility to work In the United States after completion of Form 1-9, Employment Eligibility Verification (Form 1-9). This Memorandum of Understanding (MOU) explains certain features of the E-Verify program and describes specific responsibilities of the Employer, the Social Security Administration (SSA), and DHS.

Authority for the E-Verify program Is found in Title IV, Subtitle A, of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 {IIRIRA}, Pub. L. 104-208, 110 Stat. 3009, as amended (8 U.S.C.

§ 1324a note). The Federal Acquisition Regulation (FAR) Subpart 22.18, "Employment Eligibility Verification" and Executive Order 12989, as amended, provide authority for Federal contractors and subcontractors (Federal contractor) to use E-Verify to verify the employment eligibility of certain employees working on Federal contracts.

711 Main Street Grain Valley, MO 64029 816.847.6200



#### ARTICLE II RESPONSIBILITIES

#### A. RESPONSIBILITIES OF THE EMPLOYER

- 1. The Employer agrees to display the following notices supplied by OHS in a prominent place that is clearly visible to prospective employees and all employees who are to be verified through the system:
  - a. Notice of E-Verify Participation
  - b. Notice of Right to Work
- 2. The Employer agrees to provide to the SSA and DHS the names, titles, addresses, and telephone numbers of the Employer representatives to be contacted about E-Verify. The Employer also agrees to keep such information current by providing updated information to SSA and OHS whenever the representatives' contact information changes.
- 3. The employer agrees to grant E-Verify access only to current employees who need E-Verify access. Employers must promptly terminate an employee's E-Verify access if the employer is separated from the company or no longer needs access to E-Verify.

Page 1 of 17 E-Verify MOU fur Employers I Revision Date 00/01113







Company ID Number: 1264865

Approved by:

Employer	
Shawnee Services LLC	
Name (Please type or print)	Title
Jeremy Jackson	General Manager
Signature Jackson	
	In process
Department of Homeland Security - Verification Division	
Name (Please Type or Print)	
Signature	

711 Main Street Grain Valley, MO 64029 816.847.6200



\* all aluminum interior and exterior with welded construction

ful manufactured sign internally illuminated with LED's tolycarbonate faces with second surface E.F.I. graphics

Double Sided Principal Tap Out LED's

\* 6mm high resolution double sided full color SHAWNEE LED electronic LED display

.063" aluminum reveals (spray finished with acrylic polyurethane enamel paint) \* high-density molded polymer faux brick base (25 year warranty) style T.B.D.

\*\* concrete pad 4" - 5" (for asthetics as well as protects sign from lawnmowers, weedeating, etc.) \* sign installed on 6.625" steel support, set in 24" x 5" deep concrete caisson footing



JOB LOCATION:

City of

CLIENT

Grain Valley

CUSTOMER APPROVAL:

711 Main St. Grain Valley, MO. 64029

DATE:

THIS ORIGINAL DRAWING AND DESIGN IS THE PROPERTY OF SHAWNEE LED AND MAY NOT BE DUPLICATED OR REPRODUCED IN WHOLE OR IN PART AS A DRAWING OR A SIGN WITHOUT WRITTEN PERMISSION FROM SHAWNEE LED.

DATE: July 17, 2023

DRAWN BY: SCOTT BOLEN

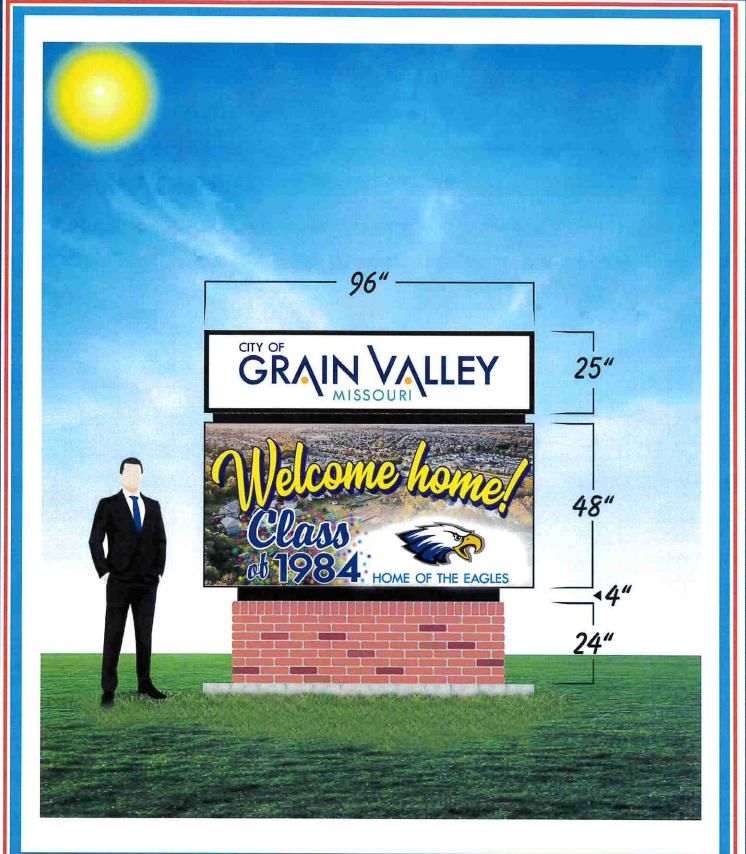
SCOTT BOLEN

SALESPERSON:

DRAWING# 231507-00

FILE NAME: grain valley detail







CLIENT: City of Grain Valley

JOB LOCATION: 711 N. Main Street Grain Valley, MO. 64029

CUSTOMER APPROVAL:

DATE:

This original drawing and design is the property of shawnee led and may not be duplicated or reproduced in whole or in part as a drawing or a sign without written permission from shawnee led. DATE: July 17, 2023

DRAWN BY: SCOTT BOLEN

SALESPERSON: SCOTT BOLEN

DRAWING# 231607-00

FILE NAME: grain valley missouri



## Sales Quote

3916 N Potsdam Ave #2040 Sioux Falls, SD 57104

618-987-2006 www.shawneeled.com

**Quote for** 

Salesman

Date

City of Grain Valley

Scott Bolen

August 4, 2023

Shannon Davies

618-534-1096

711 Main St.

**Project** 

Grain Valley, MO. 64029

Electronic Digital Sign

Description

Qty
Unit price
Total price

Manufacture, deliver and install ONE Double

Sided Monument style sign (as per drawings #231507-00)

\* Includes Cellular Communucation with Lifetime

Data package

Note: base type and color to be determined e.g. Stone, Brick, etc.

1 \$45,368.00 \$45,368.00

Electrical Requirements:

TWO - 20 amp./120 volt circuits

\*\* Does not include sign permits (if applicable) or electrical service to sign

\*\* Includes Shawnee LED 5-year parts / 2-year labor warranty

Notes:

Quote valid for 30 days

Subtotal

\$45,368.00

\* Deposit of 50% required before project is started

Tax

\$0.00

Total

Date

\$45,368.00

Authorized Customer Signature

MIEMIONALLYLEEFERINA

# Ordinances

MIEMIONALLYLEEFERINA

CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM		
MEETING DATE	09/11/2023	
BILL NUMBER	B23-29	
AGENDA TITLE	AN ORDINANCE TO ESTABLISH THE CITY OF GRAIN VALLEY, MISSOURI'S ANNUAL TAX LEVIES FOR THE 2023 CALENDAR YEAR FOR GENERAL MUNICIPAL GOVERNMENT OPERATIONS; THE RETIREMENT OF GENERAL OBLIGATION DEBT; PARK MAINTENANCE; AND PUBLIC HEALTH PURPOSES	
REQUESTING DEPARTMENT	Administration & Finance	
PRESENTER	Ken Murphy, City Administrator Steven Craig, Finance Director	
FISCAL INFORMATION	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available:	
	New Appropriation Required:	[ ] Yes [X] No
PURPOSE	To meet the required timelines for establishing the tax rate within Jackson County, Missouri. The tax generated provides revenue for operating the city and making the debt service payments.	
BACKGROUND	N/A	
SPECIAL NOTES	N/A	
ANALYSIS	N/A	
PUBLIC INFORMATION PROCESS	Newspaper publication on 8/17/2023 and public hearing on 8/28/2023	
BOARD OR COMMISSION RECOMMENDATION	N/A	
DEPARTMENT RECOMMENDATION	Staff Recommends Approval	
REFERENCE DOCUMENTS ATTACHED	N/A	

## CITY OF GRAIN VALLEY

## STATE OF MISSOURI

BILL NO. *B*23-29

ORDINANCE NO.	
SECOND READING	
FIRST READING	

## AN ORDINANCE TO ESTABLISH THE CITY OF GRAIN VALLEY, MISSOURI'S ANNUAL TAX LEVIES FOR THE 2023 CALENDAR YEAR FOR GENERAL MUNICIPAL GOVERNMENT OPERATIONS; THE RETIREMENT OF GENERAL OBLIGATION DEBT; PARK MAINTENANCE; AND PUBLIC HEALTH PURPOSES

**WHEREAS,** the Board of Aldermen, City of Grain Valley, Missouri are required by statute to adopt an annual budget and establish a tax rate sufficient to meet the planned expenditures for the upcoming fiscal year; and

**WHEREAS,** the Board conducted a public hearing on August 28, 2023, to solicit and listen to public input for the City tax levies for the upcoming year.

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

**SECTION 1:** The City of Grain Valley's annual tax levies for 2023 shall be levied on each one hundred dollars (\$100) assessed valuation of all taxable real estate, personal property, including individual and business personal property, and all locally assessed railroad and other utility real estate and personal property in the City of Grain Valley, Missouri at the following rates:

- A. General Municipal Government Operations \$0.3907 for general municipal government operations to be deposited in General Fund.
- B. Retirement of General Obligation Debt \$0.5427 for the retirement of general obligation debt, including the payment of principal and interest, to be deposited in the Debt Service Fund.
- C. Park Fund \$0.0863 for park maintenance to be deposited in the Park Fund.
- D. Public Health \$0.0344 for public health purposes to be deposited in the Public Health Fund.

Total City Levy - \$1.0541

votes being recorded as foll		of Aldermen thisday of	, <u>2023</u> , the aye and nay
ALDERMAN ARNOLD ALDERMAN CLEAVER ALDERMAN MILLS		ALDERMAN BRAY ALDERMAN KNOX ALDERMAN SKINNER	
Mayor	(in the event	t of a tie only)	
Approved as to form:			
Lauber Municipal Law City Attorney		Mike Todd Mayor	
ATTEST:			
Jamie Logan			
City Clerk			

MIEMIONALLYLEEFERINA

CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM		
MEETING DATE	09/11/2023	
BILL NUMBER	B23-30	
AGENDA TITLE	AN ORDINANCE OF THE CITY OF GRAIN VALLEY AMENDING THE CITY CODE REGARDING MARIJUANA	
REQUESTING DEPARTMENT	POLICE	
PRESENTER	Ed Turner, Chief of Police	
FISCAL INFORMATION	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available:	N/A
	New Appropriation Required:	[]Yes [X]No
PURPOSE	To amend City Code Chapter 215 regulating marijuana and the use thereof.	
BACKGROUND	The City of Grain Valley originally regulated marijuana under the State of Missouri medical marijuana requirements. The addition of recreational marijuana at the state level requires municipalities to amend city ordinances. This ordinance will align Grain Valley with the statutory requirements. Effective December 6,2018, the Missouri Constitution was amended by adding Article XIV, Section 1, pertaining to medical marijuana. Effective December 8, 2022, the Missouri Constitution was further amended by adding Article XIV, Section 2, through Amendment 3 regarding recreational marijuana.	
SPECIAL NOTES	N/A	
ANALYSIS	N/A	
PUBLIC INFORMATION PROCESS	N/A	

BOARD OR COMMISSION RECOMMENDATION	N/A
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Ordinance

## CITY OF GRAIN VALLEY

## STATE OF MISSOURI

BILL NO. *B*23-30

ORDINANCE NO.
SECOND READING
FIRST READING

### AN ORDINANCE OF THE CITY OF GRAIN VALLEY AMENDING THE CITY CODE REGARDING MARIJUANA

**WHEREAS**, Effective December 6<sup>th</sup>, 2018, the Missouri Constitution was amended by adding Article XIV, Section 1, pertaining to medical marijuana; and

**WHEREAS**, effective December 8<sup>th</sup>, 2022, the Missouri Constitution was further amended by addeding Article XIV, Section 2, regarding recreational marijuana;

**WHEREAS**, it is necessary to amend the ordinances of this City to conform to the provisions of the Constitution; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI AS FOLLOWS:

**SECTION 1:** The Code of the City of Grain Valley is hereby amended by repealing Chapter 655 and enacting one new Chapter in lieu thereof to read as follows:

CHAPTER 655 MARIJUANA

#### 655.010 Definitions

- A. Any term not specifically defined in this Chapter shall have the definition set forth in Article XIV of the Constitution, if any.
- B. Specific Definitions. Unless the context indicates otherwise, the following terms shall have the meaning setforth herein.
  - (1) "Administer" means the direct application of marijuana to a Qualifying Patient by way of any of the following methods:
    - a. Ingestion of capsules, teas, oils, and other marijuana-infused products;
    - b. Vaporization or smoking of dried flowers, buds, plant material, extracts, or oils;
    - c. Application of ointments or balms;
    - d. Transdermal patches and suppositories;
    - e. Consuming marijuana-infused food products.

- (2) 'Church' means a permanent building primarily and regularly used as a place of religious worship.
- (3) 'Comprehensive Facility' means a comprehensive marijuana cultivation facility, comprehensive marijuana dispensary facility, or a comprehensive marijuana-infused products manufacturing facility.
- (4) 'Comprehensive Marijuana Cultivation Facility' means a facility licensed by the department to acquire, cultivate, process, package, store on site or off site, transport to or from, and sell marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones) to a medical facility, comprehensive facility, or marijuana testing facility. A comprehensive marijuana cultivation facility need not segregate or account for its marijuana products as either non-medical marijuana or medical marijuana. A comprehensive marijuana cultivation facility's authority to process marijuana shall include the creation of prerolls. but shall not include the manufacture of marijuana-infused products.
- (5) 'Comprehensive Marijuana Dispensary Facility' means a facility licensed by the Department to acquire, process, package, store on site or off site, sell, transport to or from, and deliver marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones), marijuana-infused products, and drug paraphernalia used to administer marijuana as provided for in this section to a qualifying patient or primary caregiver, as those terms are defined in section I of Article XIV, or to a consumer, anywhere on the licensed property or to any address as directed by the patient, primary caregiver, or consumer and consistent with the limitations of this Article and as otherwise allowed by law, to a comprehensive facility, a marijuana testing facility, or a medical facility. Comprehensive dispensary facilities may receive transaction orders at the dispensary directly from the consumer in person, by phone, or via the internet including from a third party. A comprehensive marijuana dispensary facility need not segregate or account for its marijuana products as either non-medical marijuana or medical marijuana, but shall collect all appropriate tangible personal property sales tax for each sale, as set forth in this Article and provided for by general or local law. A comprehensive marijuana dispensary facility's authority to process marijuana shall include the creation of prerolls.
- (6) 'Comprehensive Marijuana-Infused Products Manufacturing Facility' means a facility licensed by the Department to acquire, process, package, store, manufacture, transport to or from a medical facility, comprehensive facility, or marijuana testing facility, and sell marijuana-infused products, prerolls, and infused prerolls to a marijuana dispensary facility, a marijuana testing facility, or another marijuana-infused products manufacturing facility. A comprehensive marijuana-infused products manufacturing facility need not segregate or account for its marijuana products as either non-medical marijuana or medical marijuana.
- (7) 'Constitution' shall mean the Constitution of the State of Missouri.

- (8) 'Consumer' means a person who is at least twenty-one years of age.
- (9) 'Daycare' means a child-care facility, as defined by section 215.201, RSMo., or successor provisions, that is licensed by the state of Missouri.
- (10) 'Department' means the Department of Health and Senior Services, or its successor agency.
- (11) 'Directly' For the purpose of this chapter the term 'directly' shall mean the shortest possible practicable route from the Medical Marijuana Facility to the permitted destination or destinations, without any voluntary detours or additional stops.
- (12) Enclosed, Locked Facility
  - a. An indoor stationary closet, room, garage, greenhouse, or other comparable fully enclosed space equipped with locks or other functioning security devices that permit access only to the qualifying patient(s) or primary caregiver(s) who have informed the department that this is the space where they will cultivate marijuana; or
  - b. An outdoor stationary structure:
    - That is enclosed on all sides, except at the base, by chain-link fencing, wooden slats, or a similar material that is anchored, attached or affixed to the ground and that cannot be accessed from the top;
    - ii. In which the plants are not visible to the unaided eye from an adjacent property when viewed by an individual at ground level or from a permanent structure at any level; and
    - iii. That is equipped with locks or other security devices that restrict access to only the qualifying patient(s) or primary caregiver(s) who have informed the department that this is the space where they will cultivate marijuana.
- (13) 'Fine' when used herein shall mean a monetary fine imposed by the Municipal Court for this City.
- (14) 'Marijuana' or 'Marihuana' means Cannabis indica, Cannabis sativa, and Cannabis ruderalis, hybrids of such species, and any other strains commonly understood within the scientific community to constitute marijuana, as well as resin extracted from the plant and marijuana-infused products. 'Marijuana' or 'Marihuana' do not include industrial hemp containing a crop-wide average tetrahydrocannabinol concentration that does not exceed three-tenths of one percent on a dry weight basis, or commodities or products manufactured from industrial hemp.

- (15) 'Marijuana Business' means any facility licensed by the Department of Health and Senior Services under the authority granted by Article XIV of the Constitution.
- (16) 'Marijuana Dispensary' means either a Medical Marijuana Dispensary, a Comprehensive Marijuana Dispensary, or a Micro-Business as those terms are defined in Art. XIV of the Constitution.
- (17) 'Marijuana Facility' shall mean a medical marijuana facility or a comprehensive facility as that term is defined by Art. XIV Section 2 of the Constitution.
- (18) 'Marijuana-Infused Products' means products that are infused with marijuana or an extract thereof and are intended for use or consumption other than by smoking, including, but not limited to, edible products, ointments, tinctures, and concentrates.
- (19) 'Medical Marijuana Cultivation Facility' means a facility licensed by the Department, to acquire, cultivate, process, store, transport, and sell marijuana to a Medical Marijuana Dispensary Facility, Medical Marijuana Testing Facility, or to a Medical Marijuana-Infused Products Manufacturing Facility and shall also mean a Comprehensive Marijuana Cultivation Facility, as that term is defined in Article XIV of the Constitution.
- (20) 'Medical Marijuana Dispensary Facility' means a facility licensed by the Department, to acquire, store, sell, transport, and deliver marijuana, marijuana-infused products, and drug paraphernalia used to administer marijuana as provided for in this section to a Qualifying Patient, a Primary caregiver, another Medical Marijuana Dispensary Facility, a Medical Marijuana Testing Facility, or a Medical Marijuana-Infused Products Manufacturing Facility.
- (21) 'Medical Marijuana-Infused Products Manufacturing Facility' means a facility licensed by the Department, to acquire, store, manufacture, transport, and sell marijuana-infused products to a Medical Marijuana Dispensary Facility, a Medical Marijuana Testing Facility, or to another Medical Marijuana-Infused Products Manufacturing Facility.
- (22) 'Microbusiness Dispensary Facility' The term "microbusiness dispensary facility" means a facility licensed by the Department to acquire, process, package, store on site or offsite, sell, transport to or form, and deliver marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones), marijuana-infused products, and drug paraphernalia used to administer marijuana as provided for in this section to a consumer, qualifying patient, as the term is defined in Section I of Article XIV of the Missouri Constitution, anywhere on the licensed property or to any address as directed by the consumer, qualifying patient, or primary caregiver and, consistent with the limitations of such Article XIV and as otherwise allowed by law, a microbusiness wholesale facility, or a marijuana testing facility. Microbusiness dispensary facilities may receive transaction orders at the dispensary directly from the consumer in person, by phone, or via internet, including from a third

- party. A microbusiness dispensary facility's authority to process marijuana shall include the creation of prerolls.
- (23) 'Microbusiness Wholesale Facility' The term "microbusiness wholesale facility" means a facility licensed by the Department to acquire, cultivate, process, package, store on site or off site, manufacture, transport to or from, deliver, and sell marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones), and marijuana infused products to a microbusiness dispensary facility, other microbusiness wholesale facility, or marijuana testing facility. A microbusiness wholesale facility may cultivate up to 250 flowering marijuana plants at any given time. A microbusiness wholesale facility's authority to process marijuana shall include the creation of prerolls and marijuana infused products.
- (24) 'Primary caregiver' means a person designated as such by the Department.
- (25) 'Qualifying Patient' means a person designated as such by the Department.
- (26) 'Then existing' shall mean any school, child day-care center, or church with a written building permit from the city to be constructed, or under construction, or completed and in use at the time a business regulated under this Chapter first applies for either zoning or a building permit, whichever comes first.

