

**CITY OF GRAIN VALLEY BOARD OF ALDERMEN  
REGULAR MEETING AGENDA**

**JULY 27, 2020**

**7:00 P.M.**

**OPEN TO THE PUBLIC**

LOCATED IN THE COUNCIL CHAMBERS OF CITY HALL  
711 MAIN STREET – GRAIN VALLEY, MISSOURI

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**ITEM I: CALL TO ORDER**

- Mayor Chuck Johnston

**ITEM II: ROLL CALL**

- City Clerk Jamie Logan

**ITEM III: INVOCATION**

- Pastor Jason Williams of Valley Community Church

**ITEM IV: PLEDGE OF ALLEGIANCE**

- Alderman Bob Headley

**ITEM V: APPROVAL OF AGENDA**

- City Administrator Ken Murphy

**ITEM VI: PROCLAMATIONS**

- None

**ITEM VII: CITIZEN PARTICIPATION**

- Citizens are Asked to Please Limit Their Comments to Two (2) Minutes

**ITEM VIII: CONSENT AGENDA**

- July 13, 2020 – Board of Aldermen Regular Meeting Minutes
- July 20, 2020 – Board of Aldermen Workshop Minutes
- July 27, 2020 – Accounts Payable

**ITEM IX: PREVIOUS BUSINESS**

- None



**ITEM X: NEW BUSINESS**

- Request to approve 2020-2021 liquor license renewals for the following businesses in the City of Grain Valley:
  - Casey’s General Store #2209
  - Casey’s General Store #2808
  - Casey’s General Store #3325
  - Cosentino’s Price Chopper #325
  - Discount Liquor & Smokes
  - Dollar General Store #9597
  - Grain Valley Economic Development Corp dba Grain Valley Partnership
  - Impact Motor Sports, LLC dba Valley Speedway
  - JY Amigo’s Inc. dba El Maguey
  - Outerbelt Entertainment dba MO Country
  - El Tequilazo Cocina Y Cantina
  - Temp-Stop, LLC

**ITEM XI: PRESENTATIONS**

- Baker Tilly

**ITEM XII: PUBLIC HEARING**

- None

**ITEM XIII: ORDINANCES**

**ITEM XIII (A) An Ordinance Approving the Final Plat of Bush Business Park Re-Plat**

B20-18

1<sup>ST</sup> READ To gain final plat approval for Bush Business Park Re-Plat

**ITEM XIII (B) An Ordinance Approving the Final Plat of Greystone Estates Phase II**

B20-19

1<sup>ST</sup> READ To gain final plat approval for Greystone Estates Phase II

**ITEM XIV: RESOLUTIONS**

**ITEM XIV (A) A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Spend Funds to Repair the Sanitary Sewer Main at Cross Creek Park**

R20-38

Repair 60” sanitary sewer interceptor line

**ITEM XV: CITY ATTORNEY REPORT**

- City Attorney

**ITEM XVI: CITY ADMINISTRATOR & STAFF REPORTS**

- City Administrator Ken Murphy
- Deputy City Administrator Theresa Osenbaugh



- Chief of Police James Beale
- Finance Director Steven Craig
- Parks & Recreation Director Shannon Davies
- Community Development Director Mark Trosen
- City Clerk Jamie Logan

**ITEM XVII: BOARD OF ALDERMEN REPORTS & COMMENTS**

- Alderman Shea Bass
- Alderman Tom Cleaver
- Alderman Bob Headley
- Alderman Rick Knox
- Alderman Jayci Stratton
- Alderman Nancy Totton

**ITEM XVIII: MAYOR REPORT**

- Mayor Chuck Johnston

**ITEM XIX: EXECUTIVE SESSION**

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

**ITEM XX: ADJOURNMENT**



**PLEASE NOTE**

THE NEXT SCHEDULED MEETING OF THE GRAIN VALLEY BOARD OF ALDERMEN IS A REGULAR MEETING ON AUGUST 10, 2020 AT 7:00 P.M. THE MEETING WILL BE HELD IN THE COUNCIL CHAMBERS OF THE GRAIN VALLEY CITY HALL

PERSONS REQUIRING AN ACCOMMODATION TO PARTICIPATE IN THE MEETING SHOULD CONTACT THE CITY CLERK AT 816.847.6211 AT LEAST 48 HOURS BEFORE THE MEETING

THE CITY OF GRAIN VALLEY IS INTERESTED IN EFFECTIVE COMMUNICATION FOR ALL PERSONS UPON REQUEST, THE MINUTES FROM THIS MEETING CAN BE MADE AVAILABLE BY CALLING 816.847.6211





*Consent*

*Agenda*

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**CITY OF GRAIN VALLEY**  
**BOARD OF ALDERMEN MEETING MINUTES**  
 Regular Session

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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 July 13 at 6:58 p.m. in the Council Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Johnston

**ITEM II: ROLL CALL**

- City Clerk Jamie Logan called roll
- *Present: Bass, Cleaver, Headley, Knox, Stratton, Totton*
- *Absent:*

-QUORUM PRESENT-

**ITEM III: INVOCATION**

- Invocation was given by Pastor Wayne Geiger with First Baptist Church of Grain Valley

**ITEM IV: PLEDGE OF ALLEGIANCE**

- The Pledge of Allegiance was led by Alderman Cleaver

**ITEM V: APPROVAL OF AGENDA**

- No Changes

**ITEM VI: PROCLAMATIONS**

- None

**ITEM VII: CITIZEN PARTICIPATION**

- Citizens are Asked to Please Limit Their Comments to Two (2) Minutes
- Scott Shafer; 1006 SW Shorthorn; Requesting the City review the home at 31603 Ryan Road; He stated the home is not hooked up to the City Sewer system; There is a sewer line within distance to hook up to; He provided copy of the ordinance to the Board for their review; He asked that if this house is not required to hook to city water/sewer that he be allowed to install his own septic tank
  - Alderman Headley asked how many years it has been this way and Mr. Shafer said he guessed 15-16 years
  - Alderman Stratton asked if it was considered City, County or agricultural; He believes it is within City limits and it is zoned agricultural and the ordinance is clear that it should be hooked up

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
 Alderman Shea Bass  
 Alderman Tom Cleaver  
 Alderman Bob Headley  
 Alderman Rick Knox  
 Alderman Jayci Stratton  
 Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

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



**CITY OF GRAIN VALLEY**  
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- Alderman Stratton asked if Staff has any comments on this topic; staff believes they have a comprehensive list of properties in this situation and this can happen during annexations; feels this should be a Board directive vs. City staff led directive; school and houses around it are hooked to sewer
- Alderman Cleaver asked if these houses should be hooked up & City Administrator Murphy said they could be if the City had requested this
- Mayor Johnston asked if there is any grandfathering; Mr. Murphy shared that no, grandfathering is not in the code
- Alderman Stratton asked if the City Attorney had any advice on this; Joe declined to comment as legal advice should be provided in closed session at the direction of the board

