



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

April 28, 2025

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 Mike Todd

ITEM II: Roll Call

- City Clerk Jamie Logan

ITEM III: Invocation

- Valley Community Church

ITEM IV: Pledge of Allegiance

- Alderman Ryan Skinner

ITEM V: Approval of Agenda

- City Administrator Ken Murphy

ITEM VI: Public Comment

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

ITEM VII: Previous Consent Agenda

- April 14, 2025 – Board of Aldermen Regular Meeting Minutes
- April 28, 2025 – Accounts Payable

ITEM VIII: Previous Business

- None

ITEM IX: Presentations

- None

ITEM X: Resolutions

- None

ITEM XI: Ordinances

**ITEM XI (A) An Ordinance Approving a Conditional Use Permit for a Vehicle
B25-05 Tow Yard**

2ND READ

*Introduced by
Alderman Ryan
Skinner*

To approve a conditional use permit to allow the applicant to operate a vehicle tow yard on approximately 0.5 – acre lot (511 NE James Rollo Drive)

ITEM XI (B) **An Ordinance Acknowledging the Certified Results of the General Election Held in the City of Grain Valley, Missouri on April 8, 2025**
B25-06
1ST & 2ND READ
Introduced by To acknowledge the election results for the April 8, 2025 election
Alderman Kyle
Sole

ITEM XII: Proclamations

- Recognition of Service as Alderman Ward I – Tom Cleaver
- Recognition of Service as Alderman Ward II – Darren Mills

ITEM XIII: Elected Officials Oath of Office

- Ward I: James Myers
- Ward II: Lisa Limberg
- Ward III: Brian Bray

ITEM XIV: New Business

- Liquor License JKEHP Three LLC DBA Iron Kettle Taphouse

ITEM XV: Public Hearing

- Auto Tow & Recovery Requesting a Conditional Use Permit for a Vehicle Tow Yard
- City Code Chapter 400 Zoning Regulation Amendment Section 400.290 (Off-Street Parking and Loading Regulations) - Parking in Rear Yard.

ITEM XVI: Resolutions

ITEM XVI (A) **A Resolution by the Board of Aldermen of the City of Grain Valley, Authorizing the City Administrator to Execute an Agreement With Quality Custom Construction for the 2025 Concrete Replacement and Paving Program**
R25-26
Introduced by
Rick Knox

To provide replacement of damaged curbs and sidewalks and to update ADA ramps

ITEM XVII: Ordinances

ITEM XVII (A) **An Ordinance Approving a Conditional Use Permit for a Vehicle Tow Yard**
B25-07

1ST READ

Introduced by To approve a conditional use permit to allow the applicant to operate a
Alderman Brian vehicle tow yard on approximately 0.5 – acre lot (205 NW Harris Street)
Bray

ITEM XVII (B) **An Ordinance Amending Title IV (Land Use), Section 400.290 (Off-Street Parking and Loading Regulations) by Limiting Parking in the Rear Yard**
B24-08

1ST READ

Introduced by
Alderman Rick To allow no more than two of the following items: automobile, boat,
Knox unloaded utility trailer, recreational vehicle (RV), non-motorized camper
are allowed to park in the rear yard on property occupied with a
residence in certain zoning districts

ITEM XVIII: City Attorney Report

- City Attorney

ITEM XIX: City Administrator & Staff Reports

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

ITEM XX: Board of Aldermen Reports & Comments

- Alderman Brian Bray
- Alderman Rick Knox
- Alderman Lisa Limberg
- Alderman James Myers
- Alderman Ryan Skinner
- Alderman Kyle Sole

ITEM XXI: Mayor Report

- Mayor Mike Todd

ITEM XXII: 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 XXIII: Adjournment

Please Note

The next scheduled meeting of the Board of Aldermen is a Regular Meeting on May 12, 2025 at 6:30 P.M. The meeting will be in the Council Chambers of the Grain Valley City Hall.

Persons requiring an accommodation to participate in the meeting should contact the City Clerk at 816.847.6211 at least 48 hours before the meeting.

The City of Grain Valley is interested in effective communication for all persons.

Upon request, the minutes from this meeting can be made available by calling 816.847.6211.

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Consent

Agenda

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ITEM I: Call to Order

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Regular Session on March 24, 2025, 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

- City Clerk Jamie Logan called roll
- *Present: Cleaver, Mills, Skinner, Sole*
- *Absent: Bray, Knox*

-QUORUM PRESENT-

ITEM III: Invocation

- None

ITEM IV: Pledge of Allegiance

- The Pledge of Allegiance was led by Alderman Mills

ITEM V: Approval of Agenda

- No Changes

ITEM VI: Proclamations

- None

ITEM VII: Public Comment

- Jan Brill; 1035 SW Ephraim: Asked if any progress related to political signs ordinance updates
- Dale Arnold; 31603 Ryan Road. He had discussions with the three school board candidates this year and what the rules are surrounding political signs on city property on election day – he said it would cut down on confusion if allowed at all location

ITEM VIII: Consent Agenda

- March 24, 2025 – Board of Aldermen Regular Meeting Minutes
- April 14, 2025 – Accounts Payable

ELECTED OFFICIALS PRESENT

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

ELECTED OFFICIALS ABSENT

Alderman Brian Bray

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Community Development Director Patrick Martin
Finance Director Steven Craig
Parks and Recreation Director Shannon Davies
Chief Ed Turner
City Clerk Jamie Logan
City Attorney Joe Lauber

- *Alderman Skinner made a Motion to Accept the Consent Agenda*
- *The Motion was Seconded by Alderman Sole*
 - *No discussion*
- *Motion to Approve the Consent Agenda was voted on with the following voice vote:*
 - *Aye: Cleaver, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Motion Approved: 4-0-

ITEM IX: Previous Business

- None

ITEM X: New Business

- Fireworks Permits
 - Grain Valley Band Parents Association; Mark Chatburn
 - Grain Valley Economic Development Corporation; Cory Unrein
 - City Clerk Logan stated the Grain Valley Band Parents Association have submitted an application and all items are received and in good order for their 2025 Application for a permit to sell fireworks; requested a motion to approve
 - *Alderman Skinner made a Motion to Approve Grain Valley Band Parent Association's Application permits to Sell Fireworks*
 - *The Motion was Seconded by Alderman Mills*
 - *No discussion*
 - *Motion to Approve Grain Valley Band Parent Association's Application for Permit to Sell Fireworks was voted on with the following voice vote:*
 - *Aye: Cleaver, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*
- MOTION APPROVED: 4-0-**
- City Clerk Logan stated the *Grain Valley Economic Development Corporation* submitted an application and pending only the letter of permission to use their site; requested a motion to approve pending the receipt of the permission letter.

ELECTED OFFICIALS PRESENT

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

ELECTED OFFICIALS ABSENT

Alderman Brian Bray

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Community Development Director Patrick Martin
Finance Director Steven Craig
Parks and Recreation Director Shannon Davies
Chief Ed Turner
City Clerk Jamie Logan
City Attorney Joe Lauber

- *Alderman Skinner made a Motion to Approve Grain Valley Economic Development Corporation's application for a permit to Sell Fireworks.*
- *The Motion was Seconded by Alderman Sole*
 - *No discussion*
- *Motion to Approve the Grain Valley Economic Development Corporation's application for a permit to Sell Fireworks was voted on with the following voice vote:*
 - *Aye: Cleaver, Mills, Skinner, Sole*
 - *Nay: None*
 - *Abstain: None*

-MOTION APPROVED: 4-0-

ITEM XI: Presentations

- None

ITEM XII: Public Hearing

- **Conditional Use Permit Renewal for Vehicle Tow Yard - Hooker's Towing**
- *Mayor Todd opened the public hearing for **Property Tax Hearing** at 6:36PM –*
- *Mr. Martin stated this is a renewal permit request. The original was approved in January 2022 and all conditions were met. A 10-year CUP renewal is requested and is recommended by the Planning and Zoning commission and staff.*
- *Mayor Todd opened the floor to citizens for comment at 6:38PM for **Conditional Use Permit Renewal for Vehicle Tow Yard - Hooker's Towing***
 - None
- *Mayor Todd closed the public hearing for **Conditional Use Permit Renewal for Vehicle Tow Yard - Hooker's Towing** at 6:38PM-*

ITEM XIII: Resolutions

Resolution No. R25-18 A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Enter Into an Agreement With Utility Service Company, Inc. to Provide Maintenance for City Owned Water Tanks and Tower

- *Alderman Skinner moved to approve Resolution No. R25-18*
- *The Motion was Seconded by Alderman Cleaver*
 - This is an annual utility service company agreement that make sure all water

ELECTED OFFICIALS PRESENT

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

ELECTED OFFICIALS ABSENT

Alderman Brian Bray

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Community Development Director Patrick Martin
Finance Director Steven Craig
Parks and Recreation Director Shannon Davies
Chief Ed Turner
City Clerk Jamie Logan
City Attorney Joe Lauber

storage facilities are in good condition

- *Motion to approve Resolution No. R25-18 was voted upon with the following voice vote:*
 - *Aye: Cleaver, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Resolution No. R25-18 Approved 4-0

Resolution No. R25-19 A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Renew an Agreement With Civic Review

- *Alderman Cleaver moved to approve Resolution No. R25-19*
- *The Motion was Seconded by Alderman Skinner*
- *This is the annual agreement with the online licensing and permitting to provide more options for submitting for these without coming in person*
- *Motion to approve Resolution No. R25-19 was voted upon with the following voice vote:*
 - *Aye: Cleaver, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Resolution No. R25-19 Approved 4-0

Resolution No. R25-20 A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Approve the Midwest Public Risk (MPR) 2025-2026 Plan Elections and Rates for Employee Health, Dental and Vision Benefit Coverage

- *Alderman Sole moved to approve Resolution No. R25-20*
- *The Motion was Seconded by Alderman Mills*
- *Insurance plan renews July 1 of each year and there is a 3% increase from the last plan year and a 12% was budgeted for keeping coverages the same*
- *Motion to approve Resolution No. R25-20 was voted upon with the following voice vote:*
 - *Aye: Cleaver, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Resolution No. R25-20 Approved 4-0

ELECTED OFFICIALS PRESENT

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

ELECTED OFFICIALS ABSENT

Alderman Brian Bray

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Community Development Director Patrick Martin
Finance Director Steven Craig
Parks and Recreation Director Shannon Davies
Chief Ed Turner
City Clerk Jamie Logan
City Attorney Joe Lauber

Resolution No. R25-21 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. R25-21*
- *The Motion was Seconded by Alderman Sole*
- *This is 100% funded from the state and is for DWI enforcement and we have participated the last 15 years*
- *Motion to approve Resolution No. R25-21 was voted upon with the following voice vote:*
 - *Aye: Cleaver, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Resolution No. R25-21 Approved 4-0

Resolution No. R25-22 A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Demonstrating the City's Commitment to Public Safety and Crime Reduction

- *Alderman Skinner moved to approve Resolution No. R25-22*
- *The Motion was Seconded by Alderman Sole*
- *The new governor established the Blue Shield program and part of the requirements to participate is to pass a resolution showing commitment to public safety*
- *Motion to approve Resolution No. R25-22 was voted upon with the following voice vote:*
 - *Aye: Cleaver, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Resolution No. R25-22 Approved 4-0

Resolution No. R25-23 A Resolution by the Board of Aldermen of the City of Grain Valley Establishing the Need to Amend the 2025 Budget to Execute Task Order 2023-6 Amendment 1 With Crawford, Murphy and Tilly, Inc. for Surveying Services and Easement Acquisition for the SW Eagles Parkway Trail

- *Alderman Sole moved to approve Resolution No. R25-23*

ELECTED OFFICIALS PRESENT

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

ELECTED OFFICIALS ABSENT

Alderman Brian Bray

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Community Development Director Patrick Martin
Finance Director Steven Craig
Parks and Recreation Director Shannon Davies
Chief Ed Turner
City Clerk Jamie Logan
City Attorney Joe Lauber

- *The Motion was Seconded by Alderman Skinner*
- *This is to amend the budget to cover the amount for survey work and easement acquisition for the project*
- *Motion to approve Resolution No. R25-23 was voted upon with the following voice vote:*
 - *Aye: Cleaver, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Resolution No. R25-23 Approved 4-0

Resolution No. R25-24 A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Execute Task Order 2023-6 Amendment 1 With Crawford, Murphy and Tilly, Inc. for Surveying Services and Easement Acquisition for the SW Eagles Parkway Trail

- *Alderman Skinner moved to approve Resolution No. R25-24*
- *The Motion was Seconded by Alderman Sole*
- *This authorizes the task order change adding this project into the scope*
- *Motion to approve Resolution No. R25-24 was voted upon with the following voice vote:*
 - *Aye: Cleaver, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Resolution No. R25-23 Approved 4-0

Resolution No. R25-25 A Resolution by the Board of Aldermen of the City of Grain Valley, Authorizing the City Administrator to Execute an Agreement with Crawford, Murphy, and Tilly for the Front Street Roadway, Storm and Water Improvements Testing and Inspections

- *Alderman Cleaver moved to approve Resolution No. R25-25*
- *The Motion was Seconded by Alderman Mills*
- *This is for the Front Street roadway project the on-call engineers authorizing testing during the project and they are not done in house*
- *Motion to approve Resolution No. R25-25 was voted upon with the following voice vote:*

ELECTED OFFICIALS PRESENT

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

ELECTED OFFICIALS ABSENT

Alderman Brian Bray

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Community Development Director Patrick Martin
Finance Director Steven Craig
Parks and Recreation Director Shannon Davies
Chief Ed Turner
City Clerk Jamie Logan
City Attorney Joe Lauber

- *Aye: Cleaver, Mills, Skinner, Sole*
- *Nay:*
- *Abstain:*

-Resolution No. R25-23 Approved 4-0

ITEM XIV: Ordinances

Bill No. B25-04: An Ordinance by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Amend the 2025 Budget to Allocate Funding from Park Fund Reserves to Execute Task Order 2023-6 Amendment 1 With Crawford, Murphy and Tilly, Inc. for Surveying Services and Easement Acquisition for the SW Eagles Parkway Trail

Bill No. B25-04 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. B25-04 and bring it back for a second reading by title only*
- *The Motion was Seconded by Alderman Sole*
 - This goes along with the budget amendment
- *Motion to accept the first reading of Bill No. B25-04 and bring it back for a second reading was voted upon with the following voice vote:*
 - *Aye: Cleaver, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Motion Approved 4-0-

Bill No. B25-04: An Ordinance by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Amend the 2025 Budget to Allocate Funding from Park Fund Reserves to Execute Task Order 2023-6 Amendment 1 With Crawford, Murphy and Tilly, Inc. for Surveying Services and Easement Acquisition for the SW Eagles Parkway Trail

Bill No. B25-04 was read by City Clerk Jamie Logan for the second reading by title only

- *Alderman Mills moved to accept the second reading of Bill No. B25-04 and approve it as ordinance #2464.*

ELECTED OFFICIALS PRESENT

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

ELECTED OFFICIALS ABSENT

Alderman Brian Bray

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Community Development Director Patrick Martin
Finance Director Steven Craig
Parks and Recreation Director Shannon Davies
Chief Ed Turner
City Clerk Jamie Logan
City Attorney Joe Lauber

- *The Motion was Seconded by Alderman Skinner*
 - None
- *Motion to accept the second reading of Bill No. **B25-04** and approve it as ordinance #24635 was voted on with the following roll call vote:*
 - *Aye: Cleaver, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Bill No. B25-04 Became Ordinance #2465 4-0-

Bill No. B25-05: An Ordinance Approving a Conditional Use Permit for a Vehicle Tow Yard

Bill No. B25-05 was read by City Clerk Jamie Logan for the first reading by title only

- *Alderman Skinner moved to accept the first reading of Bill No. **B25-05** and bring it back for a second reading by title only at the next regular session*
- *The Motion was Seconded by Alderman Sole*
 - This goes along with the public hearing
- *Motion to accept the first reading of Bill No. **B25-05** and bring it back for a second reading was voted upon with the following voice vote:*
 - *Aye: Cleaver, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Motion Approved- 4-0-

ITEM XV: City Attorney Report

- The City Official Training will be held at MPR on 4/25/25.

ITEM XVI: City Administrator & Staff Reports

- City Administrator Ken Murphy
 - There will be some work on the South Side of the City Hall in the near future as the stoop is sinking and the door will not open and some days it does not close
- Deputy City Administrator Theresa Osenbaugh
 - None
- Police Chief Ed Turner

ELECTED OFFICIALS PRESENT

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

ELECTED OFFICIALS ABSENT

Alderman Brian Bray

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Community Development Director Patrick Martin
Finance Director Steven Craig
Parks and Recreation Director Shannon Davies
Chief Ed Turner
City Clerk Jamie Logan
City Attorney Joe Lauber

- None
- Finance Director Steven Craig
 - The accountants from Trout, Beeman have begun their audit of the 2024 fiscal year. The field work began in March and will continue to work on the audit over the next several weeks.
- Parks & Recreation Director Shannon Davies
 - None
- Community Development Director Patrick Martin
 - None
- City Clerk Jamie Logan
 - None

ITEM XVII: Board of Aldermen Reports & Comments

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

ITEM XVIII: Mayor Report

- None

ITEM XIX: Executive Session

- *Mr. Murphy stated an executive session was needed for Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended, Leasing, Purchase or Sale of Real Estate Pursuant to Section 610.021(2), RSMo. 1998, as Amended, and Individually Identifiable Personnel Records, Personnel Records,*

ELECTED OFFICIALS PRESENT

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

ELECTED OFFICIALS ABSENT

Alderman Brian Bray

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Community Development Director Patrick Martin
Finance Director Steven Craig
Parks and Recreation Director Shannon Davies
Chief Ed Turner
City Clerk Jamie Logan
City Attorney Joe Lauber

Performance Ratings or Records Pertaining to Employees or Applicants for Employment, Pursuant to Section 610.021(13), RSMo 1998, as Amended.

- *Alderman Skinner moved to close the Regular Meeting for items related to Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended, Leasing, Purchase or Sale of Real Estate Pursuant to Section 610.021(2), RSMo. 1998, as Amended, and 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.*
- *The motion was seconded by Alderman Sole*
 - No Discussion
- *The motion was voted on with the following roll call vote:*
 - *Aye: Skinner, Cleaver, Mills, Sole*
 - *Nay:*
 - *Abstain:*

-Motion Carried: 4-0-

- The regular meeting closed at 6:53 PM-

- *Alderman Skinner moved to open the Regular Meeting*
- *The motion was seconded by Alderman Sole*
 - No Discussion
- *The motion was voted on with the following roll call vote:*
 - *Aye: Cleaver, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

- Motion Carried: 4-0-

- The regular meeting opened at 7:06 PM-

ITEM XX: Adjournment

- The meeting was adjourned at 7:06 P.M.

ELECTED OFFICIALS PRESENT

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

ELECTED OFFICIALS ABSENT

Alderman Brian Bray

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Community Development Director Patrick Martin
Finance Director Steven Craig
Parks and Recreation Director Shannon Davies
Chief Ed Turner
City Clerk Jamie Logan
City Attorney Joe Lauber

CITY OF GRAIN VALLEY
Board of Aldermen Meeting Minutes
Regular Session

04/14/2025
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Minutes submitted by:

Jamie Logan
City Clerk

Date

Minutes approved by:

Mike Todd
Mayor

Date

DRAFT

ELECTED OFFICIALS PRESENT

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

ELECTED OFFICIALS ABSENT

Alderman Brian Bray

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Community Development Director Patrick Martin
Finance Director Steven Craig
Parks and Recreation Director Shannon Davies
Chief Ed Turner
City Clerk Jamie Logan
City Attorney Joe Lauber

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DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT		
NON-DEPARTMENTAL	GENERAL FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	49.31		
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	3,150.10		
		FRATERNAL ORDER OF POLICE	EMPLOYEE DEDUCTIONS	456.84		
		HAMPEL OIL INC	CJC FUEL	905.55		
		AFLAC	AFLAC AFTER TAX	43.77		
			AFLAC CRITICAL CARE	5.10		
			AFLAC PRETAX	309.72		
			AFLAC-W2 DD PRETAX	368.91		
		MIDWEST PUBLIC RISK	DENTAL	186.61		
			COPAY	138.25		
			COPAY	499.10		
			COPAY	193.90		
			QHDHP HSA	861.32		
			QHDHP HSA	1,317.22		
			QHDHP HSA	78.92		
			VISION	52.00		
			VISION	60.02		
			VISION	104.50		
			VISION	20.00		
		HSA BANK	HSA - GRAIN VALLEY, MO	408.48		
			HSA - GRAIN VALLEY, MO	559.53		
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2025 DISABILITY	477.18		
		CITY OF GRAIN VALLEY -FLEX	FLEX PLAN	20.00		
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	1,452.41		
			MISSIONSQUARE 457	899.54		
			MISSIONSQUARE ROTH IRA	298.36		
		INTERNAL REVENUE SERVICE	FEDERAL WH	9,013.59		
			SOCIAL SECURITY	6,192.15		
			MEDICARE	<u>1,448.15</u>		
			TOTAL:	29,570.53		
		HR/CITY CLERK	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	472.65
				COSENTINOS FOOD STORES	STEWART FUNERAL FLOWER ARR	50.00
				MIDWEST PUBLIC RISK	DENTAL	57.75
	QHDHP HSA			265.15		
	QHDHP HSA			348.68		
	QHDHP HSA			307.07		
HSA BANK	HSA - GRAIN VALLEY, MO			150.00		
THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2025 DISABILITY			30.32		
MERCHANT SERVICES	APRIL 2025 MONTHLY FEES			385.60		
INTERNAL REVENUE SERVICE	SOCIAL SECURITY			197.94		
	MEDICARE			46.29		
GREATAMERICA FINANCIAL SERVICES CORP	25% CH AGMT 025-1799708-00			59.25		
	AGMT 003-1799708-003 (CH 2			<u>3.88</u>		
	TOTAL:			2,374.58		
INFORMATION TECH	GENERAL FUND			NETSTANDARD INC	HPE ARUBA RENEWL	984.00
			DATA BACKUP SERVICES	550.00		
			CLARITY SERVICES	4,808.23		
			SECURITY AWARENESS TRAININ	79.00		
			OFFICE 365	1,090.20		
		REACH MEDIA NETWORK	LICENSE RENEWAL	650.00		
		CIVIC REVIEW INC	CIVIC REVIEW SOFTWARE	8,850.00		
		CLEARGOV INC	CLEARGOV RENEWAL	<u>2,678.00</u>		
			TOTAL:	19,689.43		

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
BLDG & GRDS	GENERAL FUND	AAA DISPOSAL SERVICE INC	50% FACILITIES MAINTENANCE	90.00
		COMCAST - HIERARCY ACCT	CITY HALL	7.52
			CITY HALL	29.70
		KORNIS ELECTRIC SUPPLY INC	LIGHT BULBS	33.90
		HOME DEPOT CREDIT SERVICES	SCREWS	14.93
		GREGS LOCK & KEY SERVICE INC	North Door Repair	348.75
		COMCAST	APR 2025 FIBER	393.97
		4M BUILDING SOLUTIONS, LLC	Janitorial Services	1,062.27
		MASTERS TELECOM LLC	ELEVATOR LINE	31.44
			WB/COURT FAX LINE	<u>13.43</u>
			TOTAL:	2,025.91
		ADMINISTRATION	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	660.70
ROTARY CLUB OF BLUE SPRINGS	MURPHY: QUARTERLY DUES			113.00
MIDWEST PUBLIC RISK	DENTAL			29.62
	QHDHP HSA			500.56
HSA BANK	HSA - GRAIN VALLEY, MO			77.89
THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2025 DISABILITY			37.52
MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 EMPLOYER			39.06
INTERNAL REVENUE SERVICE	SOCIAL SECURITY			356.47
	MEDICARE			83.38
GREATAMERICA FINANCIAL SERVICES CORP	50% CH ADMIN			96.09
	50% CH BILLING			<u>96.09</u>
	TOTAL:			2,090.38
ELECTED	GENERAL FUND	CDW GOVERNMENT	CDW ELECTED OFFICIAL DEV	681.16
			CDW ELECTED OFFICIAL DEV	870.85
			CDW ELECTED OFFICIAL DEV	<u>100.09</u>
			TOTAL:	1,652.10
LEGAL	GENERAL FUND	LAUBER & ASSOCIATES MUNICIPAL LAW LLC	CITY ATTORNEY	<u>1,870.50</u>
			TOTAL:	1,870.50
FINANCE	GENERAL FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	0.50
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	449.30
		PROFORMA	3000) A/P CHECKS	427.08
		MIDWEST PUBLIC RISK	DENTAL	38.50
			QHDHP HSA	530.30
		HSA BANK	HSA - GRAIN VALLEY, MO	100.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2025 DISABILITY	27.75
		BAKER TILLY MUNICIPAL ADVISORS, LLC	BOND CAPACITY MODEL	2,312.50
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	207.93
			MEDICARE	48.63
		GREATAMERICA FINANCIAL SERVICES CORP	25% CH AGMT 025-1799708-00	59.25
			AGMT 003-1799708-003 (CH 2	<u>3.88</u>
	TOTAL:	4,205.62		
COURT	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	244.42
		MIDWEST PUBLIC RISK	DENTAL	19.00
			COPAY	398.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2025 DISABILITY	15.25
		MERCHANT SERVICES	APRIL 2025 MONTHLY FEES	184.70
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	171.63
			MEDICARE	<u>40.14</u>
			TOTAL:	1,073.14

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT		
VICTIM SERVICES	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	247.23		
		MIDWEST PUBLIC RISK	DENTAL	19.00		
			QHDHP HSA	321.00		
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00		
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2025 DISABILITY	15.85		
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	153.55		
			MEDICARE	<u>35.92</u>		
			TOTAL:	867.55		
		POLICE	GENERAL FUND	AAA DISPOSAL SERVICE INC	POLICE STATION	124.30
				JOHNSON COUNTY SHERIFF'S OFFICE	INMATE HOUSING/TRANSPORTAT	480.00
MISSOURI LAGERS	EMPLOYER CONTRIBUTIONS			9,589.04		
	MONTHLY CONTRIBUTIONS			1,044.89		
MO POLICE CHIEFS ASSOCIATION	SRO CONFERENCE			780.00		
	SRO / DARE MEMBERSHIP			35.00		
HAMPEL OIL INC	FUEL			2,271.05		
	FUEL			40.88		
SITEONE LANDSCAPE SUPPLY LLC	HERBICIDE			179.89		
GULF STATES DISTRIBUTORS	9MM 124GR			2,331.00		
LEXISNEXIS RISK DATA MGMT LLC	MAR 2025 MINIMUM COMMITMEN			200.00		
HOME DEPOT CREDIT SERVICES	1X2-8FT STRIPS			10.56		
GOODYEAR COMMERCIAL TIRE	TIRES			559.34		
MIDWEST PUBLIC RISK	DENTAL			228.00		
	DENTAL			616.00		
	COPAY			654.75		
	COPAY			1,194.00		
	COPAY			1,722.90		
	COPAY			758.10		
	QHDHP HSA			3,181.80		
	QHDHP HSA			2,889.00		
	QHDHP HSA			4,184.10		
HSA BANK	HSA - GRAIN VALLEY, MO			600.00		
	HSA - GRAIN VALLEY, MO			1,100.00		
KENNYCO INDUSTRIES	PD ALARM MONITORING 4/1-9/			240.00		
THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2025 DISABILITY			502.16		
CDW GOVERNMENT	PRINTER			673.93		
DREW'S DIESEL INC	VEHICLE 9989			8,287.24		
	VEHICLE 0015			1,900.68		
COMCAST	APR 2025 FIBER			700.05		
MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 EMPLOYER			150.00		
BLUE SPRINGS SERVICE CENTER INC	VALVE STEM/SPIN BALANCE/DI			147.00		
INTERNAL REVENUE SERVICE	SOCIAL SECURITY			4,427.10		
	MEDICARE			1,035.35		
REJIS COMMISSION	MAR 2025 LEWEB SUBSCRIPTIO			356.57		
CLUB CAR WASH OPERATING, LLC	CAR WASHES			170.00		
BAYSINGERS POLICE SUPPLY, INC	WISE UNIFORM			122.99		
	UNIFORMS			2,115.89		
	WISE UNIFORM			241.97		
STRATEGOS INTERNATIONAL LLC	POST TRAINING			3,200.00		
LAUBER & ASSOCIATES MUNICIPAL LAW LLC	CITY PROSECUTOR	6,360.00				
HOKER'S TOWING LLC	TOW/HOOK FEE	55.00				
GREATAMERICA FINANCIAL SERVICES CORP	PD PATROL	192.20				
	PD FRONT WINDOW	74.19				
	PD AGREEMENT 025-1799708-0	804.50				
	AGMT 003-1799708-003 (PD)	<u>15.50</u>				
	TOTAL:	66,546.92				

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT		
ANIMAL CONTROL	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	201.76		
		MIDWEST PUBLIC RISK	COPAY	398.00		
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2025 DISABILITY	12.93		
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	96.22		
			MEDICARE	<u>22.50</u>		
			TOTAL:	731.41		
PLANNING & ENGINEERING GENERAL FUND	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	975.85		
		HAMPEL OIL INC	FUEL	51.21		
		MIDWEST PUBLIC RISK	DENTAL	37.89		
			DENTAL	43.99		
			QHDHP HSA	75.61		
			QHDHP HSA	961.14		
		HSA BANK	HSA - GRAIN VALLEY, MO	164.57		
			HSA - GRAIN VALLEY, MO	14.26		
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2025 DISABILITY	65.27		
		MERCHANT SERVICES	APRIL 2025 MONTHLY FEES	250.68		
		RICHARD J. TUTTLE	ON CALL SERVICES	650.00		
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 EMPLOYER	60.00		
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	581.33		
			MEDICARE	<u>135.97</u>		
			TOTAL:	4,067.77		
		NON-DEPARTMENTAL	PARK FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	25.40
				MO DEPT OF REVENUE	MISSOURI WITHHOLDING	636.31
FAMILY SUPPORT PAYMENT CENTER	SMITH CASE 91316387			92.31		
AFLAC	AFLAC PRETAX			56.70		
	AFLAC-W2 DD PRETAX			140.74		
MIDWEST PUBLIC RISK	DENTAL			23.75		
	QHDHP HSA			259.21		
	QHDHP HSA			20.27		
	QHDHP HSA			15.79		
	VISION			10.40		
	VISION			20.78		
	VISION			1.10		
	VISION			0.80		
HSA BANK	HSA - GRAIN VALLEY, MO			206.50		
	HSA - GRAIN VALLEY, MO			157.40		
MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %			496.59		
	MISSIONSQUARE 457			339.50		
	MISSIONSQUARE ROTH IRA			234.53		
	MISSIONSQUARE ROTH IRA			86.00		
	INTERNAL REVENUE SERVICE			FEDERAL WH	1,467.26	
	SOCIAL SECURITY	1,245.67				
	MEDICARE	<u>291.33</u>				
	TOTAL:	5,828.34				
PARK ADMIN	PARK FUND	NETSTANDARD INC	CLARITY SERVICES	801.37		
		K C BOBCAT	AUGER DRIVE/12" & 30" BITS	4,776.42		
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,119.26		
			CITY HALL	1.13		
			CITY HALL	5.88		
		HAMPEL OIL INC	FUEL	186.12		
		MIDWEST PUBLIC RISK	DENTAL	3.72		
			DENTAL	57.75		
	QHDHP HSA	689.39				