#### 655.020 Business License; No additional licenses.

Marijuana Businesses shall be required to have a city business license as required in Chapter 605 but shall not be required to have any other city issued license.

#### 655.030 Marijuana Dispensaries

- A. Marijuana Dispensaries shall not be open to the public or make any sales between the hours of 6:00 p.m. and 8:00 a.m. Stated otherwise, Marijuana Dispensaries shall have an opening time no earlier than 8:00 a.m and a closing date of no later than 6:00 p.m for the purposes of being open to the public and making sales.
- B. No Marijuana, of any type, may be consumed on the premises of a Marijuana Dispensary, nor shall the licensee permit such consumption.
- C. Any Medical Marijuana Dispensary shall require any customer to display the customers permit card from the Department of Health and Senior Services or other proof of eligibility at the time of each purchase.
- D. No person under the age of twenty-one who is not a qualifying patient shall be allowed into a comprehensive marijuana dispensary facility. No person under the age of twenty-one shall be allowed into any micro-business dispensary. No

person under the age of eighteen years old shall be allowed into a medical marijuana dispensary. The foregoing notwithstanding, a qualifying patient who is too young to enter a medical marijuana dispensary, a comprehensive marijuana dispensary, or micro-business, may do so if such qualifying patient is accompanied by a parent or guardian or if such qualifying patient has been emancipated and shows proof of emancipation.

- E. A Marijuana Dispensary shall have displayed its state issued license, visible to the public, at all times.
- F. Each marijuana dispensary shall be operated from a permanent and fixed location. No marijuana dispensary shall be permitted to operate from a moveable, mobile, or transitory location. This subsection shall not prevent the physical delivery of marijuana to a customer, patient or the patient's primary caregiver at a location off of the premises of the permittee's marijuana dispensary, to the extent so allowed by law, if:
  - (1) the marijuana was lawfully purchased;
  - (2) the marijuana is delivered only by the permittee or an employee of the permittee;
  - (3) the marijuana is delivered only by the use of a motor vehicle, bicycle, or other lawful means of transportation; marijuana may not be delivered by drone or any remotely operated vehicle, or by any self-navigating vehicle unless a human occupies such self-navigating vehicle.
- G. Paraphenalia designed or intended for use in consuming marijuana may be sold at a marijuana dispensary.
- H. A Marijuana Dispensary shall provide adequate security on the premises of themarijuana dispensary including, but not limited to, the following:
  - (1) Security surveillance cameras installed to monitor the main entrance along with the interior and exterior of the premises to discourage and to facilitate the reporting of criminal acts and nuisance activities occurring at the premises. Security video shall be preserved for at least 72 hours by the permittee;
  - (2) Alarm systems which are professionally monitored and maintained in good working conditions;
  - (3) A locking safe permanently affixed to the premises, or a locked secure storage room, that is suitable for storage of all of the saleable inventory of marijuana if marijuana is to be stored overnight on the premises; and
  - (4) Exterior lighting that illuminates the exterior walls of the business and is compliant with the City Code.
- I. Location.

- (1) A Dispensary may not be located within 500 feet of a then existing elementary or secondary school, state licensed child day-care center or church (see § 655.010 B(26) for definition of 'then existing').
- (2) In the case of a freestanding facility, the distance between the facility and the school, daycare, or church shall be measured from the external wall of the facility structure closest in proximity to the schoo I, daycare, or church to the closest point of the property line of the school, daycare, or church. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility. In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, daycare, or church shall be measured from the property line of the school, daycare, or church to the facility's entrance or exit closest in proximity to the school, daycare, or church. If the school, daycare, or church is part of a large r structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility. Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.
- (3) The Board of Aldermen may reduce this distance by resolution if an applicant shows good for the same. The determination of what constitutes good cause shall be in the sole discretion of the Board of Aldermen.

#### 655.035 Offsite Storage Facilities.

Marijuana Dispensaries may operate an Offsite Storage Facility for storage of products and inventory. A single Offsite Storage Facility may only be used by a single Entity licensed as a Marijuana Dispensary. An Offsite Storage Facility shall not be open to the public. An Offsite Storage Facility shall comply with the same requirements of a dispensary in regard to location, security, and odor control.

#### 655.040 Marijuana-Infused Products Manufacturing Facility

- A. No permit shall be issued or renewed for a Marijuana-Infused Products Manufacturing Facility that does not meet the standards of this section.
- B. Distance Requirement. No Marijuana-Infused Products Manufacturing Facility using any combustible gases or CO2 in the extraction process shall be located within 500 feet of a then existing elementary or secondary school, licensed child day care center, or church. Any other Marijuana-Infused Products Manufacturing Facility many be located in any location where a Medical Marijuana Dispensary may be located as detailed above. Measurements shall be in a method consistent with the city's existing liquor license measurement standard. The Board of Aldermen may reduce this distance by resolution if an applicant shows good for the same. The determination of what constitutes good cause shall be in the sole discretion of the Board of Aldermen.

- C. Outdoor Operations or Storage. All operations and all storage of materials, products, or equipment shall be within a fully secured area inside the building structure or outdoors on the property in an area enclosed by a fence with razor wire at least ten (10) feet in height, not including the razor wire or such other alternative security measures approved by the Board of Aldermen.
- D. Onsite Usage Prohibited. No marijuana may be smoked, ingested, or otherwise consumed on the premises of any Marijuana-Infused Products Manufacturing Facility at any time.
- E. Display of Licenses Required. The Marijuana-Infused Products Manufacturing Facility license issued by the State of Missouri shall be displayed in a prominent place in plain view near the front desk of the facility.
- F. The City may revoke the business license of the facility for violations of this section.

#### 655.050 Marijuana Cultivation and Testing Facilities

- A. No permit shall be issued or renewed for a Marijuana-Cultivation or Testing Facility that does not meet the standards of this section.
- B. Distance Requirement.
  - (1) No Marijuana Cultivation Facility shall be located within 500 feet of a then existing elementary or secondary school, state licensed child day-care center or church(see § 655.010 B(26) for definition of 'then existing').
  - (2) In the case of a freestanding facility, the distance between the facility and the school, daycare, or church shall be measured from the external wall of the facility structure closest in proximity to the school, daycare, or church to the closest point of the property line of the school, daycare, or church. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility. In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, daycare, or church shall be measured from the property line of the school, daycare, or church to the facility's entrance or exit closest in proximity to the school, daycare, or church. If the school, daycare, or church is part of a large r structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility. Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.
  - (3) The Board of Aldermen may reduce this distance by resolution if an applicant shows good for the same. The determination of what constitutes good cause shall be in the sole discretion of the Board of Aldermen.
- C. Outdoor Operations or Storage. All operations and all storage of materials, products, or equipment shall be within a fully secured area inside the building

structure or outdoors on the property in an area enclosed by a fence with razor wire at least ten (10) feet in height, not including the razor wire or such other alternative security measures approved by the Board of Aldermen.

- D. Onsite Usage Prohibited. No marijuana may be smoked, ingested, or otherwise consumed on the premises of any Medical Marijuana Cultivation Facility at any time.
- E. Display of Licenses Required. The Medical Marijuana Cultivation Facility license issued by the State of Missouri shall be displayed in a prominent place in plain view near the front entrance of the facility.
- F. The City may revoke the business license of the facility for violations of this section after notice and an opportunity for a hearing

#### 655.060 Disposal of Medical Marijuana

No person shall dispose of Marijuana or Marijuana-Infused products in an unsecured waste receptacle not in possession and control of the Licensee and designed to prohibit unauthorized access.

#### 655.070 Edible Marijuana, Labling Requirements.

- A. No edible marijuana-infused product, packaging, or logo sold in this City pursuant to Article XIV of the Missouri Constitution shall be designed in the shape of a human, animal, or fruit, including realistic, artistic, caricature, or cartoon renderings. However, geometric shapes, including, but not limited to, circles, squares, rectangles, and triangles, shall be permitted.
- B. Each package, or packages with or within a package, containing an edible marijuana-infused product with ten or more milligrams of tetrahydrocannabinols (THC) shall be stamped with a universal symbol for such products, which shall consist of the following:
  - (1) A diamond containing the letters "THC";
  - (2) The letter "M" located under the "THC" within the diamond, to signify that the product is for medical purposes; and
  - (3) The number of milligrams of THC in the package.

The universal symbol shall be placed on the front of the package in red and white print and shall measure one-half inch by one-half inch from point to point.



**SECTION 2:** Chapter 225 of the City Code is hereby amended by adding one new section to read as follows:

#### 225.080 Marijuana Odors and Smoke Declared to be a Nuisance.

Any medical marijuana facility, microbusiness, comprehensive marijuana facility authorized by Article XIV of the Missouri Constitution which generates marijuana smoke or odor that is capable of being detected by a person of ordinary senses (including but not limited to any police officer) beyond the property line of the facility is hereby declared to be a nuisance. In addition to any other remedy provided for the abatement of nuisances, the City may revoke the business license of any such facility for violation of this section after notice and the opportunity for a hearing.

**SECTION 3:** Chapter 215 of the City Code is hereby amended by

A. Repealing the following sections:

§ 215.040 Definitions

§ 215.078 Disposal Of Medical Marijuana.

§ 215.077 Administration Of Medical Marijuana In A Public Place Prohibited.

§ 215.079 Driving Under the Influence of Marijuana.

And

B. Enacting two new sections in lieu thereof to read as follows:

#### 215.040 Definitions.

As used in this Article, the following terms shall mean:

#### ADMINISTER

To apply a controlled substance, whether by injection, inhalation, ingestion, or any other means, directly to the body of a patient or research subject by:

- 1. A practitioner (or, in his/her presence, by his/her authorized agent); or
- 2. The patient or research subject at the direction and in the presence of the practitioner.

#### **CONTROLLED SUBSTANCE**

A drug, substance or immediate precursor in Schedules I through V listed in Chapter 195, RSMo.

#### **DELIVER or DELIVERY**

The actual, constructive or attempted transfer from one (1) person to another of drug paraphernalia or of a controlled substance, or an imitation controlled substance, whether or not there is an agency relationship, and includes a sale.

#### **DEPRESSANT OR STIMULANT SUBSTANCE**

- 1. A drug containing any quantity of barbituric acid or any of the salts of barbituric acid or any derivative of barbituric acid which has been designated by the United States Secretary of Health and Human Services as habit forming under 21 U.S.C. Section 352(d);
- 2. A drug containing any quantity of:
  - a. Amphetamine or any of its isomers;
  - b. Any salt of amphetamine or any salt of an isomer of amphetamine; or
- c. Any substance the United States Attorney General, after investigation, has found to be, and by regulation designated as, habit forming because of its stimulant effect on the central nervous system;
- 3. Lysergic acid diethylamide; or
- 4. Any drug containing any quantity of a substance that the United States Attorney General, after investigation, has found to have, and by regulation designated as having, a potential for abuse because of its depressant or stimulant effect on the central nervous system or its hallucinogenic effect.

#### **DISPENSE**

To deliver a narcotic or controlled dangerous drug to an ultimate user or research subject by or pursuant to the lawful order of a practitioner, including the prescribing, administering, packaging, labeling, or compounding necessary to prepare the substance for such delivery. "Dispenser" means a practitioner who dispenses.

#### **DISTRIBUTE**

To deliver other than by administering or dispensing a controlled substance.

#### DRUG PARAPHERNALIA

1. All equipment, products and materials of any kind which are used, intended for use, or designed for use, in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, storing, containing, concealing, injecting, ingesting, inhaling, or otherwise introducing into the human body a controlled substance or an imitation controlled substance in violation of

Sections 195.005 to 195.425, RSMo. It includes, but is not limited to:

- a. Kits used, intended for use, or designed for use in planting, propagating, cultivating, growing or harvesting of any species of plant which is a controlled substance or from which a controlled substance can be derived;
- b. Kits used, intended for use, or designed for use in manufacturing, compounding, converting, producing, processing, or preparing controlled substances or imitation controlled substances:
- c. Isomerization devices used, intended for use, or designed for use in increasing the potency of any species of plant which is a controlled substance or an imitation controlled substance:
- d. Testing equipment used, intended for use, or designed for use in identifying, or in analyzing the strength, effectiveness or purity of controlled substances or imitation controlled substances;
- e. Scales and balances used, intended for use, or designed for use in weighing or measuring controlled substances or imitation controlled substances;
- f. Diluents and adulterants, such as quinine hydrochloride, mannitol, mannite, dextrose and lactose, used, intended for use, or designed for use in cutting controlled substances or imitation controlled substances:
- g. Blenders, bowls, containers, spoons and mixing devices used, intended for use, or designed for use in compounding controlled substances or imitation controlled substances:
- h. Reserved.
- i. Capsules, balloons, envelopes and other containers used, intended for use, or designed for use in packaging small quantities of controlled substances or imitation controlled substances;
- j. Containers and other objects used, intended for use, or designed for use in storing or concealing controlled substances or imitation controlled substances;
- k. Hypodermic syringes, needles and other objects used, intended for use, or designed for use in parenterally injecting controlled substances or imitation controlled substances into the human body;
- I. Objects used, intended for use, or designed for use in ingesting, inhaling, or otherwise introducing, cocaine, hashish, or hashish oil into the human body, except those designed or intended for use with marijuana, such as:
- (1) Metal, wooden, acrylic, glass, stone, plastic, or ceramic pipes with or without screens, permanent screens, hashish heads, or punctured metal bowls;
- (2) Water pipes;
- (3) Carburetion tubes and devices:
- (4) Smoking and carburetion masks;

- (5) Roach clips, meaning objects used to hold burning material, except those for use with marijuana, cigarette, that has become too small or too short to be held in the hand;
- (6) Miniature cocaine spoons and cocaine vials;
- (7) Chamber pipes;
- (8) Carburetor pipes;
- (9) Electric pipes;
- (10) Air-driven pipes;
- (11) Chillums;
- (12) Bongs;
- (13) Ice pipes or chillers;
- (14) Substances used, intended for use, or designed for use in the manufacture of a controlled substance.
- 2. In determining whether an object, product, substance, or material is drug paraphernalia, a court or other authority should consider, in addition to all other logically relevant factors, the following:
- a. Statements by an owner or by anyone in control of the object concerning its use;
- b. Prior convictions, if any, of an owner, or of anyone in control of the object, under any State or Federal law relating to any controlled substance or imitation controlled substance:
- c. The proximity of the object, in time and space, to a direct violation of this chapter or Chapter 579, RSMo.;
- d. The proximity of the object to controlled substances or imitation controlled substances:
- e. The existence of any residue of controlled substances or imitation controlled substances on the object;
- f. Direct or circumstantial evidence of the intent of an owner, or of anyone in control of the object, to deliver it to persons whom he/she knows, or should reasonably know, intend to use the object to facilitate a violation of this chapter or Chapter 579 RSMo.; the innocence of an owner, or of anyone in control of the object, as to a direct violation of this chapter or Chapter 579, RSMo., shall not prevent a finding that the object is intended for use, or designed for use as drug paraphernalia;
- g. Instructions, oral or written, provided with the object concerning its use;
- h. Descriptive materials accompanying the object which explain or depict its use;
- i. National or local advertising concerning its use;
- j. The manner in which the object is displayed for sale;
- k. Whether the owner, or anyone in control of the object, is a legitimate supplier of like or related items to the community, such as a licensed distributor or dealer of tobacco products;

- I. Direct or circumstantial evidence of the ratio of sales of the object to the total sales of the business enterprise;
- m. The existence and scope of legitimate uses for the object in the community;
- n. Expert testimony concerning its use;
- o. The quantity, form or packaging of the product, substance or material in relation to the quantity, form or packaging associated with any legitimate use for the product, substance or material:

#### HALLUCINOGENIC SUBSTANCES

Including lysergic acid diethylamide, mescaline, psilocybin, and various types of methoxyamphetamines.

#### **IMITATION CONTROLLED SUBSTANCE**

A substance that is not a controlled substance, which by dosage unit appearance (including color, shape, size and markings), or by representations made, would lead a reasonable person to believe that the substance is a controlled substance. In determining whether the substance is an imitation controlled substance the court or authority concerned should consider, in addition to all other logically relevant factors, the following:

- 1. Whether the substance was approved by the Federal Food and Drug Administration for over-the-counter (non-prescription or non-legend) sales and was sold in the Federal Food and Drug Administration-approved package, with the Federal Food and Drug Administration-approved labeling information;
- 2. Statements made by an owner or by anyone else in control of the substance concerning the nature of the substance, or its use or effect;
- 3. Whether the substance is packaged in a manner normally used for illicit controlled substances;
- 4. Prior convictions, if any, of an owner, or anyone in control of the object, under State or Federal law related to controlled substances or fraud:
- 5. The proximity of the substances to controlled substances;
- 6. Whether the consideration tendered in exchange for the non-controlled substance substantially exceeds the reasonable value of the substance considering the actual chemical composition of the substance and, where applicable, the price at which over-the-counter substances of like chemical composition sell. An imitation controlled substance does not include a non-controlled substance that was initially introduced in commerce prior to the initial introduction into commerce of the controlled substance which it is alleged to imitate. Furthermore, an imitation controlled substance does not include a placebo or registered investigational drug either of which was manufactured, distributed, possessed or delivered in the ordinary course of professional practice or research.
- 7. Stimulants such as amphetamines and methamphetamines.
- 8. Barbiturates and other depressants such as amobarbital, secobarbital,

pentobarbital, phenobarbital, methaqualone, phencyclidine, and diazepam.

#### LICENSE or LICENSED

Persons required to obtain annual registration as issued by the State Division of Health as provided by Section 195.030, RSMo.

#### **MANUFACTURE**

The production, preparation, propagation, compounding, or processing of drug paraphernalia or of a controlled substance, or an imitation controlled substance, either directly or by extraction from substances of natural origin, or independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis, and includes any packaging or repackaging of the substance or labeling or relabeling of its container. This term does not include the preparation or compounding of a controlled substance or an imitation controlled substance by an individual for his/her own use or the preparation, compounding, packaging or labeling of a narcotic or dangerous drug:

- 1. By a practitioner as an incident to his/her administering or dispensing of a controlled substance or an imitation controlled substance in the course of his/her professional practice; or
- 2. By a practitioner or by his/her authorized agent under his/her supervision, for the purpose of, or as an incident to, research, teaching or chemical analysis and not for sale.

#### **MARIJUANA**

All parts of the plant genus Cannabis in any species or form thereof, including, but not limited to Cannabis Sativa L., except industrial hemp, Cannabis Indica, Cannabis Americana, Cannabis Ruderalis, and Cannabis Gigantea, whether growing or not, the seeds thereof, the resin extracted from any part of the plant; and every compound, manufacture, sale, derivative, mixture, or preparation of the plant, its seeds or resin. It does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil or cake, or the sterilized seed of the plant which is incapable of germination.

#### **PERSON**

An individual, corporation, government, or governmental subdivision or agency, business trust, estate, trust, partnership, joint venture, association, or any other legal or commercial entity.

#### **PHARMACIST**

A licensed pharmacist as defined by the laws of this State, and where the context so requires, the owner of a store or other place of business where controlled substances are compounded or dispensed by a licensed pharmacist; but nothing in this section shall be construed as conferring on a person who is not registered or licensed as a pharmacist any authority, right or privilege that is not granted to him/her by the pharmacy laws of this State.