**ITEM VIII: CONSENT AGENDA**

- June 22, 2020 – Board of Aldermen Regular Meeting Minutes
- July 13, 2020 – Accounts Payable
- July 13, 2020 – Human Resources Destruction Certificate
- *Alderman Headley made a Motion to Approve the Consent Agenda*
- *The Motion was Seconded by Alderman Knox*
  - No Discussion
- *Motion to Approve the Consent Agenda was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-MOTION APPROVED: 6-0-**

**ITEM IX: PREVIOUS BUSINESS**

- B&B Theatres Liquor License
  - Since new license, Chief is giving them 90 days as a new license to establish liquor cards; he will allow them to proceed until then
  - Alderman Headley motioned to approve the liquor license as approved
  - Alderman Bass seconded the motion
- *Motion to Approve the liquor license for B&B Theatres was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-MOTION APPROVED: 6-0-**

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
 Alderman Shea Bass  
 Alderman Tom Cleaver  
 Alderman Bob Headley  
 Alderman Rick Knox  
 Alderman Jayci Stratton  
 Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

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



**CITY OF GRAIN VALLEY**  
**BOARD OF ALDERMEN MEETING MINUTES**  
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**ITEM X: NEW BUSINESS**

- Mayor Pro-Tem and Board Liaison Assignments
  - Alderman Headley nominated Shea Bass to be the Mayor Pro-Tem
  - Alderman Knox seconded the motion
- *Motion to Appoint Shea Bass as Mayor Pro-Tem was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*
- Mayor Johnston appointed Alderman Knox as the small business liaison and all other boards will remain the same
- Food Truck License
  - The food trucks are handled differently in every city that was reviewed with exception that none of the Cities require a peddler/solicitor permit; The cost is \$50 and up; Some cities have separate code detailing their food truck code
  - Mayor Johnston clarified the food truck Friday's fees have been waived for the events scheduled as part of that this summer
  - City Administrator Murphy asked for clarification on what direction staff is to pursue when coming up with code if annual fee, per time fees, etc.
  - Alderman Headley suggested fees be kept as similar as possible and suggested staff look to see other City codes and where the trucks can park
  - Mayor Johnston asked for a per event fee to help to make equal for brick and mortar restaurants as they have an investment in the community paying property taxes, etc. and feels a substantial fee should be charged to food trucks and this would put them on a level playing field
  - Mayor Johnston asked that there be a substantial fee to put on level playing field with brick and mortar businesses; as they pay property taxes and sales taxes
  - Alderman Knox asked how this is policed if only charging by day or event at a time; Staff will have to be enlisted to help monitor this
  - City Attorney Lauber suggested the staff work on an ordinance to put into place if that is the desire of the board
  - Alderman Totton asked if others felt some of these are testing our area before moving towards a brick and mortar
  - Alderman Bass asked for annual fees for other cities

**ITEM XI: PRESENTATIONS**

- None

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
 Alderman Shea Bass  
 Alderman Tom Cleaver  
 Alderman Bob Headley  
 Alderman Rick Knox  
 Alderman Jayci Stratton  
 Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

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



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**ITEM XII: PUBLIC HEARING**

- None

**ITEM XIII: ORDINANCES**

**Bill No. B20-15:** An Ordinance by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Enter into an Easement Agreement with Habitat-Missouri, LLC for the Conveyance of the Blue Branch Creek Trail Easement to the City

- *Alderman Headley moved to make the second reading by title only for Bill No. B20-15 making it ordinance #2508*
- *The Motion was Seconded by Alderman Stratton*
- *The motion was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay:*
  - *Abstain:*

**-Motion Approved: 6-0-**

*Second reading of Bill No. B20-15 was read by City Attorney Joe Lauber*

**Bill No. B20-15:** An Ordinance by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Enter into an Easement Agreement with Habitat-Missouri, LLC for the Conveyance of the Blue Branch Creek Trail Easement to the City

- *Alderman Headley moved to accept the second reading of Bill No. B20-15 making it ordinance #2508*
- *The Motion was Seconded by Alderman Stratton*
- *The motion was voted on with the following roll call vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay:*
  - *Abstain:*

**-Bill No. B20-15 BECAME ORDINANCE #2508: 6-0-**

**Bill No. B20-16:** An Ordinance Approving the Final Plat of Rosewood Hills 10<sup>th</sup> Plat

- *Alderman Headley moved to make the second reading by title only for Bill No. B20-16*

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
 Alderman Shea Bass  
 Alderman Tom Cleaver  
 Alderman Bob Headley  
 Alderman Rick Knox  
 Alderman Jayci Stratton  
 Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

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



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*making it ordinance #2509*

- *The Motion was Seconded by Alderman Bass*
- *The Motion was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay:*
  - *Abstain:*

**-Motion Approved: 6-0-**

*Second reading of Bill No. B20-16 was read by City Attorney Joe Lauber*

**Bill No. B20-16:** An Ordinance Approving the Final Plat of Rosewood Hills 10<sup>th</sup> Plat

- *Alderman Headley moved to accept the second reading of Bill No. B20-16 making it ordinance #2509*
- *The Motion was Seconded by Alderman Bass*
- *The motion was voted on with the following roll call vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay:*
  - *Abstain:*

**-Bill No. B20-16 BECAME ORDINANCE #2509: 6-0-**

**Bill No. B20-17:** An Ordinance Approving the Final Plat of Rosewood Hills – 9<sup>th</sup> Plat, Phase A, Tract C1

- *Alderman Headley moved to make the second reading by title only for Bill No. B20-17 making it ordinance #2510*
- *The Motion was Seconded by Alderman Bass*
  - *None*
- *The motion was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay:*
  - *Abstain:*

**-Motion Approved: 6-0-**

*Second reading of Bill No. B20-17 was read by City Attorney Joe Lauber*

**Bill No. B20-17:** An Ordinance Approving the Final Plat of Rosewood Hills – 9<sup>th</sup> Plat, Phase A,

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
 Alderman Shea Bass  
 Alderman Tom Cleaver  
 Alderman Bob Headley  
 Alderman Rick Knox  
 Alderman Jayci Stratton  
 Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

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



**CITY OF GRAIN VALLEY**  
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Tract C1

- *Alderman Headley moved to accept the second reading of Bill No. B20-17 making it ordinance #2510*
- *The Motion was Seconded by Alderman Bass*
- *The motion was voted on with the following roll call vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay:*
  - *Abstain:*

**-Bill No. B20-17 BECAME ORDINANCE #2510: 6-0-**

**ITEM XIV: RESOLUTIONS**

**Resolution No. R20-36:** A Resolution Authorizing the Allocation of the City of Grain Valley 2020 Emergency Management Contribution to the Central Jackson County Fire Protection District