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			QHDHP HSA	62.86
			QHDHP HSA	69.74
			QHDHP HSA	61.42
		HSA BANK	HSA - GRAIN VALLEY, MO	7.50
			HSA - GRAIN VALLEY, MO	150.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2025 DISABILITY	66.71
		LAMP RYNEARSON INC	BT Trail Design	5,648.10
		COMCAST	APR 2025 FIBER	65.66
		RICHARD J. TUTTLE	3/19 & 3/24 REVIEW EAGLES	65.00
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 EMPLOYER	7.19
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	510.65
			MEDICARE	119.43
		DOOSAN BOBCAT NORTH AMERICA INC	Skid Steer	<u>59,839.73</u>
			TOTAL:	74,315.03
PARKS STAFF	PARK FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	815.96
		SITEONE LANDSCAPE SUPPLY LLC	HERBICIDE/TRACKER SPRAY IN	363.05
			HERBICIDE	179.90
		KORNIS ELECTRIC SUPPLY INC	LIGHT BULBS	5.65
		HOME DEPOT CREDIT SERVICES	RETURN PALLET	50.00-
			PALLET DEPOSITS/MULCH	130.00
			HOT WATER HOSE/BOLTS/WASHE	40.15
			SOLDERING IRON KIT/SOLDER	55.46
		MENARD, INC	BATTERY FOR GATOR	44.52
		MIDWEST PUBLIC RISK	DENTAL	57.00
			QHDHP HSA	963.00
		HSA BANK	HSA - GRAIN VALLEY, MO	225.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2025 DISABILITY	51.79
		GREGS LOCK & KEY SERVICE INC	North Door Repair	58.13
		EVERGY	1763144626-MAIN-ARMSTRONG	9.49
		GRAIN VALLEY RENTAL INC	3 HR RENTAL BILJAX 45' AER	248.60
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	372.72
			MEDICARE	87.17
		PREMIER LAWN & LANDSCAPING INC	FB Field Irrigation	775.00
		ADVANCED TURF SOLUTIONS, INC	MM FIELD CHEMICALS	88.00
			FERTILIZER/HERBICIDE FOR F	<u>225.20</u>
			TOTAL:	4,745.79
RECREATION	PARK FUND	WALMART/CAPITAL ONE	04/08/25 PROGRAM SUPPLIES	54.26
		HD GRAPHICS & APPAREL	T-ball Uniforms	1,918.00
			T-ball Uniforms	2,067.50
			T-ball Uniforms	215.00
			T-ball Uniforms	215.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	39.56
			MEDICARE	<u>9.26</u>
			TOTAL:	4,518.58
COMMUNITY CENTER	PARK FUND	AAA DISPOSAL SERVICE INC	COMMUNITY CENTER	65.00
		UNIFIRST CORPORATION	JANITORIAL SUPPLIES	146.11
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	496.44
		PETTY CASH	PRICE CHOPPER: STAFF MTG F	23.46
		COMCAST - HIERARCY ACCT	COMMUNITY CENTER	321.80
		SITEONE LANDSCAPE SUPPLY LLC	HERBICIDE/TRACKER SPRAY IN	134.92
		HOME DEPOT CREDIT SERVICES	PALLET DEPOSITS/MULCH	240.00
		MIDWEST PUBLIC RISK	DENTAL	19.00
			DENTAL	38.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			QHDHP HSA	530.30
			QHDHP HSA	321.00
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00
			HSA - GRAIN VALLEY, MO	100.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2025 DISABILITY	31.83
		MERCHANT SERVICES	APRIL 2025 MONTHLY FEES	2,291.53
		MARY ALLGRUNN	04/01-04/10 LINE DANCING	114.45
		TIFFANI KEY	03/31-04/11 SS CIRCUIT CLA	125.00
			03/31-04/11 SS CLASSIC CLA	125.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	322.74
			MEDICARE	75.47
		4M BUILDING SOLUTIONS, LLC	Janitorial Services	177.05
		GREATAMERICA FINANCIAL SERVICES CORP	CC HALLWAY	192.20
			CC FRONT DESK	74.19
		UPTON DANCE LLC	4/5/25 LITTLE MOVERS & GRO	<u>130.00</u>
			TOTAL:	6,170.99
POOL	PARK FUND	MIDWEST POOL MANAGEMENT	PUMP ROOM REPAIRS	194.76
			Pool Management Services	5,600.00
			Pool Management Services	<u>32,350.00</u>
			TOTAL:	38,144.76
NON-DEPARTMENTAL	TRANSPORTATION	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	141.55
		AFLAC	AFLAC PRETAX	16.24
			AFLAC-W2 DD PRETAX	12.88
		CIRCUIT COURT OF JACKSON COUNTY	MICHEAL MYERS	32.14
		MIDWEST PUBLIC RISK	DENTAL	14.65
			COPAY	38.78
			QHDHP HSA	38.61
			QHDHP HSA	81.06
			QHDHP HSA	63.14
			VISION	2.18
			VISION	2.20
			VISION	4.80
		HSA BANK	HSA - GRAIN VALLEY, MO	16.16
			HSA - GRAIN VALLEY, MO	39.22
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2025 DISABILITY	14.07
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	97.37
			MISSIONSQUARE 457	77.03
			MISSIONSQUARE ROTH IRA	38.35
		INTERNAL REVENUE SERVICE	FEDERAL WH	396.36
			SOCIAL SECURITY	313.20
			MEDICARE	<u>73.26</u>
			TOTAL:	1,513.25
TRANSPORTATION	TRANSPORTATION	NETSTANDARD INC	DATA BACKUP SERVICES	110.00
			CLARITY SERVICES	480.82
			SECURITY AWARENESS TRAININ	15.80
			OFFICE 365	218.04
		SUPERIOR BOWEN ASPHALT CO LLC	SATUROCK PLUS	263.90
		WILLIAM WELSH	WELSH: REIMB COMMERCIAL DL	10.67
		FELDMANS FARM & HOME	2X20 SUCT HOSE POLY C X KN	16.99
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	699.11
		PETTY CASH	MCDONALDS: SNOW SHIFT FOOD	1.66
			HOME DEPOT: MAILBOX REPLAC	16.65
		ADVANCE AUTO PARTS	CORE-BATTERIES	8.80

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		COMCAST - HIERARCY ACCT	CITY HALL	1.00
			CITY HALL	2.18
			PW 36084	26.37
			TYER RD	21.97
			PW 59845	29.04
			PW 59845	47.92
		OREILLY AUTOMOTIVE INC	BATTERY/CORE CHARGE/CORE E	11.03
		BLUE SPRINGS WINWATER CO	TINT SAFETY GLASSES	78.00
		HAMPEL OIL INC	FUEL	69.71
		KORNIS ELECTRIC SUPPLY INC	LIGHT BULBS	3.39
		HOME DEPOT CREDIT SERVICES	QUIKRETE CONCRETE MIX	89.70
			WASHER/NUT/THREADED ZINC	10.62
		MENARD, INC	STEEL HANDLES/STEEL TRAY/H	23.00
		MIDWEST PUBLIC RISK	DENTAL	15.09
			DENTAL	59.39
			COPAY	79.60
			COPAY	151.62
			QHDHP HSA	181.67
			QHDHP HSA	254.94
			QHDHP HSA	278.93
			QHDHP HSA	245.66
		HSA BANK	HSA - GRAIN VALLEY, MO	59.57
			HSA - GRAIN VALLEY, MO	94.26
		G.W. VAN KEPPEL CO	WHEEL LOADER PART	370.16
			HO103 AW46 5-GAL	68.10
			WHEEL LOADER PART	138.68
			WHEEL LOADER BLADE	127.08
			CREDIT TO INV # PSO401023-	134.96-
			CREDIT TO INV # PSO401901-	138.68-
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2025 DISABILITY	44.53
		GREGS LOCK & KEY SERVICE INC	North Door Repair	34.87
		DREW'S DIESEL INC	PUBLIC WORKS VEHICLE REPA	145.07
		COMCAST	APR 2025 FIBER	39.40
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	313.20
			MEDICARE	73.26
		ANTHONY HAWKINS	HAWKINS: APWA CONF TRAVEL/	24.18
		4M BUILDING SOLUTIONS, LLC	Janitorial Services	106.23
		MASTERS TELECOM LLC	PW FAX LINE	5.38
		GREATAMERICA FINANCIAL SERVICES CORP	20% PW FRONT OFFICE	<u>38.43</u>
			TOTAL:	4,932.03
NON-DEPARTMENTAL	ARPA FUND	BAYSINGERS POLICE SUPPLY, INC	HUTCHENS UNIFORM	231.94
		CRAWFORD, MURPHY & TILLY INC		15,337.20
			WATER TOWER UPGRADE	17,263.70
		ANDERSON SURVEY COMPANY INC	PW SURVEY	<u>17,000.00</u>
			TOTAL:	49,832.84
NON-DEPARTMENTAL	MKT PLACE TIF-PR#2	LAUBER & ASSOCIATES MUNICIPAL LAW LLC	TIF PROJECT 2	<u>64.00</u>
			TOTAL:	64.00
NON-DEPARTMENTAL	MKTPL TIF-PR#2	SPE UMB BANK	PROJECT #2 ZOO	6,548.70
			PROJECT #2 CITY SALES	41,458.80
			CID/USE CAPTURED	<u>18,002.54</u>
			TOTAL:	66,010.04
NON-DEPARTMENTAL	MKT PL CID-PR2	SAL UMB BANK	CID/USE UNCAPTURED	17,462.46

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	17,462.46
NON-DEPARTMENTAL	INTRCHG TIF- PR #1	BAKER TILLY MUNICIPAL ADVISORS, LLC	BOND CAPACITY MODEL & TIF	387.50
			TOTAL:	387.50
NON-DEPARTMENTAL	WATER/SEWER FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	1,057.54
		AFLAC	AFLAC PRETAX	125.85
			AFLAC-W2 DD PRETAX	101.95
		CIRCUIT COURT OF JACKSON COUNTY	MICHEAL MYERS	128.54
		MISCELLANEOUS EXECUTIVE ASSET REAL	10-132200-05	15.33
		WILSON, ANDREA	10-133600-06	15.33
		SODANO AUTO SERVICE	10-209500-04	63.98
		LOS NINOS IV	10-256330-02	55.12
		BURGETT, JOEY	10-310000-01	9.55
		OPENDOOR LABS INC	10-385900-10	15.33
		G & B HOLDINGS LLC	10-425520-01	15.33
		G & B HOLDINGS LLC	10-425530-01	15.33
		AM UNDERGROUND	10-801119-02	837.63
		REKO, INC	10-822241-01	63.98
		GRAY, HANNAH	10-850860-01	60.09
		MORGAN, LARRY	10-900310-10	83.46
		MIDWEST PUBLIC RISK	DENTAL	88.49
			COPAY	155.12
			QHDHP HSA	418.66
			QHDHP HSA	405.30
			QHDHP HSA	315.70
			VISION	9.60
			VISION	17.02
			VISION	13.20
			VISION	22.40
		HSA BANK	HSA - GRAIN VALLEY, MO	114.26
			HSA - GRAIN VALLEY, MO	392.82
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2025 DISABILITY	64.21
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	780.44
			MISSIONSQUARE 457	888.93
			MISSIONSQUARE ROTH IRA	456.29
		INTERNAL REVENUE SERVICE	FEDERAL WH	3,220.81
			SOCIAL SECURITY	2,315.83
			MEDICARE	541.60
			TOTAL:	12,885.02
WATER	WATER/SEWER FUND	AAA DISPOSAL SERVICE INC	25% FACILITIES MAINTENANCE	45.00
		NETSTANDARD INC	DATA BACKUP SERVICES	220.00
			CLARITY SERVICES	961.65
			SECURITY AWARENESS TRAININ	31.60
			OFFICE 365	436.08
		PEREGRINE CORPORATION	BILL PRINT AND MAIL	684.17
			BILL PRINT AND MAIL	91.84
		WILLIAM WELSH	WELSH: REIMB COMMERCIAL DL	21.31
		FELDMANS FARM & HOME	2X20 SUCT HOSE POLY C X KN	34.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	2,446.65
		PETTY CASH	MCDONALDS: SNOW SHIFT FOOD	3.35
			HOME DEPOT: MAILBOX REPLAC	32.09
		ADVANCE AUTO PARTS	CORE-BATTERIES	17.60
		VANCO SERVICES LLC	MAR 2025 GATEWAY ES20605	72.76
		COMCAST - HIERARCY ACCT	CITY HALL	1.62

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			CITY HALL	7.25
			PW 36084	52.74
			TYER RD	43.94
			PW 59845	58.10
			PW 59845	95.84
		PAPA-GV, LLC	PUBLIC WORKS WEEK EVENT PI	210.00
		OREILLY AUTOMOTIVE INC	BATTERY/CORE CHARGE/CORE E	22.10
		MISSOURI ONE CALL SYSTEM INC	MARCH 2025 - 288 LOCATES	388.80
		BLUE SPRINGS WINWATER CO	FOAM INSULATOR	397.00
			ANGLE METER STOPS	221.72
			TINT SAFETY GLASSES	156.00
		HAMPEL OIL INC	FUEL	313.71
		KORNIS ELECTRIC SUPPLY INC	LIGHT BULBS	6.78
		MENARD, INC	STEEL HANDLES/STEEL TRAY/H	45.99
		MICRO-COMM INC	ELECTRONIC REPAIR	1,030.00
		MIDWEST PUBLIC RISK	DENTAL	61.33
			DENTAL	179.31
			COPAY	159.20
			COPAY	303.24
			QHDHP HSA	984.99
			QHDHP HSA	1,036.24
			QHDHP HSA	697.35
			QHDHP HSA	614.15
		HSA BANK	HSA - GRAIN VALLEY, MO	220.24
			HSA - GRAIN VALLEY, MO	345.74
		G.W. VAN KEPPEL CO	WHEEL LOADER PART	740.30
			HO103 AW46 5-GAL	136.21
			WHEEL LOADER PART	277.35
			WHEEL LOADER BLADE	254.16
			CREDIT TO INV # PSO401023-	269.93-
			CREDIT TO INV # PSO401901-	277.35-
		CORE & MAIN LP	ILL 22 STRAINER CVR GSKT	39.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2025 DISABILITY	156.58
		GREGS LOCK & KEY SERVICE INC	North Door Repair	69.75
		MERCHANT SERVICES	APRIL 2025 MONTHLY FEES	440.38
		ULINE	DOORKNOB BAGS	58.50
		DREW'S DIESEL INC	PW VEHICLE REPAIR	290.16
		COMCAST	APR 2025 FIBER	78.79
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 EMPLOYER	21.88
		TYLER TECHNOLOGIES INC	CREDIT CARD MACHINES	354.50
			CREDIT CARD MACHINES	354.50
			CREDIT CARD MACHINES	354.50
			UB TRANS FEES 01/25-03/25	4,873.05
			UB NOTIFICATION CALLS	47.45
			UB NOTIFICATION CALLS REFU	19.90-
		SCHULTE SUPPLY INC	METER REPLACEMENT PROGRAM	99,184.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	1,157.90
			MEDICARE	270.83
		CIVIC REVIEW INC	CIVIC REVIEW SOFTWARE	4,425.00
		ANTHONY HAWKINS	HAWKINS: APWA CONF TRAVEL/	48.36
		CLEARGOV INC	CLEARGOV RENEWAL	1,339.00
		4M BUILDING SOLUTIONS, LLC	Janitorial Services	212.45
		MASTERS TELECOM LLC	PW FAX LINE	10.74
			WB/COURT FAX LINE	6.72
		GREATAMERICA FINANCIAL SERVICES CORP	40% PW FRONT OFFICE	76.88
			50% CH COMMUNITY DEV	96.10

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			25% CH ADMIN	48.05
			25% CH BILLING	48.05
			25% CH AGMT 025-1799708-00	59.25
			AGMT 003-1799708-003 (CH 2	<u>3.87</u>
			TOTAL:	127,718.56
SEWER	WATER/SEWER FUND	AAA DISPOSAL SERVICE INC	25% FACILITIES MAINTENANCE	45.00
		NETSTANDARD INC	DATA BACKUP SERVICES	220.00
			CLARITY SERVICES	961.65
			SECURITY AWARENESS TRAININ	31.60
			OFFICE 365	436.08
		PEREGRINE CORPORATION	BILL PRINT AND MAIL	684.17
			BILL PRINT AND MAIL	91.85
		WILLIAM WELSH	WELSH: REIMB COMMERCIAL DL	21.31
		FELDMANS FARM & HOME	2X20 SUCT HOSE POLY C X KN	34.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	2,446.62
		PETTY CASH	MCDONALDS: SNOW SHIFT FOOD	3.35
			HOME DEPOT: MAILBOX REPLAC	32.09
		ADVANCE AUTO PARTS	CORE-BATTERIES	17.60
		VANCO SERVICES LLC	MAR 2025 GATEWAY ES20605	72.76
		COMCAST - HIERARCY ACCT	CITY HALL	1.62
			CITY HALL	7.25
			PW 36084	52.74
			TYER RD	43.94
			PW 59845	58.10
			PW 59845	95.85
		OREILLY AUTOMOTIVE INC	BATTERY/CORE CHARGE/CORE E	22.10
		BLUE SPRINGS WINWATER CO	TINT SAFETY GLASSES	156.00
		HAMPEL OIL INC	FUEL	313.71
		KORNIS ELECTRIC SUPPLY INC	LIGHT BULBS	6.78
		MENARD, INC	STEEL HANDLES/STEEL TRAY/H	45.99
		MIDWEST PUBLIC RISK	DENTAL	61.35
			DENTAL	179.31
			COPAY	159.20
			COPAY	303.24
			QHDHP HSA	984.99
			QHDHP HSA	1,036.26
			QHDHP HSA	697.35
			QHDHP HSA	614.15
		HSA BANK	HSA - GRAIN VALLEY, MO	220.23
			HSA - GRAIN VALLEY, MO	345.74
		G.W. VAN KEPPEL CO	WHEEL LOADER PART	740.30
			H0103 AW46 5-GAL	136.21
			WHEEL LOADER PART	277.35
			WHEEL LOADER BLADE	254.16
			CREDIT TO INV # PSO401023-	269.93-
			CREDIT TO INV # PSO401901-	277.35-
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2025 DISABILITY	156.58
		GREGS LOCK & KEY SERVICE INC	North Door Repair	69.75
		MERCHANT SERVICES	APRIL 2025 MONTHLY FEES	440.39
		EVERGY	5375734893 - 1201 SEYMOUR	10.00
		DREW'S DIESEL INC	PW VEHICLE REPAIR	290.16
		COMCAST	APR 2025 FIBER	78.79
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 EMPLOYER	21.87
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DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
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		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	1,157.91
			MEDICARE	270.74
		CIVIC REVIEW INC	CIVIC REVIEW SOFTWARE	4,425.00
		ANTHONY HAWKINS	HAWKINS: APWA CONF TRAVEL/	48.36
		CLEARGOV INC	CLEARGOV RENEWAL	1,339.00
		4M BUILDING SOLUTIONS, LLC	Janitorial Services	212.45
		MASTERS TELECOM LLC	PW FAX LINE	10.74
			WB/COURT FAX LINE	6.72
		GREATAMERICA FINANCIAL SERVICES CORP	40% PW FRONT OFFICE	76.88
			50% CH COMMUNITY DEV	96.09
			25% CH ADMIN	48.05
			25% CH BILLING	48.05
			25% CH AGMT 025-1799708-00	59.25
			AGMT 003-1799708-003 (CH 2	<u>3.87</u>
			TOTAL:	26,199.47

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

100	GENERAL FUND	136,765.84
200	PARK FUND	133,723.49
210	TRANSPORTATION	6,445.28
285	ARPA FUND	49,832.84
300	MKT PLACE TIF-PR#2	64.00
302	MKTPL TIF-PR#2 SPEC ALLOC	66,010.04
321	MKT PL CID-PR2 SALES/USE	17,462.46
325	INTRCHG TIF- PR #1A	387.50
600	WATER/SEWER FUND	166,803.05

	GRAND TOTAL:	577,494.50

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-CITY OF GRAIN VALLEY
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 4/05/2025 THRU 4/18/2025
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

Ordinances

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

MEETING DATE	4/14/2025, 04/28/2025	
BILL NUMBER	B25-05	
AGENDA TITLE	AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR A VEHICLE TOW YARD	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT DEPARTMENT	
PRESENTER	PATRICK MARTIN, DIRECTOR	
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 approve a conditional use permit to allow the applicant to operate a vehicle tow yard on approximately 0.5-acre lot.	
BACKGROUND	The property is zoned District M-1 (Light Industrial). The property is Lot 3 of James Rollo Business Park – 1 st Plat. The plat was recorded February 16, 1994.	
SPECIAL NOTES	This is a reissue of a previously issued Conditional Use Permit from 2021.	
ANALYSIS	Please refer to Staff Report	
PUBLIC INFORMATION PROCESS	Public notice was given in the Examiner as required by State Statute and property owners of record within 185 feet of the applicant's property were notified by letter.	

<p>BOARD OR COMMISSION RECOMMENDATION</p>	<p>The Planning and Zoning Commission held a public hearing on Wednesday, March 12, 2025. The Commission recommends approval of the conditional use permit subject to the following conditions: 1) The Conditional Use Permit will expire 10 years from the date of the Board of Aldermen ordinance. 2) The applicant shall maintain an opaque, sight-obscuring eight (8) foot high fence using the materials allowed in the City's zoning regulations, Section 400.230 C.9, shielding view of the tow yard from street. 3) The applicant shall maintain evergreen trees every two feet from center of tree within limited grass areas and have a minimum height of 5 feet.</p>
<p>DEPARTMENT RECOMMENDATION</p>	<p>Staff recommends approval</p>
<p>REFERENCE DOCUMENTS ATTACHED</p>	<p>Ordinance, application, applicant's statement, Lease Agreement, James Rollo Business Park – 1st Plat, Photos of Property, Staff Report, Public Notice Affidavit</p>

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B25-05

ORDINANCE NO.
SECOND READING
FIRST READING

April 14, 2025 (4-0)

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR A VEHICLE TOW YARD

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

WHEREAS, a public hearing was held on March 12th, 2025 in which the Planning and Zoning Commission recommended approval of a conditional use permit subject to three conditions for a vehicle tow yard on approximately 0.5-acre lot that is generally located less than ½ mile east of Buckner Tarsney Road on the south side of James Rollo Drive at the end of James Rollo Lane aka 511 NE James Rollo Drive; and

WHEREAS, a public hearing concerning said matter was held before the Board of Aldermen at the Grain Valley City Hall in Grain Valley, Missouri, at the hour of 6:30 p.m. on April 14, 2025; and

WHEREAS, the Board of Aldermen has determined that the proposed land use will not seriously injure the appropriate use of neighboring property and will conform to the general intent and purpose of Chapter 400, Zoning Regulations, in the City Code of Ordinances.

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

SECTION 1: The Conditional Use Permit to operate a vehicle tow yard is hereby approved subject to the following conditions:

- 1) The Conditional Use Permit will expire in 10 years from the date of the Board of Aldermen ordinance. If the applicant wants to continue the tow yard on this property, the applicant will need to apply for a new conditional use permit at that time.
- 2) The applicant shall maintain an opaque, sight-obscuring eight (8) foot high fence using the materials allowed in the City's zoning regulations, Section 400.230 C.9, shielding view of the tow yard from street.
- 3) The applicant shall maintain evergreen trees every two feet from center of tree within the limited grass areas. The evergreen trees must have a minimum height of 5 feet.

SECTION 2: This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

Read two times and PASSED by the Board of Aldermen this 28th day of April, 2025, the aye and nay votes being recorded as follows:

ALDERMAN BRAY _____
ALDERMAN SKINNER _____
ALDERMAN SOLE _____

ALDERMAN CLEAVER _____
ALDERMAN KNOX _____
ALDERMAN MILLS _____

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



STAFF REPORT
HOOKERS TOWING
March 12, 2025

PURPOSE: Requesting a Conditional Use Permit for a vehicle tow yard on approximately 0.5-acre lot. The property is zoned District M-1 (Light Industrial). The 0.5-acre is generally located less than ½ mile east of Buckner Tarsney Road on the south side of James Rollo Drive at the end of James Rollo Lane, aka 511 NE James Rollo Drive.

ANAYLSIS: The applicant leases the property from Schneider Bailey, Inc. The lease agreement stipulates that the applicant can use and occupy the property only as a tow lot.

Referring to the applicant’s written description of the request, he states that the primary use of the property will be the business office and dispatching calls to drivers. The applicant would like to store up to 35 towed vehicles or vehicles owned by Hookers Towing LLC. This will be used as a storage facility only.

The applicant further states that most vehicles that are towed to this site with collision damage will be there for a short time waiting on insurance viewing and then towed to another location. He states that they will not be “junking or parting” the vehicles on this property.

The applicant has provided a secure 8-foot fence to secure the front of the building from street view. Photographs show the property and the existing fence with evergreen trees.

In Section 400.240 1. ab. (Conditional Uses) of the City’s Zoning Regulations, it states that the towing yard must be shielded from view from streets and from adjacent properties in another district by means of a sturdy, sight-obscuring eight (8) foot high fence in good repair and two (2) rows of alternate planted evergreen trees for screening purposes.

The surrounding properties are zoned District M-1 (Light Industrial) therefore, a privacy fence is not required along generally the south, west, and north property lines. The opaque fence is only required along the front property line to shield the view from the street.

Because of the condition of the property not caused by the applicant, it would be difficult to comply with the two (2) rows of alternate planted evergreen trees. Staff suggested that the applicant only be required to plant evergreen trees in the limited grass areas during the first approved conditional use permit. The evergreen trees must have a minimum height of 5 feet.



**PAGE 2, STAFF REPORT
HOOKERS TOWING
March 12, 2025**

PUBLIC INFORMATION AND PROCESS: Public Notice was given in the Examiner and by letter to property owners of record within 185 feet of the applicant's property.

STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit for a Vehicle Tow Yard subject to the following conditions:

- 1) The Conditional Use Permit will expire in 10 years from the date of the Board of Aldermen ordinance. If the applicant wants to continue the tow yard on this property, the applicant will need to apply for a new conditional use permit at that time.
- 2) The applicant shall maintain an opaque, sight-obscuring eight (8) foot high fence using the materials allowed in the City's zoning regulations, Section 400.230 C.9, shielding view of the tow yard from street.
- 3) The applicant shall maintain the planted evergreen trees set forth by the first conditional use permit. These plantings shall be evergreen trees every two feet from the center of tree within the limited grass areas. The evergreen trees must have a minimum height of 5 feet when planted.

511 James D Rollo Dr

12/12/2024 - 12/11/2025

0097870

Planning and Zoning

General

05b31b20-b8da-11ef-8219-47587b39da21

Under Review

Active

Application Review Status

Pre-Review	Approved	
Planning and Zoning	Not Reviewed	12/12/2024
Final-Review	Not Reviewed	

Fees

Conditional Use	\$500.00
Subtotal	\$500.00
Amount Paid	\$500.00
Total Due	\$0.00

Payments

12/12/2024	Card AmericanExpress	\$500.00
	*1001	
Total Paid		\$500.00

Application Form Data

(Empty fields are not included)

First Name

Andrew

Last Name

Langer

Phone Number

(816) 365-2275

Email

hookerstowing816@gmail.com

Do you have an additional contact

No

This site has updated. Hit Reload and Update to use most recent version. This will reload all tabs, so **make sure changes are saved first.**

Reload and Update

Project Street Address

511 James D Rollo Dr

City

Grain Valley

State

MO

Zip Code

64029

Lot #

3

Subdivision

James Rollo Business Park

Zoning District

M-1 Light Industrial District

First Name

Schneider Bailey Inc

Last Name

Andrew Langer

Phone Number

(816) 500-4047

Street Address

511 James D Rollo Dr

City

Grain Valley

State

MO

Zip Code

64029

Please provide a legal description of subject property

1st Plat lying in Section 35, Township 49, Range 30, Grain Valley, Missouri aka 511 NE James Rollo Drive. 0.5 acre lot generally located less than 1/2 mile east of Buckner Tarsney Road on the south side of James Rollo Drive at the end of James Rollo Lane, legally described as Lot 3 of James Rollo Business Park.

Please depict general location of site

 Loading map...

Please provide a written description of the proposal

Renewal of Conditional Use Permit. As the primary/sole tower for the City of Grain Valley, MO Police Department; we request there be no expiration on the Permit if possible.

Please upload proof of ownership or control of property (deed, contract, lease) or permission from property owner

 2572 Conditional Use Permit for Vehicle Tow Yard 511 NE James Rollo Drive Hookers Tow1.10.22.pdf

Property Owner First Name	Property Owner Last Name	Street Address	City	State	Zip Code
Robert G	Burns	501, 503, 505, 507 NE James Rollo Dr	Grain Valley	MO	64029
Curtis & Norma R	Cates	509 NE James Rollo Dr	Grain Valley	MO	64029
Roofers	Properties LLC	605 NE James Rollo Ct	Grain Valley	MO	64029
Roofers	Properties LLC	599 NE James Rollo Dr	Grain Valley	MO	64029
Roofers	Properties LLC	505 NE James Rollo Dr	Grain Valley	MO	64029
Curtis & Norma R	Cates	Open Field - No Address Associated with property	Grain Valley	MO	64029

Property Owner First Name	Property Owner Last Name	Street Address	City	State	Zip Code
Curtis & Norma R	Cates	Open Field - No Address Associated with property	Grain Valley	MO	64029

What type of project is this?

Special/Conditional Use Permit

Please provide a description of the project

Tow Lot

Company Name

Hooker's Towing LLC

Street Address

511 James D Rollo Dr

City

Grain Valley

State

MO

Zip Code

64029

Signature

I understand and agree that as a condition to the issuance of this permit the permittee shall agree to defend, indemnify, and hold harmless the City, its officers, employees, and agents, from any and all suits, claims, or liabilities caused by or arising out of any use authorized by any such permit. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction and that I make this statement under penalty of perjury.

Andrew Langer - 12/12/2024 4:40 pm

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Burlington, ss:

I, Yuade Moore, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Mar 27, 2025

Printer's Fee: \$59.17

Yuade Moore

Agent

VERIFICATION

State of New Jersey
County of Burlington

Signed or attested before me on this: 03/27/2025

Liza Ortiz

Notary Public

Notarized remotely online using communication technology via Proof.

LIZA ORTIZ
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires November 27, 2028

CITY OF GRAIN VALLEY
Board of Aldermen
PUBLIC HEARING

The Grain Valley Board of Aldermen will hold a public hearing at 6:30 PM on April 14th, 2025, at Grain Valley City Hall, in the Council Chambers, at 711 Main Street to receive input concerning the following request:

- 1. Hookers Towing - Requesting renewal of Conditional Use Permit for a vehicle tow yard on approximately 0.5-acre lot. The property is zoned District M-1 (Light Industrial). The 0.5-acre lot is generally located less than 1/2 mile east of Buckner Tarsney Road on the south side of James Rollo Drive at the end of James Rollo Lane and is legally described as Lot 3 of James Rollo Business Park - 1st Plat lying in Section 35, Township 49, Range 30, Grain Valley, Missouri aka 511 NE James Rollo Drive.

All interested parties are encouraged to attend.

Published in the Examiner, Mar 27, 2025

3305010

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Commercial Lease Agreement

This Lease is made this 06 day of 21 (Month), 2021 (Year) by and between Schneider Bailey Inc (hereinafter "Landlord") and Andrew Lamer DBA Hookers Towing (hereinafter "Tenant"). In consideration for the mutual promises and covenants contained herein, and for other good and valuable consideration, the parties hereby agree as follows:

1. The Landlord leases to the Tenant, and the Tenant rents from the Landlord the following described premises:
511 James & Rollo Dr. Grain Valley, Mo. 64029
2. The term of the Lease shall be for 6-21-2021 commencing _____ and ending 6-21-2022
3. The Tenant shall pay to Landlord as rent \$ ~~1800.00~~ ^{\$18,000.00} per year in equal monthly installments of \$ 1500.00 payable in advance 1st of Month (Time Period).
4. This Lease is subject to all present or future mortgages affecting the premises.
5. Tenant shall use and occupy the premises only as a Towing Lot (Tenant Rental Status) subject at all times to the approval of the Landlord.
6. The Tenant shall not make any alterations, additions or improvements to the premises without the prior written consent of the Landlord.
7. The Landlord, at his own expense, shall furnish the following utilities or amenities for the benefit of the Tenant:
None
8. The Tenant, at his own expense, shall furnish the following:
Any upgrades all utilities & landscaping.
9. The Tenant shall purchase at his own expense public liability insurance in the amount of \$ 100,000.00 as well as fire and hazard insurance in the amount of \$ 200,000.00 for the premises and shall provide satisfactory evidence thereof to the Landlord and shall continue same in force and effect throughout the Lease term hereof.
10. The Tenant shall not permit or commit waste to the premises.
11. The Tenant shall comply with all rules, regulations, ordinances codes and laws of all governmental authorities having jurisdiction over the premises.
12. The Tenant shall not permit or engage in any activity that will effect an increase in the rate of insurance for the Building in which the premises is contained nor shall the Tenant permit or commit any nuisance thereon.
13. The Tenant shall not sublet or assign the premises nor allow any other person or business to use or occupy the premises without the prior written consent of the Landlord, which consent may not be unreasonably withheld.
14. At the end of the term of this Lease, the Tenant shall surrender and deliver up the premises in the same condition (subject to any additions, alterations or improvements, if any) as presently exists, reasonable wear and tear excluded.
15. Upon default in any term or condition of this Lease, the Landlord shall have the right to undertake any or all other remedies permitted by Law.
16. This Lease shall be binding upon, and inure to the benefit of, the parties, their heirs, successors, and assigns.