#### PRACTITIONER

A physician, dentist, optometrist, podiatrist, veterinarian, scientific investigator, pharmacy, hospital or other person licensed, registered or otherwise permitted by this State to distribute, dispense, conduct research with respect to or administer or to use in teaching or chemical analysis, a controlled substance in the course of professional practice or research in this State, or a pharmacy, hospital or other institution licensed,

registered, or otherwise permitted to distribute, dispense, conduct research with respect to or administer a controlled substance in the course of professional practice or research.

#### **PRESCRIPTION**

A written order and, in cases of emergency, a telephone order, issued by a practitioner in good faith in the course of his/her professional practice to a pharmacist for a drug or a particular patient which specifies the date of its issue, the name and address of the patient (and, if such drug is prescribed for an animal, the species of such animal), the name and quantity of the drug prescribed, the directions for use of such drug, and the signature of the practitioner.

#### PRIMARY CAREGIVER

An individual twenty-one (21) years of age or older who has significant responsibility for managing the well-being of a qualifying patient and who is designated as such on the primary caregiver's application for an identification card under the provisions of Article XIV, Section 1, of the Missouri Constitution or in other written notification to the Missouri Department of Health and Senior Services.

#### **PRODUCTION**

Includes the manufacture, planting, cultivation, growing or harvesting of drug paraphernalia or of a controlled substance or an imitation controlled substance.

#### **QUALIFYING PATIENT**

A Missouri resident diagnosed with at least one (1) qualifying medical condition as defined by Article **XIV**, Section 1, of the Missouri Constitution.

#### WAREHOUSEMAN

A person who, in the usual course of business, stores drugs for others, lawfully entitled to possess them and who has no control over the disposition of such drugs except for the purpose of such storage.

#### **WHOLESALER**

A person who supplies drug paraphernalia or controlled substances or imitation controlled substances that he himself has not produced or prepared, on official written orders, but not on prescriptions.

#### 215.079 Driving Under The Influence Of Marijuana.

A. A person commits the offense of driving under the influence of marijuana if he/she operates a motor vehicle under the influence of marijuana. For the purpose of determining the presence of marijuana in a person's blood under this Section, a test shall be conducted in accordance with the provisions of Sections 342.040 through 342.060 of Chapter 342 of this Code of Ordinances. Provided however that the presence of marijuana in the defendant's system alone shall not be suffient proof that the defendant was under the influence of marijuana.

B. Any violation of this Section shall be punished in accordance with the provisions of Section 100.110 of this Code of Ordinances.

**SECTION 4:** Chapter 215 of the City Code is hereby amended by adding one new Article to read as follows:

#### 215.700 Residential Cultivation, Marijuana

- A. To the extent allowed by State law, marijuana for medicinal purposes may be cultivated in a residential structure, provided:
  - (1) The structure is the primary residence of a Primary Caregiver or Qualifying Patient and the marijuana is grown solely for the use of the Qualifying Patient who resides there or who is under the care of the Primary Caretaker.
  - (2) The residence has operating systems to assure that the emission of fumes or vapors connected with the cultivation are not allowed out of the building, or if the residence is in a multifamily building, that such fumes and vapors are not allowed into any other residence.
- B. To the extent allowed by State law, marijuana for recreational purposes may be cultivated in a residential structure, provided:
  - (1) Cultivation is limited to six flowering, six non-flowering, and six clone plants and must be for non-commercial use.
- (2) The residence has operating systems to assure that the emission fumes or vapors connected with the cultivation is not allowed out of the building, or if the residence is a multifamily building, that such fumes and vapors are not allowed into any other residence.
  - (3) The cultivation must comply with the requirements of the Department and the person cultivating must have obtained a registration card from the Department.
  - (4) The plants and any marijuana produced by the plants in excess of three ounces must be kept at one private residence and in a locked place.
  - (5) Not more than twelve flowering marijuana plants may be kept in or on the grounds of a private residence at one time.
  - (6) That marijuana plants may not be visible by normal, unaided vision from a public place.
- C. No manufacturing of marijuana products shall occur in any residence.
- D. The cultivation must comply with the security and other requirements of state law and the rules of the Division of Health and Senior Services.

E. the resident has notified the City Clerk, including providing proof of eligibility, on a form provide by the City Clerk, so that law enforcement and code officials will be aware that the cultivation is lawfully taking place.

#### 215.710 Residential Consumption.

- A. Persons may consume marijuana in their private residence, or in the residence of another with permission, but may not dispense or smoke marijuana in such a manner that the marijuana smoke or odor, exits the residence. If marijuana smoke or odor is capable of being detected by a person of ordinary senses (including but not limited to any police officer) beyond the property line of single family home or outside of the owned or leased premises of a duplex or multifamily unit there shall be a rebuttable presumption that this section has been violated. In a multifamily or similar dwelling, medical marijuana may not be dispensed or consumed in any common area.
- B. Violation of this provision shall be punishable by a fine not to exceed One Hundred Dollars (\$100.00).

#### 215.720 Illegal Possession and Transportation.

- A. No person under the age of 21 years may possess, use, ingest, inhale, transport, deliver with or without consideration, marijuana or marijuana paraphenalia, except that qualified patients under the age of twenty-one years (21) years may possess medical marijuana or paraphernalia to the extent allowed by law.
  - (1) If the violation of this Section involves three ounces of marijuana or less, the penalty shall be punishable by a fine not to exceed One Hundred Dollars (\$100.00)
- B. No person may possess more than three ounces (3 oz) of recreational marijuana nor more than allowed by Missouri Law of medical marijuana.

#### C. Illegal Growing:

- (1) Possessing, transporting, planting, cultivating, harvesting, drying, processing, or manufacturing more than six flowering marijuana plants, six nonflowering marijuana plants (over fourteen inches tall), and six clones (plants under fourteen inches tall); or
- (2) possessing, transporting, planting, cultivating, harvesting, drying, processing, or manufacturing marijuana plants without beingregistered with the Department of Health and Senior Servies for cultivation of marijuana plants: or
- (3) growing or possession of such plants by a person under the age of twenty-one years old.
- (4) failing to keep in excess of three ounces of such plants in a locked space not visible by normal. unaided vision from a public place; or

- D. Sale to Persons Under Twenty-One. No person shall deliver to, transfer to, or sell sell to persons twenty-one years of age or older marijuana or marijuana paraphernalia.
- E. Penalties. Subject to the limitations of this section, a person who possesses not more than twice the amount of marijuana allowed pursuant to this subsection, produces not more than twice the amount of marijuana allowed pursuant to this subsection, delivers without receiving any consideration or remuneration to a person who is at least twenty-one years of age not more than twice the amount of marijuana allowed by this subsection, or possesses with intent to deliver not more than twice the amount of marijuana allowed by this subsection:
  - (1) For a first violation, is subject to an ordinance violation punishable by a fine not exceeding two hundred and fifty dollars and forfeiture of the marijuana:
  - (2) For a second violation and subsequent violations, is subject to an ordinance violation punishable by a fine not exceeding five hundred dollars and forfeiture of the marijuana:
  - (3) A person under twenty-one years of age is subject to a fine not to exceed two hundred and fifty dollars. Any such person shall be provided the option of attending up to eight hours of drug education or counseling in lieu of the fine: and
  - (4) In lieu of payment, penalties under this subsection may be satisfied by the performance of community service. The rate of pay-down associated with said service option will be the greater of \$15 or the minimum wage in effect at the time of judgment.

## 215.730 Motor Vehicle Offenses Involving Marijuana. It shall be unlawful for any person to:

- A. Operating or being in physical control of any motor vehicle, train, aircraft, motorboat, or other motorized form of transport while under the influence of marijuana. Notwithstanding the foregoing, a conviction of a person who is at least twenty-one years of age for any applicable offenses shall require evidence that the person was in fact under the influence of marijuana at the time the person was in physical control of the motorized form of transport and not solely on the presence of tetrahydrocannabinol (THC) or THC metabolites, or a combination thereof, in the person's system;
- B. Consumption of marijuana while operating or being in physical control of a motor vehicle, train, aircraft, motorboat, or other motorized fonn of transport while it is being operated;
- C. Smoking marijuana within a motor vehicle, train, aircraft. motorboat, or other motorized fonn of transport while it is being operated;

215.740 Possession or Consumption Prohibited on Certain Property. If shall be unlawfull for an person to be in possession or consumption of marijuana or possession of marijuana accessories on the grounds of a public or private preschool, elementary or secondary school, institution of higher education, in a school bus, or on the grounds of any correctional facility.

#### 215.750 Public Consumption.

City Clerk

- A. Smoking marijuana in a location where smoking tobacco is prohibited.
- B. Consumption of marijuana in a public place, other than in an area authorized by the the City for that purpose is prohibited.
- C. Restaurants serving food which contains marijuana must register with the City and provide notice on all public entrances and on all menus that certain food contains marijuana.
- D. Violation of this Section shall be punishable by a fine not to exceed One Hundred Dollars (\$100.00) for the first offense and not more than Five Hundred Dollars (\$500.00) as well as confiscation of the marijuana for subsequent offenses.

**SECTION 5:** The provisions of any ordinance or code section in conflict with any provision of this ordinance are hereby repealed to the extent of such conflict.

**SECTION 6:** This ordinance shall be in full force and effect from and after the date of its passage and approval.

**SECTION 7:** The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

Read two times and PASSE aye and nay votes being red	•	en thisday of	, <u>2023,</u> the
ALDERMAN ARNOLD ALDERMAN CLEAVER ALDERMAN MILLS	AL	.DERMAN BRAY .DERMAN KNOX .DERMAN SKINNER	
Mayor Approved as to form:	(in the event of a tie on	ly)	
Lauber Municipal Law City Attorney ATTEST:		ke Todd ayor	
 Jamie Logan			

CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM		
MEETING DATE	09/11/2023	
BILL NUMBER	B23-30	
AGENDA TITLE	AN ORDINANCE OF THE CITY OF GRAIN VALLEY AMENDING THE CITY CODE REGARDING MARIJUANA	
REQUESTING DEPARTMENT	POLICE	
PRESENTER	Ed Turner, Chief of Police	
FISCAL INFORMATION	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available:	N/A
	New Appropriation Required:	[]Yes [X]No
PURPOSE	To amend City Code Chapter 215 regulating marijuana and the use there of	
BACKGROUND	The City of Grain Valley originally regulated marijuana under the State of Missouri medical marijuana requirements. The addition of recreational marijuana at the state level requires municipalities to amend city ordinances. This ordinance will align Grain Valley with the statutory requirements. Effective December 6,2018, the Missouri Constitution was amended by adding Article XIV, Section 1, pertaining to medical marijuana. Effective December 8, 2022, the Missouri Constitution was further amended by adding Article XIV, Section 2, through Amendment 3 regarding recreational marijuana.	
SPECIAL NOTES	N/A	
ANALYSIS	N/A	
PUBLIC INFORMATION PROCESS	N/A	

BOARD OR COMMISSION RECOMMENDATION	N/A
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Ordinance

# CITY OF GRAIN VALLEY

# STATE OF MISSOURI

BILL NO. *B*23-30

ORDINANCE NO.
SECOND READING
FIRST READING

# AN ORDINANCE OF THE CITY OF GRAIN VALLEY AMENDING THE CITY

CODE REGARDING MARIJUANA

**WHEREAS**, Effective December 6<sup>th</sup>, 2018, the Missouri Constitution was amended by adding Article XIV, Section 1, pertaining to medical marijuana; and

**WHEREAS**, effective December 8<sup>th</sup>, 2022, the Missouri Constitution was further amended by addeding Article XIV, Section 2, regarding recreational marijuana;

**WHEREAS**, it is necessary to amend the ordinances of this City to conform to the provisions of the Constitution; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI AS FOLLOWS:

**SECTION 1:** The Code of the City of Grain Valley is hereby amended by repealing Chapter 655 and enacting one new Chapter in lieu thereof to read as follows:

CHAPTER 655 MARIJUANA

#### 655.010 Definitions

- A. Any term not specifically defined in this Chapter shall have the definition set forth in Article XIV of the Constitution, if any.
- B. Specific Definitions. Unless the context indicates otherwise, the following terms shall have the meaning setforth herein.
  - (1) "Administer" means the direct application of marijuana to a Qualifying Patient by way of any of the following methods:
    - a. Ingestion of capsules, teas, oils, and other marijuana-infused products;
    - b. Vaporization or smoking of dried flowers, buds, plant material, extracts, or oils;
    - c. Application of ointments or balms;
    - d. Transdermal patches and suppositories;
    - e. Consuming marijuana-infused food products.

- (2) 'Church' means a permanent building primarily and regularly used as a place of religious worship.
- (3) 'Comprehensive Facility' means a comprehensive marijuana cultivation facility, comprehensive marijuana dispensary facility, or a comprehensive marijuana-infused products manufacturing facility.
- (4) 'Comprehensive Marijuana Cultivation Facility' means a facility licensed by the department to acquire, cultivate, process, package, store on site or off site, transport to or from, and sell marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones) to a medical facility, comprehensive facility, or marijuana testing facility. A comprehensive marijuana cultivation facility need not segregate or account for its marijuana products as either non-medical marijuana or medical marijuana. A comprehensive marijuana cultivation facility's authority to process marijuana shall include the creation of prerolls. but shall not include the manufacture of marijuana-infused products.
- (5) 'Comprehensive Marijuana Dispensary Facility' means a facility licensed by the Department to acquire, process, package, store on site or off site, sell, transport to or from, and deliver marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones), marijuana-infused products, and drug paraphernalia used to administer marijuana as provided for in this section to a qualifying patient or primary caregiver, as those terms are defined in section I of Article XIV, or to a consumer, anywhere on the licensed property or to any address as directed by the patient, primary caregiver, or consumer and consistent with the limitations of this Article and as otherwise allowed by law, to a comprehensive facility, a marijuana testing facility, or a medical facility. Comprehensive dispensary facilities may receive transaction orders at the dispensary directly from the consumer in person, by phone, or via the internet including from a third party. A comprehensive marijuana dispensary facility need not segregate or account for its marijuana products as either non-medical marijuana or medical marijuana, but shall collect all appropriate tangible personal property sales tax for each sale, as set forth in this Article and provided for by general or local law. A comprehensive marijuana dispensary facility's authority to process marijuana shall include the creation of prerolls.
- (6) 'Comprehensive Marijuana-Infused Products Manufacturing Facility' means a facility licensed by the Department to acquire, process, package, store, manufacture, transport to or from a medical facility, comprehensive facility, or marijuana testing facility, and sell marijuana-infused products, prerolls, and infused prerolls to a marijuana dispensary facility, a marijuana testing facility, or another marijuana-infused products manufacturing facility. A comprehensive marijuana-infused products manufacturing facility need not segregate or account for its marijuana products as either non-medical marijuana or medical marijuana.
- (7) 'Constitution' shall mean the Constitution of the State of Missouri.

- (8) 'Consumer' means a person who is at least twenty-one years of age.
- (9) 'Daycare' means a child-care facility, as defined by section 215.201, RSMo., or successor provisions, that is licensed by the state of Missouri.
- (10) 'Department' means the Department of Health and Senior Services, or its successor agency.
- (11) 'Directly' For the purpose of this chapter the term 'directly' shall mean the shortest possible practicable route from the Medical Marijuana Facility to the permitted destination or destinations, without any voluntary detours or additional stops.
- (12) Enclosed, Locked Facility
  - a. An indoor stationary closet, room, garage, greenhouse, or other comparable fully enclosed space equipped with locks or other functioning security devices that permit access only to the qualifying patient(s) or primary caregiver(s) who have informed the department that this is the space where they will cultivate marijuana; or
  - b. An outdoor stationary structure:
    - That is enclosed on all sides, except at the base, by chain-link fencing, wooden slats, or a similar material that is anchored, attached or affixed to the ground and that cannot be accessed from the top;
    - ii. In which the plants are not visible to the unaided eye from an adjacent property when viewed by an individual at ground level or from a permanent structure at any level; and
    - iii. That is equipped with locks or other security devices that restrict access to only the qualifying patient(s) or primary caregiver(s) who have informed the department that this is the space where they will cultivate marijuana.
- (13) 'Fine' when used herein shall mean a monetary fine imposed by the Municipal Court for this City.
- (14) 'Marijuana' or 'Marihuana' means Cannabis indica, Cannabis sativa, and Cannabis ruderalis, hybrids of such species, and any other strains commonly understood within the scientific community to constitute marijuana, as well as resin extracted from the plant and marijuana-infused products. 'Marijuana' or 'Marihuana' do not include industrial hemp containing a crop-wide average tetrahydrocannabinol concentration that does not exceed three-tenths of one percent on a dry weight basis, or commodities or products manufactured from industrial hemp.

- (15) 'Marijuana Business' means any facility licensed by the Department of Health and Senior Services under the authority granted by Article XIV of the Constitution.
- (16) 'Marijuana Dispensary' means either a Medical Marijuana Dispensary, a Comprehensive Marijuana Dispensary, or a Micro-Business as those terms are defined in Art. XIV of the Constitution.
- (17) 'Marijuana Facility' shall mean a medical marijuana facility or a comprehensive facility as that term is defined by Art. XIV Section 2 of the Constitution.
- (18) 'Marijuana-Infused Products' means products that are infused with marijuana or an extract thereof and are intended for use or consumption other than by smoking, including, but not limited to, edible products, ointments, tinctures, and concentrates.
- (19) 'Medical Marijuana Cultivation Facility' means a facility licensed by the Department, to acquire, cultivate, process, store, transport, and sell marijuana to a Medical Marijuana Dispensary Facility, Medical Marijuana Testing Facility, or to a Medical Marijuana-Infused Products Manufacturing Facility and shall also mean a Comprehensive Marijuana Cultivation Facility, as that term is defined in Article XIV of the Constitution.
- (20) 'Medical Marijuana Dispensary Facility' means a facility licensed by the Department, to acquire, store, sell, transport, and deliver marijuana, marijuana-infused products, and drug paraphernalia used to administer marijuana as provided for in this section to a Qualifying Patient, a Primary caregiver, another Medical Marijuana Dispensary Facility, a Medical Marijuana Testing Facility, or a Medical Marijuana-Infused Products Manufacturing Facility.
- (21) 'Medical Marijuana-Infused Products Manufacturing Facility' means a facility licensed by the Department, to acquire, store, manufacture, transport, and sell marijuana-infused products to a Medical Marijuana Dispensary Facility, a Medical Marijuana Testing Facility, or to another Medical Marijuana-Infused Products Manufacturing Facility.
- (22) 'Microbusiness Dispensary Facility' The term "microbusiness dispensary facility" means a facility licensed by the Department to acquire, process, package, store on site or offsite, sell, transport to or form, and deliver marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones), marijuana-infused products, and drug paraphernalia used to administer marijuana as provided for in this section to a consumer, qualifying patient, as the term is defined in Section I of Article XIV of the Missouri Constitution, anywhere on the licensed property or to any address as directed by the consumer, qualifying patient, or primary caregiver and, consistent with the limitations of such Article XIV and as otherwise allowed by law, a microbusiness wholesale facility, or a marijuana testing facility. Microbusiness dispensary facilities may receive transaction orders at the dispensary directly from the consumer in person, by phone, or via internet, including from a third

- party. A microbusiness dispensary facility's authority to process marijuana shall include the creation of prerolls.
- (23) 'Microbusiness Wholesale Facility' The term "microbusiness wholesale facility" means a facility licensed by the Department to acquire, cultivate, process, package, store on site or off site, manufacture, transport to or from, deliver, and sell marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones), and marijuana infused products to a microbusiness dispensary facility, other microbusiness wholesale facility, or marijuana testing facility. A microbusiness wholesale facility may cultivate up to 250 flowering marijuana plants at any given time. A microbusiness wholesale facility's authority to process marijuana shall include the creation of prerolls and marijuana infused products.
- (24) 'Primary caregiver' means a person designated as such by the Department.
- (25) 'Qualifying Patient' means a person designated as such by the Department.
- (26) 'Then existing' shall mean any school, child day-care center, or church with a written building permit from the city to be constructed, or under construction, or completed and in use at the time a business regulated under this Chapter first applies for either zoning or a building permit, whichever comes first.