- *Alderman Headley motioned to approve Resolution No. R20-36*
- *The Motion was Seconded by Alderman Knox*
  - *Annual share of CJCEMA dues; budgeted expense; \$14,333; Alderman Totton asked if the Police have this type of thing; No, this is Citywide*
- *Resolution No. R20-36 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Resolution No. R20-36 Approved: 6-0-**

**Resolution No. R20-37:** A Resolution by the Board of Alderman Authorizing the City Administrator to Enter into an Agreement with Jackson County, Missouri for Distribution of Coronavirus Relief Funds in the Amount of \$865,728 for the 2020 Budget Year

- *Alderman Headley motioned to approve Resolution No. R20-37*
- *The Motion was Seconded by Alderman Cleaver*
  - *Unanticipated COVID expenses is the line item that increased with the increase in the agreement; lump sum payment will be provided once agreement received by County*
  - *Alderman Totton asked how we are prepared; the City feels like we are pretty*

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
 Alderman Shea Bass  
 Alderman Tom Cleaver  
 Alderman Bob Headley  
 Alderman Rick Knox  
 Alderman Jayci Stratton  
 Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

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





**CITY OF GRAIN VALLEY**  
**BOARD OF ALDERMEN MEETING MINUTES**  
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- *Alderman Headley asked what happens if money is not spent; City Administrator Murphy shared items such as front door system etc. are included in this; must be spent or committed by December 30.; In theory it isn't to replace lost revenue, but will help cover police personnel costs, some have been paid for and some are predicting; This protects the City as what was originally budgeted in some cases will stay there*
- *Resolution No. R20-37 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*
- *Alderman Totton asked about bed shortages etc. are taken care of; the items in our control are taken care of*

**-Resolution No. R20-37 Approved: 6-0-**

**ITEM XV: CITY ATTORNEY REPORT**

- City Attorney Lauber shared City officials training on 7/31 at MPR 8:30AM with training at 9:00 until 2:00; Registrations are taken up until the Wednesday before the conference

**ITEM XVI: CITY ADMINISTRATOR & STAFF REPORTS**

- City Administrator Ken Murphy
  - None
- Deputy City Administrator Theresa Osenbaugh
  - None
- Chief James Beale
  - None
- Finance Director Steven Craig
  - Water and sewer customers have a new payment method via automated system 24 hours a day; real time balances, due dates are available; notifications of this new payment method are in upcoming water bills; Alderman Headley asked if a surcharge; not to the customer, but the city pays the \$.85 per transaction plus fees to credit card companies
- Parks & Recreation Director Shannon Davies
  - None
- Community Development Director Mark Trosen
  - Written Report
- City Clerk Jamie Logan

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
 Alderman Shea Bass  
 Alderman Tom Cleaver  
 Alderman Bob Headley  
 Alderman Rick Knox  
 Alderman Jayci Stratton  
 Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

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



**CITY OF GRAIN VALLEY**  
**BOARD OF ALDERMEN MEETING MINUTES**  
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- None

**ITEM XVII: BOARD OF ALDERMEN REPORTS & COMMENTS**

- Alderman Shea Bass
  - None
- Alderman Tom Cleaver
  - None
- Alderman Bob Headley
  - None
- Alderman Rick Knox
  - None
- Alderman Jayci Stratton
  - None
- Alderman Nancy Totton
  - This is race week at the track with people from all around the country attending

**ITEM XVIII: MAYOR REPORT**

- Mayor Chuck Johnston
  - None

**ITEM XIX: EXECUTIVE SESSION**

- None

**ITEM XX: ADJOURNMENT**

- The meeting adjourned at 7:40 P.M.

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
Alderman Shea Bass  
Alderman Tom Cleaver  
Alderman Bob Headley  
Alderman Rick Knox  
Alderman Jayci Stratton  
Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

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



**CITY OF GRAIN VALLEY**  
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Minutes submitted by:

\_\_\_\_\_  
 Jamie Logan  
 City Clerk

\_\_\_\_\_  
 Date

Minutes approved by:

\_\_\_\_\_  
 Chuck Johnston  
*Mayor*

\_\_\_\_\_  
 Date

**DRAFT**

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
 Alderman Shea Bass  
 Alderman Tom Cleaver  
 Alderman Bob Headley  
 Alderman Rick Knox  
 Alderman Jayci Stratton  
 Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

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

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**CITY OF GRAIN VALLEY**  
**BOARD OF ALDERMEN WORKSHOP MINUTES**  
 Regular Session

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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 July 20 at 5:28 p.m. in the Council Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Johnston

**ITEM II: ROLL CALL**

- City Clerk Jamie Logan called roll
- *Present: Bass, Cleaver, Headley, Knox, Stratton, Totton*
- *Absent:*

**-QUORUM PRESENT-**

**ITEM III: DISCUSSION**

- Strategic Planning Session
  - City Administrator Murphy shared a Strategic Planning Session was Budgeted for 2020 at \$4500; Pre-COVID, this process would have started in April to time with the budget cycle; with COVID, it was pushed back; There are multiple facilitator options one of which included 14 hours of time; The meeting would be held offsite and could potentially use MPR's facility; Initially the idea was to have the meeting at the Department Head level and now they would to include the Board is interested in being involved
  - Alderman Totton asked where the growth in the City is; City Administrator Murphy said everywhere, including the North and by the high school and the board should be involved in the discussions about the future growth plans
  - Mayor Johnston asked what days of the week the meeting would take place (weekday/weekend) & if 14 hours would be necessary based on past experience of these planning sessions; City Administrator Murphy stated the 14 hours was partially work time from the organizer & not necessarily all time with the Staff and board present; initial thoughts were the weekend would be included; Initially the thought was the meeting would be staff only, but it might be better to include the new board since the City is growing and all of the board's opinions on growth should be included in the discussion
  - Alderman Stratton asked if the session is for something specific; City Administrator Murphy said this is overall planning session for the City; She asked if people from other boards such as Planning and Zoning would be involved; It would be staff and Board of Aldermen and potentially the staff member liaison on the various boards would be represented; Hoping to schedule soon knowing it most likely won't line

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
 Alderman Shea Bass  
 Alderman Tom Cleaver  
 Alderman Bob Headley  
 Alderman Rick Knox  
 Alderman Jayci Stratton  
 Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
 Deputy City Administrator Theresa Osenbaugh  
 City Clerk Jamie Logan



**CITY OF GRAIN VALLEY**  
**BOARD OF ALDERMEN WORKSHOP MINUTES**  
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up with budget cycle if the board is supportive

