



**Grain Valley Board of Aldermen
Regular Meeting Agenda**

June 24, 2024

6:30 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 Pro-Tem Brian Bray

ITEM II: Roll Call

- City Clerk Jamie Logan

ITEM III: Invocation

ITEM IV: Pledge of Allegiance

- Alderman Tom Cleaver

ITEM V: Approval of Agenda

- City Administrator Ken Murphy

ITEM VI: Police Officer Oath of Office

- Isaiah Cox

ITEM VII: Public Comment

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

ITEM VIII: Consent Agenda

- June 10, 2024 – Board of Aldermen Regular Meeting Minutes
- June 24, 2024 – Accounts Payable

ITEM IX: Previous Business

- None

ITEM X: New Business

- None

ITEM XI: Presentations

- None

ITEM XII: Public Hearing

- None

ITEM XIII: Resolutions

- None

ITEM XIV: Ordinances

ITEM XIV (A) **An Ordinance Authorizing the Sale of Property Owned by the City of Grain Valley, Missouri and Authorizing the City Administrator to Execute All Documents Associated With the Sale**
B24-11
2ND READ

Introduced by

Alderman Darren Mills

To sell city owned parcel numbers 37-830-11-03-02-0-00-000, 37-830-11-04-00-0-00-000, and 37-830-11-06-00-0-00-000

ITEM XIV (B) **An Ordinance Approving the Dedication of Certain Real Property in Grain Valley, Missouri for Road Right of Way and Trail Easement and Authorizing the City Administrator to Execute All Necessary Documents Required to Effectuate Said Transaction**
B24-12
1ST READ

Introduced by

Alderman Ryan Skinner

To dedicate road right of way and a trail easement along South Buckner Tarsney Road

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 Brian Bray
- Alderman Tom Cleaver
- Alderman Rick Knox
- Alderman Darren Mills
- Alderman Ryan Skinner
- Alderman Kyle Sole

ITEM XVIII: Mayor Report

- Mayor Pro-Tem Brian Bray

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 July 8, 2024 at 6:30 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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ITEM I: Call to Order

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Regular Session on June 10, 2024, at 6:30 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: Bray, Cleaver, Knox, Mills, Skinner, Sole*
- *Absent:*

-QUORUM PRESENT-

ITEM III: Invocation

- Invocation was given by Pastor Darryl Jones of Cross Roads Church

ITEM IV: Pledge of Allegiance

- The Pledge of Allegiance was led by Kyle Sole

ITEM V: Approval of Agenda

- Need to add David Harrison to the Oath of Office section
- *Alderman Knox made a Motion to amend the agenda to add David Harris to the Oath of Office section of the agenda*
- *The Motion was Seconded by Alderman Skinner*
 - *No discussion*
- *Motion to amend the agenda was voted on with the following voice vote:*
 - *Aye: Bray, Cleaver, Knox, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Motion Approved:6-0-

ITEM VI: Police Officer Oath of Office

- The oath of office was given to Jason Eyerly & David Harrison

ITEM VII: Public Comment

- Ed Johnson; 615 SW Muriel; he stated his exercise is limited due to injuries he has sustained. In 2021, he got a secondary insurance that offers a fitness program coverage/discounts and the GV Community Center is approved as a potential facility to utilize. He wants to use the aquatic center and he's been denied the use of the facility with a discount on admission/thru classes. He feels Mr. Davies and Mr. Meyer have spoken mistruths and stated aquatic fitness classes are not available in the GV Pool – he has a 2022 flyer showing there were classes offered at that time. He stated they refuse to accept his insurance and stated he's paying for Medicare and doesn't want to pay for the fitness

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Brian Bray
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills
Alderman Ryan Skinner
Alderman Kyle Sole

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

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

center too. He stated that Mr. Davies says it is not fair to offer a discounted rate when a family pays full rate when there is limited capacity.

- *Alderman Knox made a Motion to allow additional time for Mr. Johnson to speak past the 3 minutes*
- *The Motion was Seconded by Alderman Skinner*
 - *No discussion*
- *Motion to amend the agenda was voted on with the following voice vote:*
 - *Aye: Bray, Cleaver, Knox, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Motion Approved:6-0-

- He stated he pays secondary insurance and Medicare and he's being asked to pay for the GV pool and feels he's being paid twice. He's a member of the Legacy facility in Lee's Summit as they take his insurance and he'd rather use his community's pool. He feels he is being discriminated against as a senior and said there is an agreement with the discounted rate with his insurance company. He said Legacy is nicer, but the round trip time on the road is an hour.
- He stated Mr. Davies told him repeatedly that families pay full price and it isn't fair to discount for seniors, and he shared examples of other times seniors receive discounts for water/sewer. Stated Patrick Martin was very nice to him, the water department has been very nice to him; and Jamie Logan has been nice to him. He stated Jim Meyers treats him very rude to him and told him to shut up and he finds this unacceptable.
- Mr. Murphy shared what he knows about the situation. He stated the outdoor pool is programmed throughout the day- Legacy is open year-round and more opportunities to program activities. There are several programs that support senior programs; the pool side of things, the option for an indoor pool in 2020 was voted down. There are a lot of senior related programs with discounts as well as a free membership to the fitness center. The aquatic center has a hired company take care of the management and other costs to run it.
- Alderman Skinner asked if there is a senior discount for the pool
- Mr. Murphy stated they have decided not to offer a discount on the pool for any group of people
- Mr. Davies shared the pool rates – we opened in 2002 for a much smaller population (6K) and there are capacity issues with a pool our size with our current population of 16,000.
- Alderman Sole asked if there is a discount with other city pool facilities
- Mr. Davies shared he believes so and the other cities have newer pools built for larger capacities and more recently; Silver sneakers and other programs do not dictate which areas of our programming have to participate. With indoor programs, there might be one instructor. 6 fitness classes, pickleball, free fitness center membership, discounted lunches once a month and water/sewer discounts.

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Alderman Brian Bray
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills
Alderman Ryan Skinner
Alderman Kyle Sole

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

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- The difference allowing certain programs vs. another is there is no staff in the fitness room managing it and only 1 instructor in the fitness classes. The pool has a manager, asst manager and 4 lifeguards and the cost is more at the pool and mentioned the capacity issues. The programs do not reimburse 100%. They attempt to offer what they can with capacity issues plus costs. They attempt to maximize their offerings and participants. Indoor facilities have 9 months a year with kids in school and could offer more classes.
- The pool cost money every day. Indoor aquatic facilities offer programs because they need people coming into them to help offset costs.
- Alderman Skinner asked what our pool hours are and if any downtime
- Mr. Davies stated 12-6 weekly. There are still swim lessons before and after the 12-6 open swim and there are not lights so that limits the window that it is opened. It leaves a small window to clean, check chemicals, etc. There are not lights so it limits the hours they can be open. Mr. Davies stated there are not any patterns to when capacity is hit daily as it fluctuates.
- Alderman Bray asked if Mr. Johnson if it's an access issue; Mr. Johnson stated he would like to exercise the first half hour or last half hour of the day. He stated he's been there at 5:30 and it has been shut down due to a lack of participation and there is not a capacity issue
- Alderman Skinner asked if Mr. Johnson if he has a disability through the military; he would like to see something for the pool proposed to the board for seniors and veterans.
- Mayor Todd stated he believes this is a Park Board issue as we are a 4th class city and Parks Boards govern these rules.
- Mr. Davies says the aquatic center offers at a \$50-60k deficit annually.
- Alderman Skinner asked who sets the rates
- Mr. Davies stated the Parks Board approves it then it comes to the board of aldermen
- Alderman Skinner asked Mr. Johnson if he has attended a Park Board meeting as it needs to start there, and the next meeting is Tuesday night.
- Alderman Bray asked if chair aerobics is still offered; Mr. Davies shared in the flyer Mr. Johnson is showing include 6 classes and free fitness center membership
- Terry McClain; 1287 NW Lindenwood Drive; Mr. McClain is on the safety committee for his neighborhood. Where Rosewood and Lindenwood meet, there is a stop sign. When people are going east on Lindenwood, it goes into a new division and people hit the stop sign and fly thru the neighborhood. He stated there is a speed bump in the straight away, but it is down where there are no houses. There are people not braking/slowing down. He thinks 25-35mph for some of the people. He's request a children's playing sign as he's worried about all of the speeders on the road potentially at the T of the road or move the speed bump from the last house to the middle of that row. He wants to see if something can be done on that. Per Chief, there are no working speed signs.
- Mr. Trosen stated there are 4 sets of speedbumps purchased and the public works can move them upon request

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Alderman Ryan Skinner
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- Alderman Sole asked about new speed signs from the grant and if those could be utilized; Chief stated they are by complaint
- Mr. Trosen shared the process for new intersections and how to get studies
- There were another resident that lives on that street that have a video of what they are talking about – speeders/safety concerns
- Jon-Paul Lavigne; 1009 NW Crestwood Drive; he stated they have attempted to talk with parents on the incidents that are happening and it is still happening
- Chief Turner asked if there have been complaints to the police department – yes, he stated and police are coming out on these. He stated they are younger drivers and they go in a car and then they go out in their golf carts and do
- Alderman Sole stated kindness is being taken for granted and people are not respecting the rules on golf carts, etc.
- Alderman Skinner stated underage golf cart drivers is getting out of hand and he feels something is going to happen; he stated the contacts he’s had with citizens related to these issues and he’d like to see more enforcement on this issue. He stated there were several golf carts, unlicensed at the pool yesterday and he’d like to know if there is a separate from patrol that could be separate for community outreach programs that enforce in neighborhoods and the board could hear some of the feedback.
- Chief Turner stated if funds can be found, they could dedicate people to some of these programs – and could put something together if that is approved
- Alderman Skinner is requesting the city to look for those funds to look for a plan for targeted plans
- Alderman Knox asked how the police are responding to the underage calls; parents, youth court, etc.; Alderman Knox asked if unlicensed, are tickets written; Yes.
- Alderman Bray asked the process; youth court summons; same thing would happen if it was a car vs. a golf cart – he’d like more stringent enforcement and that the rules should be shared to the public again
- Jan Brill; 1035 Ephraim – thanked the board for the beautiful new police station and how it shows pride. She stated it is nice coming to board of aldermen meetings and seeing so many being sworn in; she doesn’t know if we are fully staffed or not and stated she feels some of these officers are not living in the city and hoping the pay is not the reason

ITEM VIII: Consent Agenda

- May 13, 2024 – Board of Aldermen Regular Meeting Minutes
- June 10, 2024 – 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:*
 - *Aye: Bray, Cleaver, Knox, Mills, Skinner, Sole*
 - *Nay:*

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Brian Bray
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills
Alderman Ryan Skinner
Alderman Kyle Sole

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

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

- *Abstain:*

-Motion Approved:6-0-

ITEM IX: Previous Business

- None

ITEM X: New Business

- Mayor Pro-Tem & Board Liaison Appointments
- *Alderman Mills made a Motion to Appoint Alderman Bray to the Acting President of the Board of Aldermen*
- *The Motion was Seconded by Alderman Skinner*
 - *Alderman Bray thanked the board for the motion and second and thankful for the opportunity*
- *Motion to Approve the Consent Agenda was voted on with the following voice vote:*
 - *Aye: Bray, Cleaver, Knox, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Motion Approved: 6-0-

- Mayor Todd assigned liaison roles to the board as follows:
 - Planning and Zoning; Alderman Knox
 - Park Board; Alderman Bray
 - School Board; Alderman Skinner
 - Special Event Ambassador; Alderman Mills
- 2024-2025 liquor license renewals for the following businesses in the City of Grain Valley:
 - Agaves, LLC
 - B&B Theatres Operating Co Inc
 - Captain's Pub LLC
 - Casey's Marketing Company #3325
 - Casey's Marketing Company #2808
 - Casey's Marketing Company #2209
 - Cosentino Enterprises dba Price Chopper
 - Dolgencorp, LLC dba Dollar General
 - El Tequilazo Cocina Y Cantina
 - Impact Motor Sports, LLC dba Valley Speedway
 - Iron Kettle Brewing LLC
 - JY Amigos dba El Maguey
 - Nicotra Vineyards, LLC
 - Outer Belt Entertainment, Inc. dba MO Country
 - Quiktrip Corporation

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Alderman Darren Mills
Alderman Ryan Skinner
Alderman Kyle Sole

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- Temp-Stop, LLC
- The Darbari Das Ji dba Discount Liquor and Smokes
- Valley Moments

- The renewal applications have been received for these liquor licenses. There are some outstanding items per usual and City liquor licenses are not distributed until all items are in hand; The Police Department has reviewed the liquor license applications for renewal and recommend approval and staff recommends approval pending receipt of outstanding items.
- *Alderman Bray made a Motion to Approve Liquor License Renewals*
- *The Motion was seconded by Alderman Skinner*
- *Motion to Approve Liquor License Renewals was voted on with the following voice vote:*
 - *Aye: Bray, Cleaver, Knox, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Motion Approved: 6-0-

ITEM XI: Presentations

- None

ITEM XII: Public Hearing

- None

ITEM XIII: Resolutions

Resolution No. R24-40 A Resolution by the Board of Aldermen of the City of Grain Valley, Authorizing the City Administrator to Execute an Agreement With Jackson County, Missouri Community Backed Anti-Crime Tax (COMBAT)

- *Alderman Bray moved to approve Resolution No. R24-40*
- *The Motion was Seconded by Alderman Cleaver*
 - *This is an agreement that allows us to recoup cost for programs*
- *Motion to approve Resolution No. R24-40 was voted upon with the following voice vote:*
 - *Aye: Bray, Cleaver, Knox, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Resolution No. R24-40 Approved: 6-0

Resolution No. R24-41 A Resolution by the Board of Aldermen of the City of Grain Valley

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Brian Bray
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills
Alderman Ryan Skinner
Alderman Kyle Sole

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
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Parks and Recreation Director Shannon Davies
Community Development Director Mark Trosen
Finance Director Steven Craig
Police Chief Ed Turner
City Clerk Jamie Logan
City Attorney James Newell

Authorizing the City Administrator to Execute an Agreement With Burrell, Inc, Comprehensive Mental Health Services (CMHS)

- *Alderman Cleaver moved to approve Resolution No. R24-41*
- *The Motion was Seconded by Alderman Mills*
 - *This is an annual contract ensuring services for those with mental health issues*
- *Motion to approve Resolution No. R24-36 was voted upon with the following voice vote:*
 - *Aye: Bray, Cleaver, Knox, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Resolution No. R24-41 Approved: 6-0

Resolution No. R24-42 A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri to Enter into an agreement with the Missouri Department of Transportation for grant funded overtime for DWI Enforcement and Hazardous Moving Violation Enforcement

- *Alderman Mills moved to approve Resolution No. R24-42*
- *The Motion was Seconded by Alderman Knox*
 - *This is an annual agreement that allows grant funding to get after hazardous moving violations and DWI enforcement*
- *Motion to approve Resolution No. R24-42 was voted upon with the following voice vote:*
 - *Aye: Bray, Cleaver, Knox, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Resolution No. R24-42 Approved: 6-0

Resolution No. R24-43 A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Enter Into a Cooperative Agreement With the Grain Valley Chamber of Commerce

- *Alderman Skinner moved to approve Resolution No. R24-43*
- *The Motion was Seconded by Alderman Sole*
 - *Same terms as prior agreement*
- *Motion to approve Resolution No. R24-43 was voted upon with the following voice vote:*
 - *Aye: Bray, Cleaver, Knox, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Resolution No. R24-43 Approved: 6-0

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Brian Bray
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills
Alderman Ryan Skinner
Alderman Kyle Sole

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

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

ITEM XIV: Ordinances

Bill No. B24-09: An Ordinance of the Board of Aldermen of the City of Grain Valley, Missouri, Amending Title II, Chapter 215, Section 215.200 Sexual Misconduct and Repealing Section 215.216 of the City of Grain Valley, Missouri

Bill No. B24-09 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. B24-09 and approve it as ordinance #2450*
- *The Motion was Seconded by Alderman Mills*
 - None
- *Motion to accept the reading of Bill No. B24-09 and approve it as ordinance #2450 was voted upon with the following roll call vote:*
 - *Aye: Bray, Cleaver, Knox, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Bill No. B24-09 Became Ordinance #2450 6-0 -

Bill No. B24-10: An Ordinance to Repeal Ordinance 2447 and Enact a Revised Amendment to Title II Public Health, Safety and Welfare Chapter 215 Article X Offenses Against the Public Order Section 215.370 Peace Disturbance (A)(1)(a) of the Code of Ordinances

Bill No. B24-10 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. B24-10 and approve it as ordinance #2451*
- *The Motion was Seconded by Alderman Knox*
 - Alderman Skinner asked if there have been any calls related to this; he hasn't seen anyone cited for it yet
 - Alderman Bray asked if any after hours requests
- *Motion to accept the reading of Bill No. B24-10 and approve it as ordinance #2451 was voted upon with the following roll call vote:*
 - *Aye: Bray, Cleaver, Knox, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Bill No. B24-10 Became Ordinance #2451 6-0 -

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Brian Bray
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills
Alderman Ryan Skinner
Alderman Kyle Sole

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Parks and Recreation Director Shannon Davies
Community Development Director Mark Trosen
Finance Director Steven Craig
Police Chief Ed Turner
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City Attorney James Newell

Bill No. B24-11: An Ordinance Authorizing the Sale of Property Owned by the City of Grain Valley, Missouri and Authorizing the City Administrator to Execute All Documents Associated With the Sale

Bill No. B24-11 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. **B24-11** and bring it back for a second reading by title only at the next regular meeting*
- *The Motion was Seconded by Alderman Knox*
 - These are the 3 lots on the East side of Main street by the auto repair shop and strip mall related to the RFP that was put out
- *Motion to accept the first reading of Bill No. **B24-11** bring it back for a second reading at the next regular meeting was voted upon with the following voice vote:*
 - *Aye: Bray, Cleaver, Knox, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Motion Approved 6-0-

ITEM XV: City Attorney Report

- None

ITEM XVI: City Administrator & Staff Reports

- City Administrator Ken Murphy
 - Welcomed officer Eyerly and officer Harrison to the team
 - Shared the employee assessment report is there for all of them to review
- 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
 - Invited all to the annual Public Works Event on Thursday, June 13th 5-7pm showcasing the public works department
- City Clerk Jamie Logan
 - None

ITEM XVII: Board of Aldermen Reports & Comments

ELECTED OFFICIALS PRESENT

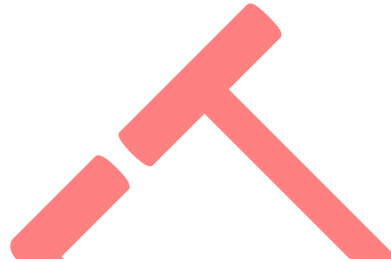
Mayor Mike Todd
Alderman Brian Bray
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills
Alderman Ryan Skinner
Alderman Kyle Sole

ELECTED OFFICIALS ABSENT

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Parks and Recreation Director Shannon Davies
Community Development Director Mark Trosen
Finance Director Steven Craig
Police Chief Ed Turner
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City Attorney James Newell

- Alderman Brian Bray
 - None
- Alderman Tom Cleaver
 - None
- Alderman Rick Knox
 - None
- Alderman Darren Mills
 - None
- Alderman Ryan Skinner
 - None
- Alderman Kyle Sole
 - None



ITEM XVIII: Mayor Report

- Stated Alderman Bray will get to be the pro-tem next meeting as he will be out of town
- Mayor Todd stated Ward meetings could be started if the aldermen in those wards are interested
- He's receiving complaints about piles of dirt - by Hoot Owl, there are mounds of dirt. There aren't any weeds growing out of them at this time. These are undeveloped lots and different rules apply.
- Street Parking: Mayor Todd saw some talk on social media. There were a few seniors at the senior luncheon spoke to him about ambulances/fire trucks being able to get down their roads if cars on both sides of the road. Alderman Knox stated in his past profession, it was rare, but it has happened.
- Mayor stated he received complaints related to RVs on the street. Street parking is regulated by the police department. He's putting this out there and Chief stated it can only be on the street a certain amount of time and it is common for those to know these times and move vehicles before the deadline.

ITEM XIX: Executive Session

- None

ITEM XX: Adjournment

- The meeting was adjourned at 7:34 P.M.