#### 655.020 Business License; No additional licenses.

Marijuana Businesses shall be required to have a city business license as required in Chapter 605 but shall not be required to have any other city issued license.

#### 655.030 Marijuana Dispensaries

- A. Marijuana Dispensaries shall not be open to the public or make any sales between the hours of 6:00 p.m. and 8:00 a.m. Stated otherwise, Marijuana Dispensaries shall have an opening time no earlier than 8:00 a.m and a closing date of no later than 6:00 p.m for the purposes of being open to the public and making sales.
- B. No Marijuana, of any type, may be consumed on the premises of a Marijuana Dispensary, nor shall the licensee permit such consumption.
- C. Any Medical Marijuana Dispensary shall require any customer to display the customers permit card from the Department of Health and Senior Services or other proof of eligibility at the time of each purchase.
- D. No person under the age of twenty-one who is not a qualifying patient shall be allowed into a comprehensive marijuana dispensary facility. No person under the age of twenty-one shall be allowed into any micro-business dispensary. No

person under the age of eighteen years old shall be allowed into a medical marijuana dispensary. The foregoing notwithstanding, a qualifying patient who is too young to enter a medical marijuana dispensary, a comprehensive marijuana dispensary, or micro-business, may do so if such qualifying patient is accompanied by a parent or guardian or if such qualifying patient has been emancipated and shows proof of emancipation.

- E. A Marijuana Dispensary shall have displayed its state issued license, visible to the public, at all times.
- F. Each marijuana dispensary shall be operated from a permanent and fixed location. No marijuana dispensary shall be permitted to operate from a moveable, mobile, or transitory location. This subsection shall not prevent the physical delivery of marijuana to a customer, patient or the patient's primary caregiver at a location off of the premises of the permittee's marijuana dispensary, to the extent so allowed by law, if:
  - (1) the marijuana was lawfully purchased;
  - (2) the marijuana is delivered only by the permittee or an employee of the permittee;
  - (3) the marijuana is delivered only by the use of a motor vehicle, bicycle, or other lawful means of transportation; marijuana may not be delivered by drone or any remotely operated vehicle, or by any self-navigating vehicle unless a human occupies such self-navigating vehicle.
- G. Paraphenalia designed or intended for use in consuming marijuana may be sold at a marijuana dispensary.
- H. A Marijuana Dispensary shall provide adequate security on the premises of themarijuana dispensary including, but not limited to, the following:
  - (1) Security surveillance cameras installed to monitor the main entrance along with the interior and exterior of the premises to discourage and to facilitate the reporting of criminal acts and nuisance activities occurring at the premises. Security video shall be preserved for at least 72 hours by the permittee;
  - (2) Alarm systems which are professionally monitored and maintained in good working conditions;
  - (3) A locking safe permanently affixed to the premises, or a locked secure storage room, that is suitable for storage of all of the saleable inventory of marijuana if marijuana is to be stored overnight on the premises; and
  - (4) Exterior lighting that illuminates the exterior walls of the business and is compliant with the City Code.
- I. Location.

- (1) A Dispensary may not be located within 500 feet of a then existing elementary or secondary school, state licensed child day-care center or church (see § 655.010 B(26) for definition of 'then existing').
- (2) In the case of a freestanding facility, the distance between the facility and the school, daycare, or church shall be measured from the external wall of the facility structure closest in proximity to the schoo I, daycare, or church to the closest point of the property line of the school, daycare, or church. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility. In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, daycare, or church shall be measured from the property line of the school, daycare, or church to the facility's entrance or exit closest in proximity to the school, daycare, or church. If the school, daycare, or church is part of a large r structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility. Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.
- (3) The Board of Aldermen may reduce this distance by resolution if an applicant shows good for the same. The determination of what constitutes good cause shall be in the sole discretion of the Board of Aldermen.

#### 655.035 Offsite Storage Facilities.

Marijuana Dispensaries may operate an Offsite Storage Facility for storage of products and inventory. A single Offsite Storage Facility may only be used by a single Entity licensed as a Marijuana Dispensary. An Offsite Storage Facility shall not be open to the public. An Offsite Storage Facility shall comply with the same requirements of a dispensary in regard to location, security, and odor control.

# 655.040 Marijuana-Infused Products Manufacturing Facility

- A. No permit shall be issued or renewed for a Marijuana-Infused Products Manufacturing Facility that does not meet the standards of this section.
- B. Distance Requirement. No Marijuana-Infused Products Manufacturing Facility using any combustible gases or CO2 in the extraction process shall be located within 500 feet of a then existing elementary or secondary school, licensed child day care center, or church. Any other Marijuana-Infused Products Manufacturing Facility many be located in any location where a Medical Marijuana Dispensary may be located as detailed above. Measurements shall be in a method consistent with the city's existing liquor license measurement standard. The Board of Aldermen may reduce this distance by resolution if an applicant shows good for the same. The determination of what constitutes good cause shall be in the sole discretion of the Board of Aldermen.

- C. Outdoor Operations or Storage. All operations and all storage of materials, products, or equipment shall be within a fully secured area inside the building structure or outdoors on the property in an area enclosed by a fence with razor wire at least ten (10) feet in height, not including the razor wire or such other alternative security measures approved by the Board of Aldermen.
- D. Onsite Usage Prohibited. No marijuana may be smoked, ingested, or otherwise consumed on the premises of any Marijuana-Infused Products Manufacturing Facility at any time.
- E. Display of Licenses Required. The Marijuana-Infused Products Manufacturing Facility license issued by the State of Missouri shall be displayed in a prominent place in plain view near the front desk of the facility.
- F. The City may revoke the business license of the facility for violations of this section.

# 655.050 Marijuana Cultivation and Testing Facilities

- A. No permit shall be issued or renewed for a Marijuana-Cultivation or Testing Facility that does not meet the standards of this section.
- B. Distance Requirement.
  - (1) No Marijuana Cultivation Facility shall be located within 500 feet of a then existing elementary or secondary school, state licensed child day-care center or church(see § 655.010 B(26) for definition of 'then existing').
  - (2) In the case of a freestanding facility, the distance between the facility and the school, daycare, or church shall be measured from the external wall of the facility structure closest in proximity to the school, daycare, or church to the closest point of the property line of the school, daycare, or church. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility. In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, daycare, or church shall be measured from the property line of the school, daycare, or church to the facility's entrance or exit closest in proximity to the school, daycare, or church. If the school, daycare, or church is part of a large r structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility. Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.
  - (3) The Board of Aldermen may reduce this distance by resolution if an applicant shows good for the same. The determination of what constitutes good cause shall be in the sole discretion of the Board of Aldermen.
- C. Outdoor Operations or Storage. All operations and all storage of materials, products, or equipment shall be within a fully secured area inside the building

structure or outdoors on the property in an area enclosed by a fence with razor wire at least ten (10) feet in height, not including the razor wire or such other alternative security measures approved by the Board of Aldermen.

- D. Onsite Usage Prohibited. No marijuana may be smoked, ingested, or otherwise consumed on the premises of any Medical Marijuana Cultivation Facility at any time.
- E. Display of Licenses Required. The Medical Marijuana Cultivation Facility license issued by the State of Missouri shall be displayed in a prominent place in plain view near the front entrance of the facility.
- F. The City may revoke the business license of the facility for violations of this section after notice and an opportunity for a hearing

# 655.060 Disposal of Medical Marijuana

No person shall dispose of Marijuana or Marijuana-Infused products in an unsecured waste receptacle not in possession and control of the Licensee and designed to prohibit unauthorized access.

# 655.070 Edible Marijuana, Labling Requirements.

- A. No edible marijuana-infused product, packaging, or logo sold in this City pursuant to Article XIV of the Missouri Constitution shall be designed in the shape of a human, animal, or fruit, including realistic, artistic, caricature, or cartoon renderings. However, geometric shapes, including, but not limited to, circles, squares, rectangles, and triangles, shall be permitted.
- B. Each package, or packages with or within a package, containing an edible marijuana-infused product with ten or more milligrams of tetrahydrocannabinols (THC) shall be stamped with a universal symbol for such products, which shall consist of the following:
  - (1) A diamond containing the letters "THC";
  - (2) The letter "M" located under the "THC" within the diamond, to signify that the product is for medical purposes; and
  - (3) The number of milligrams of THC in the package.

The universal symbol shall be placed on the front of the package in red and white print and shall measure one-half inch by one-half inch from point to point.



**SECTION 2:** Chapter 225 of the City Code is hereby amended by adding one new section to read as follows:

#### 225.080 Marijuana Odors and Smoke Declared to be a Nuisance.

Any medical marijuana facility, microbusiness, comprehensive marijuana facility authorized by Article XIV of the Missouri Constitution which generates marijuana smoke or odor that is capable of being detected by a person of ordinary senses (including but not limited to any police officer) beyond the property line of the facility is hereby declared to be a nuisance. In addition to any other remedy provided for the abatement of nuisances, the City may revoke the business license of any such facility for violation of this section after notice and the opportunity for a hearing.

**SECTION 3:** Chapter 215 of the City Code is hereby amended by

A. Repealing the following sections:

§ 215.040 Definitions

§ 215.078 Disposal Of Medical Marijuana.

§ 215.077 Administration Of Medical Marijuana In A Public Place Prohibited.

§ 215.079 Driving Under the Influence of Marijuana.

And

B. Enacting two new sections in lieu thereof to read as follows:

#### 215.040 Definitions.

As used in this Article, the following terms shall mean:

#### ADMINISTER

To apply a controlled substance, whether by injection, inhalation, ingestion, or any other means, directly to the body of a patient or research subject by:

- 1. A practitioner (or, in his/her presence, by his/her authorized agent); or
- 2. The patient or research subject at the direction and in the presence of the practitioner.

#### **CONTROLLED SUBSTANCE**

A drug, substance or immediate precursor in Schedules I through V listed in Chapter 195, RSMo.

#### **DELIVER or DELIVERY**

The actual, constructive or attempted transfer from one (1) person to another of drug paraphernalia or of a controlled substance, or an imitation controlled substance, whether or not there is an agency relationship, and includes a sale.

#### DEPRESSANT OR STIMULANT SUBSTANCE

- 1. A drug containing any quantity of barbituric acid or any of the salts of barbituric acid or any derivative of barbituric acid which has been designated by the United States Secretary of Health and Human Services as habit forming under 21 U.S.C. Section 352(d);
- 2. A drug containing any quantity of:
  - a. Amphetamine or any of its isomers;
  - b. Any salt of amphetamine or any salt of an isomer of amphetamine; or
- c. Any substance the United States Attorney General, after investigation, has found to be, and by regulation designated as, habit forming because of its stimulant effect on the central nervous system;
- 3. Lysergic acid diethylamide; or
- 4. Any drug containing any quantity of a substance that the United States Attorney General, after investigation, has found to have, and by regulation designated as having, a potential for abuse because of its depressant or stimulant effect on the central nervous system or its hallucinogenic effect.

#### **DISPENSE**

To deliver a narcotic or controlled dangerous drug to an ultimate user or research subject by or pursuant to the lawful order of a practitioner, including the prescribing, administering, packaging, labeling, or compounding necessary to prepare the substance for such delivery. "Dispenser" means a practitioner who dispenses.

#### **DISTRIBUTE**

To deliver other than by administering or dispensing a controlled substance.

#### DRUG PARAPHERNALIA

1. All equipment, products and materials of any kind which are used, intended for use, or designed for use, in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, storing, containing, concealing, injecting, ingesting, inhaling, or otherwise introducing into the human body a controlled substance or an imitation controlled substance in violation of

Sections 195.005 to 195.425, RSMo. It includes, but is not limited to:

- a. Kits used, intended for use, or designed for use in planting, propagating, cultivating, growing or harvesting of any species of plant which is a controlled substance or from which a controlled substance can be derived;
- b. Kits used, intended for use, or designed for use in manufacturing, compounding, converting, producing, processing, or preparing controlled substances or imitation controlled substances:
- c. Isomerization devices used, intended for use, or designed for use in increasing the potency of any species of plant which is a controlled substance or an imitation controlled substance:
- d. Testing equipment used, intended for use, or designed for use in identifying, or in analyzing the strength, effectiveness or purity of controlled substances or imitation controlled substances;
- e. Scales and balances used, intended for use, or designed for use in weighing or measuring controlled substances or imitation controlled substances;
- f. Diluents and adulterants, such as quinine hydrochloride, mannitol, mannite, dextrose and lactose, used, intended for use, or designed for use in cutting controlled substances or imitation controlled substances:
- g. Blenders, bowls, containers, spoons and mixing devices used, intended for use, or designed for use in compounding controlled substances or imitation controlled substances:
- h. Reserved.
- i. Capsules, balloons, envelopes and other containers used, intended for use, or designed for use in packaging small quantities of controlled substances or imitation controlled substances;
- j. Containers and other objects used, intended for use, or designed for use in storing or concealing controlled substances or imitation controlled substances;
- k. Hypodermic syringes, needles and other objects used, intended for use, or designed for use in parenterally injecting controlled substances or imitation controlled substances into the human body;
- I. Objects used, intended for use, or designed for use in ingesting, inhaling, or otherwise introducing, cocaine, hashish, or hashish oil into the human body, except those designed or intended for use with marijuana, such as:
- (1) Metal, wooden, acrylic, glass, stone, plastic, or ceramic pipes with or without screens, permanent screens, hashish heads, or punctured metal bowls;
- (2) Water pipes;
- (3) Carburetion tubes and devices:
- (4) Smoking and carburetion masks;

- (5) Roach clips, meaning objects used to hold burning material, except those for use with marijuana, cigarette, that has become too small or too short to be held in the hand;
- (6) Miniature cocaine spoons and cocaine vials;
- (7) Chamber pipes;
- (8) Carburetor pipes;
- (9) Electric pipes;
- (10) Air-driven pipes;
- (11) Chillums;
- (12) Bongs;
- (13) Ice pipes or chillers;
- (14) Substances used, intended for use, or designed for use in the manufacture of a controlled substance.
- 2. In determining whether an object, product, substance, or material is drug paraphernalia, a court or other authority should consider, in addition to all other logically relevant factors, the following:
- a. Statements by an owner or by anyone in control of the object concerning its use;
- b. Prior convictions, if any, of an owner, or of anyone in control of the object, under any State or Federal law relating to any controlled substance or imitation controlled substance:
- c. The proximity of the object, in time and space, to a direct violation of this chapter or Chapter 579, RSMo.;
- d. The proximity of the object to controlled substances or imitation controlled substances:
- e. The existence of any residue of controlled substances or imitation controlled substances on the object;
- f. Direct or circumstantial evidence of the intent of an owner, or of anyone in control of the object, to deliver it to persons whom he/she knows, or should reasonably know, intend to use the object to facilitate a violation of this chapter or Chapter 579 RSMo.; the innocence of an owner, or of anyone in control of the object, as to a direct violation of this chapter or Chapter 579, RSMo., shall not prevent a finding that the object is intended for use, or designed for use as drug paraphernalia;
- g. Instructions, oral or written, provided with the object concerning its use;
- h. Descriptive materials accompanying the object which explain or depict its use;
- i. National or local advertising concerning its use;
- j. The manner in which the object is displayed for sale;
- k. Whether the owner, or anyone in control of the object, is a legitimate supplier of like or related items to the community, such as a licensed distributor or dealer of tobacco products;

- I. Direct or circumstantial evidence of the ratio of sales of the object to the total sales of the business enterprise;
- m. The existence and scope of legitimate uses for the object in the community;
- n. Expert testimony concerning its use;
- o. The quantity, form or packaging of the product, substance or material in relation to the quantity, form or packaging associated with any legitimate use for the product, substance or material:

#### HALLUCINOGENIC SUBSTANCES

Including lysergic acid diethylamide, mescaline, psilocybin, and various types of methoxyamphetamines.

# **IMITATION CONTROLLED SUBSTANCE**

A substance that is not a controlled substance, which by dosage unit appearance (including color, shape, size and markings), or by representations made, would lead a reasonable person to believe that the substance is a controlled substance. In determining whether the substance is an imitation controlled substance the court or authority concerned should consider, in addition to all other logically relevant factors, the following:

- 1. Whether the substance was approved by the Federal Food and Drug Administration for over-the-counter (non-prescription or non-legend) sales and was sold in the Federal Food and Drug Administration-approved package, with the Federal Food and Drug Administration-approved labeling information;
- 2. Statements made by an owner or by anyone else in control of the substance concerning the nature of the substance, or its use or effect;
- 3. Whether the substance is packaged in a manner normally used for illicit controlled substances;
- 4. Prior convictions, if any, of an owner, or anyone in control of the object, under State or Federal law related to controlled substances or fraud:
- 5. The proximity of the substances to controlled substances;
- 6. Whether the consideration tendered in exchange for the non-controlled substance substantially exceeds the reasonable value of the substance considering the actual chemical composition of the substance and, where applicable, the price at which over-the-counter substances of like chemical composition sell. An imitation controlled substance does not include a non-controlled substance that was initially introduced in commerce prior to the initial introduction into commerce of the controlled substance which it is alleged to imitate. Furthermore, an imitation controlled substance does not include a placebo or registered investigational drug either of which was manufactured, distributed, possessed or delivered in the ordinary course of professional practice or research.
- 7. Stimulants such as amphetamines and methamphetamines.
- 8. Barbiturates and other depressants such as amobarbital, secobarbital,

pentobarbital, phenobarbital, methaqualone, phencyclidine, and diazepam.

#### LICENSE or LICENSED

Persons required to obtain annual registration as issued by the State Division of Health as provided by Section 195.030, RSMo.

# **MANUFACTURE**

The production, preparation, propagation, compounding, or processing of drug paraphernalia or of a controlled substance, or an imitation controlled substance, either directly or by extraction from substances of natural origin, or independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis, and includes any packaging or repackaging of the substance or labeling or relabeling of its container. This term does not include the preparation or compounding of a controlled substance or an imitation controlled substance by an individual for his/her own use or the preparation, compounding, packaging or labeling of a narcotic or dangerous drug:

- 1. By a practitioner as an incident to his/her administering or dispensing of a controlled substance or an imitation controlled substance in the course of his/her professional practice; or
- 2. By a practitioner or by his/her authorized agent under his/her supervision, for the purpose of, or as an incident to, research, teaching or chemical analysis and not for sale.

#### **MARIJUANA**

All parts of the plant genus Cannabis in any species or form thereof, including, but not limited to Cannabis Sativa L., except industrial hemp, Cannabis Indica, Cannabis Americana, Cannabis Ruderalis, and Cannabis Gigantea, whether growing or not, the seeds thereof, the resin extracted from any part of the plant; and every compound, manufacture, sale, derivative, mixture, or preparation of the plant, its seeds or resin. It does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil or cake, or the sterilized seed of the plant which is incapable of germination.

#### **PERSON**

An individual, corporation, government, or governmental subdivision or agency, business trust, estate, trust, partnership, joint venture, association, or any other legal or commercial entity.

#### **PHARMACIST**

A licensed pharmacist as defined by the laws of this State, and where the context so requires, the owner of a store or other place of business where controlled substances are compounded or dispensed by a licensed pharmacist; but nothing in this section shall be construed as conferring on a person who is not registered or licensed as a pharmacist any authority, right or privilege that is not granted to him/her by the pharmacy laws of this State.

#### PRACTITIONER

A physician, dentist, optometrist, podiatrist, veterinarian, scientific investigator, pharmacy, hospital or other person licensed, registered or otherwise permitted by this State to distribute, dispense, conduct research with respect to or administer or to use in teaching or chemical analysis, a controlled substance in the course of professional practice or research in this State, or a pharmacy, hospital or other institution licensed,

registered, or otherwise permitted to distribute, dispense, conduct research with respect to or administer a controlled substance in the course of professional practice or research.

#### **PRESCRIPTION**

A written order and, in cases of emergency, a telephone order, issued by a practitioner in good faith in the course of his/her professional practice to a pharmacist for a drug or a particular patient which specifies the date of its issue, the name and address of the patient (and, if such drug is prescribed for an animal, the species of such animal), the name and quantity of the drug prescribed, the directions for use of such drug, and the signature of the practitioner.