- Overview of City-owned property
  - City Administrator Murphy provided a document with an overview of all City-owned property
  - Mentioned some of the properties listed are very small pieces of land that were given to the City at one point or another and no money was spent on them and cannot do anything with some of the pieces of land; some were given by developers at some point and become maintenance issues for the City
  - Sni-a-bar Farms land and buildings; note that this was multiple transactions to acquire; \$739k was all of the houses and the land in the middle
  - Gregg Street Building (old Nichols building); GVAC occupies one of them
  - 601 N Main Street was received at the same time as the MODOT Main Street project
  - Mayor Johnston would like the pieces of land that do not have a use to be sold; Alderman Cleaver asked if there has been any attempt to sell any of these properties before or if any of these could be used for Parks; the land that has the Community Garden on it would have to be built up as it is on a flood plain and would require flood insurance; Nothing has been put on the market before; Mayor Johnston clarified a bid process would be done as property cannot be sold since City-owned property
  - Mayor Johnston asked what cost is associated with the Community Garden; the majority of the costs were taken care of by grants; the only costs associated are mowing and water and the people with plots there would maintain the rest; Mayor Johnston asked if we track if people that have plots have their own properties in the city; City Administrator Murphy said we don't check that and the idea of the garden is more of the idea of having a community garden and not necessarily about citizens not having an option to do at their own homes
  - Alderman Headley thinks the City should look to sell any lot on Main Street and should be cautious before selling the property down south (Sni-A-Bar property) in case the City chooses to build at some point
  - City Administrator Murphy shared nothing has been put on the market before; Mayor Johnston feels the City should not be involved in real estate and doesn't feel property should be owned because it was cheap and not to keep just for mowing; feels the Sni-A-Bar property should be sold if no immediate need; City Administrator Murphy feels once a sale is made, it should be 100% what everyone wants as there is not a lot of land available inside City limits and it would be final; Alderman Stratton thinks the whole conversation of the property

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
Alderman Shea Bass  
Alderman Tom Cleaver  
Alderman Bob Headley  
Alderman Rick Knox  
Alderman Jayci Stratton  
Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
City Clerk Jamie Logan



**CITY OF GRAIN VALLEY**  
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and future should be revisited; Alderman Cleaver and Alderman Headley both think the future growth should be looked at before determining what to do with that property; City Administrator Murphy shared there is nothing owed on the Sni-a-bar property; Potentially will come up with uses for Main Street properties and if to be sold, there could be stipulations attached to the sales as to what the land can be used for ex: no storage facilities, etc.

- City Facility Needs
  - City Administrator Murphy gave a brief history of the campus project
  - The current facilities were built in 2001 with 5,000 residents
  - There has been unexpected growth and the current facility wasn't built for a population of this size in mind
  - City Hall/Police Department has four departments and the spaces currently utilized for each of the departments don't address each department's unique needs
  - Current Recreation Center feedback from Staff and Citizens that use the facilities:
    - The cardio/strength training center is small and limits the number of people that can be in there at a time
    - The outdoor pool is 20 years old and costly to repair & undersized; the pool crowds quickly in certain areas; must decide at this point to continue to repair it or do something different to meet the needs
    - Two rooms available to rent out; Gym & Burgess room; Gym is not full size/regulation size and the materials are not standard for use with a concrete floor with tile; all of which limit those that would choose to rent the facility; For larger events, the gym is the only option, the acoustics make it difficult to be rented out; No middle-sized room or option in between the Burgess room & gym
  - City Hall
    - Water is a consistent problem in the building; it seems the roof might have finally stopped leaking, but now it is time to replace the roof
    - There is overcrowding and it doesn't meet needs of each department; if there is space available it doesn't meet the needs of the department or everything is stuffed into a closet
    - IT room/server room is not in an ideal space; all IT vendors that come in comment on the space; does not have consistent temperature for the servers and has a water issue with water flowing into it
    - Talked with departments on what they felt they needed; Flaws in current building – on the police side the holding cell should not have an adult and minor in custody in same room; no way to separate and currently put a

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Alderman Nancy Totton

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- piece of paper over the window; facility construction not made of proper materials
- Animal control and victim advocate in one space and neither should be privy to the other's conversations which can be confidential in nature
  - Two detectives in same office so a makeshift interview room has been made to accommodate
  - Seniors would like to have a place to walk indoors during winter months; no additional space in the current gym safely
    - There is not enough space for current staffing in the community center; There is an office with a partition with two sharing a small space, another in a small office and the printer has been moved down the hall as no space to accommodate
    - Parks and Rec maintenance is on the Sni-A-Bar property with mowers and their shop; if the Sni-A-Bar property is sold, Parks would need to relocate their equipment, shop and storage
  - Court & PD must be separate due to laws and is currently; the Court flow is awkward as there are not spaces to flow the people to before and after seeing the judge
  - Youth Court counsels in City Hall's open break space/kitchen table right now and should be in a more private space and not an open break room
  - Next Step options that direction is needed on what to pursue:
    - Continue with a phased approach of a new complex
    - New plan with expansion here at current facility and build new police station
    - Any other new ideas
    - Need direction as debt levy needs to be set soon and the projects are dependent on this
  - Alderman Headley clarified that the population is likely more than 14,000 without having the new census numbers in yet; The factor used to calculate is 2.7 or 2.8 people per home; A new item to consider this time is the new construction apartments at Old Towne Marketplace and population can balloon faster with this type of property in a community; Alderman Bass asked the occupancy of the Old Towne Marketplace; 160-183 units were estimated
  - Mayor Johnston mentioned that potentially City Hall or Police Department could stay in the current space and remodel and the other could move to a new space; Feels 15 million could expand the current pool, and expand/remodel the current facilities

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- City Administrator Murphy asked if the aldermen had heard things from citizens regarding phasing a campus project and if they felt the citizens would pass a bond issue if that were the case
- Alderman Knox suggested the Gregg Street properties could alleviate immediate needs for overcrowding; City Administrator Murphy shared things they struggled with separating departments is the departments are so intermingled currently and the City would need to see what departments could operate as a stand alone; and would like to avoid having citizens go from building to building to conduct their business
- Alderman Knox asked if the current ball fields on James Rollo could be removed and moved to Monkey Mountain making space to build a Police Station there to keep the station near current facilities
- Alderman Cleaver asked how much property in the City is zoned Commercial; land by OOIDA and interchange as well as towards Duncan; keep what commercial property is available for future growth
- Alderman Headley worries with facilities being split there would be new considerations including building maintenance happening at different times, if consolidated, money used wisely and if chopped up, might be missing opportunities; Mayor Johnston feels this building is landlocked
- Alderman Stratton likes the idea that if the current facilities are sold, a nicer hotel, restaurant, etc. could potentially go in here; Another option is to potentially look at a different construction company and different construction materials to see if costs could be reduced from that standpoint; the idea of doing all pieces at once made citizens uneasy; Alderman Headley thinks the City should look at long term ideas and not rush to sell the Sni-a-bar property to be done with it; Engineers have looked at current City facility and cannot be built up; Would like a study to look at the costs associated with remodel and not just a band-aid to the current building; Mayor Johnston heard the cost of the land where the current facility sits would bring an estimated 1 million dollars; he feels this building could be updated for less than being estimated; Alderman Knox worked with buildings and grounds at his last position and the cost of construction is more than you'd think; Alderman Cleaver feels a plan/cost of what current facility expansion costs vs Sni-a-bar would actually be should be considered; he feels trails, PD, parks, etc. from a Citizen standpoint would be important when looking at other facilities
- Alderman Headley suggests the strategic planning session could be used for short term or long-term goals
- Alderman Knox shared feasibility study completed at the fire department this past year points to growth moving to the North