Signed this 06 day of 21st (Month) 2021 (Year).

Andrew Lamer

Schneider Bailey Inc.

Cynthia Elaine Jantz
"President"

Tenant

Landlord



ELECTRONICALLY RECORDED
JACKSON COUNTY, MISSOURI

06/24/2021 3:59 PM

COV FEE: \$24.00 2 PGS

INSTRUMENT NUMBER

2021E0069186

File No.: 1268063
Stewart Title Company

MISSOURI WARRANTY DEED

(Multiple Grantors Conveying to an Individual Grantee)

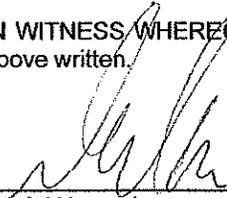
THIS INDENTURE, made on this 21st day of June, 2021, by and between Daniel Harper and Chandra Harper, husband and wife of the County of Jackson, State of Missouri, hereinafter referred to as "Grantors", and Schneider Bailey, Inc., hereinafter referred to as "Grantee". The mailing address of the Grantee is 2803 S. Dillingham Road, Grain Valley, MO 64029.

WITNESSETH, THAT THE SAID GRANTORS, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them paid by the said GRANTEE (the receipt of which is hereby acknowledged) does, by these presents, GRANT, BARGAIN and SELL, CONVEY and CONFIRM unto the GRANTEE, their heirs and assigns, the following described lots, tracts or parcels of land, lying, being and situate in the County of Jackson and State of Missouri, to-wit:

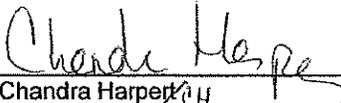
Lot 3, JAMES ROLLO BUSINESS PARK-1ST PLAT, a subdivision in Grain Valley, Jackson County, Missouri.

TO HAVE AND TO HOLD, the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in anywise appertaining unto the said Grantee and unto their heirs and assigns forever; the said Grantors hereby covenanting that they are lawfully seized of an indefeasible estate in fee of the premises herein conveyed; that they have good right to convey the same, that the said premises are free and clear from any encumbrance done or suffered by them or those under whom they claim; and that they will warrant and defend the title to said premises unto the said Grantee and unto their heirs and assigns forever, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals the day and year above written.



Daniel Harper
D.H.



Chandra Harper
CH

State of Missouri
County of Jackson

On this the 21 day of June, 2021, before me, Suzanne Mendoza, a Notary Public in and for said state, personally appeared Daniel Harper and Chandra Harper, a married couple, known to me to be the person(s) who executed the foregoing instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year last above written.



Notary Public ~~Suzanne Mendoza~~ Michael Zarrillo mg
My Commission Expires: October 25, 2024



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Hookers Towing LLC

511 James Rollo Dr. Grain Valley Mo 64029.

Tel: 816-867-5244

Fax: 816-867-5245

Operating Business: Towing Service

Operating Hours: M-F 9-6pm Sat. 8am-12pm

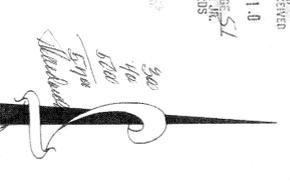
Primary Business: Office and Dispatching

Storage Lot: 35 cars

This tow lot primary use will be to have office staff operate out of the office. And dispatch calls to drivers. Would like to store up to 35 towed in vehicles or vehicles owned by Hookers Towing LLC. This will be used as a storage facility only. Most vehicles with collision damage only remain on the lot long enough for insurance purposes. Or time for us to obtain a title. No fluids will be stored at this location (oil, gas, diesel). We will not be junking or parting the vehicles out at this lot. We are going to provide a secure 8 ft. fence to secure the front of the building from street view. A lot of renovations have already been made to this location. The office has been completely remodeled, new garage doors on the shop, repairs to the outside of the building, painting to the exterior of the building. When this property was purchased, it was in very rough space. Animals had been left in the building. No repairs had been to the building or garage. No trees had been trimmed in long time. We came in made this place look very professional and actually like an operating business. The owner of Hookers Towing has been in the tow business all his life. With his family in the towing industry over 30+ plus years. The owner of Hookers has 2 other locations that are well maintained and taken care of on daily basis. And he has towing contracts with Independence Police, and many other insurance companies. His business is not like a typical tow service. He holds his self to a higher standard level of professionalism. He will follow all rules and regulations placed by the city.

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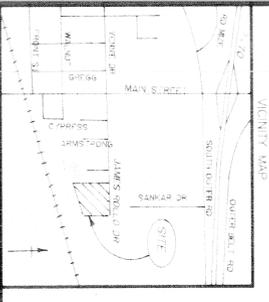
RECORDED FEB 16 1994
REGISTERED
DIRECTOR OF RECORDS



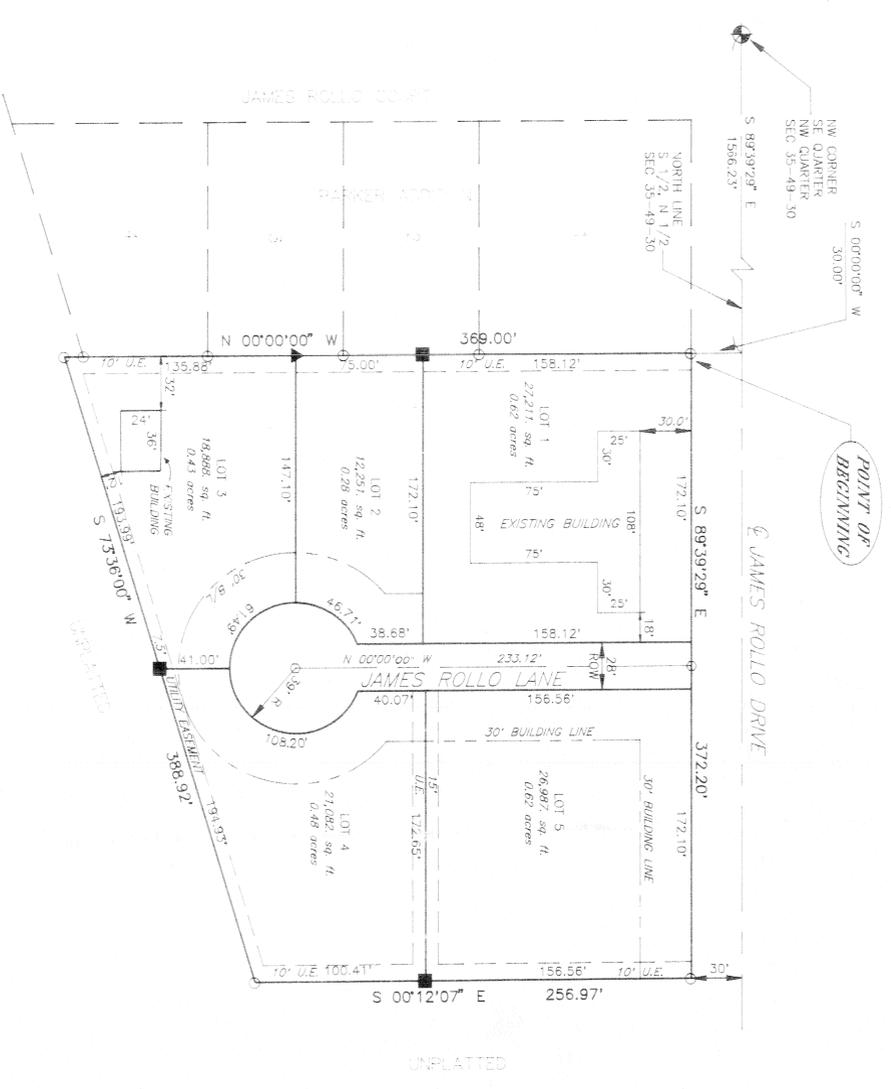
NOTES: NO TITLE REPORT WAS PROVIDED BY OWNER AND NO RECORDS SEARCH WAS PERFORMED BY THIS OFFICE. THIS DATE TO DETERMINE ANY EXISTING EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS, RESTRICTIONS OR ANY OR ALL OTHER MATTERS AFFECTING THIS PROPERTY.

SURVEYED and PLATTED BY:
E.L. Werner & Associates
9400 S.W. Oldham Parkway
Suite 200
Lee's Summit, Mo. 64081
(816) 246-8649

OWNER/DEVELOPER
Howard W. Gillette
569 E. James Rollo Drive
Grain Valley, Mo. 64029
(816) 229-6014



Final Plat of JAMES ROLLO BUSINESS PARK - 1ST PLAT Lots 1 thru 5 GRAIN VALLEY, JACKSON COUNTY, MISSOURI



SURVEYOR'S CERTIFICATION:
I hereby certify that the within part of JAMES ROLLO BUSINESS PARK - 1ST PLAT is based on an actual survey made by me or under my direct supervision and said survey complies with the current "Minimum Standards for Property Boundary Surveys" as established by the Department of Natural Resources, Division of Geology and Land Survey of the State of Missouri. I further certify that the bearings shown on this plat are based on deed bearings and that the survey boundary corner monuments were either set or re-set by me or under my direct supervision and that the same are identified on this plat, that have complied with all of State, Jackson County, and City statutes, ordinances and regulations governing the practice of surveying and platting of subdivisions to the best of my professional knowledge and belief.

By: *John D. Werner*
Surveyor
License No. 2228
Date: January 2, 1994

- MONUMENTATION:**
- Found 3/8" Iron Bar
 - Set 5/8" Iron Bar
 - ▲ Set 1/2" Iron Bar
 - Set Street Monument
- Monuments indicated as "set" to be installed within 6 months of recording of plat.
RECORD SOURCE OF PARENT TRACT: MISSOURI WARRANTY DEED - 1844963

LEGAL DESCRIPTION
All that part of the South half of the North half of Section 35, Township 49, Range 30, Grain Valley, Jackson County, Missouri, containing 2.67 acres, more or less, as shown on the plat of the Northwest Quarter of said Section 35, Jackson County, Missouri, recorded in the Public Records of Jackson County, Missouri, as amended, and as shown on the plat of the South One-half of the North One-half of said Section 35, a distance of 1566.23 feet; thence South 07°00'00" West a distance of 30.00 feet to the Northeast Corner of PARKER ADDITION, a subdivision of land in said City, County and State, said Corner also being on the South Right-of-Way Line of James Rollo Drive as now established, said Corner also being the True Point of Beginning, thence said extension thereof of Travelled parallel South Drive a distance of 572.20 feet; thence South 07°12'07" East a distance of 256.97 feet (Deed = 258.69 feet); thence South 73°36'00" West a distance of 388.92 feet; thence North 07°00'00" West along the East Line of said PARKER ADDITION on an extension thereof a distance of 369.00 feet (Deed = 368.59 feet) to the True Point of Beginning.

EASEMENTS:
An easement or license is hereby granted to the City of Grain Valley to locate, construct and maintain or to authorize the construction, maintenance, repair and replacement of utility lines, wires, conduits and surface drainage and all or any of them over, under and along the strips of land designated as "Utility Easement" or by the abbreviation "U.E." on the accompanying plat.

STREETS:
Street right-of-way shown on the accompanying plat not heretofore dedicated to public use is hereby dedicated.

DEDICATION:
The undersigned proprietors of the above described tract of land have caused the same to be surveyed and platted as shown on the accompanying plat, which subdivision shall hereafter be known as JAMES ROLLO BUSINESS PARK - 1ST PLAT, in testimony whereof, the owners of the above described tract of land have hereunto set their hands.

State of Missouri)
County of Jackson) SS
On this 16th day of February, 1994, before me, the undersigned Notary Public, personally appeared Howard W. Gillette and Edna E. Gillette, husband and wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

My Commission Expires JAN. 3, 1997

John D. Werner
Notary Public in and for Jackson County, Missouri

This plat of JAMES ROLLO BUSINESS PARK - 1ST PLAT has been submitted to and approved by the Grain Valley Planning and Zoning Commission this 17th day of February, 1994.

Alan Drake Apple
Chairman

Michael E. King
Mayor

Attest: *Chae Chippie*
City Clerk

County Recorder of Deeds
Bruce R. Fisher
JACKSON COUNTY
RECORDS & CLERK DEPT.

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HOOKERS
Towing
210 JAMES O HOLLIDAY DR
MIDDLEBURY VT 05750
802-249-4444
1-84-TOW-8007



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PUBLIC HEARING

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HOOKERS
Towing
1111 N. JAMES O. BOLLO DR.
BRACKEN VALLEY MD. 21032
703-207-5000
1-800-34-TOWS(8687)

PUBLIC HEARING

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

MEETING DATE	04/28/2025	
BILL NUMBER	B25-06	
AGENDA TITLE	AN ORDINANCE ACKNOWLEDGING THE CERTIFIED RESULTS OF THE GENERAL ELECTION HELD IN THE CITY OF GRAIN VALLEY, MISSOURI ON APRIL 8, 2025	
REQUESTING DEPARTMENT	Administration	
PRESENTER	Jamie Logan, City Clerk	
FISCAL INFORMATION	Cost as recommended:	Not Applicable
	Budget Line Item:	Not Applicable
	Balance Available:	Not Applicable
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To acknowledge the certified election results for the April 8, 2025 election	
BACKGROUND	The Jackson County Election Board presents each municipality with an official certification of the municipal general election. It is required that each municipality involved in an election certify, by vote, the results of said election.	
SPECIAL NOTES	None	
ANALYSIS	None	
PUBLIC INFORMATION PROCESS	Notice of Election Filing was published in the Examiner newspaper on November 20, 2024 as well as posted on the City's website and notice board.	
BOARD OR COMMISSION RECOMMENDATION	None	
DEPARTMENT RECOMMENDATION	Staff Recommends Approval	
REFERENCE DOCUMENTS ATTACHED	Ordinance, Election Ballot, & Election Results	

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B25-06

ORDINANCE NO.
SECOND READING
FIRST READING

**AN ORDINANCE ACKNOWLEDGING THE CERTIFIED RESULTS OF THE GENERAL
ELECTION HELD IN THE CITY OF GRAIN VALLEY, MISSOURI ON APRIL 8, 2025**

WHEREAS, the Clerk of the City of Grain Valley has been officially named the Election Official for the City; and

WHEREAS, a formal Notice of Election Filing was issued by the Election Official and Ordinance #2459 was passed by the Board of Aldermen calling the General Election on April 8, 2025; and

WHEREAS, the Election Authority Certified all election candidates with the Jackson County Board of Election Commissioners on January 28, 2025 and

WHEREAS, the City of Grain Valley held a General Election on April 8, 2025.

NOW THEREFORE, BE IT ORDAINED by the Board of Aldermen of the City of Grain Valley, Missouri the April 8, 2025 General Election results as follows:

ALDERMAN: WARD I

PRECINCT	CANDIDATE	
	<i>Jim Myers</i>	<i>Write-in</i>
SN 38	504	24
Absentee	21	
<i>Total</i>	<i>525</i>	<i>24</i>

ALDERMAN: WARD II

PRECINCT	CANDIDATE	
	<i>Lisa Limberg</i>	<i>Write-in</i>
SN 39	296	12
Absentee	17	1
<i>Total</i>	<i>313</i>	

ALDERMAN: WARD III

PRECINCT	CANDIDATE	
	<i>Brian Bray</i>	<i>Write-in</i>
SN 40,51	0	0
SN41	379	22
Absentee	11	0
<i>Total</i>	<i>390</i>	<i>22</i>

QUESTION

Shall the City of Grain Valley, Missouri, issue its general obligation bonds in the amount of \$24,600,000 for the purpose of site development and the acquiring, constructing, improving, furnishing, and the equipping of a new municipal complex, to include a city hall and a community center?

	YES	NO
SN 38	250	348
SN 39	119	251
SN 40, 51	0	0
SN 41	268	213
Absentee	31	24
<i>Total</i>	<i>668</i>	<i>836</i>

SECTION 1: That attached hereto as *Exhibit A* is a full, true and correct copy of the ballot used at said election.

SECTION 2: That attached hereto as *Exhibit B* is a full, true and correct copy of the certification of votes cast at said election received from the Jackson County Board of Election Commissioners, that said certification of votes is the final and last certification of votes for said election, and that said certification of votes constitutes the official returns of the election pursuant to Section 115.507(2) of the Comprehensive Election Act, Revised Statutes of Missouri, as amended.

SECTION 3: That this Ordinance shall be in full force and effect from and after its passage.

Read two times and PASSED by the Board of Aldermen this 28th day of April, 2025, the aye and nay votes being recorded as follows:

ALDERMAN BRAY	_____	ALDERMAN CLEAVER	_____
ALDERMAN KNOX	_____	ALDERMAN MILLS	_____
ALDERMAN SKINNER	_____	ALDERMAN SOLE	_____
MAYOR	_____		
<i>(in the event of a tie only)</i>			

Approved as to form:

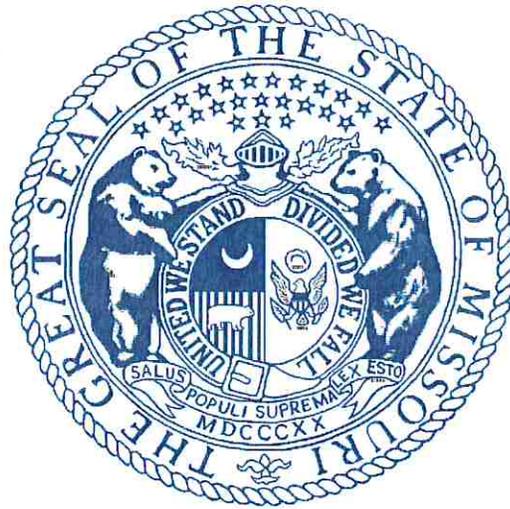
Lauber Municipal Law
City Attorney

Mike Todd
Mayor

ATTEST:

Jamie Logan
City Clerk

**OFFICIAL
CERTIFICATION
GENERAL MUNICIPAL ELECTION
CITY OF GRAIN VALLEY
STATE OF MISSOURI
County of Jackson**



Tuesday, April 8, 2025

**Jackson County Board of Election Commissioners
215 N. Liberty, P.O. Box 296
Independence, Missouri 64051**

**Michael K. Whitehead
Chairman**

**Henry R. Carner
Secretary**

**Colleen M. Scott
Member**

**Lyle K. Query
Member**

**Tammy L. Brown
Director**

**Sara A. Zorich
Director**

Voter Turnout
 JACKSON COUNTY, MISSOURI
 GENERAL MUNICIPAL ELECTION
 APRIL 8, 2025
 ELECTION DAY
 OFFICIAL

Date: 4/16/2025
 Time: 8:39:02 AM CDT
 Page 1/3

Precincts	Ballots Cast	Registered Voters	% Turnout
B101, 02, 03	306	4397	6.96%
B1 04	104	1145	9.08%
B105, 06, 07, 08, 13, B4 01	326	2027	16.08%
B110, 11, B4 02, 03, 04	444	3093	14.35%
B2 01	236	2032	11.61%
B202, 03, 04	346	3502	9.88%
B2 05, B6 03, 04, 05	754	4441	16.98%
B2 06, 07	225	2417	9.31%
B301	298	2903	10.27%
B3 02	347	2774	12.51%
B303, 04, 05, 06	356	3632	9.80%
B4 05, 08, 10	239	2495	9.58%
B4 06, 07, 09	203	1927	10.53%
B4 11, B5 05	485	3040	15.95%
B5 01, 02	373	3538	10.54%
B5 03	154	1109	13.89%
B5 04	285	2060	13.83%
B6 01	283	2681	10.56%
B6 02	346	2472	14.00%
B701	278	1716	16.20%
B702	316	2459	12.85%
B7 03	336	2418	13.90%
B704, 05	437	3288	13.29%
B8 01, 02	823	5413	15.20%
B8 04	308	2015	15.29%
B8 05, 06	472	2426	19.46%
BR 01, 02	390	3502	11.14%
BR 03	408	3635	11.22%
BR 04	347	3477	9.98%
BR 05, 06	247	1795	13.76%
BR07, 08	200	1298	15.41%
BR09, 10, 11	428	4308	9.94%
FO02, SN 03, 06	182	1008	18.06%
FO03, 04, 05, 09	195	2013	9.69%
FO 06, 10	56	427	13.11%
FO07, 08	248	1667	14.88%
PR 01, SN 01, 02	88	1217	7.23%
PR 02	355	2780	12.77%
PR 03	292	2368	12.33%
PR 05, 06, 43	384	2868	13.39%
PR 07, 08	372	2830	13.14%
PR 09	272	2148	12.66%
PR 10	139	1099	12.65%
PR 11	416	2942	14.14%
PR13, 14	486	2555	19.02%
PR15, 16, 17, 62	791	3910	20.23%
PR 18	269	1555	17.30%

Voter Turnout
 JACKSON COUNTY, MISSOURI
 GENERAL MUNICIPAL ELECTION
 APRIL 8, 2025
 ELECTION DAY
 OFFICIAL

Date: 4/16/2025
 Time: 8:39:02 AM CDT
 Page 2/3

Precincts	Ballots Cast	Registered Voters	% Turnout
PR 19	495	2571	19.25%
PR 20	271	1391	19.48%
PR 21, 22	411	2385	17.23%
PR 23	565	3630	15.56%
PR 24	508	3470	14.64%
PR 26	48	385	12.47%
PR 30	285	1485	19.19%
PR 33, 34	418	3585	11.66%
PR 37, 38	368	2443	15.06%
PR 39	341	2182	15.63%
PR 40, 41, 42	550	3782	14.54%
PR44	317	2102	15.08%
PR 45, 46	586	3218	18.21%
PR 47, 48	288	1947	14.79%
PR49	310	2146	14.45%
PR 50	261	1788	14.60%
PR51, 53, 63, SN 25	677	4886	13.86%
PR52, SN 27	153	1690	9.05%
PR54, 55, 57, 59, 60	347	2027	17.12%
PR56, 64, VB 01	140	1157	12.10%
SN 04	209	1252	16.69%
SN 05	155	1264	12.26%
SN 07	25	190	13.16%
SN 08	340	3281	10.36%
SN 09	212	2552	8.31%
SN 10	272	3026	8.99%
SN11, 15	180	1933	9.31%
SN12, 14, 16, 26, 29	391	5110	7.65%
SN 17	244	2623	9.30%
SN 20	120	1533	7.83%
SN 21	216	2112	10.23%
SN 22	257	2323	11.06%
SN24	320	2517	12.71%
SN 30	215	2661	8.08%
SN 31	259	2499	10.36%
SN34, 35, 36	76	642	11.84%
SN37	85	840	10.12%
SN38	603	3568	16.90%
SN39	372	3265	11.39%
SN40, 51	224	1704	13.15%
SN41	487	3680	13.23%
SN43, 44, 46, 53	435	3201	13.59%
SN47, 49	371	2551	14.54%
SN52	88	327	26.91%
VB02, 03, 04, 07, 09, 13	350	2115	16.55%
VB08, 14	88	740	11.89%
VB10, 11, 19	326	2810	11.60%

Voter Turnout
JACKSON COUNTY, MISSOURI
GENERAL MUNICIPAL ELECTION
APRIL 8, 2025
ELECTION DAY
OFFICIAL

Date: 4/16/2025
Time: 8:39:02 AM CDT
Page 3/3

Precincts	Ballots Cast	Registered Voters	% Turnout
VB12, 15	83	637	13.03%
VB16, 17, 18	148	845	17.51%
WA01, 02	310	2803	11.06%
WA 03	190	1883	10.09%
WA04, 05	225	2365	9.51%
WA 06	125	1710	7.31%
WA 07, 08	294	3147	9.34%
WA 09	89	1877	4.74%
ABSENTEE	3121	244678	1.28%
Total	34489	244678	14.10%

GRAIN VALLEY ALDERMAN WARD 1

Jurisdiction Wide	Reg. Voters	Total Votes	JIM MYERS		Write-in
			(NP)		
SN38					
Normal	3511	528	504	95.45%	24
Absentee	3511	0	0	-	0
Provisional	3511	0	0	-	0
ABSENTEE					
Normal	0	0	0	-	0
Absentee	0	21	21	100.00%	0
Provisional	0	0	0	-	0
Total	3511	528	504	95.45%	24
Normal	3511	21	21	100.00%	0
Absentee	3511	0	0	-	0
Provisional	3511	0	0	-	0
Total	3511	549	525	95.63%	24
					4.37%

GRAIN VALLEY ALDERMAN WARD 2

Jurisdiction Wide	Reg. Voters	Total Votes	LISA LIMBERG		Write-in
			(NP)	(P)	
SN39					
Normal	3249	308	296	96.10%	12
Absentee	3249	0	0	-	0
Provisional	3249	0	0	-	0
ABSENTEE					
Normal	0	0	0	-	0
Absentee	0	18	17	94.44%	1
Provisional	0	0	0	-	0
Total					
Normal	3249	308	296	96.10%	12
Absentee	3249	18	17	94.44%	1
Provisional	3249	0	0	-	0
Total	3249	326	313	96.01%	13
					3.99%

GRAIN VALLEY ALDERMAN WARD 3

	Reg. Voters	Total Votes	BRIAN BRAY (NP)	Write-in
Jurisdiction Wide				
SN40, 51				
Normal	1	0	0	0
Absentee	1	0	0	0
Provisional	1	0	0	0
SN41				
Normal	3672	401	379 94.51%	22 5.49%
Absentee	3672	0	0	0
Provisional	3672	0	0	0
ABSENTEE				
Normal	0	0	0	0
Absentee	0	11	11 100.00%	0
Provisional	0	0	0	0
Total	3673	401	379 94.51%	22 5.49%
Normal	3673	11	11 100.00%	0
Absentee	3673	0	0	0
Provisional	3673	0	0	0
Total	3673	412	390 94.66%	22 5.34%

CITY OF GRAIN VALLEY - QUESTION

	Reg. Voters	Total Votes	YES	NO
Jurisdiction Wide				
SN38				
Normal	3511	598	250	41.81%
Absentee	3511	0	0	-
Provisional	3511	0	0	-
SN39				
Normal	3249	370	119	32.16%
Absentee	3249	0	0	-
Provisional	3249	0	0	-
SN40, 51				
Normal	1	0	0	-
Absentee	1	0	0	-
Provisional	1	0	0	-
SN41				
Normal	3672	481	268	55.72%
Absentee	3672	0	0	-
Provisional	3672	0	0	-
ABSENTEE				
Normal	0	0	0	-
Absentee	0	55	31	56.36%
Provisional	0	0	0	-
Total	10433	1449	637	43.96%
Normal	10433	55	31	56.36%
Absentee	10433	0	0	-
Provisional	10433	0	0	-
Total	10433	1504	668	44.41%
			836	55.59%

AFFIDAVIT OF PUBLICATION

THE EXAMINER
PO BOX 1283
HUTCHINSON, KS 67504-1283

STATE OF MISSOURI } SS
COUNTY OF JACKSON }

Account Number: 557
Ad Number: 3229770, 3229780, 3229790,
3229800
Description: PG-1-4 - Notice of Elect -
Sampl Ad Cost: \$3,576.00
Sherry Groves, being first duly sworn, says:

That she is the Agent of the The Examiner, a daily newspaper of general circulation, printed and published in Independence, Jackson County, Missouri; that the publication, a copy of which is attached hereto, was published in said newspaper on the following dates:

March 29, 2025
April 5, 2025

That said newspaper was regularly issued and circulated on those dates.
SIGNED:

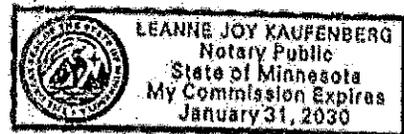
Sherry Groves

Agent

Subscribed to and sworn to me this 5th day of April 2025.

Leanne Kaufenberg
Leanne Kaufenberg, Notary Public, Redwood County
Minnesota

Jackson County Board Elections
JACKSON COUNTY BOARD ELECTIONS
215 N LIBERTY
INDEPENDENCE, MO 64051



STATE OF MISSOURI
JACKSON COUNTY
GENERAL MUNICIPAL ELECTION
TUESDAY, APRIL 8, 2025



THIS NOTICE IS BEING PUBLISHED IN ACCORDANCE WITH MISSOURI REVISED STATUTE 115.127 AND OTHER APPLICABLE STATE STATUTES.

**GENERAL MUNICIPAL ELECTION
CITY OF BLUE SPRINGS
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Blue Springs, Missouri, that the City Council of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

COUNCIL MEMBER DISTRICT 1

(VOTE FOR ONE)

**GALEN ERICSON
WRITE-IN**

COUNCIL MEMBER DISTRICT 2

(VOTE FOR ONE)

**KATIE THOLEN
DOUGLAS STACER
BYRON CRADDOLPH
WRITE-IN**

COUNCIL MEMBER DISTRICT 3

(VOTE FOR ONE)

**JEREMY ROWAN
SUSAN CULPEPPER
WRITE-IN**

CHARTER QUESTION NO. 1

Shall the Charter of Blue Springs Sections 3.3, 3.10, and 4.2 be amended to provide that: 1) Councilmembers shall reside in their districts during their terms; 2) when a City Councilmember seat is vacant, the Mayor shall appoint, and the City Council shall approve, a replacement at or before the second regularly scheduled meeting of the City Council after the vacancy occurs, rather than the next meeting of the City Council after the vacancy occurs; 3) when a City Councilmember is appointed to fill a vacancy, such appointment shall last until the term expires, rather than until the next regular municipal election for which the filing period has not closed; and 4) the Mayor shall reside within the City during their term?

YES
NO

CHARTER QUESTION NO. 2

Shall the Charter of Blue Springs Sections 9.2, 9.3, and 9.5 be amended to: 1) clarify that only registered, qualified voters of the City may commence initiative, referendum, or recall proceedings; 2) provide that a Petitioners' Committee shall elect a Chairperson for the Committee; 3) provide that a petition shall be signed in ink only, rather than indelible pencil, and shall include the printed name of the person signing the petition; and 4) provide that documents related to a pending petition may be mailed by certified mail, return receipt requested, rather than registered mail, and that documents related to a pending petition may be picked up in person at City Hall with written acknowledgement of the receipt of the documents?

YES
NO

CHARTER QUESTION NO. 3

Shall the Charter of Blue Springs Section 9.2 be amended to provide that: 1) persons who have been convicted of, found guilty of, or pled guilty to an offense involving forgery under the laws of Missouri or an offense under the laws of any other jurisdiction if that offense would have been considered forgery under the laws of Missouri shall not qualify as petition circulators; and 2) after the initial Petitioners' Committee is formed, additional registered, qualified voters of the City may join the Petitioners' Committee by submitting a notarized Affidavit, which shall be signed by the Petitioners' Committee Chair and the additional Petitioners' Committee member, and shall include the additional member's name and address; and that the Affidavit shall be received by the City Clerk's Office prior to the additional member obtaining signatures on a petition?

YES
NO

CHARTER QUESTION NO. 4

Shall the Charter of Blue Springs Section 9.4 be amended to provide that: 1) referendum petitions must be filed within ninety (90) calendar days, rather than sixty (60), after adoption of the ordinance to be reconsidered; and 2) initiative and recall petitions must be filed within ninety (90) days, rather than sixty (60), after issuance of the petition forms to the Petitioners' Committee?

YES
NO

CHARTER QUESTION NO. 5

Shall the Charter of Blue Springs Sections 3.18, 5.4, 6.1, 6.3, 7.5, 7.8, and 7.9 be amended to: 1) provide that the annual audit of City accounts and management report be completed in accordance with the Government Accounting Standards Board accounting principles; 2) provide that the City Administrator's recommended annual operating budget and Capital Improvement Program shall be made available to the public; 3) provide that the City Council may by ordinance establish a City health department; 4) provide that the City Administrator, or their designee, shall prepare a City Comprehensive Plan, which shall be amended from time to time pursuant to State law, rather than every five years; 5) provide that the budget shall be displayed on the City of Blue Springs website, rather than be prominently displayed on the City of Blue Springs website; 6) provide that the budget and capital improvement program shall be made available at City Hall, rather than in suitable places throughout the City; and 7) remove outdated language regarding the computation of taxes?

YES
NO

**GENERAL MUNICIPAL ELECTION
CITY OF BUCKNER
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Buckner, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

ALDERMAN WARD 1 (VOTE FOR ONE)
MICHAEL NORRIS
WRITE-IN

ALDERMAN WARD 2 (VOTE FOR ONE)
REUBEN WALCOTT
WRITE-IN

ALDERMAN WARD 3 (VOTE FOR ONE)
NO CANDIDATE FILED
WRITE-IN

**GENERAL MUNICIPAL ELECTION
CITY OF GRAIN VALLEY
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Grain Valley, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

ALDERMAN WARD 1 (VOTE FOR ONE)
JIM MYERS
WRITE-IN

ALDERMAN WARD 2 (VOTE FOR ONE)
LISA LIMBERG
WRITE-IN

ALDERMAN WARD 3 (VOTE FOR ONE)
BRIAN BRAY
WRITE-IN

QUESTION

Shall the City of Grain Valley, Missouri, issue its general obligation bonds in the amount of \$24,600,000 for the purpose of site development and the acquiring, constructing, improving, furnishing, and equipping of a new municipal complex, to include a city hall and a community center?

YES
NO

**GENERAL MUNICIPAL ELECTION
CITY OF GRANDVIEW
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Grandview, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

MAYOR (VOTE FOR ONE)
LEONARD D. JONES, JR.
DAVID ROBINSON
WRITE-IN

ALDERMAN WARD 1 (VOTE FOR ONE)
SANDRA CHAMPION JONES
WRITE-IN

ALDERMAN WARD 2 (VOTE FOR ONE)
ANNETTE TURNBAUGH
WRITE-IN

ALDERMAN WARD 3 (VOTE FOR ONE)
JOHN T. MALONEY
WRITE-IN

MUNICIPAL JUDGE (VOTE FOR ONE)
RONALD E. JOHNSON
WRITE-IN

**GENERAL MUNICIPAL ELECTION
CITY OF GREENWOOD
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Greenwood, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

ALDERMAN WARD 1 (VOTE FOR ONE)
RYAN MURRAY
WRITE-IN

ALDERMAN WARD 2 (VOTE FOR ONE)
JEREMY CAGLE
KERRY J. FULTON
PAUL RADER, II
WRITE-IN

STATE OF MISSOURI
JACKSON COUNTY
GENERAL MUNICIPAL ELECTION
TUESDAY, APRIL 8, 2025



THIS NOTICE IS BEING PUBLISHED IN ACCORDANCE WITH MISSOURI REVISED STATUTE 115.127 AND OTHER APPLICABLE STATE STATUTES.

**SPECIAL ELECTION
CITY OF INDEPENDENCE
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Independence, Missouri, that the City Council of said City has called a Special Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

**GENERAL OBLIGATION BOND
QUESTION 1**

Shall the City of Independence, Missouri, issue its general obligation bonds in the amount of \$130,000,000 for the purpose of acquiring, constructing, renovating, improving and equipping public safety buildings, facilities and grounds including constructing, improving and equipping a new justice center, demolishing existing law enforcement facilities housing functions that will be moved to the new justice center and preparing such sites for alternative uses, and acquiring, renovating and equipping an animal control facility?

YES
NO

**GENERAL OBLIGATION BOND
QUESTION 2**

Shall the City of Independence, Missouri, issue its general obligation bonds in the amount of \$55,000,000 for transportation purposes, including acquiring land and rights of way, and acquiring, constructing, reconstructing, repaving and improving streets, roads, bridges, culverts and sidewalks throughout the City?

YES
NO

**GENERAL OBLIGATION BOND
QUESTION 3**

Shall the City of Independence, Missouri, issue its general obligation bonds in the amount of \$12,000,000 for the purpose of renovating, improving and equipping parks and recreation buildings, facilities and grounds, including historic buildings and the Independence Athletic Complex?

YES
NO

**GENERAL MUNICIPAL ELECTION
CITY OF LAKE LOTAWANA
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Lake Lotawana, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

MAYOR (VOTE FOR ONE)
TRACY RASMUSSEN
WRITE-IN

ALDERMAN WARD 1 (VOTE FOR ONE)
PATRICIA HALL
WRITE-IN

ALDERMAN WARD 2 (VOTE FOR ONE)
GERALD OGILVIE
WRITE-IN

ALDERMAN WARD 3 (VOTE FOR ONE)
DOUGLAS CARLSON
WRITE-IN

CITY COLLECTOR (VOTE FOR ONE)
TRINA COLE
WRITE-IN

**GENERAL MUNICIPAL ELECTION
CITY OF LAKE TAPAWINGO
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Lake Tapawingo, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

MAYOR (VOTE FOR ONE)
THOMAS D. RODENBERG
WRITE-IN

ALDERMAN WARD 1 (VOTE FOR ONE)
TRACI VIA
WRITE-IN

ALDERMAN WARD 2 (VOTE FOR ONE)
JENNIFER WEIGEL
WRITE-IN

ALDERMAN WARD 3 (VOTE FOR ONE)
JOHN M. NICOL
WRITE-IN

**GENERAL MUNICIPAL ELECTION
CITY OF LONE JACK
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Lone Jack, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025, the polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

MAYOR (VOTE FOR ONE)
PHILLIP ANDREAS
WRITE-IN

ALDERMAN WARD 1 (VOTE FOR ONE)
JARED FOX
WRITE-IN

ALDERMAN WARD 2 (VOTE FOR ONE)
CRAIG KREBBS
WRITE-IN

**GENERAL MUNICIPAL ELECTION
CITY OF OAK GROVE
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Oak Grove, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

ALDERMAN WARD 1 (VOTE FOR ONE)
RACHEL KILMER
WRITE-IN

ALDERMAN WARD 2 (VOTE FOR ONE)
KELLY NADEAU
WRITE-IN

ALDERMAN WARD 3 (VOTE FOR ONE)
CIERRA FORTNER
TRACEY NEWCOMER
WRITE-IN

**ALDERMAN WARD 3 (UNEXPIRED
TERM) (VOTE FOR ONE)**
MELISSA JOHNSON
WRITE-IN

**GENERAL MUNICIPAL ELECTION
CITY OF RAYTOWN
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Raytown, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

ALDERMAN WARD 1 (VOTE FOR ONE)
THERESA TUSH
DEMONE ROCHESTER
PHILIP D. CONWAY
WRITE-IN

ALDERMAN WARD 2 (VOTE FOR ONE)
LORETHA HAYDEN
RYAN HOFFMAN
WRITE-IN

ALDERMAN WARD 3 (VOTE FOR ONE)
MORRIS MELLOY
RYAN MYERS
LATRICE THOMAS
WRITE-IN

ALDERMAN WARD 4 (VOTE FOR ONE)
JOSH MORALES
WILLIAM E. (BILL) VAN BUSKIRK
RODNEY V. FRITZ
WRITE-IN

ALDERMAN WARD 5 (VOTE FOR ONE)
BONNAYE MIMS
WRITE-IN

MUNICIPAL JUDGE (VOTE FOR ONE)
TRACI FANN
WRITE-IN

**GENERAL MUNICIPAL ELECTION
CITY OF SUGAR CREEK
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Sugar Creek, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

MAYOR (VOTE FOR ONE)
MICHAEL LARSON
WRITE-IN

ALDERMAN WARD 1 (VOTE FOR ONE)
NANCY ORIEGO
WRITE-IN

ALDERMAN WARD 2 (VOTE FOR ONE)
JOI HAZELRIGG
WRITE-IN

QUESTION

Shall the City of Sugar Creek, Missouri be authorized to sell its water and waste water (sewer) utilities to Missouri American Water Company for the sum of \$5,000,000.00 (five million dollars) with a commitment by Missouri American Water to invest at least an additional \$8,000,000 (eight million dollars) in the systems over the next five years?

YES
NO

STATE OF MISSOURI
JACKSON COUNTY
GENERAL MUNICIPAL ELECTION
TUESDAY, APRIL 8, 2025



THIS NOTICE IS BEING PUBLISHED IN ACCORDANCE WITH MISSOURI REVISED STATUTE 115.127 AND OTHER APPLICABLE STATE STATUTES.

**GENERAL MUNICIPAL ELECTION
VILLAGE OF RIVER BEND
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the Village of River Bend, Missouri, that the Board of Trustees of said Village has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

TRUSTEE (VOTE FOR TWO)
MICHAEL SCHNEIDER
STEPHEN RICHARDSON
WRITE-IN
WRITE-IN

TRUSTEE (UNEXPIRED TERM) (VOTE FOR TWO)
NO CANDIDATE FILED
WRITE-IN
WRITE-IN

**GENERAL MUNICIPAL ELECTION
TOWN OF SIBLEY
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the Town of Sibley, Missouri, that the Board of Trustees of said Town has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

TRUSTEE (VOTE FOR TWO)
FARRON BROOKER
DANIEL JEFFRIES
WRITE-IN
WRITE-IN

**GENERAL MUNICIPAL ELECTION
TOWN OF UNITY VILLAGE
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the Town of Unity Village, Missouri, that the Board of Trustees of said Town has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

TRUSTEE (VOTE FOR FIVE)
GUY BARKER
BRANDI FRENCH
MARK FUSS
LAURA PLACE
JAMES ROBERTS
WRITE-IN
WRITE-IN
WRITE-IN
WRITE-IN
WRITE-IN

**GENERAL MUNICIPAL ELECTION
CONSOLIDATED SCHOOL
DISTRICT NO. 1
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the Consolidated School District No. 1 of Jackson County, Missouri, that the Board of Education of said School District has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

DIRECTOR (VOTE FOR TWO)
BETH BOERGER
VANESSA CLABORN
TRAVIS CARTER
TERESA MURPHY
CLIFFORD RAQAN, III
WRITE-IN
WRITE-IN

**GENERAL MUNICIPAL ELECTION
CONSOLIDATED SCHOOL
DISTRICT NO. 2
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the Consolidated School District No. 2 of Jackson County, Missouri, that the Board of Education of said School District has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

DIRECTOR (VOTE FOR TWO)
JOE CREAMER
BOBBIE SAULSBERRY
JORDAN JAMERSON
EDNA ADELUSOLA
SAM MADSON
JULES SNEEDON
DAVID HOLMAN
WRITE-IN
WRITE-IN

**GENERAL MUNICIPAL ELECTION
CONSOLIDATED SCHOOL
DISTRICT NO. 6
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the Consolidated School District No. 6 of Jackson County, Missouri, that the Board of Education of said School District has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

DIRECTOR (VOTE FOR TWO)
CAMILLE LUCITO
DAVID MILLER
WRITE-IN
WRITE-IN

QUESTION

Shall the school board of the Lone Jack C-6 School District of Jackson County, Missouri, adopt the provisions of Section 171.124, RSMo, utilizing a hybrid of the four-day school week and continue the current school calendar established by the district for the next ten years in the district of Lone Jack C-6 School District of Jackson County?

YES
NO

**GENERAL MUNICIPAL ELECTION
REORGANIZED SCHOOL
DISTRICT NO. 1
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the Reorganized School District No. 1 of Jackson County, Missouri, that the Board of Education of said School District has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

DIRECTOR (VOTE FOR TWO)
KELLY K. SCOTT
TIM BROWN
SHARON DANKENBORG
CHRIS MOUSSEAU
GWEN HEFNER
WRITE-IN
WRITE-IN

**GENERAL MUNICIPAL ELECTION
REORGANIZED SCHOOL
DISTRICT NO. 5
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the Reorganized School District No. 5 of Jackson County, Missouri, that the Board of Education of said School District has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

DIRECTOR (VOTE FOR TWO)
JEFFREY PORTER
MICHAEL CASSIDY
JASON WILLIAMS
WRITE-IN
WRITE-IN

**GENERAL MUNICIPAL ELECTION
REORGANIZED SCHOOL
DISTRICT NO. 6
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the Reorganized School District No. 6 of Jackson County, Missouri, that the Board of Education of said School District has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

DIRECTOR (VOTE FOR TWO)
JEFF JENNINGS
BRETT ALLEN HAGER
JOSEPH (JOE) DANIEL GUEVEL
WRITE-IN
WRITE-IN

QUESTION

Shall the Oak Grove R-VI School District of Jackson County, Missouri be authorized to increase the operating tax levy ceiling to \$3,406.1 per \$100 of assessed valuation in tax year 2025, to \$3,806.1 per \$100 of assessed valuation in tax year 2026 and to \$4,206.1 per \$100 of assessed valuation in tax year 2027 and thereafter for general operating expenses of the District, including without limitation increasing compensation to attract and retain quality teachers and staff, to enhance district technology and STEM (science, technology, engineering, and mathematics) programs and enhance school safety.

If this question is approved, the operating tax levy of the District is estimated to increase by \$0.50 per \$100 of assessed valuation in tax year 2025, by an additional \$0.40 per \$100 of assessed valuation in tax year 2026 and by an additional \$0.40 per \$100 of assessed valuation in tax year 2027. In connection therewith, the District expects to make reductions to its debt service tax levy of \$0.30 per \$100 of assessed valuation in tax year 2025, \$0.20 per \$100 of assessed valuation in tax year 2026 and \$0.20 per \$100 of assessed valuation in tax year 2027.

Approval of this question would result in the estimated overall tax levy of the District to increase \$0.60 by tax year 2027.

YES
NO

STATE OF MISSOURI
JACKSON COUNTY
GENERAL MUNICIPAL ELECTION
TUESDAY, APRIL 8, 2025



THIS NOTICE IS BEING PUBLISHED IN ACCORDANCE WITH MISSOURI REVISED STATUTE 115.127 AND OTHER APPLICABLE STATE STATUTES.

**GENERAL MUNICIPAL ELECTION
REORGANIZED SCHOOL
DISTRICT NO. 7
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the Reorganized School District No. 7 of Jackson County, Missouri, that the Board of Education of said School District has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

DIRECTOR (VOTE FOR TWO)
JENNIFER FOLEY
LEON WEATHERBY
MICHELLE DAWSON
NICKY NICKENS
WRITE-IN
WRITE-IN

QUESTION

Shall Reorganized School District No. 7 of Jackson County, Missouri (Lee's Summit R-7) issue its general obligation bonds in the amount of \$225,000,000, estimated to result in no increase to the District's debt service property tax levy, for the purpose of acquiring, constructing, improving, repairing, renovating, furnishing and equipping new and existing school sites and facilities and the purchase of land?

If this question is approved, the District's debt service property tax levy is estimated to remain unchanged at \$0.87 per \$100 of assessed valuation of real and personal property.

YES
NO

**GENERAL MUNICIPAL ELECTION
SNI VALLEY
FIRE PROTECTION DISTRICT
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the Sni Valley Fire Protection District of Jackson County, Missouri that the Board of Directors has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form:

DIRECTOR (VOTE FOR ONE)
CHARLES VINYARD
GARY MARTIN
WRITE-IN

**DIRECTOR (UNEXPIRED TERM)
(VOTE FOR ONE)**
JEFF SMITH
WRITE-IN

QUESTION

Shall the board of directors of the Sni Valley Fire Protection District be authorized to increase the current rate of levy for operations of the Fire District from \$0.86 to the previously approved rate of \$1.02 on each one hundred dollars of assessed valuation?

YES
NO

**SPECIAL ELECTION
SOUTHERN JACKSON COUNTY
FIRE PROTECTION DISTRICT
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the Southern Jackson County Fire Protection District of Jackson County, Missouri that the Board of Directors has called a Special Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

QUESTION

Shall Southern Jackson County Fire Protection District impose a sales tax of one-half of one percent for the purpose of providing revenues for the operation of the Southern Jackson County Fire Protection District and the total property tax levy on properties in the Southern Jackson County Fire Protection District shall be reduced annually by an amount which reduces property tax revenues by an amount equal to fifty percent of the previous year's revenue collected from this sales tax?

YES
NO

IN WITNESS WHEREOF, the Jackson County Board of Election Commissioners has caused its name to be hereunto signed and the official seal affixed this 28th day of January, 2025.

INSTRUCTIONS TO VOTERS

Using blue or black ink, completely fill in the box next to the candidate or question response of your choice like this: ■■

Fill in the box completely. Do not mark outside of the box. Vote on both sides of the ballot, if applicable.

**JACKSON COUNTY BOARD OF
ELECTION COMMISSIONERS**

Michael K. Whitehead, Chairman
Colleen M. Scott, Member
Henry R. Carner, Secretary
Lyle K. Query, Member

Tammy L. Brown, Director
Sara A. Zorlich, Director

Attest:
Henry R. Carner, Secretary

NOTICE OF ACCESSIBILITY

Further notice is given that, where a regular polling place has limited accessibility, a disabled or elderly voter may be provided an alternative means of casting his or her ballot. Such means may include reassignment to an accessible polling place, curbside voting, assisted voting or voting by absentee ballot. A voter may apply for an absentee ballot in person or by mail or may have a relative or guardian apply in person on his or her behalf. If an absentee voter is disabled or incapacitated, the notary requirement is waived. In addition, voters requiring assistance may be assisted by a person of the voter's choice.

For a complete poll list go to our website:
WWW.JCEBMO.ORG



Look for your Poll Notification Card
in the mail

Affidavit of Publication

DATE: April 3, 2025

STATE OF MISSOURI SS
COUNTY OF JACKSON

Joseph D. Spaar, being duly sworn according to law, states that he is the co-publisher of Focus on Oak Grove, a weekly newspaper located in the city of Oak Grove in Jackson County, Missouri; and that newspaper has been, and now is a newspaper of general circulation in said County; that said newspaper has been and now is admitted to the post office as second class matter in said city of Oak Grove, Missouri; said newspaper has had, and now has, a list of bona fide subscribers voluntarily engaged as such who have paid or agreed to pay a stated price for a subscription for a definite period of time, and that the said notice hereto attached was published in said newspaper once a week for two week(s) as follows:

First Insertion: March 27, 2025

Second Insertion: April 3, 2025

Third Insertion:

Fourth Insertion:

Fifth Insertion:

Sixth Insertion:

Joseph D. Spaar

Joseph D. Spaar, co-publisher

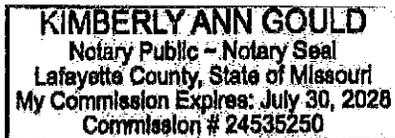
Subscribed and sworn to before me this date of
April 3, 2025.

Witness my hand and official seal.

Kimberly Ann Gould

Kimberly Ann Gould, Notary Public

My Commission expires July 30, 2028



STATE OF MISSOURI
JACKSON COUNTY
GENERAL MUNICIPAL ELECTION
TUESDAY, APRIL 8, 2025



THIS NOTICE IS BEING PUBLISHED IN ACCORDANCE WITH MISSOURI REVISED STATUTE 115.127 AND OTHER APPLICABLE STATE STATUTES

GENERAL MUNICIPAL ELECTION
CITY OF BLUE SPRINGS
TUESDAY, APRIL 8, 2025

Notice is hereby given to the registered qualified voters of the City of Blue Springs, Missouri, that the City Council of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form:

COUNCILMEMBER DISTRICT 1

(VOTE FOR ONE)
GALEN ERICSON
WRITE-IN

COUNCILMEMBER DISTRICT 2

(VOTE FOR ONE)
KATIE THOLEN
DOUGLAS STAGER
BYRON CRADDOLPH
WRITE-IN

COUNCILMEMBER DISTRICT 3

(VOTE FOR ONE)
JEREMY ROWAN
SUSAN GULPEPPER
WRITE-IN

CHARTER QUESTION NO. 1

Shall the Charter of Blue Springs Sections 3.3, 3.10, and 4.2 be amended to provide that: 1) Council members shall reside in their districts during their terms; 2) when a City Council member seat is vacant, the Mayor shall appoint, and the City Council shall approve, a replacement at or before the second regularly scheduled meeting of the City Council after the vacancy occurs, rather than the next meeting of the City Council after the vacancy occurs; 3) when a City Council member is appointed to fill a vacancy, such appointment shall last until the term expires, rather than until the next regular municipal election for which the filing period has not closed; and 4) the Mayor shall reside within the City during their term?

YES
NO

CHARTER QUESTION NO. 2

Shall the Charter of Blue Springs Sections 9.2, 9.3, and 9.5 be amended to: 1) clarify that only registered, qualified voters of the City may commence initiative, referendum or recall proceedings; 2) provide that a Petitioners' Committee shall select a Chairperson for the Committee; 3) provide that a petition shall be signed in ink only, rather than indelible pencil, and shall include the printed name of the person signing the petition; and 4) provide that documents related to a pending petition may be mailed by certified mail return receipt requested, rather than registered mail, and that documents related to a pending petition may be picked up in person at City Hall with written acknowledgement of the receipt of the documents?

YES
NO

CHARTER QUESTION NO. 3

Shall the Charter of Blue Springs Section 9.2 be amended to provide that: 1) persons who have been convicted of, found guilty of, or pled guilty to an offense involving forgery under the laws of Missouri or an offense under the laws of any other jurisdiction if that offense would have been considered forgery under the laws of Missouri shall not qualify as petition circulators; and 2) after the initial Petitioners' Committee is formed, additional registered, qualified voters of the City may join the Petitioners' Committee by submitting a notarized Affidavit, which shall be signed by the Petitioners' Committee Chair and the additional Petitioners' Committee member, and shall include the additional member's name and address, and that the Affidavit shall be received by the City Clerk's Office prior to the additional member obtaining signatures on a petition?

YES
NO

CHARTER QUESTION NO. 4

Shall the Charter of Blue Springs Section 9.1 be amended to provide that: 1) referendum petitions must be filed within ninety (90) calendar days, rather than sixty (60), after adoption of the ordinance to be reconsidered; and 2) initiative and recall petitions must be filed within ninety (90) days, rather than sixty (60), after issuance of the petition forms to the Petitioners' Committee?

YES
NO

CHARTER QUESTION NO. 5

Shall the Charter of Blue Springs Sections 3.10, 3.4, 9.1, 6.3, 7.5, 7.6, and 7.9 be amended to: 1) provide that the annual audit of City accounts and management report be completed in accordance with the Government Accounting Standards Board accounting principles; 2) provide that the City Administrator's recommended annual operating budget and Capital Improvement Program shall be made available to the public; 3) provide that the City Council may by ordinance establish a City Health Department; 4) provide that the City Administrator or their designee shall prepare a City Comprehensive Plan which shall be amended from time to time pursuant to State law, rather than every five years; 5) provide that the budget shall be displayed on the City of Blue Springs website, rather than be prominently displayed on the City of Blue Springs website; 6) provide that the budget and capital improvement program shall be made available at City Hall, rather than in suitable places throughout the City; and 7) remove outdated language regarding the compilation of taxes?

YES
NO

GENERAL MUNICIPAL ELECTION
CITY OF BUCKNER
TUESDAY, APRIL 8, 2025

Notice is hereby given to the registered qualified voters of the City of Buckner, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form:

ALDERMAN WARD 1 (VOTE FOR ONE)
MICHAEL NORRIS
WRITE-IN

ALDERMAN WARD 2 (VOTE FOR ONE)
REUBEN WALCOTT
WRITE-IN

ALDERMAN WARD 3 (VOTE FOR ONE)
NO CANDIDATE FILED
WRITE-IN

GENERAL MUNICIPAL ELECTION
CITY OF GRAIN VALLEY
TUESDAY, APRIL 8, 2025

Notice is hereby given to the registered qualified voters of the City of Grain Valley, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form:

ALDERMAN WARD 1 (VOTE FOR ONE)
JIM MYERS
WRITE-IN

ALDERMAN WARD 2 (VOTE FOR ONE)
LISA LIMBERG
WRITE-IN

ALDERMAN WARD 3 (VOTE FOR ONE)
BRIAN BRAY
WRITE-IN

QUESTION

Shall the City of Grain Valley, Missouri issue its general obligation bonds in the amount of \$24,600,000 for the purpose of site development and the acquiring, constructing, improving, furnishing, and equipping of a new municipal complex, to include a city hall and a community center?

YES
NO

GENERAL MUNICIPAL ELECTION
CITY OF GRANDVIEW
TUESDAY, APRIL 8, 2025

Notice is hereby given to the registered qualified voters of the City of Grandview, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form:

MAYOR (VOTE FOR ONE)
LEONARD D. JONES, JR.
DAVID ROBINSON
WRITE-IN

ALDERMAN WARD 1 (VOTE FOR ONE)
SANDRA CHAMPION JONES
WRITE-IN

ALDERMAN WARD 2 (VOTE FOR ONE)
ANNETTE TURNBAUGH
WRITE-IN

ALDERMAN WARD 3 (VOTE FOR ONE)
JOHN T. MALONEY
WRITE-IN

MUNICIPAL JUDGE (VOTE FOR ONE)
RONALD E. JOHNSON
WRITE-IN

GENERAL MUNICIPAL ELECTION
CITY OF GREENWOOD
TUESDAY, APRIL 8, 2025

Notice is hereby given to the registered qualified voters of the City of Greenwood, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form:

ALDERMAN WARD 1 (VOTE FOR ONE)
RYAN MURRAY
WRITE-IN

ALDERMAN WARD 2 (VOTE FOR ONE)
JEREMY CAGLE
KERRY J. FULTON
PAUL RADER, II
WRITE-IN

STATE OF MISSOURI
JACKSON COUNTY
GENERAL MUNICIPAL ELECTION
TUESDAY, APRIL 8, 2025



THIS NOTICE IS BEING PUBLISHED IN ACCORDANCE WITH MISSOURI REVISED STATUTE 115.127 AND OTHER APPLICABLE STATE STATUTES.

**SPECIAL ELECTION
CITY OF INDEPENDENCE
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Independence, Missouri, that the City Council of said City has called a Special Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form:

**GENERAL OBLIGATION BOND
QUESTION 1**

Shall the City of Independence, Missouri, issue its general obligation bonds in the amount of \$130,000,000 for the purpose of acquiring, constructing, renovating, improving and equipping public safety buildings, facilities and grounds including constructing, improving and equipping a new justice center, demolishing existing law enforcement facilities housing functions that will be moved to the new justice center and preparing such sites for alternative uses; and acquiring, renovating and equipping an animal control facility?

YES
NO

**GENERAL OBLIGATION BOND
QUESTION 2**

Shall the City of Independence, Missouri, issue its general obligation bonds in the amount of \$35,000,000 for transportation purposes, including acquiring land and rights of way, and acquiring, constructing, reconstructing, repairing and improving streets, roads, bridges, culverts and sidewalks throughout the City?

YES
NO

**GENERAL OBLIGATION BOND
QUESTION 3**

Shall the City of Independence, Missouri, issue its general obligation bonds in the amount of \$12,000,000 for the purpose of renovating, improving and equipping parks and recreation buildings, facilities and grounds, including historic buildings and the Independence Athletic Complex?

YES
NO

**GENERAL MUNICIPAL ELECTION
CITY OF LAKE LOTAWANA
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Lake Lotawana, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form:

MAYOR (VOTE FOR ONE)

TRACY RASMUSSEN
WRITE-IN

ALDERMAN WARD 1 (VOTE FOR ONE)

PATRICIA HALL
WRITE-IN

ALDERMAN WARD 2 (VOTE FOR ONE)

GERALD OGILVIE
WRITE-IN

ALDERMAN WARD 3 (VOTE FOR ONE)

DOUGLAS CARLSON
WRITE-IN

CITY COLLECTOR (VOTE FOR ONE)

TRINA COLE
WRITE-IN

**GENERAL MUNICIPAL ELECTION
CITY OF LAKE TAPAWINGO
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Lake Tapawingo, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form:

MAYOR (VOTE FOR ONE)

THOMAS D. RODENBERG
WRITE-IN

ALDERMAN WARD 1 (VOTE FOR ONE)

TRACI VIA
WRITE-IN

ALDERMAN WARD 2 (VOTE FOR ONE)

JENNIFER WEIGEL
WRITE-IN

ALDERMAN WARD 3 (VOTE FOR ONE)

JOHN M. NICOL
WRITE-IN

**GENERAL MUNICIPAL ELECTION
CITY OF LONE JACK
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Lone Jack, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form:

MAYOR (VOTE FOR ONE)

PHILLIP ANDREAS
WRITE-IN

ALDERMAN WARD 1 (VOTE FOR ONE)

JARED FOX
WRITE-IN

ALDERMAN WARD 2 (VOTE FOR ONE)

CRAIG KREBBS
WRITE-IN

**GENERAL MUNICIPAL ELECTION
CITY OF OAK GROVE
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Oak Grove, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form:

ALDERMAN WARD 1 (VOTE FOR ONE)

RACHEL KIEMER
WRITE-IN

ALDERMAN WARD 2 (VOTE FOR ONE)

KELLY NADEAU
WRITE-IN

ALDERMAN WARD 3 (VOTE FOR ONE)

CIERRA FORTNER
TRACEY NEWCOMER
WRITE-IN

**ALDERMAN WARD 3 (EXPIRED
TERM) (VOTE FOR ONE)**

MELISSA JOHNSON
WRITE-IN

**GENERAL MUNICIPAL ELECTION
CITY OF RAYTOWN
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Raytown, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form:

ALDERMAN WARD 1 (VOTE FOR ONE)

THERESA TUSH
DEMONTÉ ROCHESTER
PHILIP D. CONWAY
WRITE-IN

ALDERMAN WARD 2 (VOTE FOR ONE)

LORETHA HAYDEN
RYAN HOFFMAN
WRITE-IN

ALDERMAN WARD 3 (VOTE FOR ONE)

MORRIS MELOY
RYAN MYERS
LATRICE THOMAS
WRITE-IN

ALDERMAN WARD 4 (VOTE FOR ONE)

JOSH MORALES
WILLIAM E. (BILL) VAN BUSKIRK
RODNEY V. FRITZ
WRITE-IN

ALDERMAN WARD 5 (VOTE FOR ONE)

BONNAYE MIMS
WRITE-IN

MUNICIPAL JUDGE (VOTE FOR ONE)

TRACI FANN
WRITE-IN

**GENERAL MUNICIPAL ELECTION
CITY OF SUGAR CREEK
TUESDAY, APRIL 8, 2025**

Notice is hereby given to the registered qualified voters of the City of Sugar Creek, Missouri, that the Board of Aldermen of said City has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form:

MAYOR (VOTE FOR ONE)

MICHAEL LARSON
WRITE-IN

ALDERMAN WARD 1 (VOTE FOR ONE)

NANCY GRIEGO
WRITE-IN

ALDERMAN WARD 2 (VOTE FOR ONE)

JOI HAZELRIGG
WRITE-IN

QUESTION

Shall the City of Sugar Creek, Missouri, be authorized to sell its water and waste water (sewer) utilities to Missouri American Water Company for the sum of \$5,000,000.00 (five million dollars) with a commitment by Missouri American Water to invest at least an additional \$8,000,000 (eight million dollars) in the systems over the next five years?

YES
NO

STATE OF MISSOURI
JACKSON COUNTY
GENERAL MUNICIPAL ELECTION
TUESDAY, APRIL 8, 2025



THIS NOTICE IS BEING PUBLISHED IN ACCORDANCE WITH MISSOURI REVISED STATUTE 115.127 AND OTHER APPLICABLE STATE STATUTES.

GENERAL MUNICIPAL ELECTION
VILLAGE OF RIVER BEND
TUESDAY, APRIL 8, 2025

Notice is hereby given to the registered qualified voters of the Village of River Bend, Missouri, that the Board of Trustees of said Village has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

TRUSTEE (VOTE FOR TWO)

MICHAEL SCHNEIDER
STEPHEN RICHARDSON
WRITE IN
WRITE IN

TRUSTEE (UNEXPIRED TERM) (VOTE FOR TWO)

NO CANDIDATE FILED
WRITE IN
WRITE IN

GENERAL MUNICIPAL ELECTION
TOWN OF SIBLEY
TUESDAY, APRIL 8, 2025

Notice is hereby given to the registered qualified voters of the Town of Sibley, Missouri, that the Board of Trustees of said Town has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

TRUSTEE (VOTE FOR TWO)

FARRON BROOKER
DANIEL JEFFRIES
WRITE IN
WRITE IN

GENERAL MUNICIPAL ELECTION
TOWN OF UNITY VILLAGE
TUESDAY, APRIL 8, 2025

Notice is hereby given to the registered qualified voters of the Town of Unity Village, Missouri, that the Board of Trustees of said town has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

TRUSTEE (VOTE FOR FIVE)

GUY BARKER
BRANDI FRENCH
MARK FUSS
LAURA PLACE
JAMES ROBERTS
WRITE IN
WRITE IN
WRITE IN
WRITE IN

GENERAL MUNICIPAL ELECTION
CONSOLIDATED SCHOOL
DISTRICT NO. 1
TUESDAY, APRIL 8, 2025

Notice is hereby given to the registered qualified voters of the Consolidated School District No. 1 of Jackson County, Missouri, that the Board of Education of said School District has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

DIRECTOR (VOTE FOR TWO)

BETH BOERGER
VANESSA CLABORN
TRAMBE CARTER
TERESA MURPHY
CLIFFORD RAGAN III
WRITE IN
WRITE IN

GENERAL MUNICIPAL ELECTION
CONSOLIDATED SCHOOL
DISTRICT NO. 2
TUESDAY, APRIL 8, 2025

Notice is hereby given to the registered qualified voters of the Consolidated School District No. 2 of Jackson County, Missouri, that the Board of Education of said School District has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

DIRECTOR (VOTE FOR TWO)

JOE GREAMER
BOBBIE SAULSBERRY
JORDAN JAMERSON
EDNA ADELUSOLA
SAM MADSON
JULES SNEDDON
DAVID HOLMAN
WRITE IN
WRITE IN

GENERAL MUNICIPAL ELECTION
CONSOLIDATED SCHOOL
DISTRICT NO. 6
TUESDAY, APRIL 8, 2025

Notice is hereby given to the registered qualified voters of the Consolidated School District No. 6 of Jackson County, Missouri, that the Board of Education of said School District has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

DIRECTOR (VOTE FOR TWO)

CAMILLE LUCHTO
DAVID MILLER
WRITE IN
WRITE IN

QUESTION

Shall the school board of the Lone Jack CB School District of Jackson County, Missouri, adopt the provisions of Section 171.12b, RSMo, utilizing a hybrid of the four-day school week and continue the current school calendar established by the district for the next ten years in the district of Lone Jack CB School District of Jackson County?

YES
NO

GENERAL MUNICIPAL ELECTION
REORGANIZED SCHOOL
DISTRICT NO. 1
TUESDAY, APRIL 8, 2025

Notice is hereby given to the registered qualified voters of the Reorganized School District No. 1 of Jackson County, Missouri, that the Board of Education of said School District has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

DIRECTOR (VOTE FOR TWO)

KELLY K SCOTT
TIM BROWN
SHARON DANKENBRING
CHRIS MOUSSEAU
GWEN HEFFNER
WRITE IN
WRITE IN

GENERAL MUNICIPAL ELECTION
REORGANIZED SCHOOL
DISTRICT NO. 5
TUESDAY, APRIL 8, 2025

Notice is hereby given to the registered qualified voters of the Reorganized School District No. 5 of Jackson County, Missouri, that the Board of Education of said School District has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

DIRECTOR (VOTE FOR TWO)

JEFFREY PORTER
MICHAEL CASSIDY
JASON WILLIAMS
WRITE IN
WRITE IN

GENERAL MUNICIPAL ELECTION
REORGANIZED SCHOOL
DISTRICT NO. 6
TUESDAY, APRIL 8, 2025

Notice is hereby given to the registered qualified voters of the Reorganized School District No. 6 of Jackson County, Missouri, that the Board of Education of said School District has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form.

DIRECTOR (VOTE FOR TWO)

JEFF JENNINGS
BRETT ALLEN HAGER
JOSEPH (JOE) DANIEL GUEVEL
WRITE IN
WRITE IN

QUESTION

Shall the Oak Grove R-VI School District of Jackson County, Missouri be authorized to increase the operating tax levy, setting to tax year 2025, to \$3,406.1 per \$100 of assessed valuation in tax year 2025, to \$3,806.1 per \$100 of assessed valuation in tax year 2026 and to \$4,206.1 per \$100 of assessed valuation in tax year 2027 and thereafter, for general operating expenses of the District, including without limitation, increasing compensation to attract and retain quality teachers and staff, to enhance district technology and STEM (science, technology, engineering, and mathematics) programs and enhance school safety.

If this question is approved, the operating tax levy of the District is estimated to increase by \$0.50 per \$100 of assessed valuation in tax year 2025, by an additional \$0.40 per \$100 of assessed valuation in tax year 2026 and by an additional \$0.40 per \$100 of assessed valuation in tax year 2027. In connection therewith, the District expects to make reductions to its debt service tax levy of \$0.30 per \$100 of assessed valuation in tax year 2025, \$0.20 per \$100 of assessed valuation in tax year 2026, and \$0.20 per \$100 of assessed valuation in tax year 2027.

Approval of this question would result in the estimated overall tax levy of the District to increase \$0.60 by tax year 2027.

YES
NO

HAMPTON, BARNETT PRESENT INFORMATION ON LEVY ISSUES

LEVIES from page 1A

base teacher pay to \$10,000 which all Missouri schools must do in the upcoming school year. The levy increase would be completed incrementally at 2% each year for the next three years. The common message from legislators has been to go to your community and ask for more money, Hampton said.

In the past three years, 10 veteran teachers have gone to Grain Valley and Blue Springs.

What's changed is districts only used to allow teachers to bring 10 years of service into a district. Now you can bring all years of service and it's significant pay raise, Hampton said.

Ten years ago, a high school social studies teacher with a coaching position would attract 30 applicants, now only four applied.

This year, the district could not fill six positions with applicants with the proper teacher certification, and not replacing teach-

ers who leave the district.

The increase in funding would allow the district to retain teachers and increase salaries by 15% for staff and revamp the extra duty pay based on experience.

Basic teacher pay would be increased to \$15,000 by the 2027-2028 school year.

Campus security would also be increased with a visitor management system and upgraded security cameras.

The district has not asked for a levy increase since the mid 1980s, and state funding has declined from \$180 million in 2002 to \$68 million in 2022.

Missouri is ranked 17th in state funding allocated to public schools, and 28 of the funding comes from the federal government.

All Oak Grove expenses go to staff salaries and benefits.

Because of levy rollbacks, the district has lost \$5,761,361 in revenue over the last seven years.

If the levy does not pass, the district will have to consider increasing class sizes and not replacing teach-

ers who leave the district, decreasing the number of students who attend national/career education programs and canceling STEM, agriculture, FFA and the apprenticeship program, Hampton said.

Cost for transportation to the area within a one-mile radius of the school would have to be made, eliminating three routes. The district might also have to consider charging for extra-curricular and enrichment programs.

Jason Barnett, fire chief of Sni Valley, had some unsuccessful levy requests in 2018 when voters approved a 5% levy increase for a three-year period.

Because of the Hampton Amendment, the levy rate has been rolled back and the district is asking to increase the operating levy to \$1.02, the amount approved before rollbacks.

Assessed property taxes are larger than the consumer price index or five percent if it's rolled back. Hampton

is not a bad thing because it affects taxpayers and the fluctuation in the market, but it never resets itself," Barnett said.

Over time, rollbacks are compounded, and rollbacks affect all taxpayers, not just the ones who have seen large spikes in assessed value.

Likewise, Barnett said Sni Valley loses staff to Lee's Summit and Central Jackson County Fire Protection District as tenured firefighters jump to other places where a higher salary reflects on retirement benefits.

You hire personnel in three because we have three shifts to add to shifts every. As the district grows, we have been organically growing by one or two personnel, Barnett said.

A rough estimate of the cost to the district for three personnel is \$300,000 which includes salary and benefits.

Currently, minimum staff is seven per shift with five at Station 1 and two at Station 2, but Barnett would like to see Sni Valley get back to a full staff of nine per shift with five at Station 1 and four at Station 2.

The Oak Tavern catered the Chamber luncheon, and Edward Jones was the sponsor.

The next Chamber Book Chat is at 10 a.m. Saturday, March 29, at Ground Roots Coffee. The book is *The Art of Generosity* by Jonathan Haidt.

The next Chamber Luncheon is Tuesday, April 8, at Westside Event Space.

The Chamber is hosting a Shop Local Showcase, which will include vendors from Ground Roots Coffee to lawn tools, spring decor and more from 8 a.m. to 1 p.m. Saturday, April 12 at the Fieldhouse. The day will include a free Easter egg hunt with registrations beginning at 9 a.m. Children can also have their pictures taken with the Easter bunny from 9 a.m. to 1 p.m.

On a recent cold weather day when nearly 700 households lost power, the district opened the primary school for families to gather during the day. The City of Oak Grove also allows families to come to either the Davis

Center or the Fieldhouse.

The Oak Tavern catered the Chamber luncheon, and Edward Jones was the sponsor.

The next Chamber Book Chat is at 10 a.m. Saturday, March 29, at Ground Roots Coffee. The book is *The Art of Generosity* by Jonathan Haidt.

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STATE OF MISSOURI JACKSON COUNTY GENERAL MUNICIPAL ELECTION TUESDAY APRIL 8, 2025



THIS NOTICE IS BEING PUBLISHED IN ACCORDANCE WITH MISSOURI REVISED STATUTE 115.127 AND OTHER APPLICABLE STATE STATUTES.

GENERAL MUNICIPAL ELECTION REORGANIZED SCHOOL DISTRICT NO. 7 TUESDAY, APRIL 8, 2025

Notice is hereby given to the registered qualified voters of the Reorganized School District No. 7 of Jackson County, Missouri, that the Board of Education of said School District has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form:

DIRECTOR (VOTE FOR TWO)
JENNIFER FOLEY
LEON WEATHERBY
MICHELLE DAWSON
NICKY NICKENS
WRITE-IN
WRITE-IN

QUESTION
Shall Reorganized School District No. 7 of Jackson County, Missouri (Lee's Summit R-7) issue its general obligation bonds in the amount of \$225,000,000, estimated to result in no increase to the District's debt service property tax levy for the purpose of acquiring, constructing, improving, repairing, renovating, furnishing and equipping new and existing school sites and facilities and the purchase of land?

If this question is approved, the District's debt service property tax levy is estimated to remain unchanged at \$0.97 per \$100 of assessed valuation of real and personal property.

YES
NO

GENERAL MUNICIPAL ELECTION SNI VALLEY FIRE PROTECTION DISTRICT TUESDAY, APRIL 8, 2025

Notice is hereby given to the registered qualified voters of the Sni Valley Fire Protection District of Jackson County, Missouri, that the Board of Directors has called a General Municipal Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form:

DIRECTOR (VOTE FOR ONE)
CHARLES VINYARD
GARY MARTIN
WRITE-IN
DIRECTOR (UNEXPIRED TERM)
JEFF SMITH
WRITE-IN

QUESTION
Shall the board of directors of the Sni Valley Fire Protection District be authorized to increase the current rate of levy for operations of the Fire District from \$0.86 to the previously approved rate of \$1.02 on each one hundred dollars of assessed valuation?

YES
NO

SPECIAL ELECTION SOUTHERN JACKSON COUNTY FIRE PROTECTION DISTRICT TUESDAY, APRIL 8, 2025

Notice is hereby given to the registered qualified voters of the Southern Jackson County Fire Protection District of Jackson County, Missouri, that the Board of Directors has called a Special Election to be held on Tuesday, April 8, 2025. The polls will be open between the hours of 6:00 A.M. and 7:00 P.M. The official ballot will be substantially in the following form:

QUESTION
Shall Southern Jackson County Fire Protection District impose a sales tax of one-half of one percent for the purpose of providing revenues for the operation of the Southern Jackson County Fire Protection District and the total property tax levy on properties in the Southern Jackson County Fire Protection District shall be reduced annually by an amount which reduces property tax revenues by an amount equal to fifty percent of the previous year's revenue collected from this sales tax?

YES
NO

IN WITNESS WHEREOF, the Jackson County Board of Election Commissioners has caused its name to be hereunto signed and the official seal affixed this 28th day of January, 2025.

INSTRUCTIONS TO VOTERS

Using blue or black ink, completely fill in the box next to the candidate or question response of your choice like this:

Fill in the box completely. Do not mark outside of the box. Vote on both sides of the ballot, if applicable.

JACKSON COUNTY BOARD OF ELECTION COMMISSIONERS

Michael K. Whitehead, Chairman
Colleen M. Scott, Member
Henry R. Carner, Secretary
Lyle K. Querry, Member

Temmy L. Brown, Director
Sara A. Zotch, Director

Attest:
Henry R. Carner, Secretary

NOTICE OF ACCESSIBILITY

Further notice is given that, where a regular polling place has limited accessibility, a disabled or elderly voter may be provided an alternative means of casting his or her ballot. Such means may include reassignment to an accessible polling place, curbside voting, assisted voting or voting by absentee ballot. A voter may apply for an absentee ballot in person or by mail or may have a relative or guardian apply in person on his or her behalf. If an absentee voter is disabled or incapacitated, the notary requirement is waived. In addition, voters requiring assistance may be assisted by a person of the voter's choice.

For a complete poll list go to our website: WWW.JCEBMO.ORG



Look for your Poll Notification Card in the mail.

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Resolutions

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

MEETING DATE	04/28/2025	
BILL NUMBER	R25-26	
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH QUALITY CUSTOM CONSTRUCTION FOR THE 2025 CONCRETE REPLACEMENT AND PAVING PROGRAM	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT	
PRESENTER	Patrick Martin, Community Development Director	
FISCAL INFORMATION	Cost as recommended:	Contract \$275,000.00
	Budget Line Item:	210-55-76470 - \$275,000.00
	Balance Available	210-55-76470 - \$275,000.00
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To Provide replacement of damaged curbs and sidewalks, update ADA ramps.	
BACKGROUND	Staff posted a legal advertisement and posted the bid on the City's web site. Bids were received on April 17, 2025, for the 2025 Concrete Replacement and Paving Program consisting of replacing damaged curbs and sidewalks, updating ADA ramps. Seven bids were received with Quality Custom Construction, submitting the lowest and best bid.	
SPECIAL NOTES	N/A	
ANALYSIS	Project bids received on April 17, 2025, with the lowest responsible bid submitted by Quality Custom Construction	
PUBLIC INFORMATION PROCESS	Project was publicly advertised on March 21, 2025, and Bids were publicly opened on April 17, 2025.	
BOARD OR COMMISSION RECOMMENDATION	N/A	
DEPARTMENT RECOMMENDATION	The Community Development Staff Recommends Approval	

**REFERENCE DOCUMENTS
ATTACHED**

Resolution, Quality Custom Construction bid submittal, and Bid Tabulation.

CITY OF
GRAIN VALLEY

STATE OF
MISSOURI

April 28, 2025
RESOLUTION NUMBER
R25-26

**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY,
AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH
QUALITY CUSTOM CONSTRUCTION FOR THE 2025 CONCRETE REPLACEMENT
PROGRAM**

WHEREAS, the Board of Aldermen are committed to providing its community with safe and reliable infrastructure and improving substandard infrastructure in the most cost-effective manner possible; and

WHEREAS, the Board of Aldermen adopted Ordinance 2460 establishing the budget for Fiscal Year 2025 on December 12, 2024, appropriating funds for concrete improvements, and repairs; and

WHEREAS, Quality Custom Construction submitted the lowest responsible, responsive bid for the project.

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

SECTION 1: The City Administrator is hereby authorized to enter into an agreement with Quality Custom Construction for the construction of the 2025 Concrete Replacement and Paving Program:

PASSED and APPROVED, via voice vote, (-) this 28th Day of April, 2025.

Mike Todd
Mayor

ATTEST:

Jamie Logan
City Clerk

[R25-26]

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City of Grain Valley

Bid Tabulation

2025 Concrete Replacement and Paving Program

Bidder	Bid Bond	Total Bid
Freeman Concrete Construction	x	403,006.60
J M Fahey	X	332,824.00
Sunflower Paving	X	182,162.35
Downey Construction	X	232,037.00
Hotmer Excavation LLC	X	265,945.58 265,942.22
Krete Construction	X	217,733.00
Quality Custom Construction	X	180,563.41

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LIFE OUTSIDE THE LINES

CONTRACT DOCUMENTS AND
SPECIFICATIONS

**2025 CONCRETE REPLACEMENT AND
PAVING PROGRAM**

Bid 25-02

City of Grain Valley
Community Development Department
711 S. Main Street
Grain Valley, MO 64029

**Bidder's Name and Address:
Phone & Fax No.**

DBA:

Quality Custom Construction
Quality Custom Concepts, Inc.
9707 S. Corn Rd
Lone Jack, MO 64070
816 · 697 · 3232
913 · 208 · 8233
ed@qualitycustomconstruction.net

March 2025

3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish bid prices at artificial, non-competitive levels; and
4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

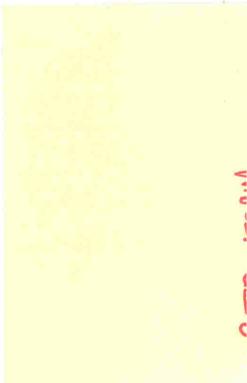
ARTICLE 5 - BASIS OF BID

5.01 Bidder will complete the Work in accordance with the Contract Documents for the following price(s):

Project 2- Concrete Replacement and Paving Project

Item No.	Description	Units	Quantity	Unit Price	Extension
1	CG-1 Curb Replacement	LF	20	\$ 45.20	\$ 904.00
2	CG-2 Curb Replacement	LF	2,590	\$ 42.08	\$ 108,987.20
3	Ribbon Curb Replacement	LF	695	\$ 38.65	\$ 26,861.75
4	Replacement 4-Inch Thick Sidewalk	SF	1,332	13.63	18,155.16
5	Sidewalk ADA Ramp	SF	580	\$ 15.82	\$ 9175.60
6	Sidewalk Detectible Warning	SF	185	\$ 29.62	\$ 5479.70
7	Traffic Control	LS	1	\$ 1000.00	\$ 1000.00
8	Force Account (Set)	FA	1	\$10,000.00	\$10,000.00
Total Amount of Base Bid					\$ 180,563.41
<i>One Hundred Eighty Thousand, Five Hundred Sixty Three Dollars and Forty One Cents</i> Total Amount of Bid for Project (Typed or Written)					

The City reserves the right to adjust quantities for budget purposes



2025 Concrete Replacement and Paving Program

AGREEMENT BETWEEN OWNER AND CONTRACTOR (UNIT PRICE)

THIS AGREEMENT BETWEEN OWNER AND CONTRACTOR (this "Agreement") is made and Entered into and is effective on this _____ day of _____, 2025, by and between the City of Grain Valley, Missouri, a municipality, ("Owner"), and _____, having its principal place of business located at _____ ("Contractor")

WHEREAS, Owner has caused to be prepared specifications, plans and other Contract Documents for the Work herein described, and has approved and adopted the Contract Documents defined herein and has invited proposals for furnishing materials, labor, and equipment for, and in connection with, the construction of improvements in accordance with the terms of the Contract Documents; and

WHEREAS, the Contractor, in response to the invitation, has submitted to Owner in the manner and at the time specified, a proposal in accordance with the terms of the Contract Documents; and

WHEREAS, Owner has opened, and examined the bids submitted and as a result of such examination, has determined and declared the Contractor to be the lowest and best bidder for constructing said improvements, and has duly awarded to this Contract to Contractor.

Owner and Contractor, in consideration of the mutual covenants herein set forth, agree as follows:

ARTICLE 1 **WORK**

Contractor, at his own cost and expense, will provide all labor, tools, equipment and materials required to complete all Work specified or indicated in the Contract Documents or reasonably inferable by the Contractor therefrom as necessary to produce the results intended by the Contract Documents.

ARTICLE 2 **PROFESSIONAL**

The Project has been designed by the City of Grain Valley, who is referred to in the Contract Documents as the Professional. Professional, and its duly authorized agents, are to act as Owner's representative, assume all duties and responsibilities, and have the rights and authorities assigned to Professional in the Contract Documents in accordance with the Contract Documents.

ARTICLE 3 **CONTRACT TIME AND COMPLETION**

3.1 The date of commencement is the date from which the Contract Time(s) of Paragraph 3.3 is measured and shall be fixed in a written notice to proceed issued by Owner.

3.2 The Contractor shall achieve Substantial and Final Completion of the entire Work, and if set forth below, the various designated stages of the Work, not later than the dates shown in Section 3.3.

3.3 Bidder agrees that the Work will be substantially complete within one hundred twenty (120) calendar days of Notice to Proceed and will be fully completed and ready for final payment in accordance with Paragraph 14.10 of the General Conditions within fifteen (15) calendar days following receipt of notice of substantial completion.

3.4 Time is of the essence to the Contract Documents and all obligations thereunder. The Contractor acknowledges and recognizes that (1) Owner is entitled to full and beneficial occupancy and use of the

completed Work following expiration of the Contract Times and (2) Owner will sustain damages if the Contract Time(s) are not met by Contractor. The Contractor further acknowledges and agrees that if the Contractor fails to achieve Substantial Completion of the entire Work or any phase of the Work within the Contract Time(s), Owner will sustain extensive damages and serious loss as a result of such failure. The exact amount of such damages will be extremely difficult to ascertain. Therefore, Owner and the Contractor agree as follows in this Paragraph 3.4:

- .1 If the Contractor fails to achieve Substantial Completion of the Work or designated portions within the Contract Time(s) as set forth in Paragraph 3.3, Owner shall be entitled to retain or recover from the Contractor, as liquidated damages and not as a penalty, the following per diem amounts for each day that expires after the time specified in Paragraph 3.3 for Substantial Completion of the Work or designated phases of the Work and continuing until the actual Date(s) of Substantial Completion:

\$900 per Calendar Day

- .2 After Substantial Completion, if Contractor shall neglect, refuse or fail to complete remaining Work or designated portions within the Contract Time(s), as set forth in Paragraph 3.3, Owner shall be entitled to retain or recover from Contractor as liquidated damages and not as a penalty, the following per diem amounts for each day that expires after the time specified in Paragraph 3.3 for final completion of the Work or phases of the Work and until the actual date(s) of final completion:

\$900 per Calendar Day

- .3 All such liquidated damages referred to in this Paragraph 3.4 are hereby agreed to be a reasonable pre-estimate of damages Owner will incur as a result of delayed completion of the Work or phases of the Work. Owner may deduct liquidated damages described in Paragraph 3.4 from any unpaid amounts then or thereafter due the Contractor under this Agreement. Any liquidated damages not so deducted from any unpaid amounts due the Contractor shall be payable to Owner at the demand of Owner, together with interest from the date of the demand at a rate of one and one-half percent (1.5%) per month.

ARTICLE 4 **CONTRACT SUM**

4.1 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents and Contractor's bid an amount equal to the sum of the established unit price of each separately identified item of Work as set forth in the bid, times the actual quantities of that item completed by Contractor ("Contract Price"):

SEE ATTACHED BID

4.2 The unit prices set forth in the bid are considered complete and include: (1) all materials, equipment, labor, delivery, installation, overhead and profit; and (2) any other costs or expenses in connection with, or incidental to, the performance of that portion of the Work to which such unit prices apply.

4.3 Owner will determine the actual quantities and classifications of Unit Price Work performed by Contractor. Owner will review with Contractor's representative preliminary determinations on such matters before rendering a written decision thereon (by recommendation of an Application for Payment or otherwise). Owner's written decisions thereon will be final and binding upon Contractor, unless, within ten (10) days after the date of any such decision, Contractor delivers to Owner a written objection to such determination.

4.4 Any estimated quantities of Work contained in any Contract Document are not guaranteed and are solely for the purpose of comparison of Bids. Contractor acknowledges and agrees that the estimated quantities may change because of changes ordered by Owner or because of actual site conditions or other reasons. Contractor agrees that the unit prices for the Work shall remain unchanged even if the actual quantity of Work performed by Contractor differs materially and significantly from any estimated quantity of such items. Contractor agrees that it shall make no claim for an adjustment in any unit price for any variance between the actual quantity of Work performed by Contractor and any estimated quantity of such item.

ARTICLE 5
PAYMENTS

5.1 Contractor shall submit Applications for Payment in accordance with the General Conditions of the Contract for Construction and in the form provided by Owner. Owner shall make progress payments to Contractor in accordance with the Contract Documents. The period covered by each Application for Payment shall be one (1) calendar month ending on the last day of the previous month.

5.2 The Application for Payment submitted by Contractor shall include the quantities of each item of Work completed by Contractor. Subject to the provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

- .1 The value of all completed Work by Contractor as determined by the sum of the unit price of each separately identified item of Work set forth in Paragraph 4.1 times the actual quantities of that item completed as determined by Owner as set forth in Paragraph 4.3;
- .2 Less retainage of five percent (5%) of the amount of Subparagraph .1;
- .3 Less the aggregate of previous payments made by Owner; and
- .4 Less amounts, if any, for which the Owner has withheld or nullified an approval of payment as set forth in the Contract Documents.

5.3 Owner shall make progress payments and final payment in accordance with the General Conditions of the Contract for Construction.

ARTICLE 6
CONTRACTOR'S REPRESENTATIONS

In order to induce Owner to enter into this Agreement, Contractor makes the following representations:

6.1 Contractor has examined and carefully studied the Contract Documents (including the Addenda listed in Article 7) and the other related data identified in the Bidding Documents including "technical data."

6.2 Contractor has visited the site and become familiar with and satisfied itself as to the general, local, and site conditions that may affect cost, progress, performance, or furnishing of the Work.

6.3 Contractor is familiar with and has satisfied itself as to all federal, state and local Laws and Regulations that may affect cost, progress, performance and furnishing of the Work.

6.4 Contractor has been provided any and all reports of explorations and tests of subsurface conditions at or contiguous to the site and all drawings of physical conditions in or relating to existing surface or subsurface structures at or contiguous to the site. Contractor acknowledges that such reports and drawings are not Contract Documents. A list of such reports and drawings are attached hereto as Exhibit A. Contractor acknowledges that Owner and Professional do not assume responsibility for the accuracy or completeness of such information. Contractor also acknowledges that Owner and Professional do not assume responsibility for the accuracy or completeness of data shown or indicated in the Contract Documents with respect to underground facilities or utilities at or contiguous to the site, and Contractor shall not be entitled to rely on the accuracy or completeness of such data. Contractor has obtained and carefully studied (or assumes responsibility for having done so) all such additional supplementary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface, and underground facilities and utilities) at or contiguous to the site or otherwise which may affect cost, progress, performance, or furnishing of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor and safety precautions and programs incident thereto. Contractor does not consider that any additional examinations, investigations, explorations, tests, studies, or data are necessary for the performance and furnishing of the Work at the Contract Sum, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.

6.5 Contractor is aware of the general nature of work to be performed by Owner and others at the site that relates to the Work as indicated in the Contract Documents.

6.6 Contractor has correlated the information known to Contractor, information and observations obtained from visits to the site, reports and drawings identified in the Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.

6.7 Contractor has given Owner written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents and the written resolution thereof by Owner is acceptable to Contractor, and the Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

6.8 Contractor has the full power and authority to make, execute, deliver and perform the Work hereunder and has authorized the undersigned to bind it to this Contract and the Contract Documents.

6.9 The representations of Contractor shall be continuing and shall survive the execution and termination of this Contract.

ARTICLE 7
CONTRACT DOCUMENTS

The Contract Documents, except for Modifications executed after the date of this Contract, which comprise the entire agreement between Owner and Contractor concerning the Work, consist of the following:

- 7.1 This Agreement.
- 7.2 Exhibits to this Agreement, if any.
- 7.3 Notice to Proceed.
- 7.4 General Conditions of the Contract for Construction.
- 7.5 Supplementary Conditions of the Contract.
- 7.6 Performance Bond.
- 7.7 Payment Bond.
- 7.8 Maintenance Bond
- 7.9 Specifications of the Contract
- 7.10 The Drawings, as follows: "Map of Proposed Roads" and standard details.
- 7.11 Addenda, if any, as follows:

<u>Number</u>	<u>Date</u>	<u>Pages</u>

7.12 Other documents, if any, as follows:

There are no Contract Documents other than those listed above in this Article 7 or the General Conditions of the Contract for Construction.

ARTICLE 8
MISCELLANEOUS

8.1 Terms used in this Contract which are defined in Article 1 of the General Conditions of the Contract for Construction will have the meanings indicated in the General Conditions of the Contract for Construction.

8.2 Owner and Contractor each binds itself, its partners, successors, assigns, and legal representatives to the other party hereto, its partners, successors, assigns, and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.

8.3 The business address of Contractor given herein is the place to which all notices, letters, and other

communication to Contractor will be mailed or delivered. The address of Owner appearing herein is hereby designated as the place to which all notices, letters, and other communication to Owner shall be mailed or delivered. Either party may change his address at any time by an instrument in writing delivered to Professional and to the other party.

IN WITNESS WHEREOF, Owner and Contractor *have* signed this Contract by and through their duly authorized representatives. All portions of the Contract Documents *have* been signed or identified by Owner and Contractor or by Professional on their behalf.

THE CONTRACT DOCUMENTS CONTAIN AN ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES

ATTEST:

City Clerk

**CITY OF GRAIN VALLEY, MISSOURI
"Owner"**

By: _____

Printed Name: Kenneth Murphy

Title: City Administrator

"Contractor"

By: _____

Printed Name: _____

Title: _____

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Ordinances

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

MEETING DATE	4/28/2025	
BILL NUMBER	B25-07	
AGENDA TITLE	AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR A VEHICLE TOW YARD	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT DEPARTMENT	
PRESENTER	PATRICK MARTIN, DIRECTOR	
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 approve a conditional use permit to allow the applicant to operate a vehicle tow yard on approximately 0.5-acre lot.	
BACKGROUND	The property is zoned District C-1 (Central Business District). legally described as CANNONS FIRST; LOTS 1-5 BLK 2 – 1st Plat AKA 205 NW Harris Street.	
SPECIAL NOTES	This is a new Conditional Use Permit.	
ANALYSIS	Please refer to Staff Report	
PUBLIC INFORMATION PROCESS	Public notice was given in the Examiner as required by State Statute and property owners of record within 185 feet of the applicant's property were notified by letter.	
BOARD OR COMMISSION RECOMMENDATION	The Planning and Zoning Commission held a public hearing on Wednesday, April 9, 2025. The Commission recommends approval of the conditional use permit subject to the following conditions: 1) The Conditional Use Permit will expire 2 years from the date of the Board of Aldermen ordinance. 2) The applicant shall maintain an opaque, sight-obscuring seven (7) foot high fence using the materials allowed in the City's zoning regulations, Section 400.230 C.9, shielding view of the tow yard from street and surrounding properties.	

DEPARTMENT RECOMMENDATION	Staff recommends approval
REFERENCE DOCUMENTS ATTACHED	Ordinance, application, Lease Agreement, Photos of Property, Staff Report, Public Notice Affidavit

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B25-07

ORDINANCE NO.
SECOND READING
FIRST READING

AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR A VEHICLE TOW YARD

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

WHEREAS, a public hearing was held on April 9th, 2025 in which the Planning and Zoning Commission recommended approval of a conditional use permit subject to two conditions for a vehicle tow yard on approximately 0.5-acre lot that is generally located less than ¼ mile west of Buckner Tarsney Road on the south side of Harris Street towards the end of Harris Street and is legally described as CANNONS FIRST; LOTS 1-5 BLK 2 – 1st Plat AKA 205 NW Harris Street; and

WHEREAS, a public hearing concerning said matter was held before the Board of Aldermen at the Grain Valley City Hall in Grain Valley, Missouri, at the hour of 6:30 p.m. on April 28, 2025; and

WHEREAS, the Board of Aldermen has determined that the proposed land use will not seriously injure the appropriate use of neighboring property and will conform to the general intent and purpose of Chapter 400, Zoning Regulations, in the City Code of Ordinances.

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

SECTION 1: The Conditional Use Permit to operate a vehicle tow yard is hereby approved subject to the following conditions:

- 1) The Conditional Use Permit will expire in 2 years from the date of the Board of Aldermen ordinance. If the applicant wants to continue the tow yard on this property, the applicant will need to apply for a new conditional use permit at that time.
- 2) The applicant shall maintain an opaque, sight-obscuring seven (7) foot high fence using the materials allowed in the City's zoning regulations, Section 400.230 C.9, shielding view of the tow yard from street.

SECTION 2: This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

Read two times and PASSED by the Board of Aldermen this ____ day of May, 2025, the aye and nay votes being recorded as follows:

ALDERMAN BRAY _____
ALDERMAN LIMBERG _____
ALDERMAN SKINNER _____

ALDERMAN KNOX _____
ALDERMAN MYERS _____
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

205 Harris St

02/07/2025 - 02/06/2026

1478040

Planning and Zoning

General

9d7f19c0-e57d-11ef-89b1-af10b07514c6

Under Review

Active

Application Review Status

Pre-Review	Approved	
Planning and Zoning	Reviewing	02/07/2025
Final-Review	Not Reviewed	

Fees

Conditional Use	\$500.00
Subtotal	\$500.00
Amount Paid	\$500.00
Total Due	\$0.00

Payments

02/07/2025	Card Visa *0417	\$500.00
Total Paid		\$500.00

Application Form Data

(Empty fields are not included)

First Name

Michelle

Last Name

Adamson

Phone Number

(816) 463-1389

Email

auto.towkc@gmail.com

Do you have an additional contact person?

No

Project Street Address

205 Harris St

City

Grain Valley

State

MO

Zip Code

64029

Zoning District

C-1 Central Business District

First Name

Nick

Last Name

Logan

Phone Number

(816) 215-8204

Street Address

1315 sw Foxtail Dr

City

Grain Valley

State

MO

Zip Code

64029

Please provide a legal description of subject property

Metal building with one car bay. with a gravel and fenced lot. With automatic gate to the lot and then fence to the building

Please depict general location of site

 Loading map...

Please provide a written description of the proposal

We would like to obtain a towing business license at 205 Harris St Grain Valley MO

Please upload proof of ownership or control of property (deed, contract, lease) or permission from property owner

 205 Harris St.pdf

Property Owner First Name	Property Owner Last Name	Street Address	City	State	Zip Code
A SERIES OF HANAWAY INVESTMENTS LLC	<i>No Answer</i>	118 Harris Street	Grain Valley	MO	64029
Randy & Amelia	Logan	200, 204 Harris Strret	Grain Valley	MO	64029
Richard & Julie	Curry	306 Young Street	grain valley	MO	64029
Charles	Carter	304 Young Street	grain valley	MO	64029
Deana	Coffey	302 Young Street	grain valley	MO	64029
Sarah & Robert	Myres	300 Young Street	grain valley	MO	64029
Gary	Hottel	215 Harris Street	grain valley	MO	64029
Halley & Chance	Parsons	216 NW Cannon Street	grain valley	MO	64029
Cheryl	Johnson	211 Young Street	grain valley	MO	64029

Property Owner First Name	Property Owner Last Name	Street Address	City	State	Zip Code
Mary	Peterson	210 Gregg Street	grain valley	MO	64029
Yolanda	West	210 Cannon Street	grain valley	MO	64029
Kimberly	Heimsoth	211 Gregg Street	grain valley	MO	64029
Pamela	Coon	115 Harris Street	grain valley	MO	64029
Dennis	Yocum	214 Cannon Street	grain valley	MO	64029
CJ Controls	<i>No Answer</i>	111 Harris Street	grain valley	MO	64029

What type of project is this?

Special/Conditional Use Permit

Please provide a description of the project

205 Harris St would like to use for a tow lot

Company Name

Auto Tow & Recovery

Street Address

Po Box 179

City

grain valley

State

MO

Zip Code

64029

Signature

I understand and agree that as a condition to the issuance of this permit the permittee shall agree to defend, indemnify, and hold harmless the City, its officers, employees, and agents, from any and all suits, claims, or liabilities caused by or arising out of any use authorized by any such permit. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction and that I make this statement under penalty of perjury.

Michelle Adamson - 02/07/2025 12:01 pm

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STAFF REPORT

Auto Tow and Recovery LLC

April 9, 2025

PURPOSE: Requesting a Conditional Use Permit for a vehicle tow yard on approximately 0.5-acre lot. The property is zoned District C-1 (Central Business District). The 0.5-acre lot is generally located less than ¼ mile west of Buckner Tarsney Road on the south side of Harris Street towards the end of Harris Street and is legally described as CANNONS FIRST; LOTS 1-5 BLK 2 – 1st Plat AKA 205 NW Harris Street..

ANAYLSIS: The applicant leases the property from Nick Logan. The lease agreement stipulates that the applicant can use and occupy the property as a tow lot.

Referring to the applicant’s description of the request, she states that the primary use of the property will be the business office and dispatching calls to drivers. The applicant would like to store up to 25 towed vehicles. This will be used as a storage facility and pick up facility for customers.

The applicant further states that most vehicles that are towed to this site with collision damage will be there for a short time waiting on insurance viewing and then towed to another location. She states that they will not be “junking or parting” the vehicles on this property.

The applicant has provided a secure 7-foot fence to secure the front, sides, and rear of the building from street view. Photographs show the property and the existing fence.

The surrounding properties are zoned District R-1 (Single Family Residential District) and MSC (Main Street Corridor - Downtown Zone) therefore, a privacy fence is required along all property lines. The opaque fence is required to shield the view from the street and the residential district.

Because of the condition of the property not caused by the applicant, it would be difficult to comply with the two (2) rows of alternate planted evergreen trees. Staff suggested that the applicant not be required to plant evergreens to help with screening.



PAGE 2, STAFF REPORT
Auto Tow and Recovery LLC
April 9, 2025

PUBLIC INFORMATION AND PROCESS: Public Notice was given in the Examiner and by letter to property owners of record within 185 feet of the applicant's property.

STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit for a Vehicle Tow Yard subject to the following conditions:

- 1) The Conditional Use Permit will expire in 2 years from the date of the Board of Aldermen ordinance. If the applicant wants to continue the tow yard on this property, the applicant will need to apply for a new conditional use permit at that time.
- 2) The applicant shall maintain an opaque, sight-obscuring fence using the materials allowed in the City's zoning regulations, Section 400.230 C.9, shielding view of the tow yard.







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COMMERCIAL LEASE AGREEMENT

THIS LEASE (“Lease”) is made and effective on the ____ day of _____, 20 ____ (the “Effective Date”), regardless of the date that it is signed by the parties, by and Dynamic Property LLC party of the first part (hereinafter referred to as “Landlord”) and Auto Tow & Recovery LLC party of the second part (hereinafter referred to as “Tenant”).

WITNESSETH:

ARTICLE I

Premises: Landlord hereby leases to Tenant, and Tenant leases from Landlord, premises (hereinafter referred to as the “leased premises” or the “demised premises”) described as follows:

That certain partial area designated as commercial lot, commonly designated as 205 Harris Street, Grain Valley, MO 64029, and subject to any restrictions, covenants, easements and encroachments, and to any zoning and governmental regulations now or hereafter in effect relating to or affecting the leased premises.

Tenant acknowledges that Tenant has inspected the leased premises and hereby accepts same in “as is” condition, and that Landlord has made no warranties and/or representations regarding the condition of the leased premises. Tenant further acknowledges that, except as Landlord otherwise may agree in writing, Tenant's occupancy of the leased premises constitutes acceptance of the leased premises in “as is” condition. Tenant accepts the premises as fit for its intended purpose.

Landlord certifies the area is currently zoned as “C1” Commercial.

Tenant shall have in common with other tenants the right to use the common facilities, (if applicable) such as parking areas, alleyways, drives, entrances and exits, proportional or attached to the space occupied.

The term “Commercial Center” whenever used herein, shall be deemed to mean the entirety of 205 Harris Street, Grain Valley, MO 64029

ARTICLE II

Term: The term of this Lease shall be for the period commencing on the Effective Date to and including January 1, 2025 to December 31, 2026.

ARTICLE III

Rent:

- (a) Tenant covenants and agrees to pay to Landlord at the office at 1315 SW Foxtail Dr, Grain Valley, Mo 64029 or at such other place as Landlord may in writing from time to time designate, the sum of \$72,000.00 as rent for and during the full term hereof. Said rent payable by Tenant to Landlord without notice in monthly installments in the amount of \$3000 without deduction or offset, in advance on or before the first day of each month as follows:

<u>Lease Period</u>	<u>Monthly Rent</u>
January 1, 2025 to December 31, 2026	\$3,000

Subject to annexed addendum attached.

If at any time during the term of this Lease, the Landlord is required to pay a tax assessed upon the rent or other payments received under this Lease, including Real Estate Taxes, the amount of the rent paid by Tenant shall be increased by an amount equal to such tax on such increased rent or other payments received so that the amount received by Landlord, net of such tax, remains unchanged. _

ARTICLE IV

Past Due Rent and Charges: The time of each and every payment of rent or amounts or charges of the character described in this Lease, weekends and holidays excepted, is of the essence of this Lease. In the event any monthly rental payment or other amount or charge is not received by Landlord before the 3rd day after the due date, a late fee equal to the greater of (a) five percent (5%) of the payment, amount or other charge, or (b) One-Hundred Dollars (\$100.00), shall be added to each such amount to cover the Landlord's added costs for each week in default. The late fee shall be immediately due and payable. Landlord's assessment of the late fee provided for herein shall not constitute a waiver by Landlord of its rights as provided for in Article XVII of this Lease. In addition, all rental and other charges due under this Lease that are not paid when due shall bear interest from the due date until paid at an interest rate equal to the greater of (a) nine percent (9.00%) per annum, and (b) the sum of the United States Prime Rate as listed from time to time in The Wall Street Journal plus five percent (5.00%).

Right to Cure: Tenant, upon default, shall have no right to cure and this lease agreement shall be held in default.

ARTICLE V

Mechanic's Liens: Tenant agrees to pay when due all sums that may become due for any labor, services, materials, supplies or equipment furnished or to be furnished ~~to or for~~ Tenant's request in, upon or about the demised premises, and will cause any asserted lien thereon to be fully discharged and released

immediately.

ARTICLE VI

Use: Tenant covenants and agrees that the demised premises will be used only for permitted and zoned purposes. More specifically stated, as **COMMERCIAL TOW LOT**, Tenant shall have sole responsibility for ensuring the intended use of the area is compliant with its intended purpose. Landlord certifies the current zoning is C1 "Commercial." ~~Tenant shall have use of one (1) office on the premises, in addition to the garage, and shall not interfere with the dealership business sharing the same structure. Tenant's business shall be conducted in a reputable manner, and Tenant agrees not to leave the leased premises or any part thereof vacant.~~

~~Tenant shall (if applicable):~~

~~(a) not use the streets, sidewalks, parking areas or other common facilities for business purposes, except for the principal use for which they are designed, without Landlord's previous written consent, and will keep all merchandise, vending equipment and fixtures within the interior of the premises; and~~

~~(b) have all deliveries to the premises made by way of delivery entrances, if such are provided with respect to the leased premises, and~~

~~(c) not perform any act or carry on any practice which may injure the premises or the Commercial Center, or adversely affect the general quality of the Commercial Center, or cause any offensive odors, or noises, or perform any acts constituting a nuisance, menace or disturbance to any other tenant or tenants in the Commercial Center.~~

ARTICLE VII

Signs: Tenant shall have the right to erect such signs for the advertisement of the business on the inside and outside of such premises, the cost of which shall be borne by Tenant. Tenant agrees not to use any sign or other advertising media on the exterior or in Tenant's window which, in the sole judgment of the Landlord, is deemed objectionable, and Tenant shall, at Tenant's cost, remove any such objectionable sign or media promptly after Landlord so notifies Tenant of such objectionable sign or media. Tenant shall pay for all repairs as necessary if removed.

ARTICLE VIII

~~Solicitation of Business: Tenant and Tenant's employees and agents shall not solicit business in the parking areas or other common areas, nor shall Tenant distribute any handbills or other advertising matter in automobiles parked in the parking area or in other common areas. [Intentionally Deleted]~~

ARTICLE IX

Common Areas and Maintenance: Landlord shall have the right to establish, modify and enforce reasonable rules and regulations as to all common areas and facilities in the Commercial Center, and Tenant agrees to abide by the same. It is the expectation that Tenant shall maintain all areas, improvements, and appurtenances. However, in Landlord's sole discretion reasonable maintenance of

the commercial area is required and Tenant fails to maintain, Landlord may hire or maintain the area, and in such event, shall be reimbursed for all out of pocket expenses, plus a fifteen (15%) administrative charge.

Tenant agrees to maintain the parking areas and all common areas of the Commercial Center in good condition and repair, including the removal of snow, proper motor vehicle parking lines, and general cleaning, normal wear and tear excepted.

~~It is understood and agreed that Landlord shall have the right at all times to change the portions of the Commercial Center that shall be used as parking areas, roadways and common facilities, provided that such changes do not lessen the amount of parking areas originally provided for parking areas originally provided for such Commercial Center.~~

~~The parking areas of the Commercial Center shall at all times be available without charges for all tenants and customers of the Commercial Center. Tenant agrees that the employees under Tenant's employment shall park their automobiles in such areas as Landlord shall designate as employee parking areas.~~

ARTICLE X

Utilities: Tenant shall take responsibility for and promptly pay all utilities that are used by Tenant, on or upon the leased premises, including but not limited to electricity, gas, water, telephone and the like. Tenant shall also pay for the use of heating and air conditioning.

Tenant shall at all times maintain service for all utilities, service disconnections due to failure to pay any utility bill shall serve as a breach of this lease agreement.

Landlord shall not be liable for any loss, injury, or damage to property, caused by or resulting from any variation, interruption, or failure of the services to be provided by Landlord due to any cause whatsoever or from failure to make any repairs or perform any maintenance, except to the extent the variation, failure or interruption results from Landlord's gross negligence or from a material breach of Landlord's maintenance obligations under this Lease. In the event of such variation, interruption or failure, however, Landlord shall use reasonable diligence to restore such service. No temporary interruption or failure of such service incident to the making of repairs, alterations or improvements or due to accident or strike, or conditions or events beyond Landlord's reasonable control shall be deemed an eviction of Tenant or relieve Tenant from any of Tenant's obligations hereunder.

ARTICLE XI

Taxes: Tenant shall pay, or reimburse the landlord, all taxes levied or assessed on personal property, trade

fixtures, or real estate taxes in the demised premises. **Pre-existing fixtures, including auto lift, are specifically to remain with the landlord and returned in same condition as when this lease takes effect.**

Tenant further agrees to pay a proportionate share of any increases in the total amount of real estate taxes upon the land and building of which the demised premises are a portion, imposed for the taxable year next after the commencement of this Lease, in each and every year commencing with the year after the first payment of said taxes by the Landlord. Such amount shall be paid on the first day of the month following the date of demand by the Landlord.

ARTICLE XII

Maintenance of Premises: Tenant shall not set off or withhold rent or portions of rent for any reason.

Tenant agrees to keep and maintain in good repair every part of the demised premises and all appliances, HVAC equipment, plumbing and utility lines therein.

Tenant shall make no alterations or additions to the demised premises without Landlord's prior written consent. All fixtures (other than trade fixtures), which are in any manner attached to the demised premises shall remain upon the premises and be surrendered therewith. Usual trade fixtures installed by Tenant shall not become a part of the premises and shall be removed by Tenant from the premises upon termination of this Lease if --but only if-- Tenant is not then in default hereunder. Tenant will repair and shall pay the cost of any damage resulting from such removal. Tenant agrees to leave the demised premises in good condition at the expiration of the term, reasonable wear and tear and damage by fire or other elements excepted.

If Tenant fails to remove any of its personal property of any nature whatsoever from the leased premises as required hereunder, Landlord may remove and store said personal property without liability for loss thereof or damage thereto, such storage to be for the account and at the expense of Tenant. If Tenant fails to pay the cost of storing any such property after it has been stored for a period of thirty (30) days or more, Landlord may, at its option, sell, or permit to be sold, any or all such property at public or private sale, in such manner and at such times and places as Landlord in its sole discretion may deem proper, without notice to Tenant, unless notice is required under applicable statutes, and shall apply the proceeds of such sale: first, to the cost and expense of such sale, including reasonable attorneys fees actually incurred; second, to the payment of the costs or charges for storing any such property; third, to the payment of any other sums of money which may then be or thereafter become due Landlord from Tenant under any of the terms thereof, and, fourth, the balance, if any, to Tenant.

ARTICLE XIII

Indemnity by Tenant and Insurance: Tenant agrees to defend, indemnify and hold harmless the Landlord from and against all claims of whatever nature --

(a) arising from any act or omission that may be caused by the negligence of Tenant or of any person or corporation under Tenant's control, or

(b) arising from any accident, injury or damage to person or property during the term hereof in or about the demised premises, or

(c) arising from any accident, injury or damage to personal property occurring outside of the demised premises where such accident, injury or damage results or is claimed to have resulted from any act or omission that may be due to negligence on the part of Tenant, or Tenant's licensees, agents, invitees, servants or employees.

This indemnity and hold-harmless agreement shall include indemnity against all costs, claims, expenses, penalties, liens and liabilities incurred in or in connection with any such claim or proceeding brought thereon and the defense thereof.

Tenant agrees, at Tenant's cost, to maintain in full force and effect a policy of commercial general liability insurance, including public liability and property damage, under which the Landlord is named as an additional insured, with a minimum combined single limit of liability of not less than \$250,000 per occurrence for property damage, personal injuries or deaths of persons occurring on or about, or resulting from acts or omissions occurring on or about, the leased premises or the Commercial Center, with an insurance company satisfactory to Landlord. The policy also shall contain coverage for the contractual liability of Tenant under this Lease and a waiver of subrogation rights. Landlord and Tenant, to the fullest extent possible, hereby waive on behalf of their insurers any right of subrogation arising under their respective insurance policies. The insurance policy maintained by Tenant in accordance with this Lease may not be canceled or reduced in coverage during the period ending sixty (60) days after the term of this Lease, and each policy shall provide that it is not subject to cancellation or a reduction in coverage, except after thirty (30) days' prior written notice to Landlord. In no event shall the limits of such policies be considered as limiting the liability of Tenant under this Lease. Tenant shall deliver to Landlord upon the Effective Date and from time to time thereafter copies of policies of such insurance or certificates evidencing the existence and amounts of policies of insurance as required by this Article.

Tenant agrees that Landlord shall not be responsible or liable to Tenant or to those claiming by, through or under Tenant for any loss or damage occasioned by or through the acts or omissions of the occupants of adjoining premises or any part of the Commercial Center. Further, it is agreed that Landlord shall not be liable to Tenant for any loss or damage resulting to Tenant or to those claiming by, through or under Tenant, or to its or their property from the bursting, stoppage, leakage or overflow of water, gas, sewer lines, or steam pipes, or any other cause, unless such loss or damage results from the failure of Landlord to perform an obligation with respect to the leased premises promptly after written notice by Tenant to Landlord of the existence of the condition resulting in the loss or damage.

Tenant is responsible for insuring its personal property and trade fixtures located within the leased premises. Tenant acknowledges that any loss or damage to any personal property or trade fixtures of Tenant is not covered by any policy of insurance maintained by Landlord, and Tenant hereby releases Landlord, its agents and employees from responsibility for from any act or omission by or on behalf of

Landlord resulting in (i) any loss or damage to Tenant's property, and (ii) any loss resulting from business interruption at the leased premises or loss of income derived from business operations within the leased premises.

ARTICLE XIV

Assignment: Tenant shall have no right to assign this Lease or to sublet (which term shall include granting of concessions, licenses, and the like) the demised premises without prior written consent of Landlord which will not be unreasonably withheld. If Landlord consents to an assignment or subletting, Tenant shall remain and conditions of this Lease, including without limitation the obligation to pay the rent and perform the other covenants in this Lease.

ARTICLE XV

Condemnation: If the whole of the demised premises shall be taken by condemnation or the exercise of the right of eminent domain, then the term hereof shall cease as of the day of the vesting of title or as of the day possession shall be so taken, whichever is earlier.

If only a portion of the demised premises or the building of which they are a part shall be taken by condemnation or the exercise of the right of eminent domain, or if any or all of the buildings or common areas comprising the Commercial Center are so taken to such an extent that the Commercial Center cannot be operated as such, Landlord shall be entitled to terminate this Lease, effective as of the day of the vesting of title or as of the day possession shall be so taken, whichever is earlier, upon giving written notice thereof to Tenant; but if Landlord does not elect to terminate this Lease, Landlord shall promptly expend so much as may be necessary of the net amount which may be awarded in such condemnation proceedings in restoring the demised premises to an architectural unit as nearly like its condition prior to such taking as shall be practicable; but such work shall not exceed the scope of the work to be done by Landlord in originally constructing the demised premises. Landlord shall notify Tenant of an election either to terminate or to rebuild not later than ninety (90) days after the final determination of the amount of the award. If this Lease be not terminated, as hereinbefore provided, all of the terms hereof shall continue in effect, but the a fair and just proportion of the rent, according to the nature and extent of the condemnation of the demised premises, shall be suspended or abated.

All damages awarded for such taking, whether for the whole or a part of the demised premises, shall belong to and be the property of Landlord, whether such damages shall be awarded as compensation for diminution in value to the leasehold or to the fee of the premises, and Tenant hereby assigns to Landlord any right Tenant may have to such damages, except that Tenant shall retain the right, however, to claim and recover from the condemning authority compensation for any loss to which Tenant may incur for Tenant's moving expenses, business interruption or taking of Tenant's personal property.

If this Lease is terminated as provided in this Article, then all rent or other charges payable by Tenant shall be equitably prorated to the day of termination.

ARTICLE XVI

Partial or Total Destruction: Tenant shall maintain a policy of fire insurance on any building containing

the demised premises and name Landlord its primary insured in amounts equivalent to ninety percent (90%) of their full insurable value.

Other than as provided in this Article, no damages, compensation, or claim shall be payable by Landlord to Tenant for inconvenience, loss of business, or annoyance arising from any repair or reconstruction of any portion of the demised premises or of the Commercial Center as a result of fire or other casualty. Landlord will not carry insurance of any kind on Tenant's furniture or furnishings or on any other personal property fixtures, equipment, improvements, or appurtenances owned or installed by Tenant, and Landlord shall not be obligated to repair any damage thereto or replace the same.

Landlord and Tenant agree --

- (a) that in the event the demised premises or its contents are damaged or destroyed by fire or other insured casualty, the rights, if any, of either party against the other with respect to such damage or destruction are hereby waived; and
- (b) that all policies of fire and/or extended coverage or other insurance covering the demised premises or its contents shall contain a clause or endorsement providing in substance that the insurance shall not be prejudiced if the insureds' have waived right of recovery from any person or persons prior to the date and time of loss or damage, if any.

ARTICLE XVII

Default: Tenant's failure to pay any rent or other money required hereby within three (3) days such obligation becomes due will be an event of default under this Lease, subject to Article IV right to cure non-payment of rent. The following other events also will be deemed to be events of default by Tenant under this Lease if Tenant fails to cure any of the following within thirty (30) days after Landlord provides written notice to Tenant of the existence of such an event of default (but in the event a violation or failure by its nature cannot be reasonably cured within thirty (30) days after such written notice, then such violation or failure shall be deemed to be cured if the cure is commenced within such thirty (30) days and thereafter diligently prosecuted to completion), except that written notice and opportunity to cure will not be required after three (3) events of default have occurred within any twelve (12) month period:

- (a) Tenant or anyone claiming under Tenant violates or fails to perform any provision hereof other than non-payment of rent or other money required hereby including, without limitation, the failure of Tenant to continue to occupy all of the demised premises and to conduct and operate Tenant's business within the demised premises or Tenant's abandonment of the demised premises;
- (b) the filing of any petition in bankruptcy or for reorganization under the federal bankruptcy act or any similar law by or against Tenant or any guarantor of Tenant's obligations under this Lease (a "Guarantor");
- (c) the adjudication of Tenant or any Guarantor as bankrupt or insolvent under the federal bankruptcy act or any similar law;

- (d) the making by Tenant or any Guarantor of an assignment for the benefit of creditors or transfer in fraud of creditors;
- (e) the appointment of a receiver for Tenant or any Guarantor or for any assets of Tenant or Guarantor;
- (f) the insolvency of Tenant or any Guarantor, or Tenant's or Guarantor's inability to pay its debts as they become due; or
- (g) the occurrence of the fourth or more events of default by Tenant within any twelve (12) month period during the term of this Lease regardless of the fact that any earlier defaults have been cured.

Upon the occurrence of an event of default and after providing notice and the opportunity to cure any such default as may be required, Landlord may, in addition to, and not in limitation of, any other remedy permitted by law, in equity or by this Lease, immediately or at any time thereafter, while any such event of default continues, at Landlord's option, re-enter and recover possession of the entire demised premises from all persons and expel and remove forcibly if necessary, without being liable for damages, Tenant and those claiming under Tenant and all their effects, and Landlord may, at Landlord's option, without further notice either terminate this Lease or, as agent of Tenant, relet or otherwise dispose of the premises or any part thereof to others in such manner and on such terms as Landlord deems best; but in any case, Tenant shall be and remain obligated to pay Landlord any damages or loss or rent which Landlord may then or thereafter suffer to the full end of the original term.

ARTICLE XVIII

Bankruptcy: If any act set forth in subparagraphs (b), (c), (d), (e), or (f) of Article XVII (Default) shall occur and this Lease is not terminated pursuant to the provisions thereof, the parties agree:

- (a) That if there shall be a default in the payment of rent or any other sums payable by Tenant hereunder, or a default in the observance or performance of any other provision of this Lease binding on Tenant, Landlord shall be entitled to immediately discontinue furnishing any utilities and other services it has been providing to the leased premises, until such time as such defaults have been fully cured and/or adequate protection of Landlord's interests is made and assurances of future performance are made, it being agreed that the foregoing action by Landlord shall in no way cause or result in any abatement of rent or any other amount payable by Tenant during the continuance of the term of this Lease.

- (b) That if this Lease is assumed by a trustee in bankruptcy, and assigned by the trustee to a third party, then such third party shall (a) execute and deliver to Landlord an agreement in recordable form whereby such party confirms that it has assumed and agrees with Landlord to discharge all obligations (including, without limitation, the provisions of this Lease respecting the permitted use of the leased premises and the manner of operation thereof) binding on Tenant under this Lease, and (b) grant Landlord, to secure the performance of such party's obligations under this Lease, a security interest in such party's merchandise, inventory, personal property, fixtures, furnishings, and all accounts receivable (and in the proceeds of all of the foregoing) with respect to its operations in the demised premises; and in connection therewith, such party shall execute such security agreements, financing statements and other documents (the forms of which are to be

designated by Landlord) as are necessary to perfect such lien.

(c) Any person or entity to which this Lease is assigned pursuant to any applicable provisions of the federal bankruptcy act or any similar law shall be deemed without further act or deed to have assumed all of the obligations arising under this Lease on and after the date of such assignment, and any and all moneys or other considerations payable or otherwise to be delivered in connection with such assignment shall be paid or delivered to Landlord, shall be and remain the exclusive property of Landlord and shall not constitute property of Tenant or of the estate of Tenant within the meaning of the federal bankruptcy act or any similar law, or if any or all such moneys or other considerations constituting Landlord's property are not paid or delivered to Landlord, such moneys or other considerations shall be held in trust for the benefit of Landlord and be promptly paid or delivered to Landlord.

(d) This Lease shall be deemed a lease of "Nonresidential Real Property" for the purpose of Section 365 of the Federal Bankruptcy Code.

ARTICLE XIX

No Waiver: No waiver of any covenant or condition of this Lease by any party shall be deemed to imply or constitute a further waiver of the same covenant or condition or of any other covenant or condition of this Lease.

ARTICLE XX

Severability: If any article or articles or clause or clauses shall be determined to be void or unenforceable by law, such a finding shall have no effect upon the validity of the remaining articles to this Lease.

ARTICLE XXI

Quiet Enjoyment: Tenant, on paying the rental and performing the covenants and conditions hereof, shall and may peaceably and quietly have, hold and enjoy the demised premises for the term hereof.

ARTICLE XXII

Waste or Nuisance: Tenant shall not commit or suffer to be committed any waste upon the demised premises or any nuisance or other act or thing which may disturb the quiet enjoyment of any other tenant in the building in which the demised premises may be located, or in the Commercial Center, or which may disturb the quiet enjoyment of any person within five hundred (500) feet of the boundaries of the Commercial Center. Tenant shall be responsible to keep the immediate area in the front and rear of the demised premises clean and free of debris, trash or other waste.

ARTICLE XXIII

Governmental Regulations: Tenant shall, at Tenant's sole cost and expense, comply with all of the

requirements of all county, municipal, state, federal and other applicable governmental authorities, now in force, or which may hereafter be in force, pertaining to the demised premises, and shall faithfully observe in the use of the demised premises all municipal and county ordinances and state and federal regulations, orders and other requirements issued or made pursuant to any such ordinances and statutes.

ARTICLE XXIV

Surrender at Expiration: At the expiration of the term of this Lease - or any renewal term thereof, Tenant will quit and surrender the premises to Landlord in the same condition as the demised premises were on the date this Lease was entered into, reasonable wear and tear excepted, and shall surrender all keys for the demised premises to Landlord at the place then fixed for payment of rent. If tenant wishes to renew, then notice must be sent at least 90 days in advance of end of term unless agreed otherwise.

ARTICLE XXV

Subordination: If requested by Landlord, Tenant shall subordinate this Lease and all interests of Tenant therein to all mortgages which may now or hereafter affect the demised premises, and to any and all advances to be made thereunder and all renewals, modifications, consolidations, replacements and extensions thereof.

ARTICLE XXVI

Estoppel Certificate: Within ten (10) days after request therefor by Landlord or in the event that upon any sale, assignment or hypothecation of the demised premises and/or the land thereunder by Landlord, Tenant shall execute, acknowledge and deliver to Landlord, Landlord's mortgagee, or others designated by Landlord, an estoppel certificate in such form as may from time to time be provided, ratifying this Lease and certifying that this Lease is unmodified and in full force and effect (or, if there have been modifications, that the same is in full force and effect as modified, and stating the modifications), that there are no defenses or offsets thereto (or stating those claimed by Tenant), that all conditions under this Lease to be performed by Landlord have been satisfied (and if not, what conditions remain unperformed), and the dates to which fixed rent and other charges have been paid.

ARTICLE XXVII

Notices: All notices required or options granted under this Lease shall be given in writing and shall be deemed to be properly served if sent by United States Mail to Landlord at the last address where rent was paid, or to Tenant at the above business address. The effective date of such written notice or option shall be the date upon which the same is deposited in the United States Mail.

ARTICLE XXVIII

Possession after Term: In the event Tenant remains in possession of the demised premises after expiration of this Lease and without the execution of a new lease, Tenant shall be deemed to be occupying the demised premises as a hold over Tenant from month to month, subject to all of the conditions and

obligations of this Lease insofar as the same are applicable to a month to month tenancy, except that the amount of monthly rent payable during such tenancy shall equal one hundred fifty percent (150%) of the monthly rent payable in the last full month immediately preceding such tenancy, and Tenant shall be liable for any damages incurred by Landlord incident to Tenant not surrendering possession of the demised premises to Landlord at the expiration of the term of this Lease.

ARTICLE XXIX

Inspection: Landlord shall have the right to inspect the demised premises or to make repairs, additions or alterations to the same at all reasonable hours. For sixty (60) days prior to the termination of this Lease, Landlord may have reasonable access to the demised premises for exhibiting the same to prospective tenants, or the placing of "For Rent" signs therein. Landlord will attempt to provide 24 hours notice by phone or email or other method as may be expedient advance notice before showing the unit, unless agreed otherwise by all parties.

ARTICLE XXX

Legal Expenses: If suit shall be brought for recovery of possession of the demised premises, for the recovery of rent or any other amount due under the provisions of this Lease, or because of the breach of any other covenant herein contained on the part of Tenant to be kept or performed, and a breach shall be established, Tenant shall pay to Landlord all expenses incurred therefor, including a reasonable attorney's fee.

ARTICLE XXXI

Waiver of Jury Trial: The parties hereto shall and they hereby do waive trial by jury in any action, proceeding or counterclaim brought by the parties hereto against the other on any matters whatsoever arising out of or in any way connected with this Lease, the relationship of Landlord and Tenant, Tenant's use or occupancy of the demised premises, and/or any claim of injury or damage.

ARTICLE XXXII

Waiver of Rights of Redemption: Tenant hereby expressly waives any and all rights of redemption granted by or under any present or future laws in the event of Tenant being evicted or dispossessed for any cause, or in the event of Landlord obtaining possession of the demised premises, by reason of the violation by Tenant of any of the terms, agreements, covenants or conditions of this Lease or otherwise.

ARTICLE XXXIII

Heirs, Successors, Etc.: All rights and liabilities herein given or imposed on any party hereto shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

ARTICLE XXXIV

Gender and Plurality: The masculine gender shall be deemed to include the feminine or neuter, and vice-versa. The singular of any word shall be deemed to include the plural and vice-versa.

ARTICLE XXXV

Deposit: Landlord is currently holding funds from Tenant of the sum of \$1,000 as security deposit, which shall not bear interest, need not be kept separately, and, subject to the provisions of this Article, shall be returned to Tenant within thirty (30) days of the termination of the full term of this Lease and peaceful surrender of possession, less the cost of any repairs which shall have been made necessary by Tenant's use of the premises. The security deposit is intended to secure Tenant's performance of all of its obligations under this Lease. In the event Tenant defaults in any payment or performance obligation hereunder, Landlord may, after giving five (5) days prior written notice to Tenant, without prejudice to Landlord's other remedies, apply all or any portion of the security deposit to cure Tenant's default. Upon Landlord's application of all or part of the security deposit, Tenant shall, within ten (10) days after written demand from Landlord, pay to Landlord the amount necessary to restore the security deposit to its original amount.

ARTICLE XXXVI

(a) This Lease may be executed in two or more counterparts, each of which when compiled together shall constitute one and the same original. Scans or copies shall be deemed effective as originals.

(b) Where Tenant is a corporation, limited liability company or other entity, each individual executing this Lease on behalf of Tenant represents and warrants that he or she is duly authorized to execute and deliver this Lease on behalf of Tenant, in accordance with a duly adopted resolution of the applicable governing body of Tenant. Tenant shall, within thirty (30) days after execution of this Lease, deliver to Landlord a certified copy of a resolution of the applicable governing body of Tenant authorizing or ratifying the execution of this Lease.

(c) Landlord and Tenant represent and warrant, one to the other, that neither party has engaged any broker, finder, or other person who would be entitled to any commission or fees in respect of the negotiation, execution, or delivery of this Lease. Landlord and Tenant shall indemnify and hold harmless the other against any loss, cost, liability, or expense incurred by the other as a result of any claim asserted by any such broker, finder or other person on the basis of any arrangements or agreements made or alleged to have been made by or on behalf of Landlord or Tenant.

(d) Time periods for Landlord's and Tenant's performance under any provisions of this Lease shall be extended for periods of time during which the Landlord's and Tenant's performance is prevented due to circumstances beyond the Landlord's and Tenant's reasonable control, including without limitation, strikes, embargoes, governmental regulations, acts of God, war, or other strife.

ARTICLE XXXVII

Governing law: This Agreement shall be governed, construed and interpreted by, through and under Missouri Law, and choice of venue shall be ~~Lafayette~~ Jackson County.

ARTICLE XXXVIII

Non Disclosure and Confidentiality: By mutual agreement both Landlord and Tenant may not divulge in any form the terms, conditions, or any parts of this lease to another party without written consent of either Landlord or Tenant

IN WITNESS WHEREOF, the parties hereto executed and delivered this Lease as of the day, month and year first above written.

Dynamic Property LLC

BY _____

Date _____

Auto Tow & Recovery LLC

BY Shelly Adamson, Agent

Date _____

ADDENDUM/SPECIAL TERMS

Parties agree that special consideration has been taken for certain tenant improvements for discounted rent. Tenant agrees to completely remove wallpaper and, paint to a reasonable commercial standard the interior of the building, ~~and repair~~ Additionally, tenant shall professionally clean all carpeting and flooring at tenant's expense. Said improvements are expected to be completed ~~six-nine (96)~~ nine (9) months from the date of possession to landlords approval, which will not be unreasonably withheld reasonable commercial standard. Otherwise, landlord retains the option of holding the lease in default and may terminate the lease at its option with at least thirty (30) day notice. Absent agreement otherwise, parties agree \$12,000 is reasonable liquidated damages for tenant's breach of completion of improvements.

Dynamic Property LLC

Michelle Adamson
Auto Tow & Recovery LLC

BY _____

BY Shelly Adamson, Agent

Date _____

Date 2/1/25



April 10, 2025

Dear Property Owner:

As an owner of property located within 185 feet of a proposed Conditional Use Permit for a vehicle tow yard, you are being notified that the Grain Valley Board of Aldermen will hold a public hearing on Monday, April 28th, 2025, at 6:30 p.m. in the Council Chambers of City Hall, located at 711 Main Street to receive input concerning the following requests:

1. **Auto Tow & Recovery-** Requesting a Conditional Use Permit for a vehicle tow yard on approximately 0.5-acre lot. The property is zoned District C-1 (Central Business District). The 0.5-acre lot is generally located less than ¼ mile west of Buckner Tarsney Road on the south side of Harris Street towards the end of Harris Street and is legally described as CANNONS FIRST; LOTS 1-5 BLK 2 – 1st Plat AKA 205 NW Harris Street.

Attendance at this meeting on your part is not required; however, all interested people are encouraged to attend.

If you have any questions, please feel free to contact me at (816) 847-6221 or pmartin@cityofgrainvalley.org.

Sincerely,

A handwritten signature in black ink that reads "Patrick Martin".

Patrick Martin

Community Development Director

711 Main Street
Grain Valley, MO 64029
816.847.6200

cityofgrainvalley.org

LIFE OUTSIDE THE LINES

INTENTIONALLY LEFT BLANK

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

I, India Johnston, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Apr 12, 2025

Printer's Fee: \$79.45

India Johnston

Agent

VERIFICATION

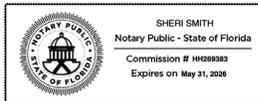
State of Florida
County of Broward

Signed or attested before me on this: 04/16/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.



CITY OF GRAIN VALLEY Board of Aldermen PUBLIC HEARING

The Grain Valley Board of Aldermen will hold a public hearing at 6:30 PM on April 28th, 2025, at Grain Valley City Hall, in the Council Chambers, at 711 Main Street to receive input concerning the following request:

1. **Auto Tow & Recovery-** Requesting a Conditional Use Permit for a vehicle tow yard on approximately 0.5-acre lot. The property is zoned District C-1 (Central Business District). The 0.5-acre lot is generally located less than ¼ mile west of Buckner Tarsney Road on the south side of Harris Street towards the end of Harris Street and is legally described as CANNONS FIRST; LOTS 1-5 BLK 2 – 1st Plat AKA 205 NW Harris Street.

2. **City Code Chapter 400 Zoning Regulation Amendment Section 400.290-** A Resolution (2025-01) recommending to the Board of Aldermen that Title IV (Land Use) of the Code of Ordinances be amended in Section 400.290 (Off-Street Parking and Loading Regulations) limiting the type and number of items allowed that could be parked in the rear yard in certain zoning districts.

All interested parties are encouraged to attend.

Published in the Examiner, Apr 12, 2025

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

MEETING DATE	04/28/2025	
BILL NUMBER	B25-08	
AGENDA TITLE	AN ORDINANCE AMENDING TITLE IV (LAND USE), SECTION 400.290 (OFF-STREET PARKING AND LOADING REGULATIONS) BY LIMITING PARKING IN THE REAR YARD	
REQUESTING DEPARTMENT	Community Development	
PRESENTER	Patrick Martin, Community Development Director	
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 allow no more than two of the following items: automobile, boat, unloaded utility trailer, Recreational Vehicle (RV), non-motorized camper are allowed to park in the rear yard on property occupied with a residence in certain zoning districts.	
BACKGROUND	Since June of 2022, there has been discussion regarding this section and looking at the issue of parking in the rear yard in residential districts on the grass. There have been several meetings and several draft amendments that have been reviewed and revised.	
SPECIAL NOTES	N/A	
ANALYSIS	N/A	
PUBLIC INFORMATION PROCESS	The public hearing was advertised in the Examiner on Sunday, April 13, 2025.	
BOARD OR COMMISSION RECOMMENDATION	The Planning and Zoning Commission held a public hearing on April 9, 2025. The Commission voted 5 to 0 to recommend approval of the code amendment.	
DEPARTMENT RECOMMENDATION	Staff Recommends Approval	

**REFERENCE DOCUMENTS
ATTACHED**

Ordinance, Planning and Zoning Commission Resolution
2025-01, Staff Report, Public Notice Affidavit

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B25-08

ORDINANCE NO.
SECOND READING
FIRST READING

AN ORDINANCE AMENDING TITLE IV (LAND USE), SECTION 400.290 (OFF-STREET PARKING AND LOADING REGULATIONS) BY LIMITING PARKING IN THE REAR YARD

WHEREAS, the Board of Aldermen of the City of Grain Valley, Missouri, has determined that it is desirable to amend Section 400.290 (Off-Street Parking and Loading Regulations) by limiting the number of items to no more than two that can be parked in the rear yard; and

WHEREAS, the Planning and Zoning Commission of the City of Grain Valley, Missouri held a public hearing at 6:30 PM on Wednesday, April 9, 2025, to hear public comments on the proposed changes to Chapter 400, Section 400.290; and

WHEREAS, the Planning and Zoning Commission recommends approval of the code amendment by a vote of 5 to 0 in favor; and

WHEREAS, the Board of Aldermen held a public hearing around 6:30PM on Monday, April 28, 2025, to hear public comments; and

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

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

SECTION 1: Title IV, Land Use, Chapter 400, Section 400.290 of the Grain Valley Missouri Municipal Code is hereby amended to be:

Section 400.290 (Off-Street Parking And Loading Regulations)

10. Additional Parking Regulations.

f. 1) Parking of automobiles, trucks, boats, trailers, recreational vehicles, lawn mowers, tractors or any other motorized vehicles is not permitted on unimproved surfaces in front and side areas of a property in commercial, industrial and residential areas under two (2) acres per parcel throughout the City.

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

2) No more than two (2) of the following items are allowed to park in the rear yard on property occupied with a residence in zoning R-1, R-1A, R-1B and R-1C with lots size less than .75 Acre:

automobile

boat

unloaded utility trailer,

Recreational Vehicle (RV)

non- motorized camper (includes fifth wheel trailer, bumper pull trailer, hybrid trailer, pop up camper and teardrop trailer)

Exception: The storage of a vehicle/item on private property so located upon the property as not to be readily visible from any public place or from any surrounding private property nor shall these subsections apply to any lot or parcel of private property (.75) acre or more in size.

SECTION 2. That this Ordinance shall be in full force and effect immediately upon its passage by the Board of Aldermen.

Read two times and PASSED by the Board of Aldermen this ____ day of May, 2025, the aye and nay votes being recorded as follows:

ALDERMAN BRAY	_____	ALDERMAN KNOX	_____
ALDERMAN LIMBERG	_____	ALDERMAN MYERS	_____
ALDERMAN SKINNER	_____	ALDERMAN SOLE	_____

Mayor _____ (in the event of a tie only)

Approved as to form:

Lauer Municipal Law
City Attorney

Mike Todd
Mayor

ATTEST:

Jamie Logan
City Clerk



STAFF REPORT

City Code Chapter 400 – Zoning Regulation Amendment – Section 400.290
April 9th, 2025

ACTION:

Requesting the Planning and Zoning Commission approve Resolution 2024-01 pertaining to amendment to Chapter 400 on the Zoning Regulations regarding parking in the rear yard.

ANAYLSIS:

In June of 2022, talks began about this section of the code and looking at the issue of parking in the rear yard in residential districts on the grass. There have been several meetings and several draft amendments that have been reviewed and revised.

At the January 13th Board of Aldermen meeting, the Board recommended a joint workshop meeting between the Board of Aldermen and the Planning and Zoning Commission. This meeting was scheduled for February 26, 2025. With directions from the joint workshop staff drafted the amendment as follows:

No more than two (2) of the following items are allowed to park in the rear yard on property occupied with a residence in zoning R-1, R-1A, R-1B and R-1C with lots size less than .75 Acre:

- automobile
- boat
- unloaded utility trailer,
- Recreational Vehicle (RV)
- non- motorized camper (includes fifth wheel trailer, bumper pull trailer, hybrid trailer, pop up camper and teardrop trailer)

Exception: The storage of a vehicle/item on private property so located upon the property as not to be readily visible from any public place or from any surrounding private property nor shall these subsections apply to any lot or parcel of private property (.75) acre or more in size.

If this amendment is recommended for approval by the Planning and Zoning Commission to the Board of Aldermen and if the Board of Aldermen approve this amendment, there will be an effective date in the Ordinance. This effective date is typically the same date as when the Ordinance is approved.

Once this effective date is determined, if you had been parking a vehicle, truck, RV, or any other item listed above, regardless of how many, you would be able to continue parking in the rear yard under Section 400.271, Non-Conforming Use.



Page 2, Staff Report

According to City Code Section 400.271 (A)(3), a property owner would lose the right to Non-Conforming Use if the use is discontinued for a period of twelve (12) months or more. If they are gone for more than 12 months, the non-conforming use that was grandfathered will be abandoned by the property owner.

The Non-Conforming Use applies to the owner of the property on the effective date of the ordinance. If the property is sold after the effective date of the ordinance, the new owner does not have the right to the non-conforming use. The new property owner would need to comply with the new code amendment.

PUBLIC INFORMATION AND PROCESS:

Public notice was given in the Examiner on Saturday, March 26, 2025.

STAFF RECOMMENDATION:

Staff recommends approval.

RESOLUTION NO: 2025-01

A RESOLUTION OF THE PLANNING & ZONING COMMISSION OF THE CITY OF GRAIN VALLEY, MISSOURI, RECOMMENDING TO THE BOARD OF ALDERMEN THAT TITLE IV (LAND USE) OF THE CODE OF ORDINANCES BE AMENDED IN SECTION 400.290 (OFF-STREET PARKING AND LOADING REGULATIONS) PERTAINING PARKING IN THE REAR YARD.

WHEREAS, the Planning & Zoning Commission of the City of Grain Valley, Missouri now desires to recommend to the Board of Aldermen of the City that Chapter 400 of the Code of Ordinances of the City of Grain Valley be amended in Section 400.290 so certain items are limited to no more than two (2) parking in the rear yard; and

WHEREAS, the Planning & Zoning Commission of the City of Grain Valley, Missouri also wants to amend Section 400.290 so that automobiles, trucks, recreational vehicles (RV) or any other similar motorized vehicles are limited to parking in the rear yard; and

WHEREAS, the Planning and Zoning Commission of the City of Grain Valley, Missouri held a public hearing at 6:30 PM on Wednesday, April 9th, 2025, to hear public comments on the proposed changes to Chapter 400, Section 400.290.

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

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

Section 400.290 (Off-Street Parking And Loading Regulations)

10. Additional Parking Regulations.

f. 1) Parking of automobiles, trucks, boats, trailers, recreational vehicles, lawn mowers, tractors or any other motorized vehicles is not permitted on unimproved surfaces in front and side areas of a property in commercial, industrial and residential areas under two (2) acres per parcel throughout the City.

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

2) **No more than two (2) of the following items are allowed to park in the rear yard on property occupied with a residence in zoning R-1, R-1A, R-1B and R-1C with lots size less than .75 Acre:**

- **automobile**
- **boat**

- unloaded utility trailer,
- Recreational Vehicle (RV)
- non- motorized camper (includes fifth wheel trailer, bumper pull trailer, hybrid trailer, pop up camper and teardrop trailer)

Exception: The storage of a vehicle/item on private property so located upon the property as not to be readily visible from any public place or from any surrounding private property nor shall these subsections apply to any lot or parcel of private property (.75) acre or more in size.

SECTION 2. That this Resolution shall be in full force and effect immediately upon its execution by the Planning & Zoning Commission of the City of Grain Valley, Missouri.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF GRAIN VALLEY, MISSOURI, THIS 9th DAY OF APRIL, 2025.


Justin Tyson
Chairman

ATTEST:



Jamie Logan, City Clerk



AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

I, India Johnston, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Apr 12, 2025

Printer's Fee: \$79.45

India Johnston

Agent

VERIFICATION

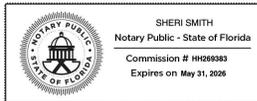
State of Florida
County of Broward

Signed or attested before me on this: 04/16/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.



CITY OF GRAIN VALLEY Board of Aldermen PUBLIC HEARING

The Grain Valley Board of Aldermen will hold a public hearing at 6:30 PM on April 28th, 2025, at Grain Valley City Hall, in the Council Chambers, at 711 Main Street to receive input concerning the following request:

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2. **City Code Chapter 400 Zoning Regulation Amendment Section 400.290-** A Resolution (2025-01) recommending to the Board of Aldermen that Title IV (Land Use) of the Code of Ordinances be amended in Section 400.290 (Off-Street Parking and Loading Regulations) limiting the type and number of items allowed that could be parked in the rear yard in certain zoning districts.

All interested parties are encouraged to attend.

Published in the Examiner, Apr 12, 2025

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Reports*

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FINANCIAL REPORT
For the Month Ended March 31, 2025

Unaudited Financial Reports for
Budgetary Management Purposes

City of Grain Valley, MO

Unaudited Statement of Revenue, Expenditures, and Fund Balance

General Fund	2025 Budget	Current Period	YTD Actual	Budget to Actual	Percentage of Budget
Revenues					
Property Tax	1,531,000	37,837	1,458,409	(72,591)	95.26%
Sales Tax	1,425,000	96,407	49,216	(1,375,784)	3.45%
Franchise Fees	1,345,000	84,811	164,981	(1,180,019)	12.27%
Fines & Forfeitures	103,200	6,538	22,814	(80,386)	22.11%
Permits/Licenses/Fees	231,672	8,746	20,590	(211,082)	8.89%
Other Governmental	192,313	7,505	49,714	(142,598)	25.85%
Charges for Services	560	895	1,241	681	221.68%
Sale of Asset	10,000	0	3,700	(6,300)	37.00%
Miscellaneous	601,322	20,331	64,464	(536,858)	10.72%
Bonds, FD Bal, Capital Lease	189,500	0	0	(189,500)	0.00%
Total	\$5,629,567	\$263,070	\$1,835,129	(3,794,437)	32.60%
Expenditures					
HR/City Clerk	366,223	13,734	44,995	321,228	12.29%
Information Technology	270,306	17,591	50,243	220,063	18.59%
Building & Grounds	88,101	4,246	13,051	75,050	14.81%
Administration	271,515	15,233	51,676	219,838	19.03%
Elected	89,797	33,615	40,230	49,567	44.80%
Legal	60,000	4,584	6,757	53,244	11.26%
Finance	175,637	10,166	28,877	146,760	16.44%
Court	106,961	8,463	23,311	83,650	21.79%
Victim Services	103,215	7,765	21,145	82,071	20.49%
Fleet	56,145	0	0	56,145	0.00%
Police	3,672,045	299,403	766,743	2,905,302	0.00%
Animal Control	79,085	4,943	14,880	64,205	969.52%
Planning and Engineering	388,884	25,359	71,276	317,609	3.83%
Total	\$5,727,914	\$445,102	\$1,133,184	\$4,594,730	19.78%
Revenue Over Expenditure	(98,347)	(182,031)	\$701,946	\$800,293	
Transfer In/Out	100,000	3,334	10,859	(89,141)	
Revenue over Expenditure & Transfers	1,653	(178,697)	712,805	711,152	
Beginning Fund Balance	\$5,326,039		\$5,326,039		
Budgeted Fund Balance	(189,500)				
Ending Fund Balance	\$5,138,192		\$6,038,844		

City of Grain Valley, MO

Unaudited Statement of Revenue, Expenditures, and Fund Balance

Parks Fund	2025 Budget	Current Period	YTD Actual	Budget to Actual	Percentage of Budget
Revenues					
Property Tax	337,500	8,355	322,022	(15,478)	95.41%
Sales Tax	650,000	44,065	24,675	(625,325)	3.80%
Permits/Licenses/Fees	9,000	1,764	4,793	(4,207)	53.26%
Other Governmental	742,100	0	0	(742,100)	0.00%
Parks	21,600	2,765	3,075	(18,525)	14.24%
Recreation	110,860	25,088	41,708	(69,152)	37.62%
Community Center	101,250	6,068	30,061	(71,189)	29.69%
Pool	133,000	20,460	20,460	(112,540)	15.38%
Sale of Asset	0	0	10,922	10,922	0.00%
Miscellaneous	50,200	4,505	12,949	(37,251)	25.79%
Bonds, FD Bal, Capital Lease	567,100	0	0	(567,100)	0.00%
Total	\$2,722,610	\$113,069	\$470,665	(\$2,251,945)	17.29%
Expenditures					
Park Admin	1,784,971	33,351	85,477	1,699,494	4.79%
Park	383,997	23,108	61,383	322,614	15.99%
Recreation	74,887	40	2,227	72,661	2.97%
Community Center	279,938	25,412	62,659	217,279	22.38%
Pool	217,352	295	295	217,057	0.14%
Total	\$2,741,145	\$82,207	\$212,042	\$2,529,103	7.74%
Revenue Over Expenditure	(\$18,535)	\$30,862	\$258,624	\$277,159	
Transfer In/Out	90,000	0	0	0	
Revenue over Expenditure & Transfers	\$71,465	\$30,862	\$258,624	\$187,159	
Beginning Fund Balance	\$1,087,402		\$1,087,402		
Budgeted Fund Balance	(\$567,100)				
Ending Fund Balance	\$591,767		\$1,346,026		
Transportation Fund	2025 Budget	Current Period	YTD Actual	Budget to Actual	Percentage of Budget
Revenues					
Sales Tax	1,435,000	107,443	85,185	(1,349,815)	5.94%
Permits/Licenses/Fees	29,000	0	0	(29,000)	0.00%
Sales of Asset	5,000	0	0	(5,000)	0.00%
Misc	75,000	5,818	16,478	(58,522)	0.00%
Bonds, FD Bal, Capital Lease	760,000	0	0	(760,000)	0.00%
Total	\$2,304,000	\$113,261	\$101,663	(2,202,337)	4.41%
Expenditures					
Total	2,161,922	\$50,694	\$158,415	\$2,003,506	7.33%
Revenue Over Expenditure	\$142,079	\$62,567	(\$56,753)	(198,831)	-39.94%
Transfer In/Out	(25,000)	0	0	0	
Revenue over Expenditure & Transfers	\$117,079	\$62,567	(\$56,753)	(173,831)	
Beginning Fund Balance	\$1,798,394		\$1,798,394		
Budgeted Fund Balance	(760,000)				
Ending Fund Balance	\$1,038,394		\$1,741,642		

Capital Improvement Fund	2025 Budget	Current Period	YTD Actual	Budget to Actual	Percentage of Budget
Revenues					
Sales Tax	615,000	41,529	17,934	(597,066)	2.92%
Miscellaneous	30,000	2,403	6,697	(23,303)	0.00%
Bonds, FD Bal, Capital Lease	0	0	0	0	0.00%
Total	\$645,000	\$43,933	\$24,632	(620,368)	3.82%
Expenditures					
Total	645,000	\$11,218	\$11,807	\$633,193	1.83%
Revenue Over Expenditure	\$0	\$32,715	\$12,825	\$12,825	
Beginning Fund Balance	\$698,566		\$698,566		
Ending Fund Balance	\$698,566		\$711,390		

Debt Service Fund	2025 Budget	Current Period	YTD Actual	Budget to Actual	Percentage of Budget
Revenues					
Property Tax	2,085,000	51,201	1,971,146	(113,854)	94.54%
Misc	100,000	7,348	21,022	(78,978)	21.02%
Total	\$2,185,000	\$58,549	\$1,992,168	(\$192,832)	91.17%
Expenditures					
Total	1,817,025	\$500	\$1,514,950	\$302,075	83.38%
Revenue Over Expenditure	\$367,975	\$58,049	\$477,218	\$109,243	129.69%
Beginning Fund Balance	\$1,709,514		\$1,709,514		
Ending Fund Balance	\$2,077,489		\$2,186,732		

Water & Sewer Fund	2025 Budget	Current Period	YTD Actual	Budget to Actual	Percentage of Budget
Revenues					
Sales Tax	900	83	160	(740)	17.76%
Permits/Licenses/Fees	21,397	0	0	(21,397)	0.00%
Charges for Services	6,302,024	434,479	1,392,130	(4,909,894)	22.09%
Sale of Asset	10,000	0	0	(10,000)	7950.00%
Misc.	402,800	30,841	89,152	(313,648)	22.13%
Bonds, FD Bal, Capital Lease	5,170,000	0	0	(5,170,000)	0.00%
Total	\$11,907,121	\$465,403	\$1,481,442	(10,425,679)	12.44%
Expenditures					
Water	8,679,355	276,233	614,879	(8,064,476)	7.08%
Sewer	2,975,220	255,729	413,258	(2,561,962)	13.89%
Total	11,654,575	531,963	1,028,137	\$10,626,439	8.82%
Revenue Over Expenditure	\$252,546	(\$66,560)	\$453,305	\$200,759	179.49%
Budgeted Fund Balance	(\$5,170,000)				
Beginning Fund Balance	\$9,874,741		\$9,874,741		
Ending Fund Balance	\$4,957,287		\$10,328,046		

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: MARCH 31ST, 2025

100-GENERAL FUND
 FINANCIAL SUMMARY

25.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
PROPERTY TAX	1,531,000.00	37,837.36	1,458,408.53	95.26 (	72,591.47)
SALES TAX	1,425,000.00	96,406.77	49,216.43	3.45 (	1,375,783.57)
FRANCHISE FEES	1,345,000.00	84,810.88	164,981.14	12.27 (	1,180,018.86)
FINES & FORFEITURES	103,200.00	6,538.04	22,814.48	22.11 (	80,385.52)
PERMITS/LICENSES/FEES	231,672.00	8,745.85	20,589.61	8.89 (	211,082.39)
OTHER GOVERNMENTAL	192,312.60	7,505.08	49,714.31	25.85 (	142,598.29)
CHARGES FOR SERVICES	560.00	895.00	1,241.38	221.68	681.38
SALE OF ASSET/MERCHAND	10,000.00	0.00	3,700.00	37.00 (	6,300.00)
MISCELLANEOUS	601,322.00	20,331.40	64,463.58	10.72 (	536,858.42)
BONDS, FD BAL, CAPT LEAS	<u>189,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00 (</u>	<u>189,500.00)</u>
TOTAL REVENUES	5,629,566.60	263,070.38	1,835,129.46	32.60 (	3,794,437.14)
<u>EXPENDITURE SUMMARY</u>					
HR/CITY CLERK	366,222.94	13,734.47	44,994.86	12.29	321,228.08
INFORMATION TECH	270,306.00	17,591.41	50,243.33	18.59	220,062.67
BLDG & GRDS	88,101.00	4,246.25	13,051.40	14.81	75,049.60
ADMINISTRATION	271,514.50	15,232.73	51,676.26	19.03	219,838.24
ELECTED	89,796.90	33,615.35	40,229.99	44.80	49,566.91
LEGAL	60,000.00	4,583.50	6,756.50	11.26	53,243.50
FINANCE	175,637.21	10,166.40	28,877.10	16.44	146,760.11
COURT	106,961.05	8,462.62	23,310.89	21.79	83,650.16
VICTIM SERVICES	103,214.20	7,764.59	21,144.67	20.49	82,069.53
FLEET	56,144.86	0.00	0.00	0.00	56,144.86
POLICE	3,672,044.79	299,402.91	766,742.92	20.88	2,905,301.87
ANIMAL CONTROL	79,085.16	4,942.95	14,880.33	18.82	64,204.83
PLANNING & ENGINEERING	<u>388,884.37</u>	<u>25,358.66</u>	<u>71,275.69</u>	<u>18.33</u>	<u>317,608.68</u>
TOTAL EXPENDITURES	5,727,912.98	445,101.84	1,133,183.94	19.78	4,594,729.04
REVENUES OVER/(UNDER) EXPENDITURES	(98,346.38)	(182,031.46)	701,945.52	713.75-	800,291.90
OTHER SOURCES	<u>100,000.00</u>	<u>3,334.28</u>	<u>10,859.27</u>	<u>10.86 (</u>	<u>89,140.73)</u>
TOTAL OTHER FINANCING SOURCES & USES	100,000.00	3,334.28	10,859.27	10.86 (	89,140.73)
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	1,653.62 (	178,697.18)	712,804.79	3,105.72	711,151.17

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: MARCH 31ST, 2025

170-TOURISM TAX FUND
 FINANCIAL SUMMARY

25.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
SALES TAX	36,000.00	1,623.79	5,093.54	14.15 (	30,906.46)
MISCELLANEOUS	<u>1,500.00</u>	<u>338.07</u>	<u>989.50</u>	<u>65.97</u> (	<u>510.50)</u>
TOTAL REVENUES	37,500.00	1,961.86	6,083.04	16.22 (	31,416.96)
<u>EXPENDITURE SUMMARY</u>					
ECONOMIC DEVELOPMENT	<u>35,000.00</u>	<u>828.00</u>	<u>2,004.72</u>	<u>5.73</u>	<u>32,995.28</u>
TOTAL EXPENDITURES	35,000.00	828.00	2,004.72	5.73	32,995.28
REVENUES OVER/(UNDER) EXPENDITURES	<u>2,500.00</u>	<u>1,133.86</u>	<u>4,078.32</u>	<u>163.13</u>	<u>1,578.32</u>
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	2,500.00	1,133.86	4,078.32	163.13	1,578.32

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: MARCH 31ST, 2025

200-PARK FUND
 FINANCIAL SUMMARY

25.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
PROPERTY TAX	337,500.00	8,354.75	322,022.00	95.41 (	15,478.00)
SALES TAX	650,000.00	44,064.54	24,675.16	3.80 (	625,324.84)
PERMITS/LICENSES/FEES	9,000.00	1,764.00	4,793.07	53.26 (	4,206.93)
OTHER GOVERNMENTAL	742,100.00	0.00	0.00	0.00 (	742,100.00)
PARKS	21,600.00	2,765.00	3,075.00	14.24 (	18,525.00)
RECREATION	110,860.00	25,088.00	41,708.00	37.62 (	69,152.00)
COMMUNITY CENTER	101,250.00	6,067.50	30,061.15	29.69 (	71,188.85)
POOL	133,000.00	20,460.00	20,460.00	15.38 (	112,540.00)
SALE OF ASSET/MERCHAND	0.00	0.00	10,922.00	0.00	10,922.00
MISCELLANEOUS	50,200.00	4,505.37	12,948.85	25.79 (	37,251.15)
BONDS, FD BAL, CAPT LEAS	<u>567,100.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u> (	<u>567,100.00)</u>
TOTAL REVENUES	2,722,610.00	113,069.16	470,665.23	17.29 (	2,251,944.77)
<u>EXPENDITURE SUMMARY</u>					
PARK ADMIN	1,784,970.94	33,351.14	85,477.42	4.79	1,699,493.52
PARK	383,996.88	23,108.11	61,383.20	15.99	322,613.68
RECREATION	74,887.05	40.22	2,226.55	2.97	72,660.50
COMMUNITY CENTER	279,938.32	25,412.45	62,659.41	22.38	217,278.91
POOL	<u>217,351.87</u>	<u>295.00</u>	<u>295.00</u>	<u>0.14</u>	<u>217,056.87</u>
TOTAL EXPENDITURES	2,741,145.06	82,206.92	212,041.58	7.74	2,529,103.48
REVENUES OVER/(UNDER) EXPENDITURES	(18,535.06)	30,862.24	258,623.65	1,395.32-	277,158.71
OTHER SOURCES	<u>90,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u> (	<u>90,000.00)</u>
TOTAL OTHER FINANCING SOURCES & USES	90,000.00	0.00	0.00	0.00 (	90,000.00)
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	71,464.94	30,862.24	258,623.65	361.89	187,158.71

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: MARCH 31ST, 2025

210-TRANSPORTATION
 FINANCIAL SUMMARY

25.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
SALES TAX	1,435,000.00	107,442.55	85,185.17	5.94	(1,349,814.83)
PERMITS/LICENSES/FEES	29,000.00	0.00	0.00	0.00	(29,000.00)
SALE OF ASSET/MERCHAND	5,000.00	0.00	0.00	0.00	(5,000.00)
MISCELLANEOUS	75,000.00	5,818.47	16,477.53	21.97	(58,522.47)
BONDS, FD BAL, CAPT LEAS	<u>760,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(760,000.00)</u>
TOTAL REVENUES	2,304,000.00	113,261.02	101,662.70	4.41	(2,202,337.30)
<u>EXPENDITURE SUMMARY</u>					
TRANSPORTATION	<u>2,161,921.50</u>	<u>50,693.75</u>	<u>158,415.36</u>	<u>7.33</u>	<u>2,003,506.14</u>
TOTAL EXPENDITURES	2,161,921.50	50,693.75	158,415.36	7.33	2,003,506.14
REVENUES OVER/(UNDER) EXPENDITURES	142,078.50	62,567.27	(56,752.66)	39.94-	(198,831.16)
OTHER USES	<u>25,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>25,000.00</u>
TOTAL OTHER FINANCING SOURCES & USES	(25,000.00)	0.00	0.00	0.00	25,000.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	117,078.50	62,567.27	(56,752.66)	48.47-	(173,831.16)

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: MARCH 31ST, 2025

230-PUBLIC HEALTH
 FINANCIAL SUMMARY

25.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
PROPERTY TAX	132,000.00	3,331.28	128,419.01	97.29 (	3,580.99)
MISCELLANEOUS	<u>5,500.00</u>	<u>697.27</u>	<u>2,152.49</u>	<u>39.14</u> (	<u>3,347.51)</u>
TOTAL REVENUES	137,500.00	4,028.55	130,571.50	94.96 (	6,928.50)
<u>EXPENDITURE SUMMARY</u>					
PUBLIC HEALTH	<u>72,100.00</u>	<u>20,664.80</u>	<u>37,054.08</u>	<u>51.39</u>	<u>35,045.92</u>
TOTAL EXPENDITURES	72,100.00	20,664.80	37,054.08	51.39	35,045.92
REVENUES OVER/(UNDER) EXPENDITURES	65,400.00 (	16,636.25)	93,517.42	142.99	28,117.42
OTHER USES	<u>65,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>65,000.00</u>
TOTAL OTHER FINANCING SOURCES & USES	(65,000.00)	0.00	0.00	0.00	65,000.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	400.00 (	16,636.25)	93,517.42	3,379.36	93,117.42

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: MARCH 31ST, 2025

250-OLD TOWNE TIF
 FINANCIAL SUMMARY

25.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
PROPERTY TAX	180,000.00	0.00	350,961.76	194.98	170,961.76
SALES TAX	100,000.00	7,476.13	17,406.48	17.41 (	82,593.52)
TIF, NID, CID	65,000.00	0.00	0.00	0.00 (	65,000.00)
MISCELLANEOUS	<u>5,000.00</u>	<u>74.80</u>	<u>1,624.01</u>	<u>32.48</u> (	<u>3,375.99)</u>
TOTAL REVENUES	350,000.00	7,550.93	369,992.25	105.71	19,992.25
<u>EXPENDITURE SUMMARY</u>					
TIF-OLD TOWN MKT PLACE	<u>345,000.00</u>	<u>1,120.00</u>	<u>423,047.25</u>	<u>122.62</u> (	<u>78,047.25)</u>
TOTAL EXPENDITURES	345,000.00	1,120.00	423,047.25	122.62 (	78,047.25)
REVENUES OVER/(UNDER) EXPENDITURES	<u>5,000.00</u>	<u>6,430.93</u> (	<u>53,055.00)</u>	<u>1,061.10</u>-(	<u>58,055.00)</u>
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	5,000.00	6,430.93 (	53,055.00)	1,061.10-(	58,055.00)

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: MARCH 31ST, 2025

280-CAPITAL PROJECTS FUND
 FINANCIAL SUMMARY

25.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
SALES TAX	615,000.00	41,529.27	17,934.10	2.92 (	597,065.90)
MISCELLANEOUS	<u>30,000.00</u>	<u>2,403.30</u>	<u>6,697.42</u>	<u>22.32</u> (	<u>23,302.58)</u>
TOTAL REVENUES	645,000.00	43,932.57	24,631.52	3.82 (	620,368.48)
<u>EXPENDITURE SUMMARY</u>					
CAPITAL IMPROVEMENTS	<u>645,000.00</u>	<u>11,217.77</u>	<u>11,806.75</u>	<u>1.83</u>	<u>633,193.25</u>
TOTAL EXPENDITURES	645,000.00	11,217.77	11,806.75	1.83	633,193.25
REVENUES OVER/(UNDER) EXPENDITURES	<u>0.00</u>	<u>32,714.80</u>	<u>12,824.77</u>	<u>0.00</u>	<u>12,824.77</u>
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0.00	32,714.80	12,824.77	0.00	12,824.77

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: MARCH 31ST, 2025

285-ARPA FUND
 FINANCIAL SUMMARY

25.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
MISCELLANEOUS	100,000.00	3,334.28	10,859.27	10.86	(89,140.73)
BONDS, FD BAL, CAPT LEAS	<u>1,440,947.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(1,440,947.00)</u>
TOTAL REVENUES	1,540,947.00	3,334.28	10,859.27	0.70	(1,530,087.73)
<u>EXPENDITURE SUMMARY</u>					
NON-DEPARTMENTAL	<u>1,440,947.00</u>	<u>16,297.00</u>	<u>94,548.90</u>	<u>6.56</u>	<u>1,346,398.10</u>
TOTAL EXPENDITURES	1,440,947.00	16,297.00	94,548.90	6.56	1,346,398.10
REVENUES OVER/(UNDER) EXPENDITURES	100,000.00	(12,962.72)	(83,689.63)	83.69-	(183,689.63)
OTHER USES	<u>100,000.00</u>	<u>3,334.28</u>	<u>10,859.27</u>	<u>10.86</u>	<u>89,140.73</u>
TOTAL OTHER FINANCING SOURCES & USES	(100,000.00)	(3,334.28)	(10,859.27)	10.86	89,140.73
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0.00	(16,297.00)	(94,548.90)	0.00	(94,548.90)

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: MARCH 31ST, 2025

286-DOWNTOWN CAPT IMPV FUND
 FINANCIAL SUMMARY

25.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
MISCELLANEOUS	125,000.00	9,341.42	27,463.72	21.97	(97,536.28)
BONDS, FD BAL, CAPT LEAS	<u>2,600,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(2,600,000.00)</u>
TOTAL REVENUES	2,725,000.00	9,341.42	27,463.72	1.01	(2,697,536.28)
<u>EXPENDITURE SUMMARY</u>					
NON-DEPARTMENTAL	<u>3,270,670.00</u>	<u>0.00</u>	<u>3,237.60</u>	<u>0.10</u>	<u>3,267,432.40</u>
TOTAL EXPENDITURES	3,270,670.00	0.00	3,237.60	0.10	3,267,432.40
REVENUES OVER/(UNDER) EXPENDITURES	(545,670.00)	9,341.42	24,226.12	4.44-	569,896.12
OTHER SOURCES	<u>551,475.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(551,475.00)</u>
TOTAL OTHER FINANCING SOURCES & USES	551,475.00	0.00	0.00	0.00	(551,475.00)
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	5,805.00	9,341.42	24,226.12	417.33	18,421.12

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: MARCH 31ST, 2025

291-2022 GO BONDS
 FINANCIAL SUMMARY

25.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
MISCELLANEOUS	25,000.00	1,818.55	5,359.91	21.44 (	19,640.09)
BONDS, FD BAL, CAPT LEAS	<u>550,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u> (	<u>550,000.00)</u>
TOTAL REVENUES	575,000.00	1,818.55	5,359.91	0.93 (	569,640.09)
<u>EXPENDITURE SUMMARY</u>					
NON-DEPARTMENTAL	<u>575,000.00</u>	<u>2,689.13</u>	<u>2,689.13</u>	<u>0.47</u>	<u>572,310.87</u>
TOTAL EXPENDITURES	575,000.00	2,689.13	2,689.13	0.47	572,310.87
REVENUES OVER/(UNDER) EXPENDITURES	<u>0.00</u> (	<u>870.58)</u>	<u>2,670.78</u>	<u>0.00</u>	<u>2,670.78</u>
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0.00 (	870.58)	2,670.78	0.00	2,670.78

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: MARCH 31ST, 2025

300-MKT PLACE TIF-PR#2
 FINANCIAL SUMMARY

25.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
MISCELLANEOUS	0.00	23.16	67.98	0.00	67.98
BONDS, FD BAL, CAPT LEAS	<u>5,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>(5,000.00)</u>
TOTAL REVENUES	5,000.00	23.16	67.98	1.36 (	4,932.02)
<u>EXPENDITURE SUMMARY</u>					
NON-DEPARTMENTAL	<u>5,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>5,000.00</u>
TOTAL EXPENDITURES	5,000.00	0.00	0.00	0.00	5,000.00
REVENUES OVER/ (UNDER) EXPENDITURES	<u>0.00</u>	<u>23.16</u>	<u>67.98</u>	<u>0.00</u>	<u>67.98</u>
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0.00	23.16	67.98	0.00	67.98

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: MARCH 31ST, 2025

302-MKTPL TIF-PR#2 SPEC ALLOC
 FINANCIAL SUMMARY

25.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
PROPERTY TAX	320,000.00	0.00	325,839.02	101.82	5,839.02
SALES TAX	490,000.00	42,682.95	124,204.30	25.35 (	365,795.70)
TIF, NID, CID	280,000.00	0.00	0.00	0.00 (	280,000.00)
MISCELLANEOUS	<u>15,000.00</u>	<u>60.41</u>	<u>2,493.49</u>	<u>16.62</u> (	<u>12,506.51)</u>
TOTAL REVENUES	1,105,000.00	42,743.36	452,536.81	40.95 (	652,463.19)
<u>EXPENDITURE SUMMARY</u>					
NON-DEPATMENTAL	<u>1,216,000.00</u>	<u>431.13</u>	<u>1,254.58</u>	<u>0.10</u>	<u>1,214,745.42</u>
TOTAL EXPENDITURES	1,216,000.00	431.13	1,254.58	0.10	1,214,745.42
REVENUES OVER/(UNDER) EXPENDITURES	(111,000.00)	42,312.23	451,282.23	406.56-	562,282.23
OTHER SOURCES	230,000.00	18,293.17	72,201.56	31.39 (	157,798.44)
OTHER USES	<u>118,930.73</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>118,930.73</u>
TOTAL OTHER FINANCING SOURCES & USES	111,069.27	18,293.17	72,201.56	65.01 (	38,867.71)
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	69.27	60,605.40	523,483.79	5,715.01	523,414.52

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: MARCH 31ST, 2025

305-MKTPLACE TIF-PR#2 IDA BDS
 FINANCIAL SUMMARY

25.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
MISCELLANEOUS	<u>3,500.00</u>	<u>0.00</u>	<u>154.68</u>	<u>4.42</u>	(<u>3,345.32</u>)
TOTAL REVENUES	3,500.00	0.00	154.68	4.42	(3,345.32)
<u>EXPENDITURE SUMMARY</u>					
NON-DEPARTMENTAL	<u>204,577.50</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>204,577.50</u>
TOTAL EXPENDITURES	204,577.50	0.00	0.00	0.00	204,577.50
REVENUES OVER/(UNDER) EXPENDITURES	(201,077.50)	0.00	154.68	0.08-	201,232.18
OTHER SOURCES	<u>201,577.73</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	(<u>201,577.73</u>)
TOTAL OTHER FINANCING SOURCES & USES	201,577.73	0.00	0.00	0.00	(201,577.73)
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	500.23	0.00	154.68	30.92	(345.55)

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: MARCH 31ST, 2025

310-MKT PLACE NID- PR#2
 FINANCIAL SUMMARY

25.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
BONDS, FD BAL, CAPT LEAS	<u>220,200.00</u>	<u>0.00</u>	<u>151,141.75</u>	<u>68.64</u>	<u>(69,058.25)</u>
TOTAL REVENUES	220,200.00	0.00	151,141.75	68.64	(69,058.25)
<u>EXPENDITURE SUMMARY</u>					
NON-DEPARTMENTAL	<u>215,955.01</u>	<u>0.00</u>	<u>180,833.13</u>	<u>83.74</u>	<u>35,121.88</u>
TOTAL EXPENDITURES	215,955.01	0.00	180,833.13	83.74	35,121.88
REVENUES OVER/(UNDER) EXPENDITURES	<u>4,244.99</u>	<u>0.00</u>	<u>(29,691.38)</u>	<u>699.45-</u>	<u>(33,936.37)</u>
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	4,244.99	0.00	(29,691.38)	699.45-	(33,936.37)

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: MARCH 31ST, 2025

321-MKT PL CID-PR2 SALES/USE
 FINANCIAL SUMMARY

25.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
SALES TAX	425,000.00	36,586.32	144,403.09	33.98	(280,596.91)
MISCELLANEOUS	<u>8,000.00</u>	<u>0.72</u>	<u>1,360.74</u>	<u>17.01</u>	<u>(6,639.26)</u>
TOTAL REVENUES	433,000.00	36,587.04	145,763.83	33.66	(287,236.17)
<u>EXPENDITURE SUMMARY</u>					
NON-DEPARTMENTAL	<u>328,400.00</u>	<u>548.79</u>	<u>2,166.03</u>	<u>0.66</u>	<u>326,233.97</u>
TOTAL EXPENDITURES	328,400.00	548.79	2,166.03	0.66	326,233.97
REVENUES OVER/(UNDER) EXPENDITURES	104,600.00	36,038.25	143,597.80	137.28	38,997.80
OTHER USES	<u>84,585.00</u>	<u>18,293.17</u>	<u>72,201.56</u>	<u>85.36</u>	<u>12,383.44</u>
TOTAL OTHER FINANCING SOURCES & USES	(84,585.00)	(18,293.17)	(72,201.56)	85.36	12,383.44
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	20,015.00	17,745.08	71,396.24	356.71	51,381.24

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: MARCH 31ST, 2025

322-INTRCHG MERCADO CID-PR#3
 FINANCIAL SUMMARY

25.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
SALES TAX	45,000.00	1,748.63	6,216.99	13.82	(38,783.01)
MISCELLANEOUS	<u>300.00</u>	<u>10.31</u>	<u>20.40</u>	<u>6.80</u>	<u>(279.60)</u>
TOTAL REVENUES	45,300.00	1,758.94	6,237.39	13.77	(39,062.61)
<u>EXPENDITURE SUMMARY</u>					
NON-DEPARTMENTAL	<u>22,800.00</u>	<u>17.48</u>	<u>62.16</u>	<u>0.27</u>	<u>22,737.84</u>
TOTAL EXPENDITURES	22,800.00	17.48	62.16	0.27	22,737.84
REVENUES OVER/(UNDER) EXPENDITURES	22,500.00	1,741.46	6,175.23	27.45	(16,324.77)
OTHER USES	<u>22,500.00</u>	<u>874.32</u>	<u>3,108.50</u>	<u>13.82</u>	<u>19,391.50</u>
TOTAL OTHER FINANCING SOURCES & USES	(22,500.00)	(874.32)	(3,108.50)	13.82	19,391.50
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0.00	867.14	3,066.73	0.00	3,066.73

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: MARCH 31ST, 2025

323-INTRCH VGV CID-PROJECT #3
 FINANCIAL SUMMARY

25.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
SALES TAX	43,700.00	2,753.25	10,690.80	24.46 (	33,009.20)
MISCELLANEOUS	<u>250.00</u>	<u>17.55</u>	<u>36.31</u>	<u>14.52</u> (	<u>213.69)</u>
TOTAL REVENUES	43,950.00	2,770.80	10,727.11	24.41 (	33,222.89)
<u>EXPENDITURE SUMMARY</u>					
NON-DEPARTMENTAL	<u>21,975.00</u>	<u>41.30</u>	<u>160.37</u>	<u>0.73</u>	<u>21,814.63</u>
TOTAL EXPENDITURES	21,975.00	41.30	160.37	0.73	21,814.63
REVENUES OVER/(UNDER) EXPENDITURES	21,975.00	2,729.50	10,566.74	48.09 (	11,408.26)
OTHER USES	<u>21,975.00</u>	<u>1,376.62</u>	<u>5,345.40</u>	<u>24.32</u>	<u>16,629.60</u>
TOTAL OTHER FINANCING SOURCES & USES	(21,975.00)	(1,376.62)	(5,345.40)	24.32	16,629.60
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0.00	1,352.88	5,221.34	0.00	5,221.34

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: MARCH 31ST, 2025

324-INTRCHG MERCADO TDD-PR#3
 FINANCIAL SUMMARY

25.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
SALES TAX	35,000.00	1,574.25	5,821.12	16.63 (	29,178.88)
MISCELLANEOUS	<u>250.00</u>	<u>9.65</u>	<u>19.26</u>	<u>7.70</u> (	<u>230.74)</u>
TOTAL REVENUES	35,250.00	1,583.90	5,840.38	16.57 (	29,409.62)
<u>EXPENDITURE SUMMARY</u>					
NON-DEPARTMENTAL	<u>17,750.00</u>	<u>15.74</u>	<u>58.21</u>	<u>0.33</u>	<u>17,691.79</u>
TOTAL EXPENDITURES	17,750.00	15.74	58.21	0.33	17,691.79
REVENUES OVER/(UNDER) EXPENDITURES	17,500.00	1,568.16	5,782.17	33.04 (	11,717.83)
OTHER USES	<u>17,500.00</u>	<u>787.13</u>	<u>2,910.57</u>	<u>16.63</u>	<u>14,589.43</u>
TOTAL OTHER FINANCING SOURCES & USES	(17,500.00)	(787.13)	(2,910.57)	16.63	14,589.43
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0.00	781.03	2,871.60	0.00	2,871.60

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: MARCH 31ST, 2025

325-INTRCHG TIF- PR #1A
 FINANCIAL SUMMARY

25.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
PROPERTY TAX	38,000.00	0.00	21,063.02	55.43 (	16,936.98)
SALES TAX	50,000.00	403.26	5,854.21	11.71 (	44,145.79)
TIF, NID, CID	25,000.00	0.00	0.00	0.00 (	25,000.00)
MISCELLANEOUS	<u>5,000.00</u>	<u>172.62</u>	<u>480.63</u>	<u>9.61 (</u>	<u>4,519.37)</u>
TOTAL REVENUES	118,000.00	575.88	27,397.86	23.22 (	90,602.14)
<u>EXPENDITURE SUMMARY</u>					
NON-DEPARTMENTAL	<u>18,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>18,000.00</u>
TOTAL EXPENDITURES	18,000.00	0.00	0.00	0.00	18,000.00
REVENUES OVER/(UNDER) EXPENDITURES	100,000.00	575.88	27,397.86	27.40 (	72,602.14)
OTHER USES	<u>100,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>100,000.00</u>
TOTAL OTHER FINANCING SOURCES & USES	(100,000.00)	0.00	0.00	0.00	100,000.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0.00	575.88	27,397.86	0.00	27,397.86

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: MARCH 31ST, 2025

326-INTERCHANGE TIF #1B
 FINANCIAL SUMMARY

25.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
PROPERTY TAX	32,000.00	0.00	34,697.60	108.43	2,697.60
MISCELLANEOUS	<u>1,000.00</u>	<u>124.02</u>	<u>364.76</u>	<u>36.48</u>	<u>(635.24)</u>
TOTAL REVENUES	33,000.00	124.02	35,062.36	106.25	2,062.36
<u>EXPENDITURE SUMMARY</u>					
NON-DEPARTMENTAL	<u>500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>500.00</u>
TOTAL EXPENDITURES	500.00	0.00	0.00	0.00	500.00
REVENUES OVER/(UNDER) EXPENDITURES	32,500.00	124.02	35,062.36	107.88	2,562.36
OTHER USES	<u>32,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>32,500.00</u>
TOTAL OTHER FINANCING SOURCES & USES	(32,500.00)	0.00	0.00	0.00	32,500.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0.00	124.02	35,062.36	0.00	35,062.36

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: MARCH 31ST, 2025

330-TIF PROJECT #3
 FINANCIAL SUMMARY

25.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
PROPERTY TAX	110,000.00	0.00	43,643.94	39.68 (	66,356.06)
SALES TAX	140,000.00	8,889.80	20,313.25	14.51 (	119,686.75)
TIF, NID, CID	60,000.00	0.00	0.00	0.00 (	60,000.00)
MISCELLANEOUS	<u>5,000.00</u>	<u>312.11</u>	<u>763.12</u>	<u>15.26</u> (	<u>4,236.88)</u>
TOTAL REVENUES	315,000.00	9,201.91	64,720.31	20.55 (	250,279.69)
<u>EXPENDITURE SUMMARY</u>					
NON-DEPARTMENTAL	<u>15,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>15,000.00</u>
TOTAL EXPENDITURES	15,000.00	0.00	0.00	0.00	15,000.00
REVENUES OVER/(UNDER) EXPENDITURES	300,000.00	9,201.91	64,720.31	21.57 (	235,279.69)
OTHER SOURCES	61,975.00	3,038.07	11,364.47	18.34 (	50,610.53)
OTHER USES	<u>361,975.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>361,975.00</u>
TOTAL OTHER FINANCING SOURCES & USES	(300,000.00)	3,038.07	11,364.47	3.79-	311,364.47
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0.00	12,239.98	76,084.78	0.00	76,084.78

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: MARCH 31ST, 2025

340-INTERCHANGE TIF #4
 FINANCIAL SUMMARY

25.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
PROPERTY TAX	6,000.00	0.00	5,801.91	96.70 (	198.09)
SALES TAX	33,000.00	2,851.20	5,811.99	17.61 (	27,188.01)
TIF, NID, CID	20,000.00	0.00	0.00	0.00 (	20,000.00)
MISCELLANEOUS	<u>1,500.00</u>	<u>58.66</u>	<u>143.72</u>	<u>9.58</u> (	<u>1,356.28</u>)
TOTAL REVENUES	60,500.00	2,909.86	11,757.62	19.43 (	48,742.38)
<u>EXPENDITURE SUMMARY</u>					
NON DEPARTMENTAL	<u>3,500.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>3,500.00</u>
TOTAL EXPENDITURES	3,500.00	0.00	0.00	0.00	3,500.00
REVENUES OVER/(UNDER) EXPENDITURES	57,000.00	2,909.86	11,757.62	20.63 (	45,242.38)
OTHER USES	<u>57,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>57,000.00</u>
TOTAL OTHER FINANCING SOURCES & USES	(57,000.00)	0.00	0.00	0.00	57,000.00
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	0.00	2,909.86	11,757.62	0.00	11,757.62

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: MARCH 31ST, 2025

400-DEBT SERVICE FUND
 FINANCIAL SUMMARY

25.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
PROPERTY TAX	2,085,000.00	51,200.94	1,971,146.14	94.54 (	113,853.86)
MISCELLANEOUS	<u>100,000.00</u>	<u>7,348.16</u>	<u>21,022.04</u>	<u>21.02</u> (	<u>78,977.96)</u>
TOTAL REVENUES	2,185,000.00	58,549.10	1,992,168.18	91.17 (	192,831.82)
<u>EXPENDITURE SUMMARY</u>					
DEBT SERVICE	<u>1,817,025.00</u>	<u>500.00</u>	<u>1,514,950.00</u>	<u>83.38</u>	<u>302,075.00</u>
TOTAL EXPENDITURES	1,817,025.00	500.00	1,514,950.00	83.38	302,075.00
REVENUES OVER/(UNDER) EXPENDITURES	<u>367,975.00</u>	<u>58,049.10</u>	<u>477,218.18</u>	<u>129.69</u>	<u>109,243.18</u>
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	367,975.00	58,049.10	477,218.18	129.69	109,243.18

CITY OF GRAIN VALLEY
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: MARCH 31ST, 2025

600-WATER/SEWER FUND
 FINANCIAL SUMMARY

25.00% OF FISCAL YEAR

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	% OF BUDGET	VARIANCE (UN) FAVORABLE
<u>REVENUE SUMMARY</u>					
SALES TAX	900.00	82.84	159.88	17.76 (	740.12)
PERMITS/LICENSES/FEES	21,397.00	0.00	0.00	0.00 (	21,397.00)
CHARGES FOR SERVICES	6,302,024.00	434,478.71	1,392,129.61	22.09 (	4,909,894.39)
SALE OF ASSET/MERCHAND	10,000.00	0.00	0.00	0.00 (	10,000.00)
MISCELLANEOUS	402,800.00	30,841.46	89,152.08	22.13 (	313,647.92)
BONDS, FD BAL, CAPT LEAS	<u>5,170,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u> (	<u>5,170,000.00)</u>
TOTAL REVENUES	11,907,121.00	465,403.01	1,481,441.57	12.44	(10,425,679.43)
<u>EXPENDITURE SUMMARY</u>					
WATER	8,679,355.27	276,233.34	614,878.90	7.08	8,064,476.37
SEWER	<u>2,975,220.19</u>	<u>255,729.34</u>	<u>413,257.73</u>	<u>13.89</u>	<u>2,561,962.46</u>
TOTAL EXPENDITURES	11,654,575.46	531,962.68	1,028,136.63	8.82	10,626,438.83
REVENUES OVER/(UNDER) EXPENDITURES	<u>252,545.54</u> (	<u>66,559.67)</u>	<u>453,304.94</u>	<u>179.49</u>	<u>200,759.40</u>
REVENUES & OTHER SOURCES OVER (UNDER) EXPENDITURES & OTHER USES	252,545.54 (	66,559.67)	453,304.94	179.49	200,759.40

CITY OF GRAIN VALLEY, MISSOURI

SALES TAX HISTORY*

	2022	2023	2024	2025	Monthly Comparison	YTD - 2024	YTD - 2025	YTD Comparison
1% GENERAL SALES TAX								
Jan	\$106,016	\$108,445	\$99,923	\$92,077	-7.85%	\$108,445	\$92,077	-15.09%
Feb	\$85,177	\$109,941	\$120,417	\$144,893	20.33%	\$220,340	\$236,971	7.55%
Mar	\$103,860	\$112,132	\$105,503	\$96,407	-8.62%	\$325,843	\$333,377	2.31%
Apr	\$111,468	\$112,737	\$109,319			\$435,162	\$333,377	
May	\$108,783	\$110,810	\$118,773			\$553,935	\$333,377	
Jun	\$120,441	\$111,917	\$120,622			\$674,558	\$333,377	
Jul	\$124,252	\$120,928	\$125,802			\$800,360	\$333,377	
Aug	\$143,777	\$123,935	\$126,084			\$926,443	\$333,377	
Sep	\$126,243	\$126,901	\$132,277			\$1,058,721	\$333,377	
Oct	\$116,102	\$90,829	\$115,180			\$1,173,901	\$333,377	
Nov	\$99,257	\$131,574	\$124,353			\$1,298,254	\$333,377	
Dec	\$126,251	\$100,191	\$111,188			\$1,409,442	\$333,377	
Annual Totals	\$1,371,627	1,360,339.98	1,409,442.03	333,377.38				
1/2% TRANSPORTATION SALES TAX								
Jan	\$34,304	\$47,463	\$49,588	\$45,406	-8.43%	\$108,445	\$45,406	-58.13%
Feb	\$43,780	\$37,669	\$50,196	\$64,534	28.56%	\$99,784	\$109,940	10.18%
Mar	\$41,011	\$40,111	\$49,495	\$42,628	-13.87%	\$149,279	\$152,568	2.20%
Apr	\$38,290	\$48,861	\$49,122			\$198,401	\$152,568	
May	\$49,405	\$49,615	\$44,672			\$243,073	\$152,568	
Jun	\$58,724	\$57,478	\$49,203			\$292,276	\$152,568	
Jul	\$47,900	\$49,911	\$53,475			\$345,751	\$152,568	
Aug	\$40,845	\$66,476	\$56,911			\$402,663	\$152,568	
Sep	\$66,069	\$56,272	\$56,687			\$459,349	\$152,568	
Oct	\$47,170	\$50,284	\$43,149			\$502,498	\$152,568	
Nov	\$44,144	\$41,715	\$60,442			\$562,940	\$152,568	
Dec	\$51,819	\$56,676	\$43,817			\$606,757	\$152,568	
Annual Totals	\$563,462	\$602,532	606,757	152,568				
1/2% PARKS SALES TAX								
Jan	\$34,304	\$47,463	\$49,588	\$45,406	-8.43%	\$49,588	\$45,406	-8.43%
Feb	\$43,780	\$37,667	\$50,196	\$64,534	28.56%	\$99,784	\$109,940	10.18%
Mar	\$41,011	\$40,111	\$49,495	\$42,628	-13.87%	\$149,279	\$152,568	2.20%
Apr	\$38,290	\$48,861	\$49,122			\$198,401	\$152,568	
May	\$49,405	\$49,615	\$44,672			\$243,073	\$152,568	
Jun	\$58,724	\$57,478	\$49,203			\$292,276	\$152,568	
Jul	\$47,900	\$49,911	\$53,475			\$345,751	\$152,568	
Aug	\$40,845	\$66,476	\$56,911			\$402,662	\$152,568	
Sep	\$66,069	\$56,272	\$56,687			\$459,349	\$152,568	
Oct	\$47,169	\$50,284	\$43,149			\$502,498	\$152,568	
Nov	\$44,144	\$41,715	\$60,442			\$562,940	\$152,568	
Dec	\$51,819	\$56,676	\$43,817			\$606,756	\$152,568	
Annual Totals	\$563,461	\$602,530	606,756	152,568				
1/2% CAPITAL IMPROVEMENT SALES TAX								
Jan	\$34,305	\$47,463	\$49,588	\$44,037	-11.19%	\$49,588	\$44,037	-11.19%
Feb	\$43,780	\$37,669	\$50,196	\$63,196	25.90%	\$99,784	\$107,233	7.47%
Mar	\$41,011	\$40,106	\$48,955	\$41,529	-15.17%	\$148,739	\$148,763	0.02%
Apr	\$38,290	\$48,302	\$48,860			\$197,599	\$148,763	
May	\$49,405	\$49,615	\$44,672			\$242,271	\$148,763	
Jun	\$58,724	\$56,910	\$48,638			\$290,910	\$148,763	
Jul	\$47,900	\$49,633	\$53,475			\$344,385	\$148,763	
Aug	\$40,845	\$66,476	\$56,303			\$400,688	\$148,763	
Sep	\$66,069	\$55,738	\$55,023			\$455,711	\$148,763	
Oct	\$47,170	\$50,011	\$41,752			\$497,464	\$148,763	
Nov	\$44,144	\$41,715	\$58,963			\$556,427	\$148,763	
Dec	\$51,819	\$56,116	\$42,057			\$598,483	\$148,763	
Annual Totals	\$563,463	\$599,754	\$598,483	\$148,763				

*Amounts decreased by TIF/Developer transfers and fiscal year totals different from report due to recognition of revenue

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