#### PRIMARY CAREGIVER

An individual twenty-one (21) years of age or older who has significant responsibility for managing the well-being of a qualifying patient and who is designated as such on the primary caregiver's application for an identification card under the provisions of Article XIV, Section 1, of the Missouri Constitution or in other written notification to the Missouri Department of Health and Senior Services.

#### **PRODUCTION**

Includes the manufacture, planting, cultivation, growing or harvesting of drug paraphernalia or of a controlled substance or an imitation controlled substance.

#### **QUALIFYING PATIENT**

A Missouri resident diagnosed with at least one (1) qualifying medical condition as defined by Article **XIV**, Section 1, of the Missouri Constitution.

#### WAREHOUSEMAN

A person who, in the usual course of business, stores drugs for others, lawfully entitled to possess them and who has no control over the disposition of such drugs except for the purpose of such storage.

#### **WHOLESALER**

A person who supplies drug paraphernalia or controlled substances or imitation controlled substances that he himself has not produced or prepared, on official written orders, but not on prescriptions.

# 215.079 Driving Under The Influence Of Marijuana.

A. A person commits the offense of driving under the influence of marijuana if he/she operates a motor vehicle under the influence of marijuana. For the purpose of determining the presence of marijuana in a person's blood under this Section, a test shall be conducted in accordance with the provisions of Sections 342.040 through 342.060 of Chapter 342 of this Code of Ordinances. Provided however that the presence of marijuana in the defendant's system alone shall not be suffient proof that the defendant was under the influence of marijuana.

B. Any violation of this Section shall be punished in accordance with the provisions of Section 100.110 of this Code of Ordinances.

**SECTION 4:** Chapter 215 of the City Code is hereby amended by adding one new Article to read as follows:

# 215.700 Residential Cultivation, Marijuana

- A. To the extent allowed by State law, marijuana for medicinal purposes may be cultivated in a residential structure, provided:
  - (1) The structure is the primary residence of a Primary Caregiver or Qualifying Patient and the marijuana is grown solely for the use of the Qualifying Patient who resides there or who is under the care of the Primary Caretaker.
  - (2) The residence has operating systems to assure that the emission of fumes or vapors connected with the cultivation are not allowed out of the building, or if the residence is in a multifamily building, that such fumes and vapors are not allowed into any other residence.
- B. To the extent allowed by State law, marijuana for recreational purposes may be cultivated in a residential structure, provided:
  - (1) Cultivation is limited to six flowering, six non-flowering, and six clone plants and must be for non-commercial use.
- (2) The residence has operating systems to assure that the emission fumes or vapors connected with the cultivation is not allowed out of the building, or if the residence is a multifamily building, that such fumes and vapors are not allowed into any other residence.
  - (3) The cultivation must comply with the requirements of the Department and the person cultivating must have obtained a registration card from the Department.
  - (4) The plants and any marijuana produced by the plants in excess of three ounces must be kept at one private residence and in a locked place.
  - (5) Not more than twelve flowering marijuana plants may be kept in or on the grounds of a private residence at one time.
  - (6) That marijuana plants may not be visible by normal, unaided vision from a public place.
- C. No manufacturing of marijuana products shall occur in any residence.
- D. The cultivation must comply with the security and other requirements of state law and the rules of the Division of Health and Senior Services.

E. the resident has notified the City Clerk, including providing proof of eligibility, on a form provide by the City Clerk, so that law enforcement and code officials will be aware that the cultivation is lawfully taking place.

# 215.710 Residential Consumption.

- A. Persons may consume marijuana in their private residence, or in the residence of another with permission, but may not dispense or smoke marijuana in such a manner that the marijuana smoke or odor, exits the residence. If marijuana smoke or odor is capable of being detected by a person of ordinary senses (including but not limited to any police officer) beyond the property line of single family home or outside of the owned or leased premises of a duplex or multifamily unit there shall be a rebuttable presumption that this section has been violated. In a multifamily or similar dwelling, medical marijuana may not be dispensed or consumed in any common area.
- B. Violation of this provision shall be punishable by a fine not to exceed One Hundred Dollars (\$100.00).

# 215.720 Illegal Possession and Transportation.

- A. No person under the age of 21 years may possess, use, ingest, inhale, transport, deliver with or without consideration, marijuana or marijuana paraphenalia, except that qualified patients under the age of twenty-one years (21) years may possess medical marijuana or paraphernalia to the extent allowed by law.
  - (1) If the violation of this Section involves three ounces of marijuana or less, the penalty shall be punishable by a fine not to exceed One Hundred Dollars (\$100.00)
- B. No person may possess more than three ounces (3 oz) of recreational marijuana nor more than allowed by Missouri Law of medical marijuana.

# C. Illegal Growing:

- (1) Possessing, transporting, planting, cultivating, harvesting, drying, processing, or manufacturing more than six flowering marijuana plants, six nonflowering marijuana plants (over fourteen inches tall), and six clones (plants under fourteen inches tall); or
- (2) possessing, transporting, planting, cultivating, harvesting, drying, processing, or manufacturing marijuana plants without beingregistered with the Department of Health and Senior Servies for cultivation of marijuana plants: or
- (3) growing or possession of such plants by a person under the age of twenty-one years old.
- (4) failing to keep in excess of three ounces of such plants in a locked space not visible by normal. unaided vision from a public place; or

- D. Sale to Persons Under Twenty-One. No person shall deliver to, transfer to, or sell sell to persons twenty-one years of age or older marijuana or marijuana paraphernalia.
- E. Penalties. Subject to the limitations of this section, a person who possesses not more than twice the amount of marijuana allowed pursuant to this subsection, produces not more than twice the amount of marijuana allowed pursuant to this subsection, delivers without receiving any consideration or remuneration to a person who is at least twenty-one years of age not more than twice the amount of marijuana allowed by this subsection, or possesses with intent to deliver not more than twice the amount of marijuana allowed by this subsection:
  - (1) For a first violation, is subject to an ordinance violation punishable by a fine not exceeding two hundred and fifty dollars and forfeiture of the marijuana:
  - (2) For a second violation and subsequent violations, is subject to an ordinance violation punishable by a fine not exceeding five hundred dollars and forfeiture of the marijuana:
  - (3) A person under twenty-one years of age is subject to a fine not to exceed two hundred and fifty dollars. Any such person shall be provided the option of attending up to eight hours of drug education or counseling in lieu of the fine: and
  - (4) In lieu of payment, penalties under this subsection may be satisfied by the performance of community service. The rate of pay-down associated with said service option will be the greater of \$15 or the minimum wage in effect at the time of judgment.

# 215.730 Motor Vehicle Offenses Involving Marijuana. It shall be unlawful for any person to:

- A. Operating or being in physical control of any motor vehicle, train, aircraft, motorboat, or other motorized form of transport while under the influence of marijuana. Notwithstanding the foregoing, a conviction of a person who is at least twenty-one years of age for any applicable offenses shall require evidence that the person was in fact under the influence of marijuana at the time the person was in physical control of the motorized form of transport and not solely on the presence of tetrahydrocannabinol (THC) or THC metabolites, or a combination thereof, in the person's system;
- B. Consumption of marijuana while operating or being in physical control of a motor vehicle, train, aircraft, motorboat, or other motorized fonn of transport while it is being operated;
- C. Smoking marijuana within a motor vehicle, train, aircraft. motorboat, or other motorized fonn of transport while it is being operated;

215.740 Possession or Consumption Prohibited on Certain Property. If shall be unlawfull for an person to be in possession or consumption of marijuana or possession of marijuana accessories on the grounds of a public or private preschool, elementary or secondary school, institution of higher education, in a school bus, or on the grounds of any correctional facility.

# 215.750 Public Consumption.

City Clerk

- A. Smoking marijuana in a location where smoking tobacco is prohibited.
- B. Consumption of marijuana in a public place, other than in an area authorized by the the City for that purpose is prohibited.
- C. Restaurants serving food which contains marijuana must register with the City and provide notice on all public entrances and on all menus that certain food contains marijuana.
- D. Violation of this Section shall be punishable by a fine not to exceed One Hundred Dollars (\$100.00) for the first offense and not more than Five Hundred Dollars (\$500.00) as well as confiscation of the marijuana for subsequent offenses.

**SECTION 5:** The provisions of any ordinance or code section in conflict with any provision of this ordinance are hereby repealed to the extent of such conflict.

**SECTION 6:** This ordinance shall be in full force and effect from and after the date of its passage and approval.

**SECTION 7:** The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

Read two times and PASSE aye and nay votes being red	•	en thisday of	, <u>2023,</u> the
ALDERMAN ARNOLD ALDERMAN CLEAVER ALDERMAN MILLS	AL	.DERMAN BRAY .DERMAN KNOX .DERMAN SKINNER	
Mayor Approved as to form:	(in the event of a tie only)		
Lauber Municipal Law City Attorney ATTEST:		ke Todd ayor	
 Jamie Logan			

CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM				
MEETING DATE	9/11/2023			
BILL NUMBER	B23-31			
AGENDA TITLE	AN ORDINANCE BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI TO AMEND THE CITY CODE TITLE IV, CHAPTER 425 TO REMOVE MEDICAL MARIJUANA FACILITIES AND REPLACE IT WITH COMPREHENSIVE MARIJUANA FACILITIES			
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT DEPARTMENT			
PRESENTER	Mark Trosen, Community Development Director			
FISCAL INFORMATION	Cost as recommended:	N/A		
	Budget Line Item:	N/A		
	Balance Available	N/A		
	New Appropriation Required:	[] Yes [X] No		
PURPOSE	To amend Chapter 425 to be consistent with the December 8, 2022, Missouri Constitution amendment regarding recreational marijuana.			
BACKGROUND	Effective December 6, 2018, the Missouri Constitution was amended by adding Article XIV, Section 1, pertaining to medical marijuana. Effective December 8, 2022, the Missouri Constitution was further amended by adding Article XIV, Section 2, through Amendment 3 regarding recreational marijuana.			
SPECIAL NOTES	None			
ANALYSIS	Please refer to Staff Report			
PUBLIC INFORMATION PROCESS	The notice for the BOA public hearing on September 11, 2023, was published in the Examiner on August 26, 2023.			
BOARD OR COMMISSION RECOMMENDATION	The Planning and Zoning Commission held a public hearing on August 9, 2023, and voted to recommend approval to the Board of Aldermen.			
DEPARTMENT RECOMMENDATION	Staff Recommends Approval			

	Ordinance, Planning and Zoning Commission Resolution 2023-01, Staff Report
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# CITY OF GRAIN VALLEY

# STATE OF MISSOURI

BILL NO. *B*23-31

ORDINANCE NO.	
SECOND READING	
FIRST READING	

# AN ORDINANCE BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI TO AMEND THE CITY CODE TITLE IV, CHAPTER 425 TO REMOVE MEDICAL MARIJUANA FACILITIES AND REPLACE IT WITH COMPREHENSIVE MARIJUANA FACILITIES

**WHEREAS**, effective December 6<sup>th</sup>, 2018, the Missouri Constitution was amended by adding Article XIV, Section 1, pertaining to medical marijuana; and

**WHEREAS**, effective December 8<sup>th</sup>, 2022, the Missouri Constitution was further amended by adding Article XIV, Section 2, through Amendment 3 regarding recreational marijuana; and

**WHEREAS**, to implement the State's rules and Amendment 3, the text of Chapter 425 of the Grain Valley City Code (the "Grain Valley Zoning Regulations) needs to be amended to address marijuana facilities; and

**WHEREAS,** the Planning and Zoning Commission held a public hearing on August 9<sup>th</sup>, 2023, and voted to recommend approval to the Board of Aldermen recommending the proposed amendment to Chapter 425: and

**WHEREAS**, the Board of Aldermen conducted a public hearing on September 11<sup>th</sup>, 2023, which was properly noticed.

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

**SECTION 1.** Chapter Four Hundred and Twenty-Five of the Grain Valley City Code is hereby amended as follows, with boldened language representing new language and struck through language, representing language to be removed.

Chapter 425 – MEDICAL MARIJUANA FACILITIES

Sec. 425.010. – Definitions.

For the purpose of this Chapter, the following words shall have the meanings set forth below:

#### **ADMINISTER**

means the direct application of marijuana to a Qualifying Patient by way of the following methods:

- a. Ingestion of capsules, teas, oils, and other marijuana-infused products;
- b. Vaporization or smoking of dried flowers, buds, plant material, extracts, or oils;
- c. Application of ointments or balms;

- d. Transdermal patches or suppositories; or
- e. Consuming marijuana-infused food products.

#### **CHURCH**

A permanent building primarily and regularly used as a place of religious worship.

#### **COMPREHENSIVE FACILITY**

A comprehensive marijuana cultivation facility, comprehensive marijuana dispensary facility, or a comprehensive marijuana-infused products manufacturing facility.

#### COMPREHENSIVE MARIJUANA CULTIVATION FACILITY

A facility licensed by the Department to acquire, cultivate, process, package, store on site or off site, transport to or from, and sell marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones) to a medical facility, comprehensive facility, or marijuana testing facility. A comprehensive marijuana cultivation facility need not segregate or account for its marijuana products as either non-medical marijuana or medical marijuana. A comprehensive marijuana cultivation facility's authority to process marijuana shall include the creation of prerolls. but shall not include the manufacture of marijuana-infused products.

#### COMPREHENSIVE MARIJUANA DISPENSARY FACILITY

A facility licensed by the Department to acquire, process, package, store on site or off site, sell, transport to or from, and deliver marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones), marijuana-infused products, and drug paraphernalia used to administer marijuana as provided for in this section to a qualifying patient or primary caregiver, as those terms are defined in section I of Article XIV, or to a consumer, anywhere on the licensed property or to any address as directed by the patient, primary caregiver, or consumer and consistent with the limitations of this Article and as otherwise allowed by law, to a comprehensive facility, a marijuana testing facility, or a medical facility. Comprehensive dispensary facilities may receive transaction orders at the dispensary directly from the consumer in person, by phone, or via the internet including from a third party. A comprehensive marijuana dispensary facility need not segregate or account for its marijuana products as either nonmedical marijuana or medical marijuana but shall collect all appropriate tangible personal property sales tax for each sale, as set forth in this Article and provided for by general or local law. A comprehensive marijuana dispensary facility's authority to process marijuana shall include the creation of prerolls.

# COMPREHENSIVE MARIJUANA-INFUSED PRODUCTS MANUFACTURING FACILITY

A facility licensed by the Department to acquire, process, package, store, manufacture, transport to or from a medical facility, comprehensive facility, or marijuana testing facility, and sell marijuana-infused products, prerolls, and infused prerolls to a marijuana dispensary facility, a marijuana testing facility, or another marijuana-infused products manufacturing facility. A comprehensive marijuana-infused products manufacturing facility need not segregate or account for its marijuana products as either non-medical marijuana or medical marijuana.

#### **CONSTITUTION**

The Constitution of the State of Missouri.

#### **CONSUMER**

A person who is at least twenty-one years of age.

#### DAY CARE

A child-care facility, as defined by Section 210.201, RSMo., that is licensed by the State of Missouri.

#### **DEPARTMENT**

The Department of Health and Senior Services, or its successor agency.

# **DIRECTLY**

The shortest possible practicable route from the Medical Marijuana Facility to the permitted destination or destinations, without any voluntary detours or additional stops.

#### ELEMENTARY OR SECONDARY SCHOOL

Any public school as defined in Section 160.011, RSMo., or any private school giving instruction in a grade or grades not higher than 12th grade, including any property owned by the public or private school that is regularly used for extracurricular activities, but does not include any private school in which education is primarily conducted in private homes.

#### ENCLOSED, LOCKED FACILITY

1. An indoor stationary closet, room, garage, greenhouse, or other comparable fully enclosed space equipped with locks or other functioning security devices that permit access to only the qualifying patient(s) or primary caregiver(s) who have informed the department that this is the space where they will cultivate marijuana; or

# 2. An outdoor stationary structure:

<u>a.</u> That is enclosed on all sides, except at the base, by chain-link fencing, wooden slats, or a similar material that is anchored, attached, or affixed to the ground and that cannot be accessed from the top; and

<u>b.</u> In which the plants are not visible to the unaided eye from an adjacent property when viewed by an individual at ground level or from a permanent structure at any level; and

<u>c.</u> That is equipped with locks or other security devices that restrict access to only the qualifying patient(s) or primary caregiver(s) who have informed the department that this is the space where they will cultivate marijuana.

#### **IDENTIFICATION CARD**

A document, whether in paper or electronic format, issued by the department that authorizes a qualifying patient, primary caregiver, or employee or contractor of the licensed facility to access medical marijuana as provided by law.

#### MARIJUANA or MARIHUANA

Cannabis indica, Cannabis sativa, and Cannabis ruderalis, hybrids of such species, and any other strains commonly understood within the scientific community to constitute marijuana, as well as resin extracted from the plant and marijuana-infused products. "Marijuana" or "marihuana" does not include industrial hemp containing a crop-wide average tetrahydrocannabinol concentration that does not exceed three-tenths of one percent (0.3 of 1%) on a dry-weight basis, or commodities or products manufactured from industrial hemp.

# **MARIJUANA BUSINESS**

any facility licensed by the Department of Health and Senior Services under the authority granted by Article XIV of the Constitution.

#### MARIJUANA DISPENSARY

Either a Medical Marijuana Dispensary, a Comprehensive Marijuana Dispensary, or a Micro-Business Dispensary as those terms are defined in Art. XIV of the Constitution.

#### **MARIJUANA FACILITY**

A Micro-Business, Medical Marijuana Facility or a Comprehensive Facility as those terms are defined by Art. XIV Section 2 of the Constitution.

#### MARIJUANA-INFUSED PRODUCTS

Products that are infused with marijuana or an extract thereof and are intended for use or consumption other than by smoking, including, but not limited to, edible products, ointments, tinctures, and concentrates.

#### MEDICAL MARIJUANA CULTIVATION FACILITY

A facility licensed by the department to acquire, cultivate, process, store, transport, and sell marijuana to a medical marijuana dispensary facility, medical marijuana testing facility, or to a medical marijuana-infused products manufacturing facility. **and shall also mean a** 

# Comprehensive Marijuana Cultivation Facility, as that term is defined in Article XIV of the Constitution.

#### MEDICAL MARIJUANA DISPENSARY FACILITY

A facility licensed by the department to acquire, store, sell, transport, and deliver marijuana, marijuana-infused products, and drug paraphernalia used to administer marijuana as provided for in this Section to a qualifying patient, a primary caregiver, another medical marijuana dispensary facility, a medical marijuana testing facility, or a medical marijuana-infused products manufacturing facility.

# MEDICAL MARIJUANA-INFUSED PRODUCTS MANUFACTURING FACILITY

A facility licensed by the department to acquire, store, manufacture, transport, and sell marijuana-infused products to a medical marijuana dispensary facility, a medical marijuana testing facility, or to another medical marijuana-infused products manufacturing facility.

#### MEDICAL MARIJUANA TESTING FACILITY

A facility certified by the department to acquire, test, certify, and transport marijuana.

# MEDICAL MARIJUANA TRANSPORTATION FACILITY

A facility certified by the department to transport marijuana to a qualifying patient, a primary caregiver, a medical marijuana cultivation facility, a medical marijuana-infused products manufacturing facility, a medical marijuana dispensary facility, a medical marijuana testing facility, or another medical marijuana transportation facility.

# MICROBUSINESS DISPENSARY FACILITY

A facility licensed by the Department to acquire, process, package, store on site or offsite, sell, transport to or form, and deliver marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones), marijuana-infused products, and drug paraphernalia used to administer marijuana as provided for in this section to a consumer, qualifying patient, as the term is defined in Section I of Article XIV of the Missouri Constitution, anywhere on the licensed property or to any address as directed by the consumer, qualifying patient, or primary caregiver and, consistent with the limitations of such Article XIV and as otherwise allowed by law, a microbusiness wholesale facility, or a marijuana testing facility. Microbusiness dispensary facilities may receive transaction orders at the dispensary directly from the consumer in person, by phone, or via internet, including from a third party. A microbusiness dispensary facility's authority to process marijuana shall include the creation of prerolls.