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Brian Bray
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills
Alderman Ryan Skinner
Alderman Kyle Sole

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City Attorney James Newell

Minutes submitted by:

Jamie Logan
City Clerk

Date

Minutes approved by:

Mike Todd
Mayor

Date

DRAFT

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Brian Bray
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Alderman Rick Knox
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Alderman Kyle Sole

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DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT		
NON-DEPARTMENTAL	GENERAL FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	66.42		
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	3,834.54		
		FRATERNAL ORDER OF POLICE	EMPLOYEE DEDUCTIONS	406.08		
		HAMPEL OIL INC	CJC FUEL	346.21		
			CJC FUEL	1,001.87		
			CJC FUEL	1,057.45		
		AFLAC	AFLAC AFTER TAX	73.73		
			AFLAC CRITICAL CARE	11.88		
			AFLAC PRETAX	309.24		
			AFLAC-W2 DD PRETAX	301.54		
		MIDWEST PUBLIC RISK	DENTAL	198.67		
			COPAY	553.00		
			COPAY	748.65		
			COPAY	129.16		
			QHDHP HSA	564.65		
			QHDHP HSA	1,421.13		
			QHDHP HSA	22.70		
			VISION	48.00		
			VISION	44.18		
			VISION	110.14		
			VISION	22.48		
		HSA BANK	HSA - GRAIN VALLEY, MO	386.05		
			HSA - GRAIN VALLEY, MO	585.72		
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2024 DISABILITY	645.98		
		CITY OF GRAIN VALLEY -FLEX	FLEX PLAN	15.00		
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	1,567.03		
			MISSIONSQUARE 457	473.02		
			MISSIONSQUARE ROTH IRA	262.31		
		INTERNAL REVENUE SERVICE	FEDERAL WH	10,536.06		
			SOCIAL SECURITY	7,062.95		
			MEDICARE	<u>1,651.81</u>		
			TOTAL:	34,457.65		
		HR/CITY CLERK	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	414.69
				ARC PHYSICAL THERAPY PLUS LP	WORKSTEPS: COBB/COX/BOUSSE	450.00
OFFICE DEPOT	FOLDERS/BINDER CLIPS/LABEL			43.67		
COSENTINOS FOOD STORES	DRINKS			35.94		
MIDWEST PUBLIC RISK	DENTAL			51.88		
	COPAY			366.84		
	QHDHP HSA			259.73		
	QHDHP HSA			357.57		
HSA BANK	HSA - GRAIN VALLEY, MO			100.26		
VISA-CARD SERVICES 9016	CONFERENCE REGISTRATION			999.00		
THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2024 DISABILITY			29.06		
CONCENTRA MEDICAL CENTERS	CONCENTRA DRUG/ALCOHOL EX			520.00		
	CASSIDY SCREENING			62.00		
	BOUSSELOT/LEE SCREENINGS			170.00		
MERCHANT SERVICES	JUNE 2024 MONTHLY FEES			362.45		
INTERNAL REVENUE SERVICE	SOCIAL SECURITY			188.45		
	MEDICARE			<u>44.06</u>		
	TOTAL:			4,455.60		
INFORMATION TECH	GENERAL FUND			MRC I, LLC	FEE/TELEVISIONS/PRINTERS	<u>175.00</u>
					TOTAL:	175.00
BLDG & GRDS	GENERAL FUND	AAA DISPOSAL SERVICE INC	50% FACILITIES MAINTENANCE	180.00		

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		SAMS CLUB/SYNCHRONY BANK	CITY HALL TOILET PAPER	54.24
		COMCAST - HIERARCY ACCT	CITY HALL	53.85
			CITY HALL	212.52
		ORKIN	JUNE 2024 MAIN ST SERVICE	89.59
		GENERAL ELEVATOR	JUNE 2024 SERVICE	158.00
		SPIRE	33333 - 624 JAMES ROLLO CT	11.27
			41111 - 711 S MAIN ST 70%	66.90
		COMCAST	JUNE 2024 FIBER	420.03
		MARELLY AEDS & SAFETY	AED Replacement Parts	98.69
		4M BUILDING SOLUTIONS, LLC	Janitorial Services	<u>1,062.27</u>
			TOTAL:	2,407.36
ADMINISTRATION	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	621.43
		SAMS CLUB/SYNCHRONY BANK	WATER/ICE POPS/GOLDFISH	39.76
			COPY PAPER/WATER/PLATES/CO	151.90
		MIDWEST PUBLIC RISK	DENTAL	24.13
			DENTAL	1.83
			COPAY	24.43
			QHDHP HSA	10.84
			QHDHP HSA	430.31
		HSA BANK	HSA - GRAIN VALLEY, MO	100.54
			HSA - GRAIN VALLEY, MO	2.05
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2024 DISABILITY	32.93
		PITNEY BOWES GLOBAL FINANCIAL SERVICES	BILLING PERIOD 4/5/24-7/4/	140.22
		VISA-CARD SERVICES 1788	PIO TRAINING	661.50
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	331.51
			MEDICARE	77.53
		GREATAMERICA FINANCIAL SERVICES CORP.	50% CH ADMIN	118.50
			50% CH BILLING	<u>118.50</u>
			TOTAL:	2,887.91
FINANCE	GENERAL FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	0.50
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	402.66
		MIDWEST PUBLIC RISK	DENTAL	34.91
			QHDHP HSA	265.15
			QHDHP HSA	348.68
		HSA BANK	HSA - GRAIN VALLEY, MO	100.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2024 DISABILITY	27.50
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	198.84
			MEDICARE	<u>46.51</u>
			TOTAL:	1,424.75
COURT	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	213.05
		OFFICE DEPOT	FOLDERS/BINDER CLIPS/LABEL	94.75
		MIDWEST PUBLIC RISK	DENTAL	18.00
			COPAY	398.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2024 DISABILITY	14.80
		MERCHANT SERVICES	JUNE 2024 MONTHLY FEES	84.71
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	166.80
			MEDICARE	<u>39.01</u>
			TOTAL:	1,029.12
VICTIM SERVICES	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	221.57
		MIDWEST PUBLIC RISK	DENTAL	18.00
			QHDHP HSA	321.00
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2024 DISABILITY	15.40
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	178.23
			MEDICARE	<u>41.68</u>
			TOTAL:	870.88
POLICE	GENERAL FUND	AAA DISPOSAL SERVICE INC	POLICE STATION	124.30
		GALLS LLC	PLANO LARGE TACTICAL TRUNK	17.46
		MISSOURI LAGERS	EMPLOYER CONTRIBUTIONS	10,256.62
			MONTHLY CONTRIBUTIONS	1,146.97
		DANIEL IIAMS	IIAMS: SRO TRAINING CONF M	168.50
		SAMS CLUB/SYNCHRONY BANK	CREAMER/COFFEE/POST-IT NOT	27.98
			COPY PAPER/WATER/PLATES/CO	117.94
		OFFICE DEPOT	FOLDERS/BINDER CLIPS/LABEL	51.72
		VISA-CARD SERVICES 1325	FBI LEEDA TRAINING	795.00
			HOTEL FOR FBI LEEDA	628.25
		HAMPEL OIL INC	FUEL	942.60
			FUEL	72.15
			FUEL	1,006.21
			FUEL	1,668.43
			FUEL	44.83
		LEXISNEXIS RISK DATA MGMT INC	MAY 2024 MINIMUM COMMITMEN	200.00
		HOME DEPOT CREDIT SERVICES	WHEEL CHOCK/PADLOCK/HITCH	70.70
			WHEEL CHOCK	21.72
		MIDWEST PUBLIC RISK	DENTAL	180.00
			DENTAL	628.20
			COPAY	2,619.00
			COPAY	1,592.00
			COPAY	2,584.35
			QHDHP HSA	2,121.20
			QHDHP HSA	2,247.00
			QHDHP HSA	4,184.10
		HSA BANK	HSA - GRAIN VALLEY, MO	450.00
			HSA - GRAIN VALLEY, MO	1,000.00
		SPIRE	69627 - 719 NW RD MIZE RD	108.49
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2024 DISABILITY	567.98
		DREW'S DIESEL INC	VEHICLE 1463	1,887.06
			OIL CHANGE (NON DIESEL)	69.32
			OIL CHANGE (NON DIESEL)	69.47
			OIL CHANGE (NON DIESEL)	69.32
		COMCAST	JUNE 2024 FIBER	1,287.19
		BLUE SPRINGS SERVICE CENTER	VALVE STEM/TIRE LABOR/TIRE	177.75
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	5,347.55
			MEDICARE	1,250.64
		REJIS COMMISSION	SUPPORT	136.00
		MARELLY AEDS & SAFETY	AED Replacement Parts	592.14
		CLUB CAR WASH OPERATING, LLC	CAR WASHES	170.00
		GREATAMERICA FINANCIAL SERVICES CORP.	PD END OF HALL	237.00
			PD ADMIN	237.00
			PD FRONT WINDOW	120.00
		DEREK KING	KING: SRO TRAINING CONF ME	<u>168.50</u>
			TOTAL:	47,462.64
ANIMAL CONTROL	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	180.82
		HAMPEL OIL INC	FUEL	37.89
		MIDWEST PUBLIC RISK	COPAY	398.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2024 DISABILITY	12.55

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	93.42
			MEDICARE	<u>21.85</u>
			TOTAL:	744.53
PLANNING & ENGINEERING GENERAL FUND		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	960.65
		SAMS CLUB/SYNCHRONY BANK	COPY PAPER/WATER/PLATES/CO	136.92
		HAMPEL OIL INC	FUEL	27.86
			FUEL	49.70
		MIDWEST PUBLIC RISK	DENTAL	31.43
			DENTAL	45.16
			COPAY	113.72
			QHDHP HSA	881.59
			QHDHP HSA	88.30
		HSA BANK	HSA - GRAIN VALLEY, MO	205.98
			HSA - GRAIN VALLEY, MO	14.38
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2024 DISABILITY	66.14
		MERCHANT SERVICES	JUNE 2024 MONTHLY FEES	174.71
		KLEINSCHMIDTS WESTERN STORE	DRAPER UNIFORM	169.95
			SAFFELL UNIFORM	129.95
			RUSSELL UNIFORM	169.95
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	558.13
			MEDICARE	130.53
		GRECO LAWN & MAINTENANCE LLC	VIOLATION ABATEMENT	990.00
			MOWING	<u>225.00</u>
			TOTAL:	5,170.05
NON-DEPARTMENTAL	PARK FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	25.32
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	506.14
		FAMILY SUPPORT PAYMENT CENTER	SMITH CASE 91316387	92.31
		AFLAC	AFLAC CRITICAL CARE	6.78
			AFLAC PRETAX	58.54
			AFLAC-W2 DD PRETAX	57.21
		MISCELLANEOUS KRISTIE JINKENS	KRISTIE JINKENS:	50.00
		MELISSA MORRIS	MELISSA MORRIS:	50.00
		CASSIDY DENNIS	CASSIDY DENNIS:	50.00
		MIDWEST PUBLIC RISK	DENTAL	13.54
			COPAY	18.76
			QHDHP HSA	134.70
			QHDHP HSA	39.76
			VISION	8.00
			VISION	17.16
			VISION	2.16
			VISION	0.77
		HSA BANK	HSA - GRAIN VALLEY, MO	201.46
			HSA - GRAIN VALLEY, MO	135.51
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2024 DISABILITY	38.07
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	401.55
			MISSIONSQUARE 457	393.63
			MISSIONSQUARE ROTH IRA	199.24
			MISSIONSQUARE ROTH IRA	85.22
		INTERNAL REVENUE SERVICE	FEDERAL WH	1,424.57
			SOCIAL SECURITY	1,462.03
			MEDICARE	<u>341.93</u>
			TOTAL:	5,814.36
PARK ADMIN	PARK FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	968.16

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		AT&T	U-VERSE PARK MAINTENANCE	64.20
		COMCAST - HIERARCY ACCT	CITY HALL	8.11
			CITY HALL	42.07
		HAMPEL OIL INC	FUEL	100.35
			FUEL	596.74
			FUEL	286.89
		MIDWEST PUBLIC RISK	DENTAL	3.46
			DENTAL	51.94
			COPAY	73.36
			QHDHP HSA	633.80
			QHDHP HSA	61.66
			QHDHP HSA	136.80
		HSA BANK	HSA - GRAIN VALLEY, MO	14.41
			HSA - GRAIN VALLEY, MO	139.14
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2024 DISABILITY	64.93
		COMCAST	JUNE 2024 FIBER	70.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	477.31
			MEDICARE	111.62
		CRAWFORD, MURPHY & TILLY INC	SW Eagles Pkwy. Trail Des	11,215.50
		BERRY-ROCK HOMES LLC	Easement Acquisition	<u>2,900.00</u>
			TOTAL:	18,020.45
PARKS STAFF	PARK FUND	AAA DISPOSAL SERVICE INC	MONKEY MOUNTAIN COMPLEX	65.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	724.08
		VAN DIEST SUPPLY COMPANY	AQUATHOL (SUPER K) GRANULA	430.00
		BLUE SPRINGS WINWATER CO	MALE ADAPTER/DUST CAP	105.00
		WEST CENTRAL ELECTRIC COOP INC	04/28-05/28 BALL PARK COMP	643.36
		HOME DEPOT CREDIT SERVICES	WATERING HOSE/ORTHO/BLEACH	140.29
		MENARD, INC	BATTERIES	73.94
		MIDWEST PUBLIC RISK	DENTAL	54.00
			QHDHP HSA	963.00
		HSA BANK	HSA - GRAIN VALLEY, MO	225.00
		SPIRE	00609 - 600 BUCKNER TARSNE	24.03
			33333 - 624 JAMES ROLLO CT	5.63
		LLOYDS INC	COKE COOLER REPAIR	225.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2024 DISABILITY	50.29
		MEYER LABORATORY INC	TOILET TISSUE	275.00
		PIONEER MANUFACTURING CO INC	Field Paint	890.20
		LAWN & LEISURE	WOODCUTTER BAR OIL/ULTRA S	45.39
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	390.59
			MEDICARE	91.35
		MARELLY AEDS & SAFETY	AED Replacement Parts	296.07
		MIDWEST PROFESSIONAL UTILITY LOCATING	LOCATES FOR PLAYGROUND	150.00
		ADVANCED TURF SOLUTIONS, INC	LINE MARKING CHALK	383.72
			OXIDIAZON/AMMONIUM SULFATE	<u>196.00</u>
			TOTAL:	6,446.94
RECREATION	PARK FUND	SAMS CLUB/SYNCHRONY BANK	Concessions Blanket PO	338.42
			Concessions Blanket PO	306.87
			Concessions Blanket PO	419.88
		WALMART/CAPITAL ONE	05/29/24 CONCESSION PRODUC	193.74
			06/04/24 CONCESSION PRODUC	46.50
			06/10/24 CONCESSION PRODUC	74.77
		HASTY AWARDS	PREK SOCCER MEDALS	172.49
			T-ball1 Trophies	424.00
			T-ball Trophies	282.39

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	90.47
			MEDICARE	21.15
		JACKSON COUNTY UMPIRES ASSOCIATION LLC	Umpire Services	1,440.00
			Umpire Services	1,266.00
			Umpire Fees	1,750.00
			Umpire Fees	<u>890.00</u>
			TOTAL:	7,716.68
COMMUNITY CENTER	PARK FUND	AAA DISPOSAL SERVICE INC	COMMUNITY CENTER	65.00
		UNIFIRST CORPORATION	JANITORIAL SUPPLIES	167.32
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	257.71
		COMCAST - HIERARCY ACCT	COMMUNITY CENTER	288.56
		MIDWEST PUBLIC RISK	DENTAL	18.00
			QHDHP HSA	321.00
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00
		SPIRE	21111 - 713 S MAIN ST	137.35
			22222 - 713 S MAIN ST A	52.52
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2024 DISABILITY	31.38
		MERCHANT SERVICES	JUNE 2024 MONTHLY FEES	1,879.64
		MARY ALLGRUNN	05/28-06/06 LINE DANCING	114.45
		TIFFANI KEY	05/27-06/07 SILVERSNEAKERS	100.00
			05/27-06/07 SILVERSNEAKERS	100.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	226.46
			MEDICARE	52.97
		MARELLY AEDS & SAFETY	AED Replacement Parts	98.69
		GREATAMERICA FINANCIAL SERVICES CORP.	CC HALLWAY	237.00
			CC FRONT DESK	119.00
		4M BUILDING SOLUTIONS, LLC	Janitorial Services	177.05
		KNOCHE PARTNERS LLC	ONE BULK VENDING MACHINE	<u>100.00</u>
			TOTAL:	4,619.10
POOL	PARK FUND	ALLIED REFRESHMENT	Beverage Blanket PO	2,839.79
		SAMS CLUB/SYNCHRONY BANK	Concessions Blanket PO	1,192.06
			Concessions Blanket PO	378.94
			Concessions Blanket PO	365.82
			Concessions Blanket PO	696.64
			Concessions Blanket PO	306.87
			Concessions Blanket PO	419.88
		WALMART/CAPITAL ONE	05/23/24 CONCESSION PRODUC	228.53
			06/10/24 CONCESSION PRODUC	74.77
			05/30/24 SWIM TOYS	19.92
			06/06/24 CONCESSION PRODUC	154.65
		HOME DEPOT CREDIT SERVICES	SHEET METAL/HEX HEAD	29.65
			7.5' MARKET UMBRELLAS	236.00
			9' UMBRELLAS/BLACK MAT	122.97
			BROOM/DUSTPAN/NITRILE GLOV	123.67
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	277.20
			MEDICARE	<u>64.84</u>
			TOTAL:	7,532.20
NON-DEPARTMENTAL	TRANSPORTATION	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	207.33
		FAMILY SUPPORT PAYMENT CENTER	DZEKUNSKAS CASE 41452523	30.00
		AFLAC	AFLAC PRETAX	16.09
			AFLAC-W2 DD PRETAX	8.05
		MIDWEST PUBLIC RISK	DENTAL	17.24
			COPAY	67.87

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			QHDHP HSA	45.08
			QHDHP HSA	81.06
			QHDHP HSA	85.83
			VISION	1.60
			VISION	2.17
			VISION	2.20
			VISION	7.15
		HSA BANK	HSA - GRAIN VALLEY, MO	12.09
			HSA - GRAIN VALLEY, MO	89.38
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2024 DISABILITY	13.74
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	98.33
			MISSIONSQUARE 457	80.00
			MISSIONSQUARE ROTH IRA	53.80
		INTERNAL REVENUE SERVICE	FEDERAL WH	582.67
			SOCIAL SECURITY	415.79
			MEDICARE	<u>97.23</u>
			TOTAL:	2,014.70
TRANSPORTATION	TRANSPORTATION	SUPERIOR BOWEN ASPHALT CO LLC	ASPHALT MATERIALS	747.88
			SATUROCK PLUS	157.30
			SATUROCK PLUS	271.70
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	789.52
		SAMS CLUB/SYNCHRONY BANK	CREAMER/COFFEE/POST-IT NOT	12.56
			COPY PAPER/WATER/PLATES/CO	17.68
		COMCAST - HIERARCY ACCT	CITY HALL	1.00
			CITY HALL	15.59
			PW 36084	24.97
			TYER RD	24.97
			PW 59845	37.02
			PW 59845	61.08
		OREILLY AUTOMOTIVE INC	PUSH NUTS/PAPER	1.92
			RETURN SHRINK TUBE/O-RING/	0.89-
			CLEANER/DEGREASER/SHOP TOW	7.59
			WIPER BLADES	8.16
			BRAKE CLEANER/MP GREASE/WD	18.31
			FLANGED NUT/7 WAY ADAPTR	7.43
			BATTERY/CORE CHARGE/CORE E	9.64
		ORKIN	JUNE 2024 MAIN ST SERVICE	7.68
			JUNE 2024 JAMES ROLLO SERV	18.79
		VANCE BROTHERS INC	ASPHALT MATERIALS	515.63
			ASPHALT MATERIALS	314.38
			COMMERCIAL SURFACE	250.00
			ASPHALT MATERIALS	611.22
		HOLLIDAY SAND AND STONE CO.	ROCK MATERIAL	1,406.80
		HAMPEL OIL INC	FUEL	21.47
			FUEL	130.44
			FUEL	137.62
		COMMENCO INC	TRUCK RADIOS	272.16
		HOME DEPOT CREDIT SERVICES	CBATT & CHARGER KIT/SEQUEN	41.60
			QUIKRETE CONCRETE MIX	28.10
		MIDWEST PUBLIC RISK	DENTAL	14.26
			DENTAL	66.10
			COPAY	79.60
			COPAY	265.34
			QHDHP HSA	212.12
			QHDHP HSA	254.33