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- The 1 million dollar estimated selling price of the current facility was addressed: A study was done by Block as to what the current facility would go for if it sold; At the start of the year it considered the City Hall structure backwards-a narrow lot- (not including park frontage on James Rollo); An issue is youth sports are very popular and being able to build that type of environment to have fields is important as Monkey Mountain is about maxed out on space available
- Mayor Johnston asked what is the current need for meeting rooms in our community has been and asked how many people ask for this type of space; City Administrator Murphy shared even the City needs meeting space from time to time; Requests include people wanting space beyond business purposes to include family gatherings, graduations, etc.;
- Mayor Johnston asked for cost to expand current facilities including a bigger gym, etc.; Alderman Cleaver and Alderman Headley both shared they worry if fixing current space, the City would be in the same position down the road; Discussed cost of construction of the Sni-a-bar proposal; Voters did not want the project the way it was laid out; Mayor Johnston would like to see a new building for a police department happen and remodel City Hall now and feels the voters would not like to move or didn't want to spend money; said our own police would like to be separate and look at other cities and how they are set up with their City Halls/Police Departments
- Alderman Knox believes a scaled down approach for a new complex would have made the bond issue on the ballot previously pass
- Alderman Stratton feels selling the current City Facilities building/property vs the Sni-a-bar property would have more future tax revenue potential
- Alderman Headley feels there was misinformation given during the election which contributed to the bond issue not passing; Mayor Johnston asked what information he was referring to and felt he shared the majority of the information about the project & asked which part was misinformation; Alderman Headley felt the way COVID came on and the City stopped sharing information about the project during that time that only negative information was shared; Alderman Stratton feels the first proposal was a good starting point & now the City has a better idea of what the citizens would like to see; Alderman Cleaver thinks there are two options on this issue and that is to either fix current space and build a new police department or to complete the project in phases out at Sni-a-bar property; Alderman Knox said phasing has been successful for school bonds
- Alderman Stratton shared the City could potentially lose tax dollars from the potential library going elsewhere

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- Direction is needed in short order for the upcoming debt levy decision; If there are no projects, debt levy must go down; Baker Tilly will present at the next Aldermen meeting and they will provide options for the Board to consider
- Alderman Bass would like general ideas of cost, knowing it will not be exact as design takes time to obtain; asked if there was information available as to city population vs. size of typical gym, pool, facilities, etc. or if there is information from other cities relating to population size vs. what they offer; Deputy City Administrator Osenbaugh shared the Master Plan was just completed and some of these studies are in there
- Food Trucks
  - City Clerk Logan handed out spreadsheets comparing fees for occupational licenses vs. food trucks in surrounding cities; stating there isn't a pattern of how they are handled amongst other cities
  - The items to consider are where trucks can be parked and the fee that should be charged when developing our policy/ordinance
  - Alderman Cleaver stated food trucks are increasing in popularity and the City needs to be on the front end of this and encourage this in the City
  - Currently, food trucks are able to set up on private property with permission of property owners so long as they have obtained a business license; The City needs to consider whether food trucks should be allowed on any road or on City property
  - Deputy City Administrator shared occupational licenses are obtained to make sure businesses with retail taxes are current as well as those required to acquire insurance are insured properly
  - Mayor Johnston doesn't think all businesses in town are in favor of food trucks; he feels brick and mortar businesses are invested in the community paying taxes to the city and he doesn't feel food trucks should be able to come into the City and take business away; Alderman Cleaver doesn't see food trucks hurting our restaurants that much and the food trucks are in and out one day a week and he feels they provide an option to keep the revenue in Grain Valley while offering a variety of food options that are not currently in the City; Alderman Cleaver would like restrictions on where they can be parked and Alderman Stratton thinks there should have a fee structure
  - Mayor Johnston requested clarification on insurance requirements; City Administrator Murphy shared health inspector and Jackson County inspects each food truck
  - Alderman Knox would like to see these allowed only with Special Events such as a fair or block party and not allowed to set up anywhere

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- City Administrator Murphy will go to legal for some guidance of how other cities have currently handled their legislation in regards to food trucks
- Alderman Stratton suggested a \$50 annual fee and maybe a \$15 daily fee option
- Alderman Headley suggested people will go outside Grain Valley if they don't have options/food that they are wanting
- City Administrator Murphy shared there needs to be separate code if charging beyond a base occupational license due to regulations surrounding business licenses; Chuck Johnston suggested \$50 license fee plus a charge per event (\$10 or \$15) up to a certain amount
- Deputy City Administrator Osenbaugh mentioned temporary permits would be more work on the City Staff and Mayor Johnston stated the City of Blue Springs has a position created to only monitor food trucks
- Alderman Bass suggested the City have one set fee for food trucks and business licenses for less administration
- Alderman Stratton suggested we define what a food truck is vs. cart, etc.
- Mayor Johnston would like to see different fee options; Alderman Stratton asked if that deters those coming to test our market as some are doing that; Alderman Knox would like to see the fee as simple as possible with the fee around \$50, Alderman Cleaver agrees with this and said one time charge then you don't need to worry about it; feels should try to model structures of cities closer to us in proximity
- City Administrator Murphy will talk with legal to work through our fees and what is allowed and where we think we are headed with this

**ITEM IV: ADJOURNMENT**

- The meeting adjourned at 7:29 P.M.