# **MICROBUSINESS WHOLESALE FACILITY**

A facility licensed by the Department to acquire, cultivate, process, package, store on site or off site, manufacture, transport to or from, deliver, and sell marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones), and marijuana infused products to a microbusiness dispensary facility, other

microbusiness wholesale facility, or marijuana testing facility. A microbusiness wholesale facility may cultivate up to 250 flowering marijuana plants at any given time. A microbusiness wholesale facility's authority to process marijuana shall include the creation of prerolls and marijuana infused products.

# PRIMARY CAREGIVER

An individual twenty-one (21) years of age or older who has significant responsibility for managing the well-being of a qualifying patient and who is designated as such on the primary caregiver's application for an identification card under this Section or in other written notification to the department.

# **QUALIFYING PATIENT**

A Missouri resident diagnosed with at least one (1) qualifying medical condition.

# THEN EXISTING

Shall mean any school, child day-care center, or church with a written building permit from the City to be constructed, or under construction, or completed and in use at the time a business regulated in this Chapter first applies for either zoning or building permit, whichever comes first.

# Sec. 425.020. – Rules of Interpretation.

- (a) The distance limitations in this Chapter, when referring to distances between medical-marijuana facilities and churches, day cares and elementary or secondary schools, shall be measured in accordance with Article XIV of the Constitution. 19 CSR 30-95.040(4).
  - 1. In the case of a freestanding marijuana facility, the distance between the facility and the school, day care or church shall be measured from the external wall of the facility structure closest in proximity to the school, day care, or church to the closest point of the property line of the school, day care, or church. If the school, day care, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, day care, or church closest in proximity to the facility.
  - 2. In the case of a marijuana facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, day care, or church shall be measured from the property line of the school, day care, or church to the facility's entrance or exit closest in proximity to the school, day care, or church. If the school, day care, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, day care, or church closest in proximity to the facility.

- 3. Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.
- (b) The distance limitations in this Chapter, when referring to distances between a medical marijuana facility and a separate medical marijuana facility shall be measured in a straight line between the primary entrances of each medical marijuana facility.

#### Sec. 425.030. – No Additional Licenses.

- (a) Medical Marijuana facilities shall be required to be properly licensed and/or certified by the **Department** Missouri Department of Health and Senior Services as required by 19 CSR 30-95. Each medical marijuana facility in operation shall obtain a separate license, but multiple licenses may be utilized in a single location. All licenses shall be displayed at all times within twenty (20) feet of the main entrance to the medical marijuana facility.
- (b) Furthermore, medical marijuana facilities shall be required to have a city business license as require by Title VI of the Code of the City of Grain Valley and a Conditional Use Permit as required by Section 400.240 of the Grain Valley Code of Ordinances and any other license required by the City that complies with 19 CSR 30-95 the Department. Certain activities performed in relation to such facilities may require permits from other agencies not related to the City.

#### Sec. 425.040. – Medical-Marijuana Dispensary Siting Requirements.

- (a) A medical-marijuana dispensary may be located as a conditional use in any Controlled Business District (C-B), Central Business District (C-1), General Business District (C-2), Highway Commercial District (C-3), and the Downtown Overlay District upon satisfactory compliance with the provisions of this section:
  - 1. Medical Marijuana dispensary conditional use permit applicants shall comply with all provisions of Section 400.240 of the Code of the City of Grain Valley regarding conditional use permit applications, including, but not limited to the requirements of this Section.
  - 2. A medical marijuana dispensary shall have the appropriate State license pursuant to 19 CSR 30-95. An applicant may apply for a conditional use permit upon showing that they have applied for this State license as required by law, but the conditional use permit shall not be issued until such license has been obtained from the Missouri Department of Health and Senior Services.
  - 3. A medical marijuana dispensary facility shall not be located closer than five hundred (500) feet from any other medical marijuana dispensary or medical marijuana facility, except when the facilities share common ownership.

- 4. No medical marijuana dispensary shall be located within seven hundred and fifty (750) feet of any then-existing elementary or secondary school, daycare, or church.
- 5. An applicant for a medical marijuana dispensary conditional use permit shall provide the following plans and documentation for city review and approval:
  - a. A site plan for a medical-marijuana dispensary that shall include a floor plan showing where the various activities will be conducted. No-medical marijuana products shall be visible from the exterior of the building.
  - b. All city-adopted building, fire, mechanical, plumbing, and electrical codes shall be complied with when submitting building plans for remodel or new construction.
  - c. A plan which reasonably shows that the medical marijuana dispensary is capable, when functioning properly, or preventing odors of marijuana from being detected by a person of ordinary sense of smell beyond the boundary of the lot on which the medical marijuana dispensary is located.
  - d. A security plan for review and **input from** approval by the Grain Valley Police Department, which reasonably shows that the medical marijuana dispensary can be kept secure from access by unauthorized persons both during and after normal operating hours and provides adequate overnight security for product trucks parked outside the medical marijuana dispensary at any hour.
  - e. A waste disposal plan for any unused product, medical-marijuana byproduct, or hazardous materials used as part of normal operations by a medical-marijuana dispensary in accordance with Missouri Department of Health and Senior Services guidelines.
  - f. All signage shall conform to the standards of Section 400.300 and Section 655.030(A)(4) of the Code of the City of Grain Valley as well as the Missouri Department of Health and Senior Services guidelines. Signage shall be reviewed and approved under a separate permit process.
- 6. If an application for a medical—marijuana dispensary conditional use permit is approved, such conditional use permit shall be personal to the applicant at the approved site and shall not run with the land. In addition, the conditional use permit shall be subject to the applicant's continued compliance with all applicable City ordinances and State law regarding the operation of a medical marijuana dispensary facility. A medical marijuana dispensary conditional use permit shall be personal

- to the applicant and shall not be transferable. In the event the applicant's State-issued license expires, terminates, or is revoked for any reason, their conditional use permit shall terminate immediately without any additional notice or action.
- 7. If any change occurs from the permitted use of a structure as a medical marijuana dispensary, a new conditional use permit shall be required in all cases.
- 8. The State licensed operator of any medical marijuana dispensary shall provide a copy of their State license, issued by the Missouri Department of Health and Senior Services, to the Community Development Department annually to confirm their continuing licensed status with the State of Missouri. In the case of a medical marijuana dispensary that was granted a conditional use permit by the City, the state licensed operator and the applicant to whom the conditional use permit was issued shall be the same. The City may request such documentation at any time.

# Sec. 425.050. – Medical-Marijuana Cultivation Facility Siting Requirements.

- (a) A medical marijuana cultivation facility and microbusiness wholesale facility may be located as a conditional use in any Agricultural District (A), Light Industrial District (M-1), Heavy Industrial District (M-2), and Industrial Park District (I-P) upon satisfactory compliance with the provisions of this Section:
  - 1. Medical Marijuana cultivation facility and microbusiness wholesale facility conditional use permit applicants shall comply with all provisions of Section 400.240 of the Code of the City of Grain Valley regarding conditional use permit applications, including, but not limited to, the requirements of this Section.
  - 2. A medical marijuana cultivation facility and microbusiness wholesale facility shall have the appropriate State license pursuant to 19 CSR 30 95. An applicant may apply for a conditional use permit upon showing that they have applied for this State license as required by law, but the conditional use permit shall not be issued until such license has been obtained from the Missouri Department of Health and Senior Services.
  - 3. A medical marijuana cultivation facility and microbusiness wholesale facility shall not be located closer than five hundred (500) feet to any other medical-marijuana cultivation facility or microbusiness wholesale facility or medical marijuana facility, except when the facilities share common ownership.
  - 4. No medical marijuana cultivation facility or microbusiness wholesale facility shall be located within seven hundred and fifty (750) feet of any then-existing elementary or secondary school, day care, or church.

- 5. An applicant for a medical marijuana cultivation facility and microbusiness wholesale facility conditional use permit shall provide the following plans and documentation for City review and approval:
  - (1) A site plan for a medical marijuana cultivation facility or microbusiness wholesale facility that shall include a floor plan showing where the various activities will be conducted.
  - (2) All City-adopted building, fire, mechanical, plumbing, and electrical codes shall be complied with when submitting building plans for remodel or new construction.
  - (3) A plan which reasonably shows that the medical marijuana cultivation facility or microbusiness wholesale facility is capable, when functioning properly, of preventing odors of marijuana from being detected by a person of ordinary sense of smell beyond the boundary of the lot on which the medical marijuana cultivation facility or microbusiness wholesale facility is located.
  - (4) A security plan for review and approval by input from the Grain Valley Police Department, which reasonably shows that the medical marijuana cultivation facility or microbusiness wholesale facility can be kept secure from access by unauthorized persons both during and after normal operating hours and provides adequate overnight security for product trucks parked outside the medical marijuana cultivation facility or microbusiness wholesale facility at any hour.
  - (5) A waste disposal plan for any unused product, medical marijuana byproduct, or hazardous materials used as part of normal operations by a medical marijuana cultivation facility in accordance with Missouri Department of Health and Senior Services guidelines.
  - (6) All signage shall conform to the standards of Section <u>400.300</u> and Section <u>655.030(A)(4)</u> of the Code of the City of Grain Valley as well as the Missouri Department of Health and Senior Services guidelines. Signage shall be reviewed and approved under a separate permit process.
- 6. If an application for a medical marijuana cultivation facility or microbusiness wholesale facility conditional use permit is approved, such conditional use permit shall be personal to the applicant at the approved site and shall not run with the land. In addition, the conditional use permit shall be subject to the applicant's

continued compliance with all applicable City ordinances and State law regarding the operation of a medical marijuana cultivation facility or microbusiness wholesale facility. A medical marijuana cultivation facility or microbusiness wholesale facility conditional use permit shall be personal to the applicant and shall not be transferable. In the event the applicant's State-issued license expires, terminates, or is revoked for any reason, their conditional use permit shall terminate immediately without any additional notice or action.

- 7. If any change occurs from the permitted use of a structure as a medical marijuana cultivation facility or microbusiness wholesale facility, a new conditional use permit shall be required in all cases.
- 8. The State-licensed operator of any medical marijuana cultivation facility or microbusiness wholesale facility shall provide a copy of their State license, issued by the Missouri Department of Health and Senior Services, to the Planning and Zoning Commission annually to confirm their continuing licensed status with the State of Missouri. In the case of a medical marijuana cultivation facility or microbusiness wholesale facility that was granted a conditional use permit by the City, the State-licensed operator, and the applicant to whom the conditional use permit was issued shall be the same. The City may request such documentation at any time.

# Sec. 425.060. Medical Marijuana-Infused Products Manufacturing Facility Siting Requirements.

- (a) A medical marijuana cultivation facility may be located as a conditional use in any Agricultural District (A), Light Industrial District (M-1), Heavy Industrial District (M-2), and Industrial Park District (I-P) upon satisfactory compliance with the provisions of this Section:
  - 1. Medical-marijuana-infused products manufacturing facility conditional use permit applicants shall comply with all provisions of Section 400.240 of the Code of the City of Grain Valley regarding conditional use permit applications, including, but not limited to, the requirements of this Section.
  - 2. A medical marijuana-infused products manufacturing facility shall have the appropriate State license pursuant to 19 CSR 30-95. An applicant may apply for a conditional use permit upon showing that they have applied for this State license, as provided by law, but the conditional use permit shall not be issued until such license has been obtained from the Missouri Department of Health and Senior Services.
  - 3. A medical marijuana-infused products manufacturing facility shall not be located closer than five hundred (500) feet to any other medical marijuana-infused products

- manufacturing facility or medical marijuana facility, except when the facilities share common ownership.
- 4. No medical marijuana-infused products manufacturing facility shall be located within seven hundred and fifty (750) feet of any then-existing elementary or secondary school, day care, or church.
- 5. An applicant for a medical marijuana-infused products manufacturing facility conditional use permit shall provide the following plans and documentation for City review and approval:
  - A site plan for a medical marijuana-infused products manufacturing facility that shall include a floor plan showing where the various activities will be conducted.
  - All City-adopted building, fire, mechanical, plumbing, and electrical codes shall be complied with when submitting building plans for remodel or new construction.
  - iii. A plan which reasonably shows that the medical marijuana-infused products manufacturing facility is capable, when functioning properly, of preventing odors of marijuana from being detected by a person of ordinary sense of smell beyond the boundary of the lot on which the medical marijuana-infused products manufacturing facility is located.
  - iv. A security plan for review and approval by input from the Grain Valley Police Department, which reasonably shows that the medical marijuana-infused products manufacturing facility can be kept secure from access by unauthorized persons both during and after normal operating hours and provides adequate overnight security for product trucks parked outside the medical marijuana-infused products manufacturing facility at any hour.
  - v. A waste disposal plan for any unused product, medical marijuana byproduct, or hazardous materials used as part of normal operations by a medical marijuana-infused products manufacturing facility in accordance with the Missouri Department of Health and Senior Services guidelines.
  - vi. All signage shall conform to the standards of Section <u>400.300</u> and Section <u>655.030(A)(4)</u> of the Code of the City of Grain Valley as well as the Missouri Department of Health and Senior Services guidelines. Signage shall be reviewed and approved under a separate permit process.

- 6. If an application for a medical-marijuana-infused products manufacturing facility conditional use permit is approved, such conditional use permit shall be personal to the applicant at the approved site and shall not run with the land. In addition, the conditional use permit shall be subject to the applicant's continued compliance with all applicable City ordinances and State law regarding the operation of a medical marijuana-infused products manufacturing facility. A medical-marijuana-infused products manufacturing facility conditional use permit shall be personal to the applicant and shall not be transferable. In the event the applicant's State-issued license expires, terminates, or is revoked for any reason, their conditional use permit shall terminate immediately without any additional notice or action.
- 7. If any change occurs from the permitted use of a structure as a medical marijuanainfused products manufacturing facility, a new conditional use permit shall be required in all cases.
- 8. The State-licensed operator of any medical marijuana-infused products manufacturing facility shall provide a copy of their State license, issued by the Missouri Department of Health and Senior Services, to the Planning and Zoning Commission annually to confirm their continuing licensed status with the State of Missouri. In the case of a medical marijuana-infused products manufacturing facility that was granted a conditional use permit by the City, the State-licensed operator, and the applicant to whom the conditional use permit was issued shall be the same. The City may request such documentation at any time.

# Sec. 425.070 Medical Marijuana Testing Facility and Medical Marijuana Transportation Facility Siting Requirements.

- (a) A medical marijuana cultivation facility may be located as a conditional use in any Research Park District (R-P), Light Industrial District (M-1), Heavy Industrial District (M-2), and Industrial Park District (I-P) upon satisfactory compliance with the provisions of this Section:
  - Medical marijuana testing facility or medical marijuana transportation facility conditional use permit applicants shall comply with all provisions of Section <u>400.240</u> of the Code of the City of Grain Valley regarding conditional use permit applications, including, but not limited to, the requirements of this Section.
  - 2. A medical marijuana testing facility or a medical marijuana transportation facility shall have the appropriate State license pursuant to 19 CSR 30 95. An applicant may apply for a conditional use permit upon showing that they have applied for a State license as provided by law for each medical marijuana transportation or testing facility type applied for, but the conditional use permit shall not be issued until such license has been obtained from the Missouri Department of Health and Senior Services.

- 3. A medical marijuana testing facility or a medical marijuana transportation facility shall not be located closer than five hundred (500) feet to any other medical marijuana facility, except when the facilities share common ownership.
- 4. No medical marijuana testing facility or medical marijuana transportation facility may be located within seven hundred and fifty (750) feet of any then-existing elementary or secondary school, day care, or church.
- 5. The applicant for a medical marijuana testing facility or a medical marijuana transportation facility conditional use permit shall provide the following plans and documentation for City review and approval:
  - i. A site plan for the operation that shall include a floor plan showing where the various activities will be conducted.
  - ii. All City-adopted building, fire, mechanical, plumbing, and electrical codes shall be complied with when submitting building plans for remodel or new construction related to a medical marijuana facility.
  - iii. A plan which reasonably shows that the medical marijuana facility is capable, when functioning properly, of preventing odors of marijuana from being detected by a person of ordinary sense of smell beyond the boundary of the lot on which the medical marijuana facility is located.
  - iv. A security plan for review and approval by input from the Grain Valley Police Department, which reasonably shows that the medical marijuana facility can be kept secure from access by unauthorized persons both during and after normal operating hours.
  - v. A waste disposal plan for any unused product, medical marijuana byproduct, or hazardous materials used as part of normal operations by a medical marijuana facility in accordance with Missouri Department of Health and Senior Services guidelines.
  - vi. All signage shall conform to the standards of Section <u>400.300</u> and Section <u>655.030(A)(4)</u> of the Code of City of Grain Valley as well as the Missouri Department of Health and Senior Services guidelines. Signage shall be reviewed and approved under a separate permit process.
- 6. If an application for a medical marijuana testing facility or medical marijuana transportation facility conditional use permit is approved, such conditional use

permit shall be personal to the applicant at the approved site and shall not run with the land. In addition, the conditional use permit shall be subject to the applicant's continued compliance with all applicable City ordinances and State law regarding the operation of a medical marijuana testing facility or medical marijuana transportation facility. A medical marijuana testing facility or medical marijuana transportation facility conditional use permit shall be personal to the applicant and shall not be transferable. In the event the applicant's State-issued license expires, terminates, or is revoked for any reason, their conditional use permit shall terminate immediately without any additional notice or action.

7. The State-licensed operator of any medical marijuana testing facility or medical marijuana transportation facility shall provide a copy of their State license, issued by the Missouri Department of Health and Senior Services, to the Planning and Zoning Commission annually to confirm their continuing licensed status with the State of Missouri. In the case of a medical marijuana testing facility or medical marijuana transportation facility that was granted a conditional use permit by the City, the State-licensed operator, and the applicant to whom the conditional use permit was issued shall be the same. The City may request such documentation at any time.

# Sec. 425.080 Residential Medical Marijuana Cultivation.

- (a) Should a qualifying patient or primary caregiver decide to cultivate medical marijuana at their residence, the qualifying patient or primary caregiver shall do so in accordance with the provisions of 19 CSR 30-95, the provisions of this Section, and all other relevant Sections of the Code of the City of Grain Valley.
- (b) All residential medical marijuana cultivation by a qualifying patient or primary caregiver shall take place within an enclosed, locked facility in accordance with 19 CSR 30-95.030.
- (c) All residential medical marijuana cultivation by a qualifying patient or primary caregiver shall be done in such a way as to prevent odors of marijuana from being detected by a person of ordinary sense of smell beyond the boundary of the lot upon which the medical marijuana plants are located. If a qualifying patient or primary caregiver is cultivating in a multiple-tenant building, the qualifying patient or primary caregiver shall not permit odor of marijuana which is capable of being detected by a person of ordinary senses outside of the tenant space the qualifying patient or primary caregiver occupies.

**SECTION 2.** That this Ordinance shall be in full force and effect immediately upon its execution by the Board of Aldermen of the City of Grain Valley, Missouri.

aye and nay votes being rec	•	Aldermen thisday of	, <u>2023,</u> the
ALDERMAN ARNOLD ALDERMAN CLEAVER ALDERMAN MILLS		ALDERMAN BRAY ALDERMAN KNOX ALDERMAN SKINNER	
Mayor			
Approved as to form:			
Lauber Municipal Law City Attorney		Mike Todd Mayor	
ATTEST:			
Jamie Logan City Clerk			

# **RESOLUTION NO.: 2023-01**

A RESOLUTION OF THE PLANNING & ZONING COMMISSION OF THE CITY OF GRAIN VALLEY, MISSOURI, RECOMMENDING TO THE BOARD OF ALDERMEN THAT TITLE IV, CHAPTER 425 OF THE CODE OF ORDINANCES BE AMENDED BY REMOVING MEDICAL MARIJUANA FACILITES AND REPLACING IT WITH COMPREHENSIVE MARIJUANA FACILITES.