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			QHDHP HSA	278.96
			QHDHP HSA	333.96
		HSA BANK	HSA - GRAIN VALLEY, MO	59.43
			HSA - GRAIN VALLEY, MO	114.40
		SPIRE	31111 - 405 JAMES ROLLO 20	10.50
			33333 - 624 JAMES ROLLO CT	11.27
			41111 - 711 S MAIN ST 6%	5.73
			81111 - 618 JAMES ROLLO CT	13.30
		ANDERSON RENTALS & SALES	CONCRETE & MIXING TRAILER	38.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2024 DISABILITY	51.77
		GREGS LOCK & KEY SERVICE INC	INSTALL DOOR CLOSER & LATC	83.56
		CALIBRATED PRODUCTS INC	O-RING TO PIPE/QUICK DISCO	49.54
		EWING IRRIGATION PRODUCTS INC	POPUP SPRAY/PVC INSERT/PVC	32.62
		CINTAS CORPORATION # 430	PW UNIFORMS	26.35
			PW UNIFORMS	25.89
		DREW'S DIESEL INC	MAINTENANCE TRUCK REPAIR	426.17
		COMCAST	JUNE 2024 FIBER	42.00
		OAK GROVE RENTAL INC	DINGO/BUCKET/TRAILER/LOG C	57.00
		LEGACY IRON LLC	WHEEL LOADER RENTAL	140.00
		GRIMCO INC	COMPUTER SOFTWARE	595.00
		KLEINSCHMIDTS WESTERN STORE	MYERS UNIFORM	27.99
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	415.77
			MEDICARE	97.24
		GREATAMERICA FINANCIAL SERVICES CORP.	20% PW FRONT OFFICE	47.40
		NATIONWIDE TRAILERS, LLC	LYNCH PIN/SWIVEL MOUNT/SNA	25.94
		CRAWFORD, MURPHY & TILLY INC	Design Kirby/Eagles Pkwy	7,996.33
		4M BUILDING SOLUTIONS, LLC	Janitorial Services	106.23
		BARCO PRODUCTS, LLC	NYLON ANCHORS	<u>279.09</u>
			TOTAL:	18,252.51
PUBLIC HEALTH	PUBLIC HEALTH	PETTY CASH	LIBERTY SOC EXP: SR LUNCH	24.02
			LIBERTY SOC EXP: SR LUNCH	<u>10.89</u>
			TOTAL:	34.91
TIF-OLD TOWN MKT PLACE	OLD TOWNE TIF	GILMORE & BELL PC	TIF REPORTING	<u>243.33</u>
			TOTAL:	243.33
NON-DEPARTMENTAL	ARPA FUND	CDW GOVERNMENT	SGT Computers	<u>5,675.60</u>
			TOTAL:	5,675.60
NON-DEPARTMENTAL	DOWNTOWN CAPT IMPV	SUSAN G. RECTOR	TRACT #117 TEMP CONST EASE	605.00
		CAROL A. THOMPSON	TRACT #144 TEMP CONST EASE	515.00
		RANDY G. ABER	TRACT #128 TEMP CONST EASE	3,590.00
		JOHN W. CARTEE II	TRACT #145 TEMP CONST EASE	3,305.00
		SAMANTHA BARKER	TRACT #135 TEMP CONST EASE	710.00
		JOHN J. & BARBARA DWYER	TRACT #148 TEMP CONST EASE	1,270.00
		DAVID & JEANNETTE GWINN	TRACT #157 TEMP CONST EASE	1,875.00
		DWAYNE V. DOERMAN & SHAMAYNE N. DOERMA	TRACT #146 TEMP CONST EASE	520.00
		CHANDLER & RACHEL HACKETT	TRACT #122 TEMP CONST EASE	400.00
		RENEE L. JONES	TRACT #136 TEMP CONST EASE	480.00
		QUINTEN J. KEOWN & CHEYENNE R. BURCHET	TRACT #163 TEMP CONST EASE	350.00
		MICHAEL P. & NEDA R. KIMBERLIN	TRACT #137 TEMP CONST EASE	440.00
		AMBER & KEALOHOA PRIOR	TRACT #143 TEMP CONST EASE	525.00
		EARL L. & BECKY STUCK	TRACT #139 TEMP CONST EASE	490.00
		VALLEY BAPTIST CHURCH	TRACT #114 TEMP CONST EASE	425.00
		WAYNE A. WILLIAMS & MICHELLE A. WILLIA	TRACT #121 TEMP CONST EASE	395.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		JUDITH A. WILLIS	TRACT #138 TEMP CONST EASE	<u>735.00</u>
			TOTAL:	16,630.00
NON-DEPARTMENTAL	2022 GO BONDS	FERGUSON ENTERPRISES INC	1-1/2 RUB TEST CAP/LF 3/8X	48.25
		VISA-CARD SERVICES 1325	KEURIG COFFEE MAKER	889.99
			SHOWER BENCHES	521.97
		VISA-CARD SERVICES 1739	APPLIANCE	5,353.25
		HOEFER WELKER LLC	DESIGN SERVICES FOR PD	6,409.37
		GREATAMERICA FINANCIAL SERVICES CORP.	MOVED DW442, DW441 AND EJ1	450.00
		VISA-CARD SERVICES 1879	WAST CONTAINERS	864.36
			WASTE CONTAINERS	114.04
			WASTE CONATINERS	189.08
			CORDLESS VACUUMS	279.15
			3 BURNER COFFEE MKR	875.00
			PD MOVE	2,244.37
		ELITE EXERCISE EQUIPMENT	EQUIPMENT FOR GYM	<u>955.60</u>
			TOTAL:	19,194.43
NON DEPARTMENTAL	INTRCH VGV CID-PRO ASSURED	PARTNERS CAPITAL, INC	D&O & EMP PRACTICES LIAB R	<u>1,043.00</u>
			TOTAL:	1,043.00
NON-DEPARTMENTAL	INTRCHG TIF- PR #1	GILMORE & BELL PC	TIF REPORTING	<u>783.65</u>
			TOTAL:	783.65
NON-DEPARTMENTAL	INTERCHANGE TIF #1	GILMORE & BELL PC	TIF REPORTING	<u>391.84</u>
			TOTAL:	391.84
NON DEPARTMENTAL	TIF PROJECT #3	GILMORE & BELL PC	TIF REPORTING	<u>391.84</u>
			TOTAL:	391.84
NON DEPARTMENTAL	INTERCHANGE TIF #4	GILMORE & BELL PC	TIF REPORTING	<u>391.84</u>
			TOTAL:	391.84
NON-DEPARTMENTAL	WATER/SEWER FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	1,338.49
		FAMILY SUPPORT PAYMENT CENTER	DZEKUNSKAS CASE 41452523	120.00
		MO DEPT OF REVENUE	MAY 24 SALES TAX	4,268.73
			MAY 24 SALES TAX	85.37-
		AFLAC	AFLAC PRETAX	128.18
			AFLAC-W2 DD PRETAX	52.69
		MIDWEST PUBLIC RISK	DENTAL	98.15
			COPAY	365.91
			QHDHP HSA	382.57
			QHDHP HSA	484.55
			QHDHP HSA	365.02
			VISION	6.40
			VISION	16.49
			VISION	17.50
			VISION	33.60
		HSA BANK	HSA - GRAIN VALLEY, MO	82.81
			HSA - GRAIN VALLEY, MO	568.38
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2024 DISABILITY	88.75
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	641.23
			MISSIONSQUARE 457	563.35
			MISSIONSQUARE ROTH IRA	477.67
		INTERNAL REVENUE SERVICE	FEDERAL WH	3,978.53
			SOCIAL SECURITY	2,668.80

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			MEDICARE	624.16
			TOTAL:	17,286.59
WATER	WATER/SEWER FUND	AAA DISPOSAL SERVICE INC	25% FACILITIES MAINTENANCE	90.00
		PEREGRINE CORPORATION	BILL PRINT AND MAIL	627.55
			BILL PRINT AND MAIL	92.12
		CITY OF INDEPENDENCE UTILITIES	22429CCF 04/18-05/22	34,834.95
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	2,560.60
		SAMS CLUB/SYNCHRONY BANK	CREAMER/COFFEE/POST-IT NOT	25.14
			COPY PAPER/WATER/PLATES/CO	35.38
		VANCO SERVICES LLC	MAY 2024 GATEWAY ES20605	74.40
		OFFICE DEPOT	FOLDERS/BINDER CLIPS/LABEL	3.75
		COMCAST - HIERARCY ACCT	CITY HALL	11.60
			CITY HALL	51.89
			PW 36084	49.94
			TYER RD	49.94
			PW 59845	74.04
			PW 59845	122.15
		OREILLY AUTOMOTIVE INC	PUSH NUTS/PAPER	3.85
			CLEANER/DEGREASER/SHOP TOW	15.19
			WIPER BLADES	16.31
			BRAKE CLEANER/MP GREASE/WD	36.64
			FLANGED NUT/7 WAY ADAPTR	14.87
			BATTERY/CORE CHARGE/CORE E	19.30
		TRI-COUNTY WATER AUTHORITY	MAY 2024 TRI COUNTY WATER	41,952.43
			MAY 2024 TRI COUNTY WATER	93,786.25
		ORKIN	JUNE 2024 MAIN ST SERVICE	15.36
			JUNE 2024 JAMES ROLLO SERV	37.60
		MISSOURI ONE CALL SYSTEM INC	MAY 341 LOCATES	460.35
		BLUE SPRINGS WINWATER CO	REPAIR PARTS	815.00
			SS CLMP	372.42
		HAMPEL OIL INC	FUEL	96.62
			FUEL	586.96
			FUEL	619.29
		COMMENCO INC	TRUCK RADIOS	544.32
		HOME DEPOT CREDIT SERVICES	CBATT & CHARGER KIT/SEQUEN	83.20
			POLY TUBE	2.67
		MENARD, INC	WOOD STAKES/ORANGE GOOP/CO	57.62
			POP-UP CANOPY/FOLD-IN-HALF	429.92
		MIDWEST PUBLIC RISK	DENTAL	53.35
			DENTAL	188.70
			COPAY	159.20
			COPAY	725.59
			QHDHP HSA	900.09
			QHDHP HSA	951.55
			QHDHP HSA	833.70
			QHDHP HSA	710.10
		HSA BANK	HSA - GRAIN VALLEY, MO	222.32
			HSA - GRAIN VALLEY, MO	364.92
		SPIRE	31111 - 405 JAMES ROLLO 40	21.01
			33333 - 624 JAMES ROLLO CT	14.08
			41111 - 711 S MAIN ST 12%	11.47
			81111 - 618 JAMES ROLLO CT	26.58
		ANDERSON RENTALS & SALES	CONCRETE & MIXING TRAILER	76.00
		CORE & MAIN LP	REPAIR PARTS	749.51
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2024 DISABILITY	167.61

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		GREGS LOCK & KEY SERVICE INC	INSTALL DOOR CLOSER & LATC	167.12
		CALIBRATED PRODUCTS INC	O-RING TO PIPE/QUICK DISCO	99.07
		CINTAS CORPORATION # 430	PW UNIFORMS	52.68
			PW UNIFORMS	51.76
		PITNEY BOWES GLOBAL FINANCIAL SERVICES	BILLING PERIOD 4/5/24-7/4/	70.11
		MERCHANT SERVICES	JUNE 2024 MONTHLY FEES	5,707.29
		DREW'S DIESEL INC	MAINTENANCE TRUCK REPAIR	852.36
		COMCAST	JUNE 2024 FIBER	84.01
		OAK GROVE RENTAL INC	DINGO/BUCKET/TRAILER/LOG C	114.00
		LEGACY IRON LLC	WHEEL LOADER RENTAL	280.00
		TYLER TECHNOLOGIES INC	JUNE 2024 MONTHLY FEES	97.00
		KLEINSCHMIDTS WESTERN STORE	MYERS UNIFORM	55.98
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	1,335.66
			MEDICARE	312.41
		MARELLY AEDS & SAFETY	AED Replacement Parts	98.69
		GREATAMERICA FINANCIAL SERVICES CORP.	40% PW FRONT OFFICE	94.80
			50% CH COMMUNITY DEV	118.50
			25% CH ADMIN	59.25
			25% CH BILLING	59.25
		NATIONWIDE TRAILERS, LLC	LYNCH PIN/SWIVEL MOUNT/SNA	51.88
		4M BUILDING SOLUTIONS, LLC	Janitorial Services	<u>212.45</u>
			TOTAL:	194,819.67
SEWER	WATER/SEWER FUND	AAA DISPOSAL SERVICE INC	25% FACILITIES MAINTENANCE	90.00
		CITY OF BLUE SPRINGS	QTRLY PRNCPL/INTEREST JUN	165,930.74
		PEREGRINE CORPORATION	BILL PRINT AND MAIL	627.56
			BILL PRINT AND MAIL	92.12
		FELDMANS FARM & HOME	25# K-31 FESCUE	54.99
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	2,555.01
		SAMS CLUB/SYNCHRONY BANK	CREAMER/COFFEE/POST-IT NOT	25.14
			COPY PAPER/WATER/PLATES/CO	35.38
		VANCO SERVICES LLC	MAY 2024 GATEWAY ES20605	74.40
		OFFICE DEPOT	FOLDERS/BINDER CLIPS/LABEL	3.77
		COMCAST - HIERARCY ACCT	CITY HALL	11.60
			CITY HALL	51.89
			PW 36084	49.94
			TYER RD	49.94
			PW 59845	74.04
			PW 59845	122.16
		OREILLY AUTOMOTIVE INC	PUSH NUTS/PAPER	3.85
			CLEANER/DEGREASER/SHOP TOW	15.19
			WIPER BLADES	16.31
			BRAKE CLEANER/MP GREASE/WD	36.64
			FLANGED NUT/7 WAY ADAPTR	14.87
			BATTERY/CORE CHARGE/CORE E	19.30
		ORKIN	JUNE 2024 MAIN ST SERVICE	15.36
			JUNE 2024 JAMES ROLLO SERV	37.60
		HAMPEL OIL INC	FUEL	96.62
			FUEL	586.96
			FUEL	619.29
		COMMENCO INC	TRUCK RADIOS	544.32
		HOME DEPOT CREDIT SERVICES	CBATT & CHARGER KIT/SEQUEN	83.20
			CATCH-DBL W/ STRIKE BROWN-	2.27
		MIDWEST PUBLIC RISK	DENTAL	53.37
			DENTAL	187.68
			COPAY	159.20

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			COPAY	705.02
			QHDHP HSA	900.07
			QHDHP HSA	951.56
			QHDHP HSA	833.69
			QHDHP HSA	710.09
		HSA BANK	HSA - GRAIN VALLEY, MO	222.32
			HSA - GRAIN VALLEY, MO	364.85
		SPIRE	31111 - 405 JAMES ROLLO 40	21.01
			33333 - 624 JAMES ROLLO CT	14.08
			41111 - 711 S MAIN ST 12%	11.47
			81111 - 618 JAMES ROLLO CT	26.58
		ANDERSON RENTALS & SALES	CONCRETE & MIXING TRAILER	76.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	JUNE 2024 DISABILITY	167.61
		GREGS LOCK & KEY SERVICE INC	INSTALL DOOR CLOSER & LATC	167.12
		CALIBRATED PRODUCTS INC	O-RING TO PIPE/QUICK DISCO	99.07
		CINTAS CORPORATION # 430	PW UNIFORMS	52.68
			PW UNIFORMS	51.76
		PITNEY BOWES GLOBAL FINANCIAL SERVICES	BILLING PERIOD 4/5/24-7/4/	70.11
		MERCHANT SERVICES	JUNE 2024 MONTHLY FEES	5,707.28
		DREW'S DIESEL INC	MAINTENANCE TRUCK REPAIR	852.36
		COMCAST	JUNE 2024 FIBER	84.01
		OAK GROVE RENTAL INC	DINGO/BUCKET/TRAILER/LOG C	114.00
		LEGACY IRON LLC	WHEEL LOADER RENTAL	280.00
		TYLER TECHNOLOGIES INC	JUNE 2024 MONTHLY FEES	97.00
		KLEINSCHMIDTS WESTERN STORE	MYERS UNIFORM	55.98
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	1,333.18
			MEDICARE	311.74
		GREATAMERICA FINANCIAL SERVICES CORP.	40% PW FRONT OFFICE	94.80
			50% CH COMMUNITY DEV	118.50
			25% CH ADMIN	59.25
			25% CH BILLING	59.25
		NATIONWIDE TRAILERS, LLC	LYNCH PIN/SWIVEL MOUNT/SNA	51.88
		4M BUILDING SOLUTIONS, LLC	Janitorial Services	212.45
			TOTAL:	187,217.48
NON-DEPARTMENTAL	POOLED CASH FUND	VISA-CARD SERVICES 1184	VISA-CARD SERVICES 1184	171.32
		VISA-CARD SERVICES 1325	VISA-CARD SERVICES 1325	3,064.54
		VISA-CARD SERVICES 9016	VISA-CARD SERVICES 9016	292.85
		VISA-CARD SERVICES 1788	VISA-CARD SERVICES 1788	1,286.08
		VISA-CARD SERVICES 1739	VISA-CARD SERVICES 1739	597.11
		VISA-CARD SERVICES 9313	VISA-CARD SERVICES 9313	1,201.94
		VISA-CARD SERVICES 9321	VISA-CARD SERVICES 9321	337.00
		VISA-CARD SERVICES 1853	VISA-CARD SERVICES 1853	625.95
		VISA-CARD SERVICES 1879	VISA-CARD SERVICES 1879	2,835.52
		VISA-CARD SERVICES 5460	VISA-CARD SERVICES 5460	381.45

* REFUND CHECKS *

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	WATER/SEWER FUND	STORMENT, WILLIAM NOAH	US REFUNDS	15.54
		MONTAVY, KAREN	US REFUNDS	65.54
		BOYER, JESSICA	US REFUNDS	65.54
		COOK, AMY	US REFUNDS	65.54
		SNYDER, MALORY	US REFUNDS	15.54
		WESCO APPLIANCE SERVICE	US REFUNDS	60.43
		BROWNING, JOHN	US REFUNDS	65.54
		KNIGHTEN, DANIEL	US REFUNDS	31.08
		OPENDOOR LABS INC	US REFUNDS	15.54
		ANDERSEN, TYLER	US REFUNDS	15.54
		VANDERBURG, WENDY	US REFUNDS	15.54
		HERRON, MARGARET M	US REFUNDS	28.40
		SHARP, PATRICIA	US REFUNDS	18.30
		CANADAY, BELINDA R	US REFUNDS	33.67
		MAY, TAYLOR	US REFUNDS	46.27
		STANBROUGH, NANCY	US REFUNDS	55.85
		BATLINER, SARA	US REFUNDS	15.54
		LEWIS, ELIZABETH S	US REFUNDS	<u>50.61</u>
			TOTAL:	11,473.77

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

100	GENERAL FUND	101,085.49
200	PARK FUND	50,149.73
210	TRANSPORTATION	20,267.21
230	PUBLIC HEALTH	34.91
250	OLD TOWNE TIF	243.33
285	ARPA FUND	5,675.60
286	DOWNTOWN CAPT IMPV FUND	16,630.00
291	2022 GO BONDS	19,194.43
323	INTRCH VGV CID-PROJECT #3	1,043.00
325	INTRCHG TIF- PR #1A	783.65
326	INTERCHANGE TIF #1B	391.84
330	TIF PROJECT #3	391.84
340	INTERCHANGE TIF #4	391.84
600	WATER/SEWER FUND	400,003.75
999	POOLED CASH FUND	10,793.76

	GRAND TOTAL:	627,080.38

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-CITY OF GRAIN VALLEY
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 6/01/2024 THRU 6/14/2024
ITEM AMOUNT: 99,999,999.00CR THRU 99,999,999.00
GL POST DATE: 0/00/0000 THRU 99/99/9999
CHECK DATE: 0/00/0000 THRU 99/99/9999

PAYROLL SELECTION

PAYROLL EXPENSES: NO
EXPENSE TYPE: N/A
CHECK DATE: 0/00/0000 THRU 99/99/9999

PRINT OPTIONS

PRINT DATE: None
SEQUENCE: By Department
DESCRIPTION: Distribution
GL ACCTS: NO
REPORT TITLE: C O U N C I L R E P O R T
SIGNATURE LINES: 0

PACKET OPTIONS

INCLUDE REFUNDS: YES
INCLUDE OPEN ITEM: YES

**CITY OF GRAIN VALLEY
BOARD OF ALDERMEN AGENDA ITEM**

MEETING DATE	06/10/2024, 06/24/24	
BILL NUMBER	B24-11	
AGENDA TITLE	AN ORDINANCE AUTHORIZING THE SALE OF PROPERTY OWNED BY THE CITY OF GRAIN VALLEY, MISSOURI AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE ALL DOCUMENTS ASSOCIATED WITH THE SALE	
REQUESTING DEPARTMENT	Administrator	
PRESENTER	Ken Murphy, City Administrator	
FISCAL INFORMATION	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To sell city owned parcel numbers 37-830-11-03-02-0-00-000, 37-830-11-04-00-0-00-000, and 37-830-11-06-00-0-00-000.	
BACKGROUND	The city purchased the three lots in December of 2017. The Board of Aldermen asked to staff to issue a request for proposals which was put out in 2023. There was one proposal submitted.	
SPECIAL NOTES	N/A	
ANALYSIS	The city finds the submitted proposal to be in line with current development trends for that section of Main Street.	
PUBLIC INFORMATION PROCESS	The Request for Proposals was published online.	
BOARD OR COMMISSION RECOMMENDATION	N/A	
DEPARTMENT RECOMMENDATION	Staff Recommends Approval	

**REFERENCE DOCUMENTS
ATTACHED**

Ordinance, proposal, agreement

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B24-11

ORDINANCE NO.
SECOND READING
FIRST READING

June 11, 2024 (6-0)

**AN ORDINANCE AUTHORIZING THE SALE OF PROPERTY OWNED BY THE CITY OF
GRAIN VALLEY, MISSOURI AND AUTHORIZING THE CITY ADMINISTRATOR TO
EXECUTE ALL DOCUMENTS ASSOCIATED WITH THE SALE**

WHEREAS, the City owns three parcels of land which together total approximately 1 acre (Jackson County Parcel Nos.: 37-830-11-03-02-0-00-000, 37-830-11-04-00-0-00-000, and 37-830-11-06-00-0-00-000) (the "Property"); and;

WHEREAS, on or about March 21, 2023 a Request for Proposal was issued to allow all interested parties to submit proposals for the purchase of the Property with preference given to those buyers who plan to utilize the land in a manner consistent with the surrounding uses and future development desires for the downtown district; and

WHEREAS, Cathy Dowd's (now Reality Ventures, LLC) proposal was accepted by the City; and

WHEREAS, the City now wishes to sell the Property to Reality Ventures, LLC pursuant to the terms and conditions of the contract and other associated documents.