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Minutes submitted by:

\_\_\_\_\_  
 Jamie Logan  
 City Clerk

\_\_\_\_\_  
 Date

Minutes approved by:

\_\_\_\_\_  
 Chuck Johnston  
*Mayor*

\_\_\_\_\_  
 Date

**DRAFT**

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DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT		
NON-DEPARTMENTAL	GENERAL FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	50.85		
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	2,628.75		
		FRATERNAL ORDER OF POLICE	EMPLOYEE DEDUCTIONS	336.00		
		HAMPEL OIL INC	CJC FUEL	405.85		
		AFLAC	AFLAC AFTER TAX	126.59		
			AFLAC CRITICAL CARE	24.96		
			AFLAC PRETAX	300.98		
			AFLAC-W2 DD PRETAX	200.25		
		MIDWEST PUBLIC RISK	DENTAL	180.10		
			OPEN ACCESS	476.00		
			OPEN ACCESS	212.52		
			HSA	469.35		
			HSA	1,503.59		
			HSA	167.12		
			VISION	16.00		
			VISION	47.20		
			VISION	115.50		
			VISION	22.34		
		HSA BANK	HSA - GRAIN VALLEY, MO	319.39		
			HSA - GRAIN VALLEY, MO	433.81		
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	213.80		
		ICMA RC	ICMA 457 %	316.94		
			ICMA 457	400.24		
			ICMA ROTH IRA	27.50		
		INTERNAL REVENUE SERVICE	FEDERAL WH	7,323.92		
			SOCIAL SECURITY	4,806.92		
			MEDICARE	<u>1,124.21</u>		
			TOTAL:	22,250.68		
		HR/CITY CLERK	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	157.08
				GENERAL CODE LLC	GENERAL CODE ANNUAL MAINT	1,195.00
				TARGET	COVID 19 REUSABLE MASKS	44.00
				LITTLER MENDELSON PC	HANDBOOK REVIEW/UPDATE	2,500.00
				MIDWEST PUBLIC RISK	DENTAL	34.90
					HSA	246.35
					HSA	324.03
				HSA BANK	HSA - GRAIN VALLEY, MO	100.00
				NEW DIRECTIONS BEHAVIORAL	3RD QTR 2020	4.11
				INTERNAL REVENUE SERVICE	SOCIAL SECURITY	111.01
					MEDICARE	<u>25.96</u>
					TOTAL:	4,742.44
				INFORMATION TECH	GENERAL FUND	NETSTANDARD INC
	NETSTANDARD CLARITY	3,708.00				
	Server Warranty	1,504.00				
MITCHELL 1	Fleet Maint Software	2,400.00				
CDW GOVERNMENT	CANON INK TANK	<u>72.37</u>				
	TOTAL:	8,559.37				
BLDG & GRDS	GENERAL FUND	AAA DISPOSAL SERVICE INC	JUNE SERVICE	125.50		
		SAMS CLUB/GEGRB	TREATS/TOILET PAPER	20.98		
		COMCAST - HIERARCY ACCT	CITY HALL	109.39		
			CITY HALL	257.29		
		ROBERT W ODELL	FIRE EXTINGUISHERS	878.98		
		ORKIN	12/18/2017 SERVICE	69.48		
		HOME DEPOT CREDIT SERVICES	10FT UNIVERSAL WATER HOSE	14.48		

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		COMCAST	CITY HALL PHONE CHARGES	366.06
		SC REALTY SERVICES	Janitorial Services	1,579.05
		SPIRE	517 GREGG ST	158.70
			624 JAMES ROLLO CT	7.32
			711 S MAIN ST	29.43
		SUMMIT GENERAL CONTRACTING LLC	BUILDING MAINTENANCE	861.39
		STARSOURCEKC LLC	PHONE MAINTENANCE	327.50
			PHONE MAINTENANCE	<u>315.00</u>
			TOTAL:	5,120.55
ADMINISTRATION	GENERAL FUND	RICOH USA INC	MAILROOM C85162118	105.63
			ADMIN C85162117	76.57
		US POSTAL SERVICE	POSTAGE	4.60
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	325.89
		SAMS CLUB/GEGRB	KITCHEN SUPPLIES	80.10
			KITCHEN SUPPLIES	113.68
		OFFICE DEPOT	PAPER/PENS/MOUSE/BATTERY	39.48
		RICOH USA INC	ADMIN C85162117	228.22
			MAILROOM C85162118	228.22
		PURCHASE POWER	POSTAGE	2,000.00
		MIDWEST PUBLIC RISK	DENTAL	23.88
			HSA	396.62
		HSA BANK	HSA - GRAIN VALLEY, MO	61.99
		NEW DIRECTIONS BEHAVIORAL	3RD QTR 2020	5.14
		ICMA	OSENBAUGH: MEMBERSHIP	784.00
			MURPHY: ICMA MEMBERSHIP	940.00
		ZOOM VIDEO COMMUNICATIONS	ZOOM MONTHLY FEE	14.99
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	258.24
			MEDICARE	<u>60.40</u>
			TOTAL:	5,747.65
ELECTED	GENERAL FUND	RECOGNITION PLUS	NAME BADGE: RICK KNOX	12.50
			2 PLAQUES: WEST/TODD	193.00
		COSENTINOS PRICE CHOPPER	FLOWERS FOR YOLANDA	20.00
		STEVEN SMITH	BUSINESS CARDS: JOHNSTON/K	60.00
		WALGREENS	PHOTO OF MIKE TODD	<u>10.39</u>
			TOTAL:	295.89
LEGAL	GENERAL FUND	LAUBER MUNICIPAL LAW LLC	CITY ATTORNEY	<u>2,681.00</u>
			TOTAL:	2,681.00
FINANCE	GENERAL FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	0.50
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	229.63
		MIDWEST PUBLIC RISK	DENTAL	34.90
			HSA	149.50
			HSA	324.03
		HSA BANK	HSA - GRAIN VALLEY, MO	37.50
			HSA - GRAIN VALLEY, MO	50.00
		NEW DIRECTIONS BEHAVIORAL	3RD QTR 2020	4.11
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	168.96
			MEDICARE	<u>39.52</u>
			TOTAL:	1,038.65
COURT	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	144.32
		MIDWEST PUBLIC RISK	DENTAL	18.00
			HSA	299.00



DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00
		NEW DIRECTIONS BEHAVIORAL	3RD QTR 2020	4.11
		MERCHANT SERVICES	MONTHLY FEES	27.18
		RAY COUNTY SHERIFFS DEPARTMENT	JUNE 2020 BILLING	180.00
		ROSS MILLER CLEANERS	JUNE CLEANING	19.50
		LAUBER MUNICIPAL LAW LLC	CITY PROSECUTOR	3,535.00
			RH PERSONNEL ISSUE	87.50
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	170.24
			MEDICARE	<u>39.81</u>
			TOTAL:	4,599.66
VICTIM SERVICES	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	127.32
		MIDWEST PUBLIC RISK	DENTAL	34.90
			HSA	648.05
		HSA BANK	HSA - GRAIN VALLEY, MO	100.00
		NEW DIRECTIONS BEHAVIORAL	3RD QTR 2020	4.11
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	133.60
			MEDICARE	<u>31.25</u>
			TOTAL:	1,079.23
FLEET	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	71.03
		OREILLY AUTOMOTIVE INC	PRE FILTER	8.60
			WHEEL WEIGHT	11.09
		MIDWEST PUBLIC RISK	DENTAL	17.45
			HSA	149.50
		HSA BANK	HSA - GRAIN VALLEY, MO	37.50
		NEW DIRECTIONS BEHAVIORAL	3RD QTR 2020	2.06
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	9.92
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	55.22
			MEDICARE	<u>12.92</u>
			TOTAL:	375.29
POLICE	GENERAL FUND	RICOH USA INC	PD C85162116	39.49
			PD C85162119	124.78
			PD 85162124	7.24
		MISSOURI LAGERS	EMPLOYER CONTRIBUTIONS	4,492.36
			MONTHLY CONTRIBUTIONS	365.35
		STATE BANK OF MISSOURI	PD LEASE VEHICLES AND EQU	159.91
			PD LEASE VEHICLES AND EQU	3,579.40
		WALMART COMMUNITY	BREAK ROOM SUPPLIES	15.23
		OFFICE DEPOT	PAPER/PENS/MOUSE/BATTERY	174.69
		MIDWEST RADAR & EQUIPMENT	YEARLY MAINTENANCE	360.00
		RICOH USA INC	PD C85162116	228.22
			PD C85162119	228.22
			PD DESK C85162124	32.71
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	1,629.13
			BULK GASOHOL/DIESEL	253.63
		LEXISNEXIS RISK DATA MGMT INC	JUNE 2020 MINIMUM COMMITME	150.00
		MENARDS - INDEPENDENCE	TABLE FAN	16.32
		MIDWEST PUBLIC RISK	DENTAL	162.00
			DENTAL	558.40
			OPEN ACCESS	756.00
			OPEN ACCESS	1,640.00
			OPEN ACCESS	721.20
			HSA	1,970.80
			HSA	2,691.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HSA	3,888.30
			HSA	570.70
		HSA BANK	HSA - GRAIN VALLEY, MO	675.00
			HSA - GRAIN VALLEY, MO	1,100.00
		NEW DIRECTIONS BEHAVIORAL	3RD QTR 2020	102.74
		CHEWY.COM	PURINA PRO PLAN SPORT HIGH	64.60
		GO CAR WASH MANAGEMENT CORP	JUNE 2020 CAR WASH	136.00
		ROSS MILLER CLEANERS	JUNE CLEANING	10.96
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	3,437.70
			MEDICARE	803.99
		GEARZONE PRODUCTS	DANNER STRIKER BOLT 8" GTX	<u>200.00</u>
			TOTAL:	31,346.07
ANIMAL CONTROL	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	98.50
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	48.39
		MIDWEST PUBLIC RISK	OPEN ACCESS	378.00
		NEW DIRECTIONS BEHAVIORAL	3RD QTR 2020	4.11
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	77.30
			MEDICARE	<u>18.08</u>
			TOTAL:	624.38
PLANNING & ENGINEERING	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	514.02
		SAMS CLUB/GEGRB	KITCHEN SUPPLIES	48.52
		OFFICE DEPOT	PAPER/PENS/MOUSE/BATTERY	35.72
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	26.14
		EARL MADISON COMPANY LLC	1603 NW HILLTOP LN	150.00
			203/205/207/209/211/213 NW	250.00
			#36-740-03-61-00-0-00-000	175.00
			MINTER RD/EAGLES PKWY	125.00
			320 SW RYAN RD	175.00
			1414 HIGHVIEW DR	125.00
		MIDWEST PUBLIC RISK	DENTAL	49.36
			DENTAL	10.21
			OPEN ACCESS	108.18
			HSA	819.99
			HSA	81.24
		HSA BANK	HSA - GRAIN VALLEY, MO	205.68
			HSA - GRAIN VALLEY, MO	14.24
		NEW DIRECTIONS BEHAVIORAL	3RD QTR 2020	13.77
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	394.65
			MEDICARE	<u>92.32</u>
			TOTAL:	3,414.04
NON-DEPARTMENTAL	PARK FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	22.20
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	444.27
		FAMILY SUPPORT PAYMENT CENTER	SMITH CASE 91316387	92.31
		AFLAC	AFLAC CRITICAL CARE	6.78
			AFLAC PRETAX	54.53
			AFLAC-W2 DD PRETAX	71.41
		MISCELLANEOUS	MICHAEL WEAVER:	50.00
		MIDWEST PUBLIC RISK	DENTAL	30.94
			HSA	323.33
			HSA	37.60
			VISION	16.00
			VISION	12.40
			VISION	1.10

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		HSA BANK	HSA - GRAIN VALLEY, MO	85.00
			HSA - GRAIN VALLEY, MO	70.00
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	210.57
		ICMA RC	ICMA 457 %	176.68
			ICMA 457	593.95
			ICMA ROTH IRA	48.64
			ICMA ROTH IRA	3.50
		INTERNAL REVENUE SERVICE	FEDERAL WH	1,177.00
			SOCIAL SECURITY	1,102.52
			MEDICARE	<u>257.84</u>
			TOTAL:	4,888.57
PARK ADMIN	PARK FUND	NETSTANDARD INC	NETSTANDARD CLARITY	618.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	529.30
		WALMART COMMUNITY	GACE MASKS/ KEY TAGS	76.61
		COMCAST - HIERARCY ACCT	CITY HALL	18.66
			CITY HALL	50.43
			TYER	124.85
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	231.37
		COMCAST	CITY HALL PHONE CHARGES	61.03
		HD GRAPHICS & APPAREL	CONCESSION STAFF SHIRTS	441.00
		MIDWEST PUBLIC RISK	DENTAL	3.51
			DENTAL	83.76
			HSA	1,034.67
			HSA	88.13
			HSA	129.62
		HSA BANK	HSA - GRAIN VALLEY, MO	14.61
			HSA - GRAIN VALLEY, MO	230.00
		NEW DIRECTIONS BEHAVIORAL	3RD QTR 2020	10.69
		LAMP RYNEARSON INC	Survey Work/Trail/Phase 2	4,800.00
			Survey Work/Trail/Phase 2	218.00
			Dillinghama Trail Design	2,686.60
			Dillinghama Trail Design	6,585.40
		BLUE NILE CONTRACTORS INC	Dillingham Rd water/trail	15,350.29
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	378.67
			MEDICARE	<u>88.56</u>
			TOTAL:	33,853.76
PARKS STAFF	PARK FUND	AAA DISPOSAL SERVICE INC	JUNE SERVICE	29.38
		GARY S KLEOPPEL	NORTH GARAGE DOOR REPAIR	266.75
		FELDMANS FARM & HOME	WEED KILLER	173.98
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	393.59
		ROBERT W ODELL	FIRE EXTINGUISHERS	146.50
		AMAZON.COM	POND DYE	189.39
		TARGET	COVID 19 REUSABLE MASKS	20.00
		FASTENAL COMPANY	HARDWARE FOR PLAQUES ON ME	40.53
		WEST CENTRAL ELECTRIC COOP INC	05/27-06/26 BALLPARK COMPL	63.90
		HOME DEPOT CREDIT SERVICES	BUG BOMBS/TAPE FOR SIGNS	32.90
		MENARDS - INDEPENDENCE	WATER JUGS	35.97
		MIDWEST PUBLIC RISK	DENTAL	36.00
			DENTAL	34.90
			HSA	492.70
			HSA	598.00
		HSA BANK	HSA - GRAIN VALLEY, MO	150.00
			HSA - GRAIN VALLEY, MO	100.00
		NEW DIRECTIONS BEHAVIORAL	3RD QTR 2020	12.33

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		SPIRE	600 BUCKNER TARSNEY RD	24.38
			624 JAMES ROLLO CT	3.65
		ANDERSON RENTALS & SALES	CONCRETE MIXING TRAILER	160.00
		SUMMIT GENERAL CONTRACTING LLC	BUILDING MAINTENANCE	143.56
		LAWN & LEISURE	WEED EATER STRING	84.98
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	292.98
			MEDICARE	<u>68.52</u>
			TOTAL:	3,594.89
RECREATION	PARK FUND	ALLIED REFRESHMENT	CONCESSION DRINKS	442.50
		SAMS CLUB/GEGRB	CONC PRODUCT & SUPPLIES	421.70
			CONC PRODUCT & SUPPLIES	40.70
		WALMART COMMUNITY	CONCESSION PRODUCTS	139.40
		TARGET	TENNIS BALLS	52.43
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	17.35
			MEDICARE	<u>4.06</u>
			TOTAL:	1,118.14
COMMUNITY CENTER	PARK FUND	AAA DISPOSAL SERVICE INC	JUNE SERVICE	65.00
		MELODY TAYLOR	06/29-07/06 SILVERSNEAKERS	25.00
			06/29-07/10 SILVERSNEAKERS	75.00
		RICOH USA INC	COMM CTR C85162114	97.71
			COMM CTR C85162123	19.56
		UNIFIRST CORPORATION	JANITORIAL SUPPLIES	110.45
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	138.38
		COMCAST - HIERARCY ACCT	COMM CENTER	198.90
		AMAZON.COM	CD PORTABLE PLAYER/WIRELES	60.53
		AUTHORIZE.NET	JUNE SIGNUPS	129.00
		TARGET	COVID 19 REUSABLE MASKS	20.00
		RICOH USA INC	PR C85162114	228.22
			CC DESK C85162123	32.68
		MIDWEST PUBLIC RISK	DENTAL	18.00
			HSA	299.00
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00
		NEW DIRECTIONS BEHAVIORAL	3RD QTR 2020	4.11
		SPIRE	713 S MAIN ST	83.02
			713 S MAIN ST A	36.58
		FREDAH JOHNSTON	06/30-07/09 LINE DANCING	180.00
		MERCHANT SERVICES	MONTHLY FEES	845.05
			MONTHLY FEES	4.08
		STARSOURCEKC LLC	PHONE MAINTENANCE	32.75
			PHONE MAINTENANCE	31.50
		QUILL CORPORATION	JANITORIAL SUPPLIES	72.69
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	170.47
			MEDICARE	<u>39.86</u>
			TOTAL:	3,092.54
POOL	PARK FUND	ALLIED REFRESHMENT	CONCESSION DRINKS	106.50
			CONCESSION DRINKS	228.50
		SAMS CLUB/GEGRB	CONC PRODUCT & SUPPLIES	98.38
			TREATS/TOILET PAPER	27.84
			CONC PRODUCT & SUPPLIES	307.98
			SWIM TREATS	37.12
		WALMART COMMUNITY	CONCESSION PRODUCTS	44.00
			CONCESSION PRODUCTS	139.92
		AMAZON.COM	WATER JUGS FOR LIFEGUARDS	29.97

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		TARGET	COVID 19 REUSABLE MASKS	92.00
		DOLLAR GENERAL-REGIONS 410526	POOL POD SUPPLIES	47.24
		FASTENAL COMPANY	TAPE FOR POOL DECK	13.98
			TAPE FOR POOL DECK	58.86
		HOME DEPOT CREDIT SERVICES	TAPE FOR POOL DECK	22.71
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	243.05
			MEDICARE	<u>56.84</u>
			TOTAL:	1,554.89
NON-DEPARTMENTAL	TRANSPORTATION	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	158.39
		FAMILY SUPPORT PAYMENT CENTER	DZEKUNSKAS CASE 41452523	30.00
		AFLAC	AFLAC PRETAX	4.64
			AFLAC-W2 DD PRETAX	8.05
		MIDWEST PUBLIC RISK	DENTAL	17.23
			OPEN ACCESS	26.39
			OPEN ACCESS	27.72
			HSA	83.44
			HSA	75.18
			HSA	79.35
			VISION	3.20
			VISION	0.80
			VISION	4.40
			VISION	5.54
		HSA BANK	HSA - GRAIN VALLEY, MO	4.96
			HSA - GRAIN VALLEY, MO	85.81
		ICMA RC	ICMA 457 %	26.87
			ICMA 457	16.50
			ICMA ROTH IRA	30.00
		INTERNAL REVENUE SERVICE	FEDERAL WH	456.08
			SOCIAL SECURITY	304.29
			MEDICARE	<u>71.18</u>
			TOTAL:	1,520.02
TRANSPORTATION	TRANSPORTATION	NETSTANDARD INC	JUN DATASAFE BACKUPS	175.00
			NETSTANDARD CLARITY	370.80
		CARTER WATERS	K SATUROCK PREMIUM W/ KEVL	268.50
		RICOH USA INC	PW C85162113	12.71
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	420.90
		SAMS CLUB/GEGRB	KITCHEN SUPPLIES	30.36
		COMCAST - HIERARCY ACCT	CITY HALL	12.13
			CITY HALL	34.12
			PW	22.67
			PW	35.75
			PW	63.09
		ROBERT W ODELL	FIRE EXTINGUISHERS	87.89
		OREILLY AUTOMOTIVE INC	BACKUP ALARM	8.01
		ORKIN	12/18/2017 SERVICE	5.95
			07/15/20 SERVICE	11.63
		VANCE BROTHERS INC	FINE MIX	350.00
		RICOH USA INC	PW C85162113	45.64
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	139.12
		HOME DEPOT CREDIT SERVICES	PLC 32W 4FT T8 DAYLIGHT DE	6.00
		COMCAST	CITY HALL PHONE CHARGES	36.60
		MIDWEST PUBLIC RISK	DENTAL	14.26
			DENTAL	66.05
			OPEN ACCESS	124.62

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			OPEN ACCESS	75.60
			OPEN ACCESS	108.18
			HSA	394.16
			HSA	117.34
			HSA	259.22
			HSA	309.52
		HSA BANK	HSA - GRAIN VALLEY, MO	29.43
			HSA - GRAIN VALLEY, MO	174.24
		G W VAN KEPPEL CO	PRIMARY FILTER/BOWL	52.58
		NEW DIRECTIONS BEHAVIORAL	