**WHEREAS**, Effective December 6<sup>th</sup>, 2018, the Missouri Constitution was amended by adding Article XIV, Section 1, pertaining to medical marijuana; and

WHEREAS, effective December 8<sup>th</sup>, 2022, the Missouri Constitution was further amended by adding Article XIV, Section 2, through Amendment 3 regarding recreational marijuana; and

WHEREAS, to implement the Department's rules and Amendment 3, the Grain Valley Planning Commission initiated the process to amend the text of Chapter Four Hundred and Twenty-Five of the Grain Valley City Code (the "Grain Valley Zoning Ordinance") to address marijuana facilities; and

WHEREAS, the language of this Resolution has been submitted to the Planning and Zoning Commission, which, after conducting a public hearing on August 9, 2023, which was properly noticed, is recommending that the Board of Alderman amend the Zoning Code of the City of Grain Valley as provided herein; and

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

**SECTION 1.** Chapter Four Hundred and Twenty-Five of the Grain Valley City Code is hereby amended as follows, with boldened language representing new language and struck through language, representing language to be removed.

Chapter 425 – MEDICAL MARIJUANA FACILITIES

Sec. 425.010. – Definitions.

For the purpose of this Chapter, the following words shall have the meanings set forth below:

# **ADMINISTER**

means the direct application of marijuana to a Qualifying Patient by way of the following methods:

a. Ingestion of capsules, teas, oils, and other marijuana-infused products;

- b. Vaporization or smoking of dried flowers, buds, plant material, extracts, or oils;
- c. Application of ointments or balms;
- d. Transdermal patches or suppositories; or
- e. Consuming marijuana-infused food products.

### **CHURCH**

A permanent building primarily and regularly used as a place of religious worship.

# **COMPREHENSIVE FACILITY**

A comprehensive marijuana cultivation facility, comprehensive marijuana dispensary facility, or a comprehensive marijuana-infused products manufacturing facility.

# **COMPREHENSIVE MARIJUANA CULTIVATION FACILITY**

A facility licensed by the Department to acquire, cultivate, process, package, store on site or off site, transport to or from, and sell marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones) to a medical facility, comprehensive facility, or marijuana testing facility. A comprehensive marijuana cultivation facility need not segregate or account for its marijuana products as either non-medical marijuana or medical marijuana. A comprehensive marijuana cultivation facility's authority to process marijuana shall include the creation of prerolls. but shall not include the manufacture of marijuana-infused products.

# **COMPREHENSIVE MARIJUANA DISPENSARY FACILITY**

A facility licensed by the Department to acquire, process, package, store on site or off site, sell, transport to or from, and deliver marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones), marijuana-infused products, and drug paraphernalia used to administer marijuana as provided for in this section to a qualifying patient or primary caregiver, as those terms are defined in section I of Article XIV, or to a consumer, anywhere on the licensed property or to any address as directed by the patient, primary caregiver, or consumer and consistent with the limitations of this Article and as otherwise allowed by law, to a comprehensive facility, a marijuana testing facility, or a medical facility. Comprehensive dispensary facilities may receive transaction orders at the dispensary directly from the consumer in person, by phone, or via the internet including from a third party. A comprehensive marijuana dispensary facility need not segregate or account for its marijuana products as either non-medical marijuana or medical marijuana but shall collect all appropriate tangible personal property sales tax for each sale, as set forth in this Article and provided

for by general or local law. A comprehensive marijuana dispensary facility's authority to process marijuana shall include the creation of prerolls.

# COMPREHENSIVE MARIJUANA-INFUSED PRODUCTS MANUFACTURING FACILITY

A facility licensed by the Department to acquire, process, package, store, manufacture, transport to or from a medical facility, comprehensive facility, or marijuana testing facility, and sell marijuana-infused products, prerolls, and infused prerolls to a marijuana dispensary facility, a marijuana testing facility, or another marijuana-infused products manufacturing facility. A comprehensive marijuana-infused products manufacturing facility need not segregate or account for its marijuana products as either non-medical marijuana or medical marijuana.

# **CONSTITUTION**

The Constitution of the State of Missouri.

# **CONSUMER**

A person who is at least twenty-one years of age.

### DAY CARE

A child-care facility, as defined by Section 210.201, RSMo., that is licensed by the State of Missouri.

### **DEPARTMENT**

The Department of Health and Senior Services, or its successor agency.

# DIRECTLY

The shortest possible practicable route from the Medical Marijuana Facility to the permitted destination or destinations, without any voluntary detours or additional stops.

# ELEMENTARY OR SECONDARY SCHOOL

Any public school as defined in Section 160.011, RSMo., or any private school giving instruction in a grade or grades not higher than 12th grade, including any property owned by the public or private school that is regularly used for extracurricular activities, but does not include any private school in which education is primarily conducted in private homes.

### ENCLOSED, LOCKED FACILITY

1. An indoor stationary closet, room, garage, greenhouse, or other comparable fully enclosed space equipped with locks or other functioning security devices that permit access to only the qualifying patient(s) or primary caregiver(s) who have informed the department that this is the space where they will cultivate marijuana; or

# 2. An outdoor stationary structure:

<u>a.</u> That is enclosed on all sides, except at the base, by chain-link fencing, wooden slats, or a similar material that is anchored, attached, or affixed to the ground and that cannot be accessed from the top; and

<u>b.</u> In which the plants are not visible to the unaided eye from an adjacent property when viewed by an individual at ground level or from a permanent structure at any level; and

<u>c.</u> That is equipped with locks or other security devices that restrict access to only the qualifying patient(s) or primary caregiver(s) who have informed the department that this is the space where they will cultivate marijuana.

# **IDENTIFICATION CARD**

A document, whether in paper or electronic format, issued by the department that authorizes a qualifying patient, primary caregiver, or employee or contractor of the licensed facility to access medical marijuana as provided by law.

# MARIJUANA or MARIHUANA

Cannabis indica, Cannabis sativa, and Cannabis ruderalis, hybrids of such species, and any other strains commonly understood within the scientific community to constitute marijuana, as well as resin extracted from the plant and marijuana-infused products. "Marijuana" or "marihuana" does not include industrial hemp containing a crop-wide average tetrahydrocannabinol concentration that does not exceed three-tenths of one percent (0.3 of 1%) on a dry-weight basis, or commodities or products manufactured from industrial hemp.

# MARIJUANA BUSINESS

any facility licensed by the Department of Health and Senior Services under the authority granted by Article XIV of the Constitution.

# MARIJUANA DISPENSARY

Either a Medical Marijuana Dispensary, a Comprehensive Marijuana Dispensary, or a Micro-Business Dispensary as those terms are defined in Art. XIV of the Constitution.

# MARIJUANA FACILITY

A Micro-Business, Medical Marijuana Facility or a Comprehensive Facility as those terms are defined by Art. XIV Section 2 of the Constitution.

### MARIJUANA-INFUSED PRODUCTS

Products that are infused with marijuana or an extract thereof and are intended for use or consumption other than by smoking, including, but not limited to, edible products, ointments, tinctures, and concentrates.

# MEDICAL MARIJUANA CULTIVATION FACILITY

A facility licensed by the department to acquire, cultivate, process, store, transport, and sell marijuana to a medical marijuana dispensary facility, medical marijuana testing facility, or to a medical marijuana-infused products manufacturing facility. and shall also mean a Comprehensive Marijuana Cultivation Facility, as that term is defined in Article XIV of the Constitution.

### MEDICAL MARIJUANA DISPENSARY FACILITY

A facility licensed by the department to acquire, store, sell, transport, and deliver marijuana, marijuana-infused products, and drug paraphernalia used to administer marijuana as provided for in this Section to a qualifying patient, a primary caregiver, another medical marijuana dispensary facility, a medical marijuana testing facility, or a medical marijuana-infused products manufacturing facility.

# MEDICAL MARIJUANA-INFUSED PRODUCTS MANUFACTURING FACILITY

A facility licensed by the department to acquire, store, manufacture, transport, and sell marijuana-infused products to a medical marijuana dispensary facility, a medical marijuana testing facility, or to another medical marijuana-infused products manufacturing facility.

# MEDICAL MARIJUANA TESTING FACILITY

A facility certified by the department to acquire, test, certify, and transport marijuana.

# MEDICAL MARIJUANA TRANSPORTATION FACILITY

A facility certified by the department to transport marijuana to a qualifying patient, a primary caregiver, a medical marijuana cultivation facility, a medical marijuana-infused products manufacturing facility, a medical marijuana dispensary facility, a medical marijuana testing facility, or another medical marijuana transportation facility.

# MICROBUSINESS DISPENSARY FACILITY

A facility licensed by the Department to acquire, process, package, store on site or offsite, sell, transport to or form, and deliver marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones), marijuana-infused products, and drug paraphernalia used to administer marijuana as provided for in this section to a consumer, qualifying patient, as the term is defined in Section I of Article XIV of the Missouri Constitution, anywhere on the licensed property or to any address as directed by the consumer, qualifying patient, or primary caregiver and, consistent with the limitations of such Article XIV and as otherwise allowed by law, a microbusiness wholesale facility, or a marijuana testing facility. Microbusiness dispensary facilities may receive transaction orders at the dispensary directly from the consumer in person, by phone, or via internet, including from a third party. A microbusiness dispensary facility's authority to process marijuana shall include the creation of prerolls.

# MICROBUSINESS WHOLESALE FACILITY

A facility licensed by the Department to acquire, cultivate, process, package, store on site or off site, manufacture, transport to or from, deliver, and sell marijuana, marijuana seeds, marijuana vegetative cuttings (also known as clones), and marijuana infused products to a microbusiness dispensary facility, other

microbusiness wholesale facility, or marijuana testing facility. A microbusiness wholesale facility may cultivate up to 250 flowering marijuana plants at any given time. A microbusiness wholesale facility's authority to process marijuana shall include the creation of prerolls and marijuana infused products.

### PRIMARY CAREGIVER

An individual twenty-one (21) years of age or older who has significant responsibility for managing the well-being of a qualifying patient and who is designated as such on the primary caregiver's application for an identification card under this Section or in other written notification to the department.

# QUALIFYING PATIENT

A Missouri resident diagnosed with at least one (1) qualifying medical condition.

### THEN EXISTING

Shall mean any school, child day-care center, or church with a written building permit from the City to be constructed, or under construction, or completed and in use at the time a business regulated in this Chapter first applies for either zoning or building permit, whichever comes first.

Sec. 425.020. – Rules of Interpretation.

- (a) The distance limitations in this Chapter, when referring to distances between medical-marijuana facilities and churches, day cares and elementary or secondary schools, shall be measured in accordance with **Article XIV** of the Constitution. 19 CSR 30-95.040(4).
  - 1. In the case of a freestanding **marijuana** facility, the distance between the facility and the school, day care or church shall be measured from the external wall of the facility structure closest in proximity to the school, day care, or church to the closest point of the property line of the school, day care, or church. If the school, day care, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, day care, or church closest in proximity to the facility.
  - 2. In the case of a marijuana facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, day care, or church shall be measured from the property line of the school, day care, or church to the facility's entrance or exit closest in proximity to the school, day care, or church. If the school, day care, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, day care, or church closest in proximity to the facility.

- 3. Measurements shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.
- (b) The distance limitations in this Chapter, when referring to distances between a medical-marijuana facility and a separate medical marijuana facility shall be measured in a straight line between the primary entrances of each medical marijuana facility.

### Sec. 425.030. – No Additional Licenses.

- (a) Medical Marijuana facilities shall be required to be properly licensed and/or certified by the **Department** Missouri Department of Health and Senior Services as required by 19 CSR 30-95. Each medical marijuana facility in operation shall obtain a separate license, but multiple licenses may be utilized in a single location. All licenses shall be displayed at all times within twenty (20) feet of the main entrance to the medical marijuana facility.
- (b) Furthermore, medical marijuana facilities shall be required to have a city business license as require by Title VI of the Code of the City of Grain Valley and a Conditional Use Permit as required by Section 400.240 of the Grain Valley Code of Ordinances and any other license required by the City that complies with 19 CSR 30-95 the Department. Certain activities performed in relation to such facilities may require permits from other agencies not related to the City.

# Sec. 425.040. – Medical Marijuana Dispensary Siting Requirements.

- (a) A medical marijuana dispensary may be located as a conditional use in any Controlled Business District (C-B), Central Business District (C-1), General Business District (C-2), Highway Commercial District (C-3), and the Downtown Overlay District upon satisfactory compliance with the provisions of this section:
  - 1. Medical Marijuana dispensary conditional use permit applicants shall comply with all provisions of Section 400.240 of the Code of the City of Grain Valley regarding conditional use permit applications, including, but not limited to the requirements of this Section.
  - 2. A medical marijuana dispensary shall have the appropriate State license—pursuant to 19 CSR 30-95. An applicant may apply for a conditional use permit upon showing that they have applied for this State license as required by law, but the conditional use permit shall not be issued until such license has been obtained from the Missouri Department of Health and Senior Services.

- 3. A medical marijuana dispensary facility shall not be located closer than five hundred (500) feet from any other medical marijuana dispensary or medical marijuana facility, except when the facilities share common ownership.
- 4. No medical marijuana dispensary shall be located within seven hundred and fifty (750) feet of any then-existing elementary or secondary school, daycare, or church.
- 5. An applicant for a medical marijuana dispensary conditional use permit shall provide the following plans and documentation for city review and approval:
  - a. A site plan for a medical-marijuana dispensary that shall include a floor plan showing where the various activities will be conducted. No medical marijuana products shall be visible from the exterior of the building.
  - b. All city-adopted building, fire, mechanical, plumbing, and electrical codes shall be complied with when submitting building plans for remodel or new construction.
  - c. A plan which reasonably shows that the medical marijuana dispensary is capable, when functioning properly, or preventing odors of marijuana from being detected by a person of ordinary sense of smell beyond the boundary of the lot on which the medical marijuana dispensary is located.
  - d. A security plan for review and **input from** approval by the Grain Valley Police Department, which reasonably shows that the medical marijuana dispensary can be kept secure from access by unauthorized persons both during and after normal operating hours and provides adequate overnight security for product trucks parked outside the medical marijuana dispensary at any hour.
  - e. A waste disposal plan for any unused product, medical marijuana byproduct, or hazardous materials used as part of normal operations by a medical marijuana dispensary in accordance with Missouri Department of Health and Senior Services guidelines.
  - f. All signage shall conform to the standards of Section 400.300 and Section 655.030(A)(4) of the Code of the City of Grain Valley as well as the Missouri Department of Health and Senior Services guidelines. Signage shall be reviewed and approved under a separate permit process.
- 6. If an application for a medical-marijuana dispensary conditional use permit is approved, such conditional use permit shall be personal to the applicant at the approved site and shall not run with the land. In addition, the conditional use permit shall be subject to the applicant's continued compliance with all applicable City

ordinances and State law regarding the operation of a medical marijuana dispensary facility. A medical marijuana dispensary conditional use permit shall be personal to the applicant and shall not be transferable. In the event the applicant's State-issued license expires, terminates, or is revoked for any reason, their conditional use permit shall terminate immediately without any additional notice or action.

- 7. If any change occurs from the permitted use of a structure as a medical marijuana dispensary, a new conditional use permit shall be required in all cases.
- 8. The State licensed operator of any medical-marijuana dispensary shall provide a copy of their State license, issued by the Missouri Department of Health and Senior Services, to the Community Development Department annually to confirm their continuing licensed status with the State of Missouri. In the case of a medical marijuana dispensary that was granted a conditional use permit by the City, the state licensed operator and the applicant to whom the conditional use permit was issued shall be the same. The City may request such documentation at any time.

# Sec. 425.050. – Medical-Marijuana Cultivation Facility Siting Requirements.

- (a) A medical marijuana cultivation facility and microbusiness wholesale facility may be located as a conditional use in any Agricultural District (A), Light Industrial District (M-1), Heavy Industrial District (M-2), and Industrial Park District (I-P) upon satisfactory compliance with the provisions of this Section:
  - 1. Medical Marijuana cultivation facility and microbusiness wholesale facility conditional use permit applicants shall comply with all provisions of Section 400.240 of the Code of the City of Grain Valley regarding conditional use permit applications, including, but not limited to, the requirements of this Section.
  - 2. A medical marijuana cultivation facility and microbusiness wholesale facility shall have the appropriate State license pursuant to 19 CSR 30-95. An applicant may apply for a conditional use permit upon showing that they have applied for this State license as required by law, but the conditional use permit shall not be issued until such license has been obtained from the Missouri Department of Health and Senior Services.
  - 3. A medical marijuana cultivation facility and microbusiness wholesale facility shall not be located closer than five hundred (500) feet to any other medical marijuana cultivation facility or microbusiness wholesale facility or medical marijuana facility, except when the facilities share common ownership.

- 4. No medical marijuana cultivation facility or microbusiness wholesale facility shall be located within seven hundred and fifty (750) feet of any then-existing elementary or secondary school, day care, or church.
- 5. An applicant for a medical marijuana cultivation facility and microbusiness wholesale facility conditional use permit shall provide the following plans and documentation for City review and approval:
  - (1) A site plan for a medical marijuana cultivation facility or microbusiness wholesale facility that shall include a floor plan showing where the various activities will be conducted.
  - (2) All City-adopted building, fire, mechanical, plumbing, and electrical codes shall be complied with when submitting building plans for remodel or new construction.
  - (3) A plan which reasonably shows that the medical marijuana cultivation facility or microbusiness wholesale facility is capable, when functioning properly, of preventing odors of marijuana from being detected by a person of ordinary sense of smell beyond the boundary of the lot on which the medical marijuana cultivation facility or microbusiness wholesale facility is located.
  - (4) A security plan for review and approval by input from the Grain Valley Police Department, which reasonably shows that the medical marijuana cultivation facility or microbusiness wholesale facility can be kept secure from access by unauthorized persons both during and after normal operating hours and provides adequate overnight security for product trucks parked outside the medical-marijuana cultivation facility or microbusiness wholesale facility at any hour.
  - (5) A waste disposal plan for any unused product, medical marijuana byproduct, or hazardous materials used as part of normal operations by a medical marijuana cultivation facility in accordance with Missouri Department of Health and Senior Services guidelines.
  - (6) All signage shall conform to the standards of Section 400.300 and Section 655.030(A)(4) of the Code of the City of Grain Valley as well as the Missouri Department of Health and Senior Services guidelines. Signage shall be reviewed and approved under a separate permit process.
- 6. If an application for a medical marijuana cultivation facility or microbusiness wholesale facility conditional use permit is approved, such conditional use permit

shall be personal to the applicant at the approved site and shall not run with the land. In addition, the conditional use permit shall be subject to the applicant's continued compliance with all applicable City ordinances and State law regarding the operation of a medical marijuana cultivation facility or microbusiness wholesale facility. A medical marijuana cultivation facility or microbusiness wholesale facility conditional use permit shall be personal to the applicant and shall not be transferable. In the event the applicant's State-issued license expires, terminates, or is revoked for any reason, their conditional use permit shall terminate immediately without any additional notice or action.

- 7. If any change occurs from the permitted use of a structure as a medical marijuana cultivation facility or microbusiness wholesale facility, a new conditional use permit shall be required in all cases.
- 8. The State-licensed operator of any medical marijuana cultivation facility or microbusiness wholesale facility shall provide a copy of their State license, issued by the Missouri Department of Health and Senior Services, to the Planning and Zoning Commission annually to confirm their continuing licensed status with the State of Missouri. In the case of a medical—marijuana cultivation facility or microbusiness wholesale facility that was granted a conditional use permit by the City, the State-licensed operator and the applicant to whom the conditional use permit was issued shall be the same. The City may request such documentation at any time.

# Sec. 425.060. Medical Marijuana-Infused Products Manufacturing Facility Siting Requirements.

- (a) A medical marijuana cultivation facility may be located as a conditional use in any Agricultural District (A), Light Industrial District (M-1), Heavy Industrial District (M-2), and Industrial Park District (I-P) upon satisfactory compliance with the provisions of this Section:
  - 1. Medical-marijuana-infused products manufacturing facility conditional use permit applicants shall comply with all provisions of Section 400.240 of the Code of the City of Grain Valley regarding conditional use permit applications, including, but not limited to, the requirements of this Section.
  - 2. A medical marijuana-infused products manufacturing facility shall have the appropriate State license pursuant to 19 CSR 30-95. An applicant may apply for a conditional use permit upon showing that they have applied for this State license, as provided by law, but the conditional use permit shall not be issued until such license has been obtained from the Missouri Department of Health and Senior Services.