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

Section 1. That the sale of property owned by the City of Grain Valley, Missouri and consisting of approximately 1 acre (Jackson County Parcel Nos: 37-830-11-03-02-0-00-000, 37-830-11-04-00-0-00-000, and 37-830-11-06-00-0-00-000) to Reality Ventures, LLC is hereby approved.

Section 2. That the City Administrator is authorized to execute any and all documents on behalf of the City of Grain Valley, Missouri in furtherance of selling the Property to Reality Ventures, LLC, including, but not limited to, the Contract which is which is attached hereto as Exhibit A and incorporated herein.

Section 3. That the City Administrator is authorized to execute any and all documents on behalf of the City of Grain Valley, Missouri in furtherance of selling the Property to Reality Ventures, LLC, including, but not limited to, the Contract which is which is attached hereto as **Exhibit A** and incorporated herein.

Section 4. That should any section, sentence or clause of this Ordinance be declared invalid or unconstitutional, such declaration shall not affect the validity of the remaining.

Section 5. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 6. That the City Clerk is authorized to correct any scrivener's errors identified within this Ordinance.

Read two times and PASSED by the Board of Aldermen this ____ day of June, 2024, the aye and nay votes being recorded as follows:

ALDERMAN BRAY _____
ALDERMAN KNOX _____
ALDERMAN SKINNER _____

ALDERMAN CLEAVER _____
ALDERMAN MILLS _____
ALDERMAN SOLE _____

Mayor _____ (in the event of a tie only)

Approved as to form:

Lauber Municipal Law
City Attorney

Mike Todd
Mayor

ATTEST:

Jamie Logan
City Clerk



LAND REAL ESTATE SALE CONTRACT

1 **THIS CONTRACT is made between:** (Print names and INDICATE MARITAL STATUS OF PARTIES. If Seller name
2 is not completed, Licensee Assisting Seller to insert Seller name prior to presentation to Seller.)
3

4 **SELLER:** CITY OF GRAIN VALLEY _____
5 _____

6 **BUYER:** Reality Ventures, LLC _____
7 _____

8 **Bank-Owned Property (check if applicable):** If the real property is bank-owned and the titled owner of record is
9 not known at the Effective Date of this Contract, BUYER and SELLER agree the name of the SELLER is amended to
10 as it is stated in the Deed at Closing and is incorporated herein by reference and in any amendments and addenda.
11 SELLER warrants it has full authority to sign and perform on this Contract on behalf of the titled owner of record.
12

13 **PROPERTY, PROGRAMS, ADDENDA, DESCRIPTIONS AND CONDITIONS**

14
15 1. **PROPERTY.** BUYER agrees to purchase and SELLER agrees to sell the real property and the improvements
16 thereon (**the "Property"**) commonly known as:

17
18 TBD S Main Street _____ Grain Valley _____ MO 64029 _____
19 **Street Address** **City** **State** **Zip**
20 Jackson _____
21 **County**

22
23 **LEGAL DESCRIPTION:** (As described below) _____
24 _____
25 _____
26 _____
27 _____
28 _____

29
30 **The Property will include the following, if any, unless otherwise excluded:**

31
32 a. **Additional Inclusions.** The following items, if any, supersede the Seller's Disclosure and the pre-printed list
33 before; are considered to be part of the Property, and **are** included in the sale.
34 _____
35 _____
36 _____

37
38 b. **Exclusions.** The following items, if any, supersede the Seller's Disclosure and the pre-printed list before; **are**
39 **not** considered to be part of the Property, and **are not** included in the sale.
40 _____
41 _____
42 _____

43
44 c. **Additional Terms and Conditions, if any.** _____
45 _____
46 _____
47 _____
48 _____
49 _____

_____|_____| Initials **SELLER and BUYER acknowledge they have read this page** Initials _____|_____|
SELLER | SELLER BUYER | BUYER

50 2. **GOVERNMENT PROGRAMS.** BUYER acknowledges the possibility of government farm programs on the
51 Property, or that programs could be obtained, and BUYER accepts the responsibility for researching said
52 programs. BUYER is not relying on any other representations regarding accessing government programs.
53 (Check applicable box)

- 54
55 BUYER acknowledges and agrees to execute necessary documentation to continue government
56 farm program subsequent to the Closing Date.
57 BUYER does not intend to participate in any existing government farm program.
58

59 3. **ADDENDA.** The following Addenda (riders, supplements, etc.) are attached hereto and are a part of this Contract:
60 (Check applicable boxes)

- 61
62 **Seller's Disclosure and Condition of Property** **Other:** _____
63 **Addendum (Land)** **Other:** _____
64 **Other:** KWPP Franchise Disc. _____ **Other:** _____
65 **Other:** Legal Description Addendum _____ **Other:** _____
66

67 4. **DESCRIPTIONS AND CONDITIONS.**

- 68
69 a. **Effective Date.** The **Effective Date** will be the date of final acceptance by the last party to sign this
70 **Contract** or a **Counter Offer Addendum**.
71
72 b. **Seller's Disclosure Status.** SELLER confirms information contained in the Seller's Disclosure and Condition
73 of Property Addendum is current as of the Effective Date of the Contract. SELLER understands that the law
74 requires disclosure of any material defects, known to SELLER, in the Property to prospective Buyer(s) and
75 that failure to do so may result in civil liability for damages.
76
77 c. **Entire Agreement and Manner of Modifications.** This Contract and all attachments constitute the complete
78 agreement of the parties concerning the Property; supersede all previous agreements, and may be modified
79 or assigned only by a written agreement signed by all parties.
80
81 d. **Parties.** This is a Contract between SELLER and BUYER. If SELLER or BUYER constitutes two or more
82 persons, the terms "SELLER" or "BUYER" will be construed to read "SELLERS" or "BUYERS" whenever the
83 sense of the Contract requires.
84

85 Unless identified as SELLER or BUYER, Listing Broker and any Cooperating Broker and their Agents
86 (collectively referred to as "Broker") and any Escrow or Closing Agent are acting as Agents only and are not
87 parties to this Contract.
88

89 SELLER and BUYER acknowledge Broker may have a financial interest in third parties providing specialized
90 services required by this Contract including, but not limited to: Lender, title insurance company, Escrow Agent,
91 Closing Agent, warranty company, wood infestation/mechanical/structural or other inspectors and repair
92 personnel. SELLER and BUYER agree Broker will not be responsible for the conduct of third parties providing
93 specialized services whether those services were arranged by SELLER, BUYER, or Broker on behalf of
94 either.
95

- 96 SELLER and/or BUYER is a licensed real estate broker or salesperson. (Check applicable boxes)
97 SELLER licensed in: MO KS Other _____
98 BUYER licensed in: MO KS Other _____
99

- 100 Licensee assisting SELLER is an immediate family member of: (check applicable boxes)
101 SELLER BUYER
102 Licensee assisting BUYER is an immediate family member of: (check applicable boxes)
103 SELLER BUYER
104

- 105 e. **Notices.** Any notice or other communication required or permitted hereunder may be delivered in person, by
106 facsimile, United States Postal Service, courier service or email to the address set forth in this Contract or
107 such other address or number as will be furnished in writing by any such party.
108

_____|_____| Initials **SELLER and BUYER acknowledge they have read this page** Initials _____|_____|
SELLER | SELLER BUYER | BUYER

109 Such notice or communication will be deemed to have been given as of the date and time so delivered.
110 Delivery to or receipt by the Licensee assisting BUYER will constitute receipt by BUYER and delivery to or
111 receipt by the Licensee assisting SELLER will constitute receipt by SELLER
112

113 **f. Time is of the essence.** Time is of the essence in the performance of the obligations of the parties under this
114 Contract. With the exception of the term "banking days" or "business days", as used herein, a "day" is defined
115 as a 24-hour calendar day, seven (7) days per week.

116 **g. Electronic Transaction.** All parties agree this transaction may be conducted by electronic means, including
117 email, according to the Uniform Electronic Transaction Act as adopted in Kansas and Missouri.
118

119 **h. Cyber Protection.** Because you are going to be involved in a real estate transaction where money is
120 changing hands, you are a potential target for cyber-criminals. Always contact the closer directly before wiring
121 any money.
122

123
124 **5. CONTRACT CONTINGENCIES.** This Contract is contingent upon:

- 125
126 BUYER obtaining a soil analysis for the purpose of placing a private waste water disposal system on the
127 Property that is acceptable to the BUYER.
128 BUYER obtaining verification that a water meter is available. SELLER makes no representation regarding cost
129 of installation.
130 BUYER obtaining verification building permits can be obtained.
131 BUYER reviewing and accepting the terms of any deed restrictions.
132 BUYER reviewing and accepting the terms of any Homeowner's Association.
133 Other: Buyer to obtain a clear Phase I Environmental Site Assessment
134

135 BUYER will have _____ calendar days (thirty (30) if left blank) from the Effective Date of this Contract to
136 remove all of these contingencies or to cancel the Contract by written notification to the SELLER if the
137 contingencies cannot be satisfied. **Failure to notify SELLER within the time specified constitutes a waiver of**
138 **the contingencies and the BUYER waives their right to renegotiate or cancel the Contract.**
139

140 **PURCHASE PRICE, FINANCIAL TERMS AND CLOSING AND POSSESSION**

141
142 **6. PURCHASE PRICE.** The **Purchase Price** for the Property is\$ 46,878.00
143 which BUYER agrees to pay as follows:

144
145 **a. Earnest Money** will be delivered to Licensee Assisting Seller or Escrow Agent
146 within _____ calendar days (three (3) if left blank) of the Effective Date
147 (the "Delivery Period") and must comply with state laws as defined in the
148 Earnest Money and Additional Deposits paragraph of this Contract.
149

150 **If Earnest Money is not delivered during the Delivery Period, SELLER**
151 **may cancel this Contract by written notice once the Delivery Period has**
152 **ended and prior to delivery of the Earnest Money.**
153

154 **b. Earnest Money** in the amount of\$ 5,000.00 (b)
155 in the form of: (Check one)
156 Check/Electronic Funds Transfer/ACH Other _____
157

158 Deposited with: Stewart Title
159

160 BUYER acknowledges that funds payable to and held by SELLER **WILL NOT** be held
161 subject to the terms of the Earnest Money and Additional Deposits paragraph and may
162 not be refundable.
163

164 **c. Additional Earnest Money** in the amount of (ZERO (\$0) if left blank)..... \$ 0 (c)
165 will be delivered on or before _____ in the form of: (Check one)
166 Check/Electronic Funds Transfer/ACH Other _____
167

168 Deposited with: _____

SELLER | SELLER Initials **SELLER and BUYER acknowledge they have read this page** Initials BUYER | BUYER

169 BUYER acknowledges that funds payable to and held by SELLER **WILL NOT** be held
170 subject to the terms of the Earnest Money and Additional Deposits paragraph and may
171 not be refundable.
172

173 **d. Total Amount Financed by BUYER** (Zero (\$0) if Cash Sale)\$0(d)
174 (not including financed mortgage insurance premiums
175 or other Closing costs, if any)

176
177 **e. Balance of Purchase Price to be paid in CERTIFIED FUNDS**..... \$41,878(e)
178 Purchase Price (less b, c & d of this paragraph) on or before the
179 Closing Date.

180
181 **f. Total Seller Expenses (Zero (\$0) if left blank):**

182 **SELLER paid costs.** In addition to any other costs SELLER
183 agreed to pay herein, SELLER agrees to pay other allowable Closing
184 costs permitted by Lender(s) and/or prepaid items for BUYER, not
185 to exceed:.....\$0

186
187
188 **g. Other Financing Costs.**

189
190 1. **Loan Costs.** BUYER agrees to pay all customary costs necessary to obtain the Loan(s) (including but
191 not limited to, origination fees, discounts or buy-downs) unless otherwise agreed.

192
193 2. **Flood Insurance.** BUYER agrees to pay for flood insurance if required by Lender(s).
194

195 **7. CLOSING AND POSSESSION.** On or before 07/02/2024 ("Closing Date"), SELLER will execute and
196 deliver into escrow with the title company(s) or other Closing Agent(s), a general warranty deed (or special
197 warranty deed or fiduciary deed, if SELLER is a corporation, association, financial institution or fiduciary) and all
198 other documents and funds necessary to satisfy SELLER'S obligations under this Contract.
199

200 On or before the Closing Date, BUYER will execute and deliver into escrow with the title company(s) or other
201 Closing Agent(s), all documents (including note(s), mortgage(s)/deed(s) of trust, and any other documents
202 required by BUYER'S Lender(s), if BUYER is obtaining financing) and funds (including Loan proceeds, if BUYER
203 is obtaining financing) necessary to satisfy BUYER'S obligations under this Contract.
204

205 **SELLER and BUYER acknowledge all funds required for Closing must be in the form of cashier's check,**
206 **wire transfer or other certified funds.**

207
208 When all documents and funds have been executed and delivered into escrow with the title company(s) or other
209 Closing Agent(s), the Closing will be completed. SELLER will deliver possession of the Property to BUYER on
210 _____ at _____ o'clock _____. m., (if left blank, **Possession** will be 5:00 P.M. on the
211 **Closing Date**).
212

213 **BUYER must not occupy the Property or place personal property in or on it prior to completion of the**
214 **Closing and disbursement or availability of SELLER'S proceeds, if any, unless otherwise agreed upon in**
215 **writing by the BUYER and the SELLER.**
216

217 **8. APPRAISED VALUE CONTINGENCY.**

218
219 **If Financing is being obtained, the appraisal must be completed before the Loan commitment due date.**

220
221 **If a cash sale, BUYER** may within _____ calendar days from the Effective Date of this Contract (within the
222 Inspection Period if left blank) obtain, at BUYER'S expense, an appraisal of the Property by an independent
223 licensed appraiser.
224

225 If the final appraised value of the property, as determined by BUYER'S Lender's appraiser or if a cash sale,
226 BUYER'S appraiser, is not equal to or greater than the Purchase Price, BUYER will notify SELLER in writing,
227 within _____ calendar days (five (5) days if left blank), attaching a copy of the appraisal report, and the following
228 may occur:

SELLER | SELLER Initials **SELLER and BUYER acknowledge they have read this page** Initials BUYER | BUYER

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BUYER and SELLER will have _____ calendar days (five (5) days if left blank) after SELLER’S receipt of BUYER’S appraisal report (“Appraisal Negotiation Period”), to reach an agreement resolving the appraisal value and/or purchase price.

During this period, SELLER or BUYER may seek a reconsideration of value by the appraiser. If such reconsideration finds a value equal to or greater than the Purchase Price, or if BUYER and SELLER sign an Amendment resolving the difference between the appraised value and the Purchase Price, the transaction will move forward to Closing.

If no resolution is reached prior to the expiration of the Appraisal Negotiation Period, then after the expiration of the Appraisal Negotiation period, either party may cancel this contract by written notice to the other and BUYER’S Earnest Money will be subject to the provisions of the Earnest Money and Additional Deposits paragraph of the Contract.

9. SALE CONTINGENCY.

- This Contract is **NOT** contingent upon the sale and Closing of a BUYER’S Property.
- This Contract **IS** contingent upon the sale and Closing of a BUYER’S Property and a **Contingency For Sale and/or Closing of Buyer’s Property Addendum is attached.**

10. FINANCIAL TERMS.

- THIS IS A CASH SALE.** BUYER must provide written verification of funds within _____ calendar days (five (5) days if left blank) which are sufficient to complete the Closing on this Contract.
- THIS IS A FINANCED SALE.** This Contract is contingent upon BUYER obtaining the financing described in this paragraph.

BUYER may obtain Loan(s) different from those described herein provided that the terms of the Loan(s) do not result in additional costs to SELLER, delay the Closing Date, or change the Loan approval time frame. These changes must be agreed in writing, by both parties, within five (5) calendar days of BUYER’S knowledge and no later than _____ calendar days before Closing (fifteen (15) days if left blank).

BUYER and SELLER are hereby informed that any changes to the terms below after the Effective Date of the Contract have the potential to delay Closing and/or change costs due to federal regulations.

a. Loan Types/Terms. BUYER will obtain a Loan upon the following terms:

Type:	Primary Loan	Secondary Loan
Conventional	<input type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input type="checkbox"/>
Interest Rate:		
Fixed Rate	<input type="checkbox"/>	<input type="checkbox"/>
Adjustable Rate	<input type="checkbox"/>	<input type="checkbox"/>
Interest Only	<input type="checkbox"/>	<input type="checkbox"/>
Other _____	<input type="checkbox"/>	<input type="checkbox"/>
Amortization Period	_____ years	_____ years
Principal Amount or LTV	_____	_____

All Loan amounts will include financed mortgage insurance premiums or VA funding fee, if any, according to the provisions described herein (the “Loan”). The Loan(s) will be secured by a mortgage/deed of trust on the Property or as otherwise required by Lender(s), and repayable in monthly installments.

	Initials	<i>SELLER and BUYER acknowledge they have read this page</i>	Initials			Initials	Initials
SELLER	SELLER				BUYER	BUYER	BUYER

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b. The Loan(s) will bear interest as follows:

- 1. Primary Loan interest rate not exceeding _____% per annum or
 the prevailing rate at Closing
- 2. Secondary Loan interest rate not exceeding _____% per annum or
 the prevailing rate at Closing

BUYER has the option to "lock in" the foregoing interest rate or to "float" the interest rate.

If BUYER locks in a rate, BUYER agrees to accept the "locked" rate and terms even if different than those stated above. If BUYER floats the rate, BUYER agrees to accept the rate and terms available from BUYER'S Lender(s) for which BUYER qualifies at Closing.

c. Loan Application(s). BUYER agrees to authorize Lender(s) to perform all required services (credit report, appraisal, etc.), pay the fees required by Lender(s), and provide Lender(s) with all information requested no later than five (5) days after the Inspection Period ends.

BUYER IS PRE-APPROVED (See attached Lender(s) letter(s).) BUYER has submitted information to _____ ("Lender(s)") who has checked BUYER'S credit and indicated that BUYER can qualify for a Loan(s) in an amount equal to or greater than the Loan(s) contemplated in this Contract, subject to satisfactory appraisal of the Property and any other conditions set forth in the attached Lender(s) letter(s). **The pre-approval must indicate that the BUYER'S credit is acceptable to Lender(s) and indicate whether or not the pre-approval is subject to the sale and Closing of the BUYER'S current property.**

BUYER IS NOT PRE-APPROVED. Within _____ calendar days (five (5) days if left blank) after the Effective Date of this Contract, BUYER will complete a written application.

SELLER is aware that pre-approval is not a guarantee that BUYER will receive Lender(s) Loan approval(s).

d. Loan Approval(s). BUYER agrees to make a good faith effort to obtain a commitment for the Loan(s) within _____ calendar days (forty-five (45) days if left blank) from the Effective Date of this Contract or within _____ calendar days (five (5) days if left blank) prior to the Closing Date, whichever is earlier (the "Loan Approval Period").

If BUYER is unable to obtain a commitment for the Loan(s) within the Loan Approval Period, BUYER or SELLER may cancel this Contract by written notice. If BUYER is unable to obtain the financing described herein, BUYER must provide written evidence of rejection from BUYER'S Lender(s). In either case, BUYER'S Earnest Money will be subject to the provisions of the Earnest Money and Additional Deposits paragraph of the Contract.

CONDITION, MAINTENANCE AND INSPECTIONS OF THE PROPERTY

11. UTILITIES. SELLER agrees to leave all utilities on until the date of possession unless otherwise agreed. *If applicable.*

The BUYER will pay SELLER for the amount of fuel left in tank(s) at Closing based upon SELLER'S actual cost at time of purchase, if applicable. SELLER will have tank read no earlier than seven (7) calendar days and no later than five (5) calendar days prior to the Closing Date and provide documentation to BUYER.

12. MAINTENANCE OF PROPERTY. SELLER will maintain the Property in its present condition through the Possession Date. SELLER will advise BUYER of any substantial change in the condition of the Property prior to Closing Date. Unless otherwise agreed in writing, SELLER will remove all possessions from the Property, upon vacating or prior to delivery of Possession.

(Check if applicable) SELLER will remove the following prior to the Possession Date: _____

	Initials	SELLER and BUYER acknowledge they have read this page	Initials			BUYER	BUYER
SELLER	SELLER				BUYER	BUYER	

348 **13. CASUALTY LOSS.** If before delivery of the deed to BUYER, the Property is damaged or destroyed by fire or
349 other causes including those that could be covered by what is known as fire and extended coverage insurance,
350 then the SELLER must notify the BUYER in writing within one (1) calendar day of discovery of such damage. The
351 parties agree that the risk of that damage or destruction will be borne as follows:
352

353 a. If the damage is minor, SELLER may repair or replace the damage done to the Property if the work can be
354 completed before the Closing Date.
355

356 If the SELLER elects to repair or replace the damage done to the Property, but repair/replacement cannot be
357 completed prior to the Closing, with written agreement between the parties one of the following options will be
358 chosen:
359

- 360 1. SELLER will pay for repair/replacement after Closing; or
- 361
- 362 2. The parties will extend the Closing Date to such time as repairs/replacement can be completed; or
- 363
- 364 3. With consent of BUYER'S Lender(s), 1.5 times the estimated cost of repair/replacement will be escrowed
365 until repair/replacement is complete with any funds remaining after payment for repairs/replacement being
366 remitted to the party that funded the escrow.
367

368 b. If SELLER elects not to repair or replace the damage done to the Property, or if the damage is not minor, the
369 BUYER may enforce or cancel this Contract by written notice to SELLER within ten (10) calendar days after
370 receiving notice of such damage to the Property.
371

- 372 1. If BUYER elects to enforce this Contract, the Purchase Price will not be reduced and the Property will be
373 conveyed in its existing condition at the time, provided SELLER must furnish BUYER with a copy of the
374 insurance damage assessment and be responsible for paying the insurance deductible and assign
375 SELLER'S fire and extended coverage proceeds to BUYER at Closing.
376
- 377 2. If BUYER and SELLER mutually agree upon the cost of repairs, then SELLER may pay the cost of those
378 repairs.
379

380 **14. SURVEY.** BUYER acknowledges that a Mortgage Inspection Report or "Loan Survey" may be required by a
381 lending institution and is not a "Staked Survey". A title insurance company typically requires a "Staked Survey" in
382 order to provide survey coverage to the BUYER.
383

384 A "Staked Survey" of the Property is to determine there are no defects, encroachments, overlaps, boundary line or
385 acreage disputes, or other such matters, that would be disclosed by a survey.
386

387 At least ten (10) calendar days prior to the Closing Date, BUYER will notify SELLER of any encroachments of any
388 improvements upon, from, or onto the Property or any building setback line, property line, or easement, which
389 encroachment will be deemed to be a title defect. SELLER will remedy such defects as are susceptible of being
390 remedied prior to the Closing Date. If SELLER does not remedy the defects in title, BUYER will have the option
391 of:
392

- 393 a. Completing this purchase and accepting the title that SELLER is able to convey without adjustment in the
394 Purchase Price; or
- 395 b. Cancelling this Contract by written notice. BUYER'S Earnest Money will be subject to the provisions of the
396 Earnest Money and Additional Deposits paragraph of the Contract.
397

398 **(Check box, if applicable):**

- 399 BUYER will, at BUYER'S expense, provide a "Staked Boundary Survey" for the Property prior to the
400 Closing Date.
401 SELLER will, at SELLER'S expense, provide a "Staked Boundary Survey" for the Property prior to
402 Closing. This survey may not replace Lender's required loan inspection survey, if any, provided
403 at BUYER'S expense.
404 SELLER will provide a "Staked Boundary Survey" for the Property prior to the Closing Date, which will be
405 paid for as follows: _____
406 _____
407 BUYER acknowledges there is no "Staked Survey" and is not requiring SELLER to provide a survey.
408
409

_____|_____| Initials **SELLER and BUYER acknowledge they have read this page** Initials _____|_____|
SELLER | SELLER BUYER | BUYER

410 15. **INSPECTIONS AND DUE DILIGENCE.** BUYER may, within 60 calendar days (thirty (30) days if left blank)
411 (the "Inspection and Due Diligence Period") after the Effective Date of this Contract, at BUYER'S expense,
412 have the Property inspected and may conduct due diligence with regulatory agencies, governmental agencies,
413 marketing firms, engineering firms and other authorities to determine the suitability of the Property for the intended
414 use by BUYER. **BUYER acknowledges such inspections may not identify deficiencies in inaccessible**
415 **areas of the Property and may be limited by weather conditions at the time of the inspection**
416

417 BUYER has the opportunity to become informed about environmental pollutants and the potential health risks of
418 environmental pollutants. The SELLER and Licensee assisting the SELLER and/or the BUYER does not claim or
419 possess any special expertise in the measurement or reduction of environmental pollutants, nor have they
420 provided any advice to BUYER as to acceptable levels. Any testing desired or required will be at BUYER'S
421 expense.
422

423 a. **Access to Property, Re-Inspections, Damages and Repairs.** SELLER will provide BUYER reasonable
424 access to the Property to conduct the inspections, re-inspections, inspection of any corrective measures
425 completed by SELLER and/or final walk through prior to the Closing Date. **BUYER will be responsible and**
426 **pay for any damage to the Property resulting from the inspection(s).** SELLER agrees any corrective
427 measures which SELLER performs pursuant to the following provisions will be completed in a workmanlike
428 manner with good-quality materials.
429

430 b. **What If Buyer Does Not Conduct Inspections?** If BUYER does not conduct inspections, BUYER will have
431 waived any right to cancel or renegotiate this Contract pursuant to the inspection provisions.
432

433 c. **What Is An Unacceptable Condition?** An Unacceptable Condition is any condition identified in a written
434 inspection report prepared by an independent qualified inspector of BUYER'S choice, which condition is
435 unacceptable to BUYER and not otherwise excluded in this Contract.
436

437 d. **What If Buyer Does Not Give Timely Notice Of Unacceptable Conditions?** If BUYER conducts
438 inspections, but fails to notify SELLER of Unacceptable Conditions prior to the expiration of the Inspection and
439 Due Diligence Period, BUYER will have waived any right to cancel or renegotiate this Contract pursuant to
440 these inspection provisions.
441

442 e. **What Is Not An Unacceptable Condition?** The following items will not be considered Unacceptable
443 Conditions and cannot be used by BUYER as a reason to cancel or renegotiate this Contract.
444

445 _____
446 _____
447

448 f. **What If Buyer's Inspections Reveal Unacceptable Conditions?** If BUYER'S inspections reveal
449 Unacceptable Conditions, BUYER may do any one of the following.
450

451 1. **ACCEPT THE PROPERTY IN ITS PRESENT CONDITION.** BUYER may notify SELLER on the
452 Inspection Notice that the inspections are satisfactory or do nothing. In either case, BUYER will have
453 waived any right to cancel or renegotiate due to any Unacceptable Conditions; or
454

455 2. **CANCEL THIS CONTRACT** by notifying SELLER on the Inspection Notice within the Inspection Period;
456 or
457

458 3. **OFFER TO RENEGOTIATE** with SELLER by notifying SELLER on the Resolution of Unacceptable
459 Conditions within the Inspection Period.
460

461 **BUYER'S notice of cancellation or offer to renegotiate terminates the Inspection and Due Diligence**
462 **Period and must be accompanied by the applicable written inspection report(s) in their entirety from**
463 **the independent qualified inspector(s) who conducted the inspection(s).**
464

465 g. **Resolution of Unacceptable Conditions.** BUYER and SELLER will have 14 calendar days (five (5)
466 days if left blank) after SELLER'S receipt of BUYER'S Inspection Notice/Resolution of Unacceptable
467 Conditions (the "Renegotiation Period"), to reach an agreement resolving the Unacceptable
468 Conditions.
469

SELLER | SELLER Initials *SELLER and BUYER acknowledge they have read this page* Initials BUYER | BUYER

470 Any of the following executed and delivered to the other party or other party's Agent prior to the expiration of
471 the Renegotiation Period will constitute such an agreement:

- 472
- 473 1. SELLER'S signature agreeing to do everything requested by BUYER on the original Resolution of
474 Unacceptable Conditions Amendment attached to Inspection Notice; or
 - 475
 - 476 2. A revised Resolution of Unacceptable Conditions Amendment signed by BUYER and SELLER resolving
477 the unacceptable conditions; or
 - 478
 - 479 3. BUYER'S signature on the Resolution of Unacceptable Conditions Amendment accepting the Property in
480 its present condition.

481

482 **If no agreement resolving the Unacceptable Conditions is reached during the Renegotiation Period as**
483 **provided above, then after the expiration of the Renegotiation Period either of the following is**
484 **permitted under the Contract.**

- 485
- 486 A. Negotiations may still proceed. Any agreement must be in a written Amendment and signed by both
487 parties.
 - 488
 - 489 B. Either party may cancel this Contract by written notice to the other and the Earnest Money will be
490 returned subject to the provisions of the Earnest Money and Additional Deposits paragraph of the
491 Contract.

492

493 **DEFAULTS AND REMEDIES**

494

495 **16. DEFAULTS AND REMEDIES.** SELLER or BUYER will be in default under this Contract if either fails to comply
496 with any material covenant, agreement or obligation within any time limits required by this Contract. Following a
497 default by either SELLER or BUYER under this Contract, the other party will have the following remedies, subject
498 to the provisions of Earnest Money and Additional Deposits paragraph of this Contract.

499

500 **If SELLER defaults, BUYER may:**

- 501
- 502 a. Specifically enforce this Contract and recover damages suffered by BUYER as a result of the delay in the
503 acquisition of the Property.
 - 504
 - 505 b. Terminate this Contract by written notice to SELLER and, at BUYER'S option, pursue any remedy and
506 damages available by law or in equity. If BUYER elects to terminate this Contract, the Earnest Money will
507 be returned to BUYER subject to the provisions of Earnest Money and Additional Deposits paragraph of
508 this Contract.

509

510 **If BUYER defaults, SELLER may:**

- 511
- 512 a. Specifically enforce this Contract and recover damages suffered by SELLER as a result of the delay in the
513 sale of the Property.
 - 514
 - 515 b. Terminate this Contract by written notice to BUYER and, at SELLER'S option, either retain the Earnest
516 Money as liquidated damages as SELLER'S sole remedy (the parties recognizing that it would be
517 extremely difficult to ascertain the extent of actual damages caused by BUYER'S breach, and that the
518 Earnest Money represents as fair an approximation of such actual damages as the parties can now
519 determine) as provided in this Contract, or pursue any other remedy and damages available at law or in
520 equity.

521

522 In any legal action to enforce rights under this Contract, the prevailing party is entitled to reimbursement of all
523 reasonable attorney fees, court costs, and other related legal expenses incurred in connection with such legal
524 action.

525

526 **17. DISPUTE RESOLUTION.** If a dispute arises relating to this Contract prior to or after closing between BUYER
527 and SELLER, or between BUYER and/or SELLER and a Brokerage Firm and its licensees assisting in the
528 transaction, and the parties to such dispute or claim are unable to resolve the dispute, BUYER and SELLER agree
529 in good faith to attempt to settle such dispute through the dispute resolution process using a professional
530 mediator. The parties to the dispute must agree in writing before any settlement is binding. Any agreement signed

	Initials	<i>SELLER and BUYER acknowledge they have read this page</i>	Initials	
SELLER	SELLER		BUYER	BUYER

531 by the parties pursuant to the dispute resolution conference shall be binding. For controversies and claims that do
532 not exceed the lesser of: (a) \$5,000.00 (five thousand dollars); or (b) the applicable jurisdictional limit of small
533 claims court, either party may bring such claims in small claims court in lieu of arbitration. The following matters
534 are excluded from dispute resolution: foreclosure or other action to enforce a deed of trust, mortgage, or land
535 contract; an unlawful detainer action; the filing or enforcement of a mechanic's lien; any matter, which is within the
536 jurisdiction of a probate court, or; a violation of a state's real estate license laws.
537

538 **ADDITIONAL DISCLOSURES INCLUDING THOSE MANDATED BY STATE OR FEDERAL LAW**

- 539
- 540 **18. CRIMINAL OFFENDERS.** In Missouri and Kansas, law requires persons who are convicted of certain crimes,
541 including certain sexually violent crimes, to register with the Sheriff of the county in which they reside. If you, as
542 the BUYER, desire information regarding those registrants, you may find information on the homepage of the
543 Kansas Bureau of Investigation (KBI) at <http://www.Kansas.gov/kbi> or by contacting the local Sheriff's office in
544 Kansas. In Missouri, you may find information on the homepage of the Missouri State Highway Patrol at
545 <https://www.mshp.dps.missouri.gov/CJ38/searchRegistry.jsp> or BUYER should contact the Sheriff of the county in
546 which the Property is located.
547
- 548 **19. FRANCHISE DISCLOSURE.** Although one or more of the Brokers may be a member of a franchise, the
549 franchisor is not responsible for the acts of said Broker(s).

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Initials	<i>SELLER and BUYER acknowledge they have read this page</i>	Initials
SELLER SELLER		BUYER BUYER

550 **20. BROKERAGE RELATIONSHIP DISCLOSURE.**

551

552 SELLER and BUYER acknowledge the Real Estate Brokerage Relationship Brochure has been furnished to them
553 and the brokerage relationships were disclosed to them no later than the first showing, upon first contact, or
554 immediately upon the occurrence of any change to that relationship.

555

556 SELLER and BUYER acknowledge the real estate Licensee(s) involved in this transaction may be acting as
557 Agents of the SELLER, Agents of the BUYER, Transaction Broker(s) or Disclosed Dual Agents (Available only in
558 Missouri.).

559

560 Licensee acting in the capacity of:

561

- 562 a. Agent for the SELLER has a duty to represent the SELLER'S interest and will not be the Agent of the BUYER.
563 Information given by the BUYER to an Agent of the SELER will be disclosed to the SELLER.
- 564 b. Agent for the BUYER has a duty to represent the BUYER'S interest and will not be an Agent of the SELLER.
565 Information given by the SELLER to an Agent of the BUYER'S will be disclosed to the BUYER.
- 566 c. Transaction Broker is not an Agent for either party and does not advocate the interests of either party.
- 567 d. Disclosed Dual Agent (Available only in Missouri) is acting as an Agent for both the SELLER and the BUYER,
568 and a separate Disclosed Dual Agency Amendment is required.

569
570 **Agent generating the Contract is responsible for checking appropriate boxes on**
571 **BOTH sides of Agency PRIOR TO THEIR CLIENT SIGNING.**

<p>572 Licensee assisting Seller is a: <i>(Check appropriate box(es))</i></p> <p>573</p> <p>574 <input type="checkbox"/> SELLER'S Agent</p> <p>575 <input type="checkbox"/> Designated SELLER'S Agent (In Kansas, 576 Supervising Broker acts as a Transaction Broker)</p> <p>577 <input type="checkbox"/> Transaction Broker and SELLER agrees, if applicable, 578 to sign a Transaction Broker Addendum. SELLER 579 is not being represented.</p> <p>580 <input type="checkbox"/> Disclosed Dual Agent and SELLER agrees to sign a 581 Disclosed Dual Agency Amendment. (Missouri only)</p> <p>582 <input type="checkbox"/> BUYER'S Agent</p> <p>583 <input checked="" type="checkbox"/> Designated BUYER'S Agent (In Kansas, 584 Supervising Broker acts as Transaction Broker)</p> <p>585 <input type="checkbox"/> Subagent</p> <p>586 <input checked="" type="checkbox"/> SELLER is not being represented.</p>	<p>572 Licensee assisting Buyer is a: <i>(Check appropriate box(es))</i></p> <p>573</p> <p>574 <input type="checkbox"/> BUYER'S Agent</p> <p>575 <input checked="" type="checkbox"/> Designated BUYER'S Agent (In Kansas, 576 Supervising Broker acts as a Transaction Broker)</p> <p>577 <input type="checkbox"/> Transaction Broker and BUYER agrees, if applicable, 578 to sign a Transaction Broker Addendum. BUYER 579 is not being represented.</p> <p>580 <input type="checkbox"/> Disclosed Dual Agent and BUYER agrees to sign a 581 Disclosed Dual Agency Amendment. (Missouri Only)</p> <p>582 <input type="checkbox"/> SELLER'S Agent</p> <p>583 <input type="checkbox"/> Designated SELLER'S Agent (In Kansas, 584 Supervising Broker acts as a Transaction Broker)</p> <p>585 <input type="checkbox"/> Subagent of the SELLER</p> <p>586 <input type="checkbox"/> BUYER is not being represented.</p>
--	--

587

588 **SOURCE OF COMPENSATION.** Brokerage fees, to include but not limited to broker commissions and other fees,
589 will be paid out of escrow at Closing as follows, unless otherwise described in the terms of the respective agency
590 agreements or other SELLER/BUYER agreements. **SELLER and BUYER understand and agree Brokers may be**
591 **compensated by more than one party in the transaction.** *(Check all applicable boxes)*

592

593 **Brokers are compensated by:** **SELLER and/or** **BUYER**

594

595 **The signatures below only apply to the Brokerage Relationship Disclosure.**

596

599 _____	DATE	599 _____	DATE
600 Licensee assisting Seller		600 Licensee assisting Buyer	
601 _____	DATE	601 _____	DATE
602 SELLER		602 BUYER	
603 _____	DATE	603 _____	DATE
604 SELLER		604 BUYER	
605 _____	DATE	605 _____	DATE

605

606 **TERMS AND CONDITIONS**

607

608 **21. EARNEST MONEY AND ADDITIONAL DEPOSITS.**

609

610 **a. Delivery.** SELLER may cancel Contract by written notice if Earnest Money and Additional Deposits are not
611 received by Listing Broker or Escrow Agent as specified in this Contract.

612

613 **b. Deposit.** Earnest Money and Additional Deposits will be deposited into an insured account by the specified
614 Listing Broker/Escrow Agent within five (5) business days (Kansas Property) or ten (10) banking days
615 (Missouri Property) of the Effective Date. All parties agree that Listing Broker/Escrow Agent will retain any
616 interest earned on escrowed funds.

617

618 **c. Cancellation of Contract.** If this Contract is terminated by the express provisions of this Contract or by either
619 party pursuant to a right expressly given in this Contract, the Earnest Money and Additional Deposits will be
620 returned to BUYER, and neither party will have any further rights or obligations under this Contract, except as
621 otherwise stated in this Contract.

622

623 Notwithstanding any other terms of this Contract providing for the forfeiture or refund of Earnest Money and
624 Additional Deposits, the parties understand neither the Listing Broker nor the Escrow Agent can distribute the
625 Earnest Money and Additional Deposits without the written consent of all parties to this Contract unless
626 permitted to do so by applicable state laws.

627

628 If BUYER and SELLER are unable to agree in writing upon the disposition of the Earnest Money and
629 Additional Deposits or any other funds, Listing Broker or Escrow Agent may commence an inter-pleader or
630 similar proceeding and BUYER and SELLER authorize Listing Broker or Escrow Agent to pay all funds to the
631 Clerk of the Court for disposition as the Court may direct.

632

633 BUYER and SELLER agree Listing Broker or Escrow Agent will be entitled to reimbursement of its costs
634 incurred in connection with the inter-pleader or similar proceeding including without limitation, reasonable
635 attorney fees and expenses.

636

637 BUYER and SELLER agree, in the absence of a dispute or written consent to distribution, the failure by either
638 to respond in writing to a certified letter from Listing Broker or Escrow Agent within seven (7) calendar days (if
639 Kansas Property)/fifteen (15) calendar days (if Missouri Property) of receipt thereof or failure to make written
640 demand for return or forfeiture of the Earnest Money and Additional Deposits within thirty (30) calendar days
641 (if Kansas Property)/sixty (60) calendar days (if Missouri Property) of notice of cancellation of this Contract will
642 constitute consent to distribution of the Earnest Money and Additional Deposits as suggested in such certified
643 letter.

644

645 All parties acknowledge any Earnest Deposit funds that remain in the Listing Broker or Escrow Agent's
646 account for over one (1) year (if Missouri Property)/five (5) years (if Kansas Property) may be sent to the
647 respective states as requested or required by law.

648

649 **22. TAXES, PRORATIONS AND SPECIAL ASSESSMENTS.** All general/state/county/school and municipal real
650 estate taxes, homeowner's association dues and fees, special assessments, interest on existing Loans to be
651 assumed by BUYER, and any other contractual obligations of SELLER to be assumed by BUYER for years prior
652 to the current calendar year will be paid by SELLER.

653

654 **a.** Any of the preceding items which become due and accrue during the calendar year in which SELLER'S
655 warranty deed is delivered (including rents, if applicable) will be prorated between the parties as of the Closing
656 Date and, for all years thereafter, to the extent permitted by applicable law, will be assumed and paid by the
657 BUYER. BUYER acknowledges that the Property may be subject to a special assessment, fee, or located in
658 an improvement district. BUYER acknowledges this disclosure is required by Kansas law, and may be found
659 in the Seller's Disclosure and Condition of Property Addendum or a separate document, if applicable.

--

 Initials **SELLER and BUYER acknowledge they have read this page** Initials

--

SELLER | SELLER BUYER | BUYER

660 b. If the actual amount of any item, other than taxes for the current year, cannot be ascertained from the public
661 record, the amount of the item for the preceding year will be used for the current year's amount. If the actual
662 amount of taxes for the current calendar year cannot be determined, it will be estimated by using the current
663 year's appraised value, if available from the county taxing authority,
664 and last year's mill levy. If appraised value is not available, the Contract Purchase Price will be used with last
665 year's mill levy. BUYER and SELLER agree to accept such prorations as final and release each other,
666 Broker(s), Agent(s), and Closing Agent(s) from any liability for any increase or decrease in actual taxes due.
667

668 In Missouri, reassessment takes place in odd-numbered years. Missouri transactions closing in odd-
669 numbered years are subject to the process in the preceding paragraph. Missouri transactions closing in
670 even-numbered years will be prorated based upon the preceding year's tax amount.
671

672 **23. EVIDENCE OF TITLE.** SELLER agrees to provide and pay for an owner's title insurance policy in the amount
673 of the Purchase Price insuring marketable fee simple title in BUYER, subject to the Permitted Exceptions and
674 with the exception of any liens, encumbrances or other matters affecting title to the Property created by BUYER
675 or arising by virtue of BUYER's activities or ownership.
676

677 Within a reasonable time after the Effective Date, but prior to the Closing Date (the "Commitment Delivery
678 Date"), SELLER agrees, at SELLER's expense, to deliver to BUYER a title insurance commitment from a
679 company authorized to insure titles in the state where the Property is located, setting forth its requirements to
680 issue an owner's title policy and mortgage policy, if applicable.
681

682 Unless there is a defect in title to the Property that is not corrected prior to the Closing Date, BUYER may not
683 object to untimely delivery of the title commitment. The title commitment will commit to insure marketable fee
684 simple title in the BUYER upon the recording of the deed or other document of conveyance. Title to the
685 Property will be subject to the conditions in this Contract and to customary covenants, declarations, restrictions,
686 zoning laws, easements, party wall agreements, special assessments, and community contracts of record as of
687 the date of recording the deed or other document of conveyance (the "Permitted Exceptions").
688

689 BUYER will have a reasonable time after receipt of the title commitment (the "Objection Period") to notify
690 SELLER in writing of any valid objections to title to the Property. SELLER will then make a good faith effort to
691 remedy the defects in title. If SELLER is not able to remedy the title defects before the Closing Date, BUYER
692 may elect to waive the objections, extend the Closing Date a reasonable time for the SELLER to remedy the
693 defects, or cancel this Contract by written notice.
694

695 If the time between the Effective Date and the Closing Date is short, both the Commitment Delivery Date and
696 the Objection Period will be as soon as reasonably possible, but no later than the Closing Date.
697

698 **24. EXPIRATION.** This offer will expire on _____ (five (5) days if left blank), at _____
699 o'clock ____m. (5:00 p.m. if left blank) unless accepted or withdrawn before expiration.

Initials	<i>SELLER and BUYER acknowledge they have read this page</i>	Initials
SELLER SELLER		BUYER BUYER

700 CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING.
701 WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.
702 IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.
703

704 SELLER hereby authorizes Closing Agent to obtain payoff information from SELLER'S Lender(s).
705

706 BUYER and SELLER hereby specifically permit the Brokerage(s) assisting in the transaction to obtain and
707 retain copies of both BUYER'S and SELLER'S Closing Statements.
708

709 Signatures not required, see Counter Offer Addendum.
710

711	SELLER	DATE	BUYER	DATE
712	_____	_____	_____	_____
713	SELLER	DATE	BUYER	DATE
714	_____	_____	_____	_____
715	Keller Williams Platinum Partners		Keller Williams Platinum Partners	
716	BROKERAGE (Please Print)		BROKERAGE (Please Print)	
717	3751 Ralph Powell Rd Lee's Summit MO 64064		3751 Ralph Powell Rd Lee's Summit MO 64064	
718	ADDRESS		ADDRESS	
719	Nilesh Patel		Nilesh Patel	
720	Name of Licensee assisting Seller (Please Print)		Name of Licensee assisting Buyer (Please Print)	
721	816-309-7604 / 816-525-7000		816-309-7604 / 816-525-7000	
722	Listing Licensee's Contact # Brokerage Contact #		Selling Licensee's Contact # Brokerage Contact #	
723	patelgroup@kw.com		patelgroup@kw.com	
724	Listing Licensee's Email Address		Selling Licensee's Email Address	

725 **FORM CERTIFICATION: (TO BE SIGNED BY LICENSEE PREPARING THIS FORM)**

726 The undersigned Licensee assisted in completing the blanks in the foregoing form and confirms, to the best of his/her
727 knowledge, that the printed form contains the language approved by Counsel for the Kansas City Regional
728 Association of REALTORS®. The undersigned Licensee further confirms no additions or deletions to the approved
729 language have been made, except such changes as may appear hereon made by hand or computer generation and
730 signed and/or initialed by the party submitting this offer. Licensee's signature below is not an opinion as to the legal
731 validity or meaning of any provisions contained in this form, but merely confirms, to the best of the Licensee's
732 knowledge, no changes have been made to the approved form.

733 By: _____
734 Licensee Preparing Form

735 **CERTIFICATION OF REJECTION: (TO BE COMPLETED ONLY UPON SELLER'S REJECTION OF OFFER)**

736 Listing Licensee acknowledges receipt of this offer and has made a presentation to SELLER on
737 _____ for SELLER'S consideration.

738 DATE TIME

739 By: _____
740 Licensee assisting SELLER

741 Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is
742 made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all
743 situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made.
744 Last revised August 2022. All previous versions of this document may no longer be valid. Copyright January 2023.

**SEALED PROPOSAL-
CITY OWNED PROPERTY AND
THE SUBSEQUENT USE THEREOF
RFP #2023-06**

City of Grain Valley

Attention: Ken Murphy, City Administrator

711 Main St.

Grain Valley, MO 64029

816-847-6291

RFP #2023-06

Request for purchase of city owned property and the subsequent use thereof

OVERVIEW

i *The proposal contained within this document hopes to bring additional activity and uses to the three vacant (unaddressed) properties located on the East side of Main Street between Harris Street and Broadway Street, while helping to maintain the spirit of community that has been a focal point of Grain Valley for many years. The proposal hopes to construct a new building in the character and style of the surrounding properties using the Downtown Overlay District-Downtown Zone as a guide to follow for development. The proposal hopes to add to the city's tax base and increase daytime activities and employment.*

THE DEVELOPMENT TEAM

i *The development team will consist of Cathy Dowd and a contractor to be named. Cathy Dowd will retain 100% ownership of the property under an entity to be named later.*

Cathy Dowd
203 South Main Street, STE D
Grain Valley, MO 64029
816-651-9482
816-443-5485
GrainValleyChiro@gmail.com

QUALIFICATIONS

i *Cathy Dowd and her team has experience with starting new businesses from the ground up, including managing expansion projects of those businesses. Furthermore, she has experience in negotiating, financing, cash flow analysis and construction of facilities for multiple ventures and for other clients.*

Cathy Dowd

Doctor of Chiropractic

Cleveland Chiropractic College

Bachelor of Science in Mathematics

Rockhurst University

Associate Actuary

Owner of Grain Valley Chiropractic, LLC

Board Member of The Grain Valley Partnership

Started several businesses from the ground up.

Experience in cash flow analysis.

Managed corporate facilities.

Experience in tenant finish construction projects

Prepared and administered \$500,000 annual operating budget.

PROJECT CONCEPT

i *N Main St Project*

- The goal of the overall concept of the N Main St Project is to add additional retail/office and residential space in a manner that continues the character, design and style of architecture in the Main Street Corridor, while using the easements to provide area for public spaces.
- The addition of the retail office space will allow Grain Valley Chiropractic LLC to expand its operations and allow for more space to be available for other new businesses to enter the Grain Valley market.
- Currently the Grain Valley market is lacking affordable office/retail space and the opening of these new spaces will also allow the availability of their former location. This will provide multiple opportunities for other businesses to open in price points that will range from the affordable existing spaces to the upper range with the new construction spaces.
- The developer intends to construct a second story on each building that will consist of residential rental units. The configuration and floorplan is yet to be determined but units will be affordably priced rental units for the Grain Valley market.
- Suitable parking will be designed into the project.
- The project will be designed around the city drainage easements and will allow for an opportunity to incorporate city trails and sidewalks to the city owned lake to the east.
- Our intent is to be good neighbors and help strengthen the community.

PROJECT DESCRIPTION/INTENDED DESIGN

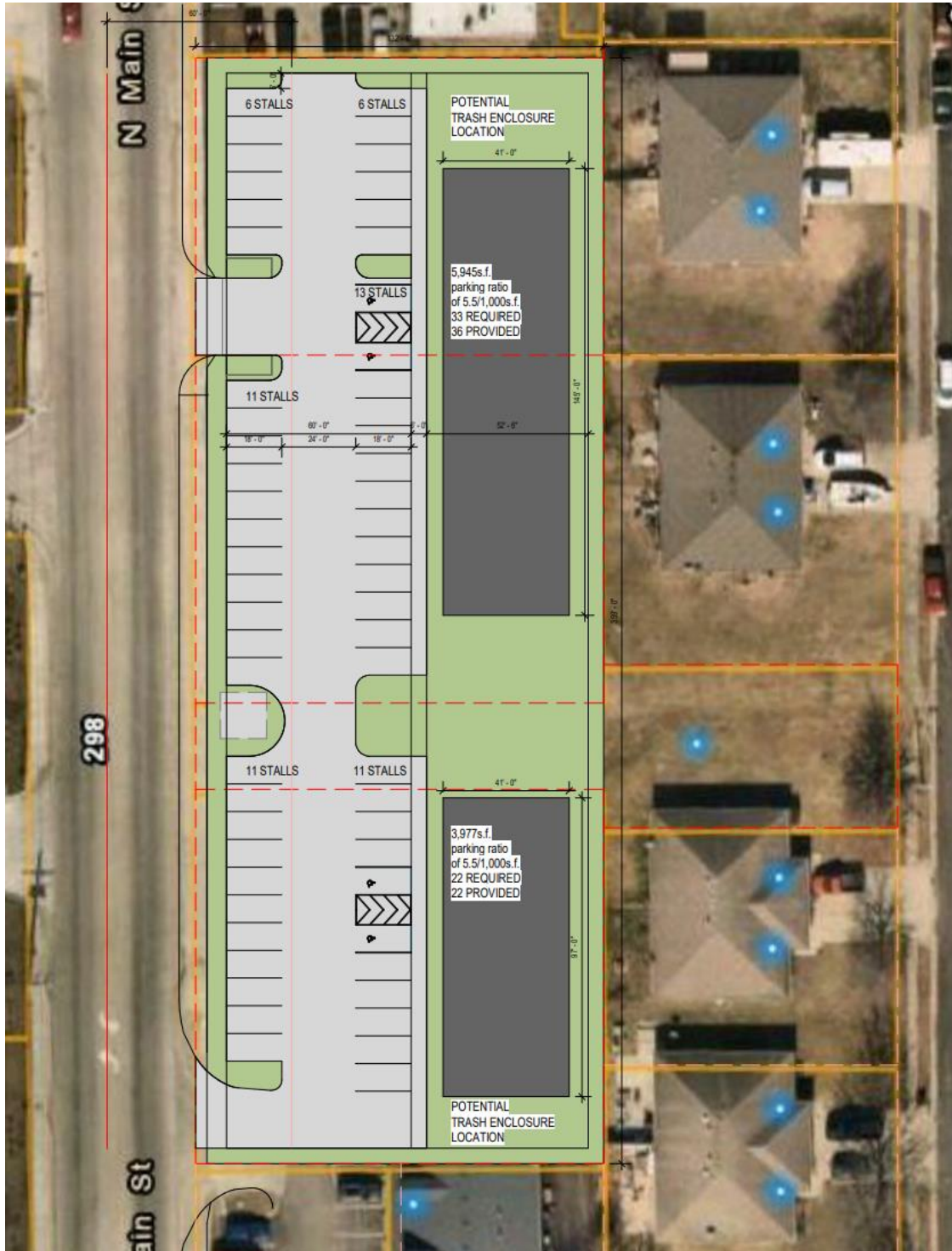
i *The buildings will be constructed in a manner that will blend with the surrounding neighborhood. Design specs are still to be determined. The easement areas are planned to be left open for connectivity to a potential expansion of the city trails or park access.*

i ***N Main St. Project***

- The main tenant of the project is Grain Valley Chiropractic which will occupy about 3,000 square feet of space.
- Additional retail/office space will be available in the same building occupied by GV Chiropractic.
- Additional building will be constructed for more leasable retail/office space/residential.
- Residential Units will be built on the second story of each building if financially feasible and after discussion/disclosure of pro forma related to cost/benefit of residential units. (Residential rental units will be built on the second level unless the added cost to construct and the associated monthly cost to finance the construction will exceed the cash flow generated by estimated market rents less expenses at that time of development.)
- Suitable parking and greenspace will be available at the property.
- Pedestrian traffic will be encouraged along existing sidewalks and potential trails/sidewalks leading to other city owned greenspace.
- Architectural and design standards will meet or exceed city requirements.

i Exhibit- Floorplan Sketch & Picture Examples

Conceptual Design



Design Elements



The example to the left shows some of the design features that can be incorporated at the edge of the buildings to use some of the open easement area. Depending on the business and needs a patio would be ideal for bringing more downtown design characteristics to the site.

Landscaping with sidewalks will create an inviting space for the community to walk to the future businesses. The



PROJECT TIMELINE

i *The lot purchase will allow Grain Valley Chiropractic to expand into the newly constructed space upon the expiration of their current lease in 24 months. The construction may take on two phases depending on financing approvals and economic conditions. The first phase will be the construction of the building housing Grain Valley Chiropractic.*

ESTIMATED TIMELINE

- Upon Closing: Architect/Engineers will be authorized to complete plans, bids will be obtained and a construction budget will be established.
- Within 6 months of purchase: Construction financing is likely to be in place and permits should be obtained.
- 6-24 months of purchase: First building (the North building) should be constructed. Grain Valley Chiropractic is scheduled to occupy the unit after occupancy is approved.
- 36-48 Months After the Purchase: Second building is proposed to begin construction.

PURCHASE PRICE

i *The purchase price includes all additional terms and time frames requested in the RFP. Specific Terms are outlined below with a purchase price analysis for review in the following section.*

i *Purchase Terms*

- Purchase Price: \$43,878
- Earnest Deposit: \$5,000
- Closing Timeframe: 60 Days
- This proposal is valid for 120 days from the RFP deadline of April 27, 2023.

PURCHASE PRICE COMPARABLE ANALYSIS

i *The purchase price derived in the previous section was established by market conditions and the current state of the buildings. Also, the financial viability of the buildings are impacted by the lack of access and use restrictions imposed by the RFP.*

Comparable Sales

Following is a list of comparable sales with adjustments for condition and square footage.

Description	Price	Sq Ft	Price/Sq Ft	Zoning/use
110 NW Sni a Bar Parkway Grain Valley, MO 64029	\$225,000	220,849	\$1.01	C-3
30103 & 30205 SW Eagles Pkwy (R and C-3 Areas considered in price)	\$150,000	426,673	\$0.35	C-3/R
30103 & 30205 SW Eagles Pkwy (C-3 Zoned Area Only considered in price)	\$150,000	123,711	1.21	C-1
OFFER PRICE				
N Main St Lots – OFFER PRICE	\$43,878	43878	1.00	C-1

- The per square foot price is fair based on the recent sales of commercial property in other established areas of the city. These commercial lots were used as comparables as they were similar to the subject by being located near the subject.
- The adjacent areas of property are not up to the standards of newer construction commercial and any property built adjacent to it will suffer in appraised value because of that. A lower land cost must be obtained to keep the value of the completed building in range with appraised values.

FINANCIAL BENEFIT TO THE COMMUNITY

i *The financial benefit to the community can be calculated to include more than the price of the property. Because there are no tax incentives being asked for, the city and other taxing jurisdictions can begin benefitting from an active use in the former city owned space. The analysis below indicates the true value of the redevelopment of the property by a private party.*

10 Year Collection of Revenues

Property/Ownership	Purchase	Valuation	City Property Taxes	City Sales Taxes	Annual Revenue to City	10 Year Total Revenues
City Continues to own	0	0	0	0	0	0
Private Party Purchases and Holds for Investment	43,878	43,878	204	0	204	45,918
Private Party Purchases and Constructs New Office/Retail Spaces	1,000,000	1,000,000	4,638	8,750	11,622	304,098

- Taxable sales at the retail establishments that may locate here are estimated at \$350,000 annually
- This analysis doesn't include any future increases in tax rates, valuations, or sales
- Total Revenues include the purchase price, 10 years of the city's portion of sales taxes and property taxes.
- The 10-year projections should be higher based on normal increases in property valuations.
- The effect of a renovated property in the area can help bolster other commercial values and will only add more revenue to the city.

SUMMARY

i *Our development team feels we have submitted a financially feasible proposal that takes into account multiple factors including balancing the city's desire in creating a vibrant Main St/downtown destination. The project will have additional benefits. Those are outlined below with a recap of the essential terms of the proposal.*

- Purchase price of \$43,878.
- Stable business owner that plans to owner occupy the location.
- Multiple uses planned to accommodate several opportunities for expansion of area businesses.
- New buildings being added to the tax rolls generating both sales and property taxes.
- New jobs being relocated to or created in Grain Valley.
- Development of unutilized property.
- The ripple effect of a new construction property in the area helping to bolster other adjacent commercial values and thus adding more revenue to the city.

**CITY OF GRAIN VALLEY
BOARD OF ALDERMEN AGENDA ITEM**

MEETING DATE	6/24/2024	
BILL NUMBER	B24-12	
AGENDA TITLE	AN ORDINANCE APPROVING THE DEDICATION OF CERTAIN REAL PROPERTY IN GRAIN VALLEY, MISSOURI FOR ROAD RIGHT OF WAY AND TRAIL EASEMENT AND AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE ALL NECESSARY DOCUMENTS REQUIRED TO EFFECTUATE SAID TRANSACTION	
REQUESTING DEPARTMENT	Parks and Recreation	
PRESENTER	Shannon Davies, Director of Parks & Recreation	
FISCAL INFORMATION	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To dedicate road right of way and a trail easement along South Buckner Tarsney Road.	
BACKGROUND	The City of Grain Valley received a grant from MoDOT to construct a shared trail along South Buckner Tarsney Road from the Blue Branch Trail to Nelson Drive. The grant funds are from the Federal Highway Administration (FHWA) through MoDOT. Even though the City owns the property where the trail will be placed, FHWA requires that right of way and/or easements be dedicated in case the City sells the property in the future. Staff is dedicating right of way to align with past dedications along Buckner Tarsney Road to allow for roadway expansion in the future. A trail easement is also being dedicated for the area outside of the road dedication.	
SPECIAL NOTES	The South Buckner Tarsney Trail is budgeted for design and land acquisition in 2024 and planned for construction in 2025.	
ANALYSIS	Staff has worked with representatives from MoDOT to determine their requirements for this right of way and trail easement dedication.	

PUBLIC INFORMATION PROCESS	This project has been approved during the 5-year Capital Improvement Plan process with both the Planning and Zoning Board and Board of Aldermen. The Board of Aldermen approved the grant agreement with MoDOT and budgeted funds for design and land acquisition.
BOARD OR COMMISSION RECOMMENDATION	The Park Board reviewed and approved the project as part of the 5-Year CIP and Budget.
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Ordinance, Road Right of Way Dedication and Trail Easement

CITY OF
GRAIN VALLEY

STATE OF
MISSOURI

BILL NO. B24-11

ORDINANCE NO.
SECOND READING
FIRST READING

**AN ORDINANCE APPROVING THE DEDICATION OF CERTAIN REAL PROPERTY IN
GRAIN VALLEY, MISSOURI FOR ROAD RIGHT OF WAY AND TRAIL EASEMENT AND
AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE ALL NECESSARY
DOCUMENTS REQUIRED TO EFFECTUATE SAID TRANSACTION**

WHEREAS, the Board of Aldermen approved a grant agreement with the Missouri Department of Transportation (MoDOT) to construct a shared trail on South Buckner Tarsney Road on May 22, 2023 by Ordinance 2421; and

WHEREAS, grant funds for this project are provided by the Federal Highway Administration (FHWA) through MoDOT; and

WHEREAS, FHWA requires that projects they fund be placed within dedicated public right of way or easements.

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

SECTION 1: Approval and Ratification:

The dedication of road right of way and a trail easement as set forth in Exhibit A, incorporated by reference herein.

SECTION 2: Authority to Execute Closing Documents:

The City Administrator is hereby authorized to execute any and all documents required to effectuate the transactions identified in this ordinance.

Read two times and PASSED by the Board of Aldermen this ___ day of June, 2024, the aye and nay votes being recorded as follows:

ALDERMAN BRAY _____
ALDERMAN KNOX _____
ALDERMAN SKINNER _____

ALDERMAN CLEAVER _____
ALDERMAN MILLS _____
ALDERMAN SOLE _____

Mayor _____ (in the event of a tie only)

Approved as to form:

Lauber Municipal Law
City Attorney

Mike Todd
Mayor

ATTEST:

Jamie Logan
City Clerk

ATTACHMENT "A"

Right-Of-Way

LEGAL DESCRIPTION

All that part of the Northwest Quarter of the Northwest Quarter of Section 2, Township 48 North, Range 30 West of the Fifth Principal Meridian, situate in the City of Grain Valley, Jackson County, Missouri, being described as follows:

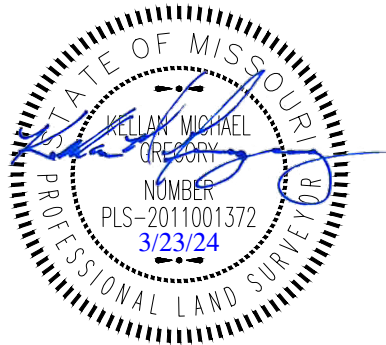
Commencing at the Southwest corner of the Southwest Quarter of said Northwest Quarter; thence South 88°08'37" East, along the South line of said Southwest Quarter, a distance of 1,307.78 feet to the East line thereof; thence North 1°43'58" East, along the East line of the Southwest Quarter of said Northwest Quarter, a distance of 1,063.59 feet to the intersection with the Easterly prolongation of the South line of a parcel of property described in a Missouri Quit-Claim Deed filed with the Jackson County, Missouri Recorder of Deeds as Instrument No. 2013E0058942 on June 7, 2013; thence North 88°14'10" West, along said Easterly prolongation, a distance of 35.20 feet to the intersection with the former West right-of-way line of S. Buckner Tarsney Road, as now established and also being the Point of Beginning; thence North 2°03'23" East, along the former West right-of-way line of said S. Buckner Tarsney Road, a distance of 496.31 feet to the intersection with the North line of said parcel of property; thence North 87°56'37" West, along the North line of said parcel of property, a distance of 35.00 feet to the intersection with a line that is 35.00 feet West of and parallel with the former West right-of-way line of said S. Buckner Tarsney Road; thence South 2°03'23" West, along a line that is 35.00 feet West of and parallel with the former West right-of-way line of said S. Buckner Tarsney Road, a distance of 496.48 feet to the intersection with the South line of said parcel of property; thence South 88°14'10" East, along the South line of said parcel of property, a distance of 35.00 feet to the Point of Beginning.

Containing 17,374 square feet or 0.40 acres, more or less.

The bearings in this description are based on the Missouri Coordinate System of 1983, West Zone, NAD83.

Prepared by:

Kellan M. Gregory, MO PLS #2011001372
Lamp Rynearson
9001 State Line Road
Kansas City, Missouri 64114
MO COA #201904312



SHEET 1 OF 2

**LAMP
RYNEARSON**
LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402)496.2498
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)226.0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)361.0440

TRACT P9

DESIGNER / DRAFTER

JEA

REVIEWER

KMG

PROJECT NUMBER

0322006.04

DATE

3/19/2024

MO CERT. OF AUTHORITY

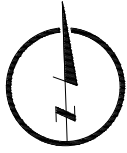
LS-2019043127

KC CERT. OF AUTHORITY

LS-350

RIGHT OF WAY
DESCRIPTION

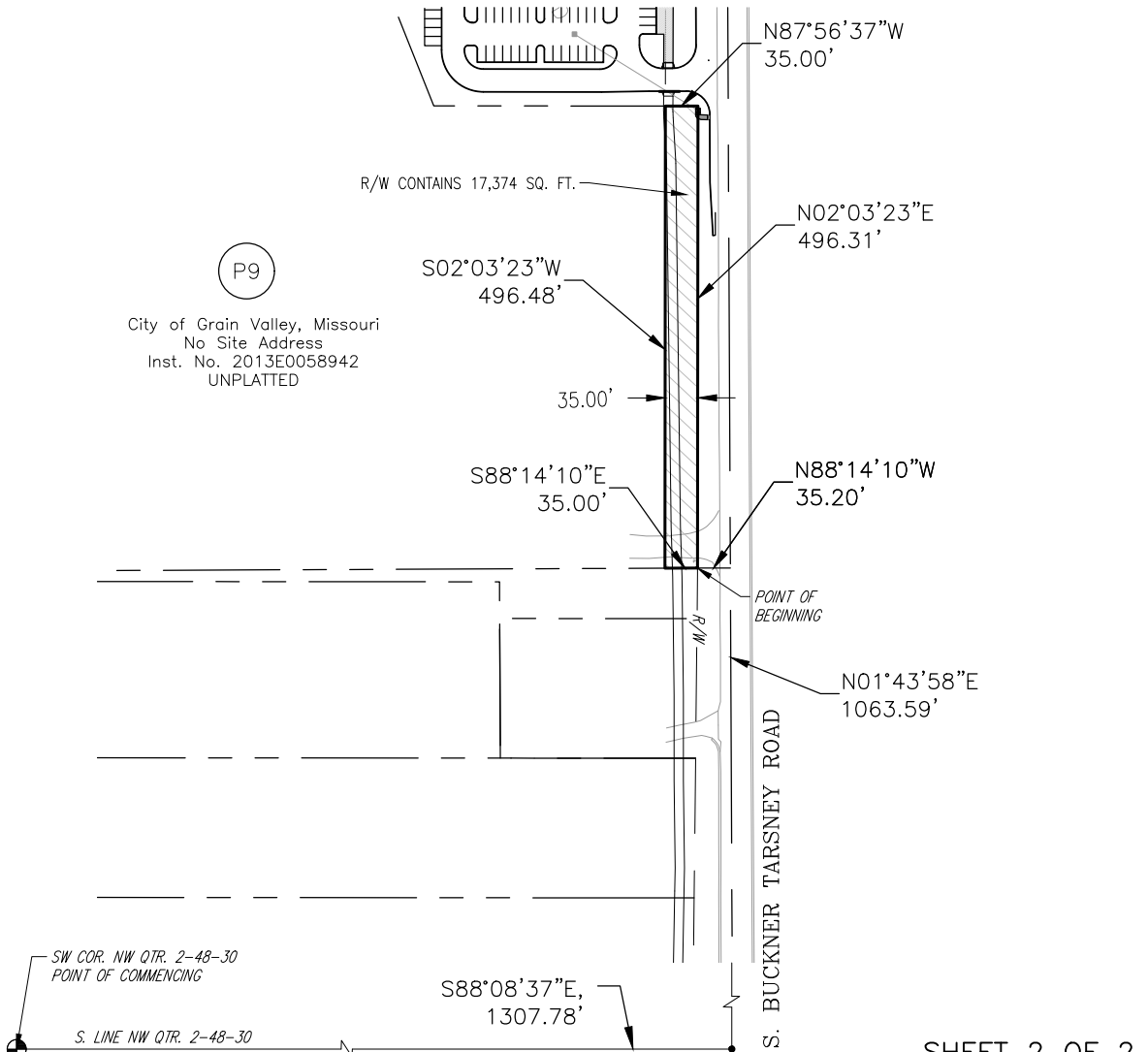
EASEMENT EXHIBIT



200' 0
 SCALE: 1" = 200'
 U.S. SURVEY FEET

LEGEND

- NEW EASEMENT AREA
- LOT LINE
- EXISTING EASEMENT
- RIGHT OF WAY



P9

City of Grain Valley, Missouri
 No Site Address
 Inst. No. 2013E0058942
 UNPLATTED

R/W CONTAINS 17,374 SQ. FT.

POINT OF BEGINNING

S. BUCKNER TARSNEY ROAD

SW COR. NW QTR. 2-48-30
 POINT OF COMMENCING

S. LINE NW QTR. 2-48-30

SHEET 2 OF 2

**LAMP
 RYNEARSON**
 LAMPRYNEARSON.COM

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TRACT P9

DESIGNER / DRAFTER

JEA

REVIEWER

KMG

PROJECT NUMBER

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DATE

3/19/2024

MO CERT. OF AUTHORITY

LS-2019043127

KC CERT. OF AUTHORITY

LS-350

RIGHT OF WAY
 EXHIBIT

L:\Engineering\0322006.02 Grain Valley MO Buckner Tarsney Waterline SURVEY\DRAWINGS\BASE MODELS\0322006.02_EXHIBITS.dwg, 3/20/2024 7:35:55 AM, JOE ARCHER, LAMP, RYNEARSON

ATTACHMENT "A"

Permanent Sidewalk Easement

LEGAL DESCRIPTION

All that part of the Northwest Quarter of the Northwest Quarter of Section 2, Township 48 North, Range 30 West of the Fifth Principal Meridian, situate in the City of Grain Valley, Jackson County, Missouri, being described as follows:

Commencing at the Southwest corner of the Southwest Quarter of said Northwest Quarter; thence South 88°08'37" East, along the South line of said Southwest Quarter, a distance of 1,307.78 feet to the East line thereof; thence North 1°43'58" East, along the East line of the Southwest Quarter of said Northwest Quarter, a distance of 1,063.59 feet to the intersection with the Easterly prolongation of the South line of a parcel of property described in a Missouri Quit-Claim Deed filed with the Jackson County, Missouri Recorder of Deeds as Instrument No. 2013E0058942 on June 7, 2013; thence North 88°14'10" West, along said Easterly prolongation, a distance of 70.20 feet to the intersection with the West right-of-way line of S. Buckner Tarsney Road, as now established and also being the Point of Beginning; thence North 2°03'23" East, along the West right-of-way line of said S. Buckner Tarsney Road, a distance of 496.48 feet to the intersection with the North line of said parcel of property; thence North 87°56'37" West, along the North line of said parcel of property, a distance of 15.00 feet to the intersection with a line that is 15.00 feet West of and parallel with the West right-of-way line of said S. Buckner Tarsney Road; thence South 2°03'23" West, along a line that is 15.00 feet West of and parallel with the West right-of-way line of said S. Buckner Tarsney Road, a distance of 496.56 feet to the intersection with the South line of said parcel of property; thence South 88°14'10" East, along the South line of said parcel of property, a distance of 15.00 feet to the Point of Beginning.

Containing 7,448 square feet or 0.17 acres, more or less.

The bearings in this description are based on the Missouri Coordinate System of 1983, West Zone, NAD83.

Prepared by:

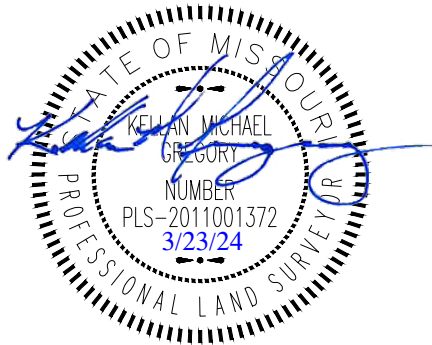
Kellan M. Gregory, MO PLS #2011001372

Lamp Rynearson

9001 State Line Road

Kansas City, Missouri 64114

MO COA #201904312



SHEET 1 OF 2

**LAMP
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TRACT P9

DESIGNER / DRAFTER

JEA

REVIEWER

KMG

PROJECT NUMBER

0322006.04

DATE

3/19/2024

MO CERT. OF AUTHORITY

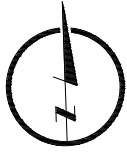
LS-2019043127

KC CERT. OF AUTHORITY

LS-350

PERMANENT
SIDEWALK
EASEMENT
DESCRIPTION

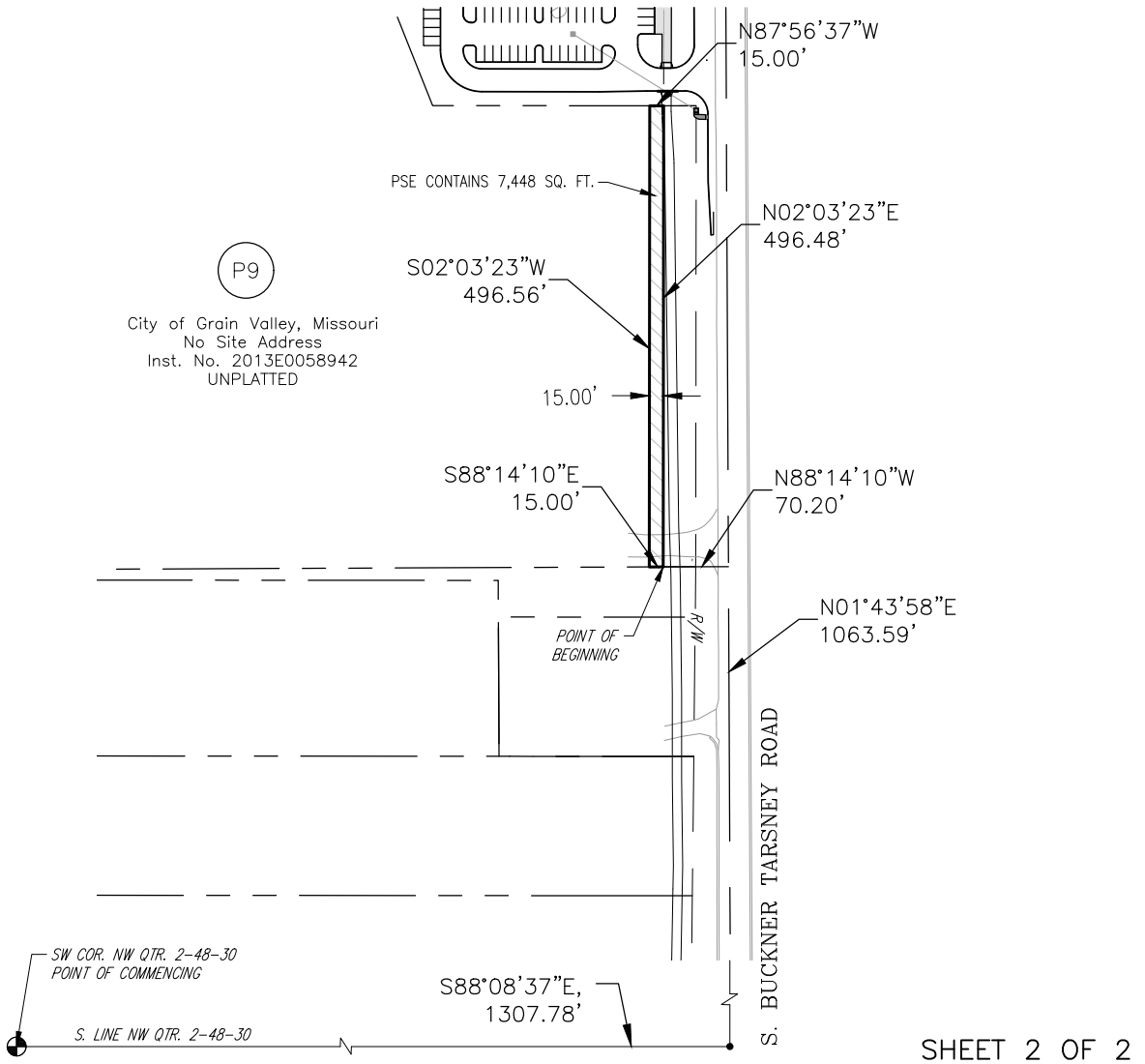
EASEMENT EXHIBIT



200' 0
 SCALE: 1" = 200'
 U.S. SURVEY FEET

LEGEND

- NEW EASEMENT AREA
- LOT LINE
- EXISTING EASEMENT
- RIGHT OF WAY



P9

City of Grain Valley, Missouri
 No Site Address
 Inst. No. 2013E0058942
 UNPLATTED

S. BUCKNER TARSNEY ROAD

SHEET 2 OF 2

L:\Engineering\0322006.02 Grain Valley MO Buckner Tarsney Waterline SURVEY\DRAWINGS\BASE MODELS\0322006.02_EXHIBITS.dwg, 3/20/2024 7:36:05 AM, JOE ARCHER, LAMP RYNEARSON

LAMP RYNEARSON
 LAMP RYNEARSON.COM

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TRACT P9

DESIGNER / DRAFTER

JEA

REVIEWER

KMG

PROJECT NUMBER

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DATE

3/19/2024

MO CERT. OF AUTHORITY

LS-2019043127

KC CERT. OF AUTHORITY

LS-350

PERMANENT
 SIDEWALK
 EASEMENT
 EXHIBIT

ATTACHMENT "A"

Right-Of-Way

LEGAL DESCRIPTION

All that part of the Southwest Quarter of the Northwest Quarter of Section 2, Township 48 North, Range 30 West of the Fifth Principal Meridian, situate in the City of Grain Valley, Jackson County, Missouri, being described as follows:

Commencing at the Southwest corner of the Southwest Quarter of said Northwest Quarter; thence South 88°08'37" East, along the South line of said Southwest Quarter, a distance of 1,307.78 feet to the East line thereof; thence North 1°43'58" East, along the East line of the Southwest Quarter of said Northwest Quarter, a distance of 709.10 feet to the intersection with the Easterly prolongation of the South line of a parcel of property described as Tract I in a Missouri Special Warranty Deed filed with the Jackson County, Missouri Recorder of Deeds as Instrument No. 2015E0083316 on September 15, 2015; thence North 87°57'14" West, along said Easterly prolongation, a distance of 40.51 feet to the intersection with the former West right-of-way line of S. Buckner Tarsney Road, as now established and also being the Point of Beginning; thence North 2°35'43" East, along the former West right-of-way line of said S. Buckner Tarsney Road, a distance of 150.00 feet to the intersection with the North line of said parcel of property; thence North 87°57'14" West, along the North line of said parcel of property, a distance of 35.00 feet to the intersection with a line that is 35.00 feet West of and parallel with the former West right-of-way line of said S. Buckner Tarsney Road; thence South 2°35'43" West, along a line that is 35.00 feet West of and parallel with the former West right-of-way line of said S. Buckner Tarsney Road, a distance of 150.00 feet to the intersection with the South line of said parcel of property; thence South 87°57'14" East, along the South line of said parcel of property, a distance of 35.00 feet to the Point of Beginning.

Containing 5,250 square feet or 0.12 acres, more or less.

The bearings in this description are based on the Missouri Coordinate System of 1983, West Zone, NAD83.

Prepared by:

Kellan M. Gregory, MO PLS #2011001372

Lamp Rynearson

9001 State Line Road

Kansas City, Missouri 64114

MO COA #201904312



SHEET 1 OF 2

**LAMP
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OMAHA, NEBRASKA
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DESIGNER / DRAFTER

JEA

REVIEWER

KMG

PROJECT NUMBER

0322006.04

DATE

3/19/2024

MO CERT. OF AUTHORITY

LS-2019043127

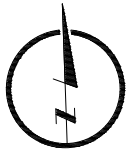
KC CERT. OF AUTHORITY

LS-350

RIGHT OF WAY
DESCRIPTION

TRACT P10

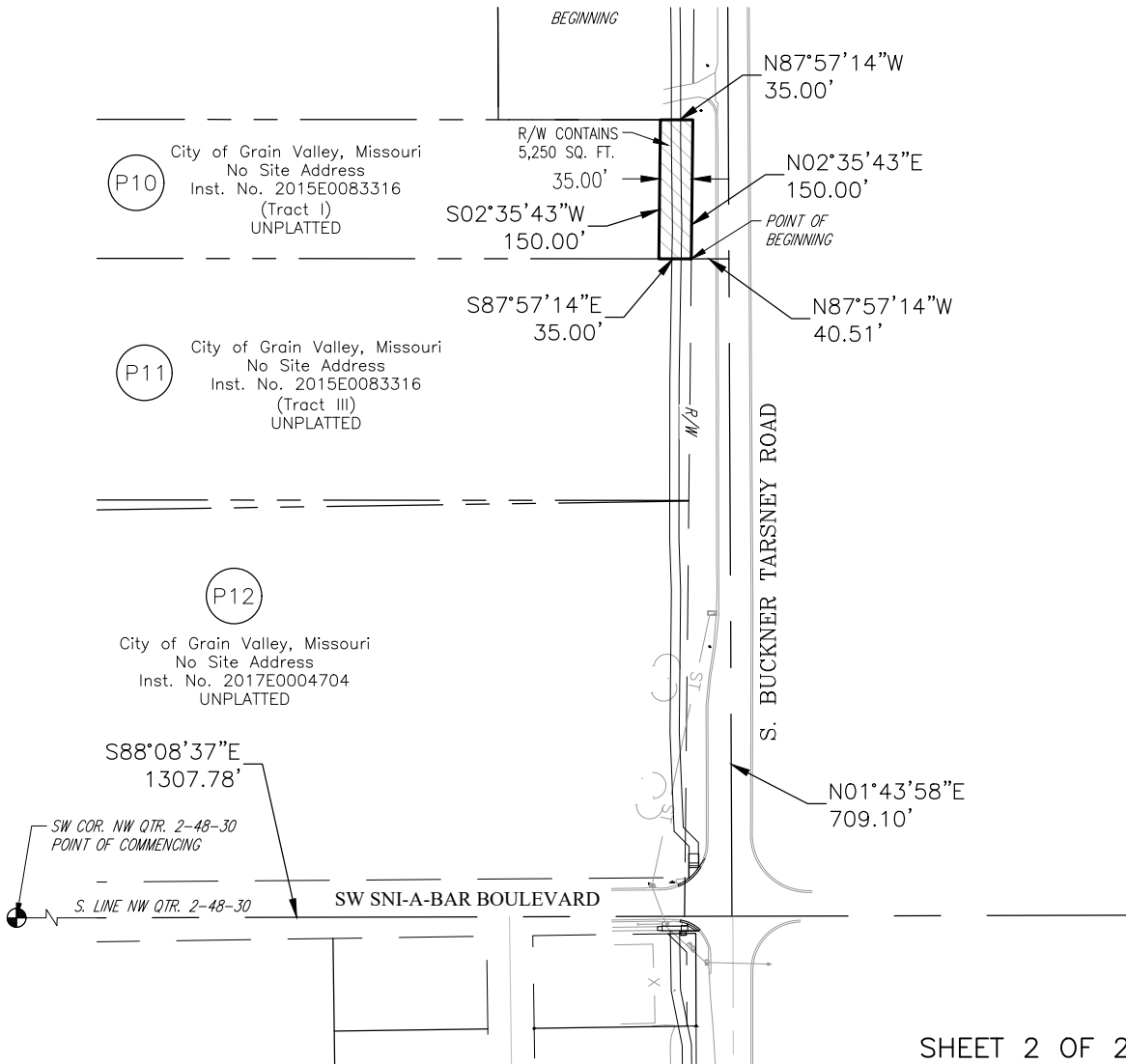
EASEMENT EXHIBIT



200' 0'
 SCALE: 1" = 200'
 U.S. SURVEY FEET

LEGEND

- NEW EASEMENT AREA
- LOT LINE
- EXISTING EASEMENT
- RIGHT OF WAY



SHEET 2 OF 2

**LAMP
 RYNEARSON**
 LAMP RYNEARSON.COM

OMAHA, NEBRASKA
 14710 W. DODDIE RD., STE. 100 (402)496.2498
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 KANSAS CITY, MISSOURI
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TRACT P10

DESIGNER / DRAFTER

JEA

REVIEWER

KMG

PROJECT NUMBER

0322006.04

DATE

3/19/2024

MO CERT. OF AUTHORITY

LS-2019043127

KC CERT. OF AUTHORITY

LS-350

RIGHT OF WAY
 EXHIBIT

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ATTACHMENT "A"

Right-Of-Way

LEGAL DESCRIPTION

All that part of the Southwest Quarter of the Northwest Quarter of Section 2, Township 48 North, Range 30 West of the Fifth Principal Meridian, situate in the City of Grain Valley, Jackson County, Missouri, being described as follows:

Commencing at the Southwest corner of the Southwest Quarter of said Northwest Quarter; thence South 88°08'37" East, along the South line of said Southwest Quarter, a distance of 1,307.78 feet to the East line thereof; thence North 1°43'58" East, along the East line of the Southwest Quarter of said Northwest Quarter, a distance of 448.50 feet to the intersection with the Easterly prolongation of the South line of a parcel of property described as Tract III in a Missouri Special Warranty Deed filed with the Jackson County, Missouri Recorder of Deeds as Instrument No. 2015E0083316 on September 15, 2015; thence North 87°57'12" West, along said Easterly prolongation, a distance of 44.43 feet to the intersection with the former West right-of-way line of S. Buckner Tarsney Road, as now established and also being the Point of Beginning; thence North 2°35'43" East, along the former West right-of-way line of said S. Buckner Tarsney Road, a distance of 260.61 feet to the intersection with the South line of a parcel of property described as Tract I in a Missouri Special Warranty Deed filed with the Jackson County, Missouri Recorder of Deeds as Instrument No. 2015E0083316 on September 15, 2015; thence North 87°57'14" West, along the South line of said Tract I of said parcel of property, a distance of 35.00 feet to the intersection with a line that is 35.00 feet West of and parallel with the former West right-of-way line of said S. Buckner Tarsney Road; thence South 2°35'43" West, along a line that is 35.00 feet West of and parallel with the former West right-of-way line of said S. Buckner Tarsney Road, a distance of 260.61 feet to the intersection with the South line of said Tract III of said parcel of property; thence South 87°57'12" East, along the South line of said Tract III, a distance of 35.00 feet to the Point of Beginning.

Containing 9,121 square feet or 0.21 acres, more or less.

The bearings in this description are based on the Missouri Coordinate System of 1983, West Zone, NAD83.

Prepared by:

Kellan M. Gregory, MO PLS #2011001372

Lamp Rynearson

9001 State Line Road

Kansas City, Missouri 64114

MO COA #201904312



SHEET 1 OF 2

**LAMP
RYNEARSON**
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OMAHA, NEBRASKA
14710 W. DOCKE RD., STE. 100 (402)496.2498
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)226.0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)361.0440

DESIGNER / DRAFTER

JEA

REVIEWER

KMG

PROJECT NUMBER

0322006.04

DATE

3/19/2024

MO CERT. OF AUTHORITY

LS-2019043127

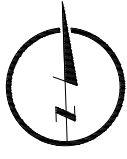
KC CERT. OF AUTHORITY

LS-350

RIGHT OF WAY
DESCRIPTION

TRACT P11

EASEMENT EXHIBIT

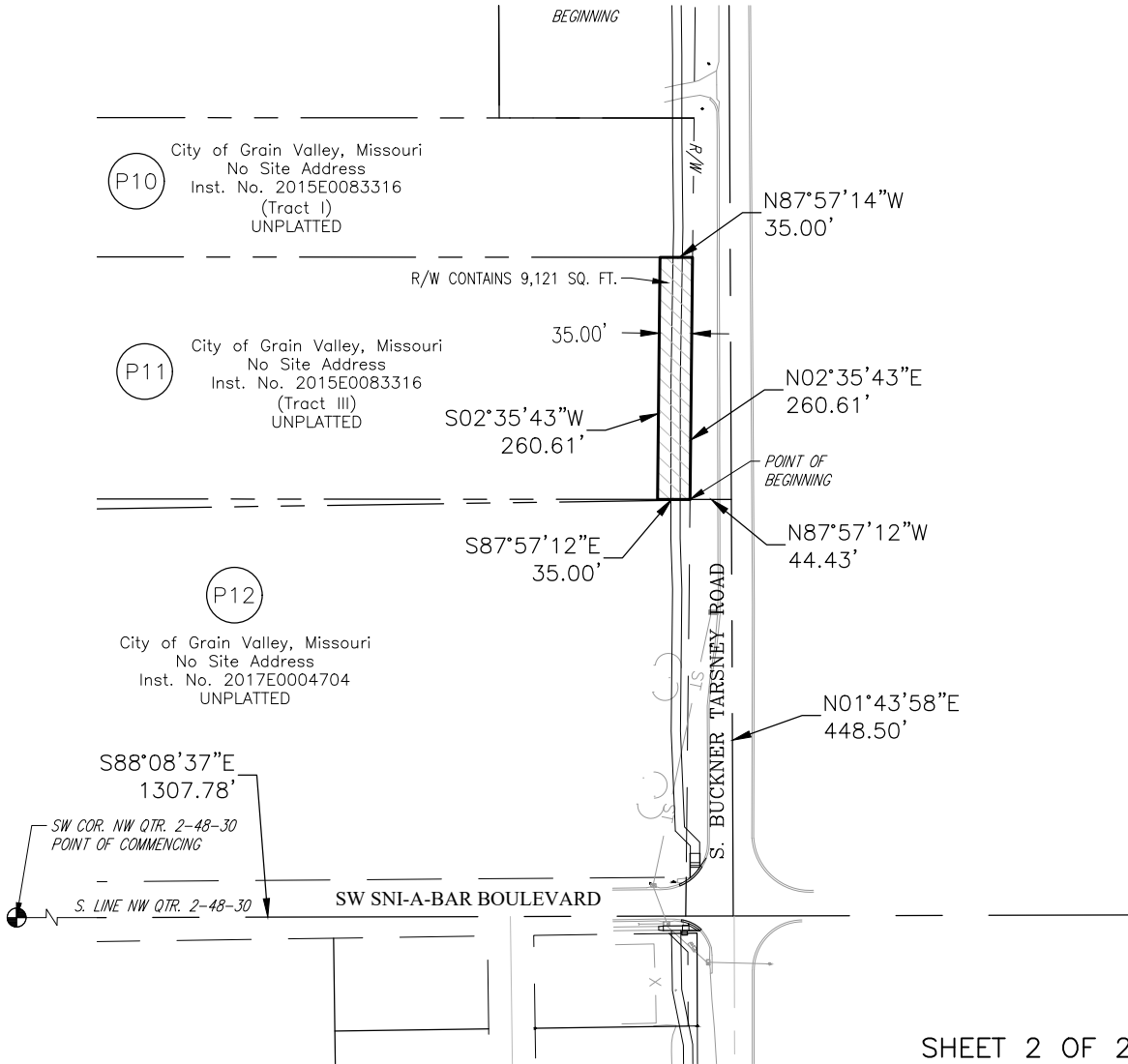


200' 0

SCALE: 1" = 200'
U.S. SURVEY FEET

LEGEND

- NEW EASEMENT AREA
- LOT LINE
- EXISTING EASEMENT
- RIGHT OF WAY



SHEET 2 OF 2

**LAMP
RYNEARSON**
LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODDIE RD., STE. 100 (402)496.2498
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KANSAS CITY, MISSOURI
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TRACT P11

DESIGNER / DRAFTER

JEA

REVIEWER

KMG

PROJECT NUMBER

0322006.04

DATE

3/19/2024

MO CERT. OF AUTHORITY

LS-2019043127

KC CERT. OF AUTHORITY

LS-350

RIGHT OF WAY
EXHIBIT

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ATTACHMENT "A"

Right-Of-Way

LEGAL DESCRIPTION

All that part of the Southwest Quarter of the Northwest Quarter of Section 2, Township 48 North, Range 30 West of the Fifth Principal Meridian, situate in the City of Grain Valley, Jackson County, Missouri, being described as follows:

Commencing at the Southwest corner of said Southwest Quarter; thence South 88°08'37" East, along the South line of said Southwest Quarter, a distance of 1,256.60 feet; thence North 2°35'43" East, departing the South line of said Southwest Quarter, a distance of 41.91 feet to the intersection of the former West right-of-way line of S. Buckner Tarsney Road and the North right-of-way line of SW Sni-A-Bar Boulevard, as now both established, said intersection being the Point of Beginning; thence North 2°35'43" East, along the former West right-of-way line of said S. Buckner Tarsney Road, a distance of 406.77 feet to the South line of a parcel of property described as Tract III in a Missouri Special Warranty Deed filed with the Jackson County, Missouri Recorder of Deeds as Instrument No. 2015E0083316 on September 15, 2015; thence North 87°57'12" West, along the South line of said Tract III, a distance of 35.00 feet to the intersection with a line that is 35.00 feet West of and parallel with the former West right-of-way line of said S. Buckner Tarsney Road; thence South 2°35'43" West, along a line that is 35.00 feet West of and parallel with the former West right-of-way line of said S. Buckner Tarsney Road, across a parcel of property described in a Missouri Warranty Deed filed with said Recorder of Deeds as Instrument No. 2017E0004704 on January 18, 2017, a distance of 407.07 feet to the intersection with the North right-of-way line of said SW Sni-A-Bar Boulevard; thence South 88°26'44" East, along the North right-of-way line of said SW Sni-A-Bar Boulevard, a distance of 35.01 feet to the Point of Beginning.

Containing 14,242 square feet or 0.33 acres, more or less.

The bearings in this description are based on the Missouri Coordinate System of 1983, West Zone, NAD83.

Prepared by:

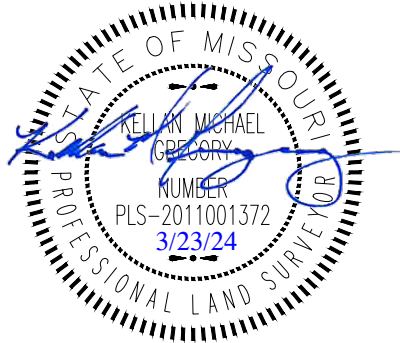
Kellan M. Gregory, MO PLS #2011001372

Lamp Rynearson

9001 State Line Road

Kansas City, Missouri 64114

MO COA #201904312



SHEET 1 OF 2

**LAMP
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LAMPRYNEARSON.COM

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TRACT P12

DESIGNER / DRAFTER

JEA

REVIEWER

KMG

PROJECT NUMBER

0322006.04

DATE

3/19/2024

MO CERT. OF AUTHORITY

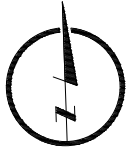
LS-2019043127

KC CERT. OF AUTHORITY

LS-350

RIGHT OF WAY
DESCRIPTION

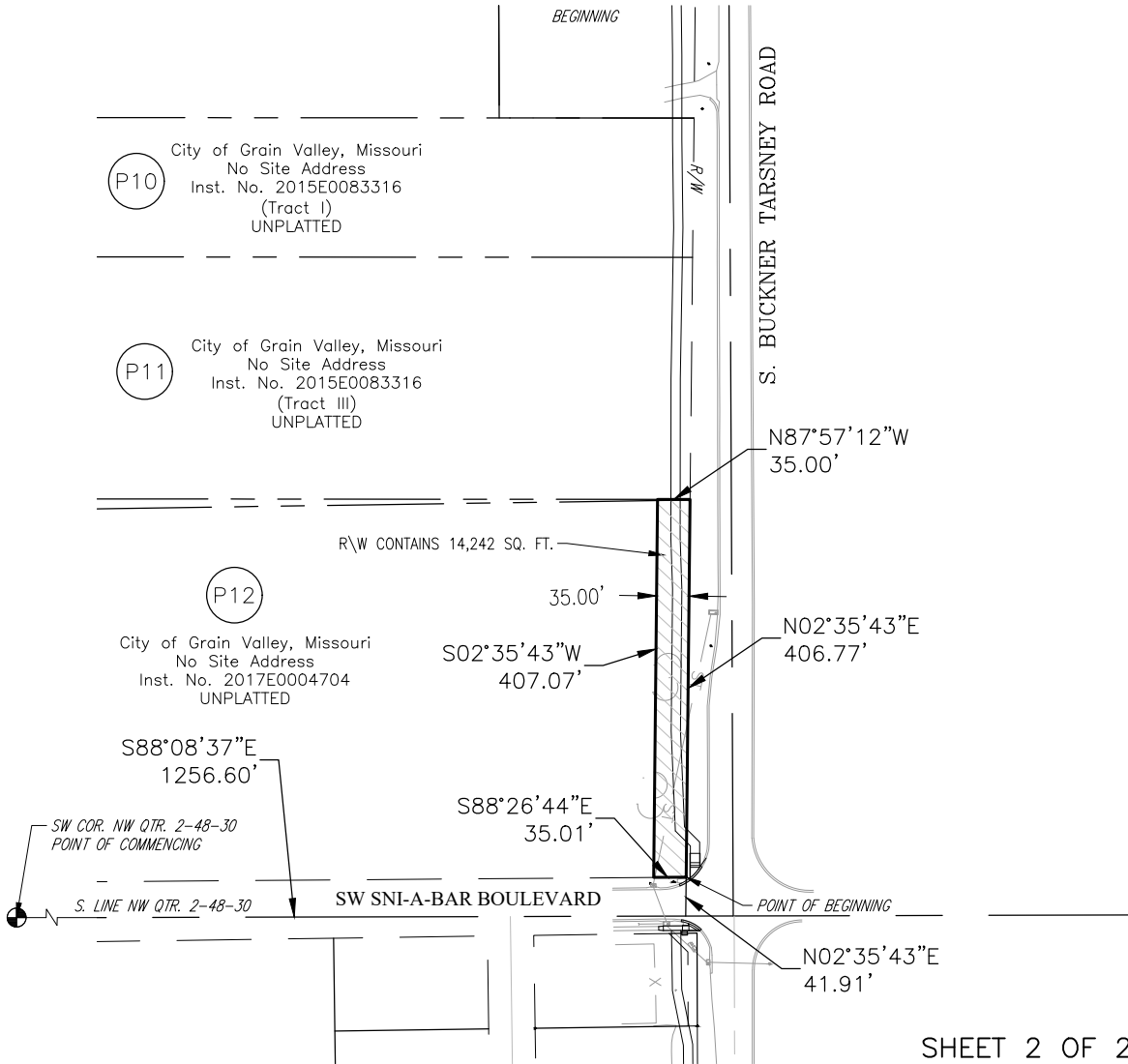
EASEMENT EXHIBIT



200' 0'
 SCALE: 1" = 200'
 U.S. SURVEY FEET

LEGEND

- NEW EASEMENT AREA
- LOT LINE
- EXISTING EASEMENT
- RIGHT OF WAY



SHEET 2 OF 2

L:\Engineering\0322006.02 Grain Valley MO Buckner Tarsney Waterline SURVEY\DRAWINGS\BASE MODELS\0322006.02_EXHIBITS.dwg, 3/20/2024 7:36:35 AM, JOE ARCHER, LAMP RYNEARSON

**LAMP
RYNEARSON**
 LAMPRYNEARSON.COM

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TRACT P12

DESIGNER / DRAFTER

JEA

REVIEWER

KMG

PROJECT NUMBER

0322006.04

DATE

3/19/2024

MO CERT. OF AUTHORITY

LS-2019043127

KC CERT. OF AUTHORITY

LS-350

RIGHT OF WAY
EXHIBIT



HUMAN RESOURCES

MEMORANDUM

TO: Mayor & Board of Aldermen
FROM: Khalilah Holland, Human Resources Administrator
CC: Ken Murphy, City Administrator
DATE: June 17, 2024
SUBJECT: Human Resources Update

May in Review

- Annual health benefits open enrollment meetings.
Financial wellness meeting with LAGERS and MissionSquare (supplemental retirement).
Attended the Public Sector HR Association (PSHRA) spring conference.
Ongoing weekly working sessions for the development of our web-based timekeeping and scheduling system, training of employees and supervisors.
Department Head review of the 2024 employee assessment meeting summary.

Current Positions Available

Full-Time

Table with 4 columns: Position, Date Open, Applicants, Status. Rows include Police Officer (2) and Fleet Technician (1).

Seasonal

Table with 4 columns: Position, Date Open, Applicants, Status. Row includes Park Maintenance.

Part-Time

- None

Promotions

- None



HUMAN RESOURCES

Recently Filled Positions

- Diane Neuwirth, Recreation Specialist – starting June 24th

June Anniversaries

<u>Name</u>	<u>Department</u>	<u>Years of Service</u>
Justin Pereira	PD	1
Terry Rowland	P&R	2
Dustin Lancaster	PD	3
Mike Russell	CD	5
Mark Trosen	CD	5
Willie Stratton	PD	8
Ray Draper	CD	10
Curtis Vander Linden	PD	14
Ken Murphy	ADMIN	18