- 3. A medical marijuana-infused products manufacturing facility shall not be located closer than five hundred (500) feet to any other medical marijuana-infused products manufacturing facility or medical marijuana facility, except when the facilities share common ownership.
- 4. No medical marijuana-infused products manufacturing facility shall be located within seven hundred and fifty (750) feet of any then-existing elementary or secondary school, day care, or church.
- 5. An applicant for a medical marijuana-infused products manufacturing facility conditional use permit shall provide the following plans and documentation for City review and approval:
  - A site plan for a medical marijuana-infused products manufacturing facility that shall include a floor plan showing where the various activities will be conducted.
  - All City-adopted building, fire, mechanical, plumbing, and electrical codes shall be complied with when submitting building plans for remodel or new construction.
  - iii. A plan which reasonably shows that the medical marijuana-infused products manufacturing facility is capable, when functioning properly, of preventing odors of marijuana from being detected by a person of ordinary sense of smell beyond the boundary of the lot on which the medical marijuana-infused products manufacturing facility is located.
  - iv. A security plan for review and approval by input from the Grain Valley Police Department, which reasonably shows that the medical-marijuana-infused products manufacturing facility can be kept secure from access by unauthorized persons both during and after normal operating hours and provides adequate overnight security for product trucks parked outside the medical-marijuana-infused products manufacturing facility at any hour.
  - v. A waste disposal plan for any unused product, medical marijuana byproduct, or hazardous materials used as part of normal operations by a medical marijuana-infused products manufacturing facility in accordance with the Missouri Department of Health and Senior Services guidelines.
  - vi. All signage shall conform to the standards of Section 400.300 and Section 655.030(A)(4) of the Code of the City of Grain Valley as well as

the Missouri Department of Health and Senior Services guidelines. Signage shall be reviewed and approved under a separate permit process.

- 6. If an application for a medical-marijuana-infused products manufacturing facility conditional use permit is approved, such conditional use permit shall be personal to the applicant at the approved site and shall not run with the land. In addition, the conditional use permit shall be subject to the applicant's continued compliance with all applicable City ordinances and State law regarding the operation of a medical marijuana-infused products manufacturing facility. A medical-marijuana-infused products manufacturing facility conditional use permit shall be personal to the applicant and shall not be transferable. In the event the applicant's State-issued license expires, terminates, or is revoked for any reason, their conditional use permit shall terminate immediately without any additional notice or action.
- 7. If any change occurs from the permitted use of a structure as a medical marijuanainfused products manufacturing facility, a new conditional use permit shall be required in all cases.
- 8. The State-licensed operator of any medical marijuana-infused products manufacturing facility shall provide a copy of their State license, issued by the Missouri Department of Health and Senior Services, to the Planning and Zoning Commission annually to confirm their continuing licensed status with the State of Missouri. In the case of a medical marijuana-infused products manufacturing facility that was granted a conditional use permit by the City, the State-licensed operator, and the applicant to whom the conditional use permit was issued shall be the same. The City may request such documentation at any time.

Sec. 425.070 Medical Marijuana Testing Facility and Medical Marijuana Transportation Facility Siting Requirements.

- (a) A medical marijuana cultivation facility may be located as a conditional use in any Research Park District (R-P), Light Industrial District (M-1), Heavy Industrial District (M-2), and Industrial Park District (I-P) upon satisfactory compliance with the provisions of this Section:
  - 1. Medical marijuana testing facility or medical marijuana transportation facility conditional use permit applicants shall comply with all provisions of Section 400.240 of the Code of the City of Grain Valley regarding conditional use permit applications, including, but not limited to, the requirements of this Section.
  - 2. A medical marijuana testing facility or a medical marijuana transportation facility shall have the appropriate State license pursuant to 19 CSR 30-95. An applicant

may apply for a conditional use permit upon showing that they have applied for a State license **as provided by law** for each medical marijuana **transportation or testing** facility type applied for, but the conditional use permit shall not be issued until such license has been obtained from the Missouri Department of Health and Senior Services.

- 3. A medical marijuana testing facility or a medical marijuana transportation facility shall not be located closer than five hundred (500) feet to any other medical marijuana facility, except when the facilities share common ownership.
- 4. No medical marijuana testing facility or medical marijuana transportation facility may be located within seven hundred and fifty (750) feet of any then-existing elementary or secondary school, day care, or church.
- 5. The applicant for a medical marijuana testing facility or a medical marijuana transportation facility conditional use permit shall provide the following plans and documentation for City review and approval:
  - i. A site plan for the operation that shall include a floor plan showing where the various activities will be conducted.
  - All City-adopted building, fire, mechanical, plumbing, and electrical codes shall be complied with when submitting building plans for remodel or new construction related to a medical marijuana facility.
  - iii. A plan which reasonably shows that the medical marijuana facility is capable, when functioning properly, of preventing odors of marijuana from being detected by a person of ordinary sense of smell beyond the boundary of the lot on which the medical marijuana facility is located.
  - iv. A security plan for review and approval by input from the Grain Valley Police Department, which reasonably shows that the medical marijuana facility can be kept secure from access by unauthorized persons both during and after normal operating hours.
  - v. A waste disposal plan for any unused product, medical marijuana byproduct, or hazardous materials used as part of normal operations by a medical marijuana facility in accordance with Missouri Department of Health and Senior Services guidelines.
  - vi. All signage shall conform to the standards of Section 400.300 and Section 655.030(A)(4) of the Code of City of Grain Valley as well as the

Missouri Department of Health and Senior Services guidelines. Signage shall be reviewed and approved under a separate permit process.

- 6. If an application for a medical marijuana testing facility or medical marijuana transportation facility conditional use permit is approved, such conditional use permit shall be personal to the applicant at the approved site and shall not run with the land. In addition, the conditional use permit shall be subject to the applicant's continued compliance with all applicable City ordinances and State law regarding the operation of a medical marijuana testing facility or medical marijuana transportation facility. A medical marijuana testing facility or medical marijuana transportation facility conditional use permit shall be personal to the applicant and shall not be transferable. In the event the applicant's State-issued license expires, terminates, or is revoked for any reason, their conditional use permit shall terminate immediately without any additional notice or action.
- 7. The State-licensed operator of any medical marijuana testing facility or medical marijuana transportation facility shall provide a copy of their State license, issued by the Missouri Department of Health and Senior Services, to the Planning and Zoning Commission annually to confirm their continuing licensed status with the State of Missouri. In the case of a medical marijuana testing facility or medical marijuana transportation facility that was granted a conditional use permit by the City, the State-licensed operator, and the applicant to whom the conditional use permit was issued shall be the same. The City may request such documentation at any time.

# Sec. 425.080 Residential Medical Marijuana Cultivation.

- (a) Should a qualifying patient or primary caregiver decide to cultivate medical marijuana at their residence, the qualifying patient or primary caregiver shall do so in accordance with the provisions of 19 CSR 30-95, the provisions of this Section, and all other relevant Sections of the Code of the City of Grain Valley.
- (b) All residential medical marijuana cultivation by a qualifying patient or primary caregiver shall take place within an enclosed, locked facility in accordance with 19 CSR 30-95.030.
- (c) All residential medical marijuana cultivation by a qualifying patient or primary caregiver shall be done in such a way as to prevent odors of marijuana from being detected by a person of ordinary sense of smell beyond the boundary of the lot upon which the medical marijuana plants are located. If a qualifying patient or primary caregiver is cultivating in a multiple-tenant building, the qualifying patient or primary caregiver shall not permit odor

of marijuana which is capable of being detected by a person of ordinary senses outside of the tenant space the qualifying patient or primary caregiver occupies.

<u>SECTION 2.</u> 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  $9^{th}$  DAY OF AUGUST 2023.

Craig-M. Shelton

Chairperson

ATTEST:

City Clerk



# BOA STAFF REPORT Zoning Regulation Amendment – Chapter 425 September 11, 2023

# **ACTION:**

Requesting Planning and Zoning Commission approve Resolution 2023-01 that will amend Chapter 425 by removing Medical Marijuana Facilities and replacing it with Comprehensive Marijuana Facilities.

# **ANAYLSIS:**

In the November 2022 election, Missouri voters approved an amendment to the Missouri Constitution, Article XIV, Section 2, through Amendment 3, legalizing recreational marijuana.

In Order to implement the Missouri Department of Health and Senior Services' rules and Amendment 3, the City needs to amend Chapter 425 and remove the reference to Medical and replace it with Comprehensive.

# **PUBLIC INFORMATION AND PROCESS:**

Public notice was given in the Examiner on Saturday, August 26, 2023

# PLANNING AND ZONING COMMISSION:

The Planning and Zoning Commission held a public hearing on August 9, 2023, and recommends approval of the proposed Chapter 425 amendment to the BOA.

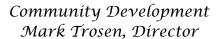
### **RECOMMENDATION:**

Staff recommends approval.

MIEMIONALLYLEEFERINA

# Staff Reports

MIEMIONALLYLEEFERINA





# Board of Aldermen Report September 11, 2023

# (For the Month of August; 2023 YTD) Permits Issued – 51; YTD 420

Single Family – 2 YTD 36

Duplex - 0; YTD 0

Four-plex – 0; YTD 0

Commercial New – 0; YTD 11

Commercial Other – 2; YTD 8

Residential Other – 14; YTD 106

Fence – 12; YTD 87

Roof -8; YTD 69

Pools − 3; YTD 18

Irrigation – 2; YTD 10

Solar -0; YTD 7

Right-of-Way -5; YTD 53

Construction – 1; YTD 2

Signs – 2; YTD 11

Planning/Zoning – 0; YTD 2

# <u>Codes Enforcement & Inspections – 548; YTD 3,252</u>

Total Building Inspections – 162; YTD 1,247

Residential – 134; YTD 1,020

Commercial – 28; YTD 221

Misc. Stops- 0; YTD 6

Code Violation Inspections – 325; YTD 1,560

New – 225; YTD 1,110

Closed- 100; YTD 450

Utility Inspections – 61; YTD 445

Sewer - 10; YTD 83

Water - 10; YTD 60

Sidewalks – 8; YTD 57

Driveways – 15; YTD 80

Right-of-Way – 0; YTD 0

Final Grade – 6; YTD 49

PW Finals - 12; YTD 116

### **Public Works**

Work Orders Completed - 61; YTD 751

Utility Locate Requests – 330; YTD 2,733

Water Main Taps – 15; YTD 95

Water Meters -

New Construction Install – 21; YTD 184

Repairs – 5; YTD 73

# Additional Items -

Public Works crew found and repaired a leak at a fire hydrant by Matthew's Elementary school on McQuerry. Public Works also rented out a bucket truck from Boley and did some tree trimming around town and fixed one of the crosswalk lights on Dillingham/Duncan.

The crew fixed a water main on Yennie and a service line on Hillside Court.

MIEMIONALLYLEEFERINA

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

I. COURT INFORMATION	FORMATION Contact information same as last report Reporting Period: August, 2023					2022	
Mailing Address: 711 MAIN				Software Vendor: Tyler Technologies			
Physical Address: 711 MAIN				County JACKSON Circuit: 16			cuit: 16
Telephone Number: (816) 847-6240				Fax Number: (816) 847-6209			
Prepared By: Bethany Sea	rcy	E-mail Address	bsea	rcy@cityo	ofgrainval	ley.org	iNotes 🗆
Municipal Judge(s): SUSAN	WATKINS	F	rosecu	ating Attorne	ey: SARAH O	LDRIDGE	
II. MONTHLY CASELOAD INFORMATION				ohol & Drug ated Traffic	Other Traffic		Non-Traffic Ordinance
A. Cases (citations / information	ns) pending at s	tart of month		5 0	1,707		280
B. Cases (citations / information	ns) filed			0	0		0
C. Cases (citations / information	s) disposed						
1. jury trial (Springfield, Jefferson	n County, and St	. Louis County onl	v)	0	0		0
2. court / bench trial - GUILTY				0	0		0
3. court / bench trial - NOT GUILTY				0	0		0
4. plea of GUILTY in court				0	0		1
5. Violations Bureau Citations (i.e., written plea of guilty) and bond forfeitures by court order (as payment of fines / costs)				0	0		0
6. dismissed by court				2	3		0
7. nolle prosequi				0	0		0
8. certified for jury trial(not heard in the Municipal Division)				0	0		0
9. TOTAL CASE DISPOSITIONS				2	3		1
D. Cases (citations / informations) pending at end of month [pending caseload = $(A + B) - C9$ ]				4 8	1,704		279
E. Trial de Novo and / or appeal applications filed				0	0		0
III. WARRANT INFORMATION (pre- & post-disposition) IV. PARKING TICKETS							
			-				
1. # Issued during reporting period 0		# 18	# Issued during period 0  Court staff does not process parking tickets			0	
2. # Served/withdrawn during reporting period 39						1	
3. # Outstanding at end of reporting period 374							

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

# MUNICIPAL DIVISION SUMMARY REPORTING FORM

I. COURT INFORMATION GRAIN VALLEY Municipality: Reporting Period: August, 2023

V. DISBURSEMENTS			
Excess Revenue (minor traffic and muni violations, subject to the excess revenue plimitation)		Other Disbursements cont.	
Fines - Excess Revenue	\$ 0.00		\$
Clerk Fee - Excess Revenue	\$ 0.00		\$
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$ 0.00		\$
Bond forfeitures (paid to city) - Excess Revenue	\$ 0.00		\$
Total Excess Revenue	\$ 0.00		\$
Other Revenue (non-minor traffic and ordin not subject to the excess revenue percentage			\$
Fines - Other	\$ 1,591.00		\$
Clerk Fee - Other	\$ 48.00		\$
Judicial Education Fund (JEF)  ☑ Court does not retain funds for JEF	\$ 0.00		\$
Peace Officer Standard and Training (POST) Commission surcharge	\$ 4.00		\$
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$ 28.52		\$
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$ 1.48		\$
Law Enforcement Training (LET) Fund surcharge	\$ 8.00		\$
Domestic Violence Shelter surcharge	\$ 16.00		\$
Inmate Prisoner Detainee Security Fund surcharge	\$ 0.00		\$
Sheriff's Retirement Fund (SRF) surcharge	\$ 0.00		\$
Restitution	\$ 100.00		\$
Parking ticket revenue (including penalties)	\$ 0.00		\$
Bond forfeitures (paid to city) - Other	\$ 0.00	1	\$
Total Other Revenue	\$ 1,797.00	<b>Total Other Disbursements</b>	\$ 0.00
Other Disbursements: Enter below addition nd/or fees not listed above. Designate if subjection percentage limitation. Examples including the percentage limitation of the percentage limitation of the percentage limitation.	ject to the excess ade, but are not	Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$ 1,797.00
	\$	Bond Refunds	\$ 0.00
	\$	Total Disbursements	\$ 1,797.00

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# MUNICIPAL DIVISION SUMMARY REPORTING FORM

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

I. COURT INFORMATION	Municipality: GRAIN VALLEY Reporting		Reporting	ing Period: Aug 1, 2023 - Aug 31, 2023			
Mailing Address: 711 MAIN STREET, GRAIN VALLEY, MO 64029							
Physical Address: 711 MAIN STREET, GRAIN VALLEY, MO 64029				9	County: Jackson	Circuit: 16	
Telephone Number: Fax Number:				umber:			
Prepared by: BETHANY SEAR	RCY		E-mai	Address:			
Municipal Judge:							
II. MONTHLY CASELOAD INFORMATION					Alcohol & Drug Related Traffic	Other Traffic	Non-Traffic Ordinance
A. Cases (citations/information	s) pending at sta	rt of month			46	369	295
B. Cases (citations/information	s) filed				3	44	30
C. Cases (citations/information	s) disposed						
1. jury trial (Springfield, Jeffe	rson County, and	l St. Louis C	ounty o	only)	0	0	0
2. court/bench trial - GUILTY					0	0	0
3. court/bench trial - NOT GUILTY					0	0	1
4. plea of GUILTY in court					0	11	3
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)					0	1	0
6. dismissed by court					0	1	0
7. nolle prosequi					0	1	2
8. certified for jury trial (not heard in Municipal Division)					0	0	0
9. TOTAL CASE DISPOSITIONS					0	14	6
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]					49	399	319
E. Trial de Novo and/or appeal applications filed					0	0	0
III. WARRANT INFORMATION (pre- & post-disposition) IV. PARKING TICKETS							
1. # Issued during reporting period 5 1. # Issued during				ring period 0			
2 # Compad/with drawn during reporting period 7				urt staff does not process parking tickets			
3. # Outstanding at end of reporting period 298			Court s	tan does not proce	ess parkin	guckets	

# MUNICIPAL DIVISION SUMMARY REPORTING FORM

**COURT INFORMATION** Municipality: GRAIN VALLEY Reporting Period: Aug 1, 2023 - Aug 31, 2023 V. DISBURSEMENTS Other Disbursements: Enter below additional surcharges Excess Revenue (minor traffic and municipal and/or fees not listed above. Designate if subject to the ordinance violations, subject to the excess revenue excess revenue percentage limitation. Examples include. percentage limitation) but are not limited to, arrest costs and witness fees. Fines - Excess Revenue \$2,022.00 **Court Automation** \$105.00 Clerk Fee - Excess Revenue **Total Other Disbursements** \$168.00 \$105.00 Crime Victims Compensation (CVC) Fund Total Disbursements of Costs, Fees, \$5.18 \$2,746.00 surcharge - Paid to City/Excess Revenue Surcharges and Bonds Forfeited **Bond Refunds** Bond forfeitures (paid to city) - Excess \$1,400.00 \$0.00 Revenue **Total Disbursements** \$4,146.00 **Total Excess Revenue** \$2,195.18 Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation) Fines - Other \$221.50 Clerk Fee - Other \$12.00 Judicial Education Fund (JEF) \$0.00 Court does not retain funds for JEF Peace Officer Standards and Training \$15.00 (POST) Commission surcharge Crime Victims Compensation (CVC) Fund surcharge - Paid to \$106.95 State Crime Victims Compensation (CVC) Fund \$0.37 surcharge - Paid to City/Other

\$30.00

\$60.00

\$0.00

\$0.00

\$0.00

\$0.00

\$445.82

Law Enforcement Training (LET) Fund

Domestic Violence Shelter surcharge

Inmate Prisoner Detainee Security Fund

Parking ticket revenue (including penalties)

Bond forfeitures (paid to city) - Other

**Total Other Revenue** 

surcharge

surcharge Restitution



# HUMAN RESOURCES

# **MEMORANDUM**

TO: Mayor & Board of Aldermen

FROM: Khalilah Holland, Human Resources Administrator

CC: Ken Murphy, City Administrator

DATE: September 5, 2023

SUBJECT: Human Resources Update

### August in Review

• Participated in the MPR Wellness Roundtable

- Attended the Missouri LAGERS HResources Meeting
- Attended the Public Sector HR Association KC Chapter fall kickoff meeting
- Continued electronic payroll system discussion
- Participated in the HR budget meeting
- Attended video conference meeting with law enforcement recruiting agency
- Attended Investigative Interviewing Techniques training
- Launched the LiveWell Reward\$ wellness program
- Introduced the Great River Walk Challenge
- Started planning the 2024 employee assessment meetings
- Began reviewing the employee handbook for potential updates
- HR Coordinator completed one (1) webinar towards the Certified LAGERS Administrator (CLA) program – LAGERS Practices: Preparing and Reading Your Benefit Estimate

# **Current Positions Available**

### Full-Time

Position	Date Open	Applicants	Status
Police Officer (7)	06/30/2023	9	Accepting Applications; (2) Background Check
Public Works Maintenance Worker (1)	06/09/2022	27	Accepting Applications; (1) Conditional Offer
Police Clerk	07/24/2023	31	Accepting Applications; (1) Conditional Offer

### Part-Time

None

### **Promotions**

None

711 Main Street Grain Valley, MO 64029 816.847.6200



# HUMAN RESOURCES

# **Recently Filled Positions**

- Heather Nordsieck, Front Desk Attendant August 16<sup>th</sup>
- Joe Martinez, Front Desk Attendant August 29th
- Mikel Knight, Public Works Maintenance Worker September 5<sup>th</sup>
- Joe Christiansen, Police Captain September 18th

# September Anniversaries

<u>Name</u>	<u>Department</u>	Years of Service		
Melissa Stader	Fin	13		
Joe Welch	P&R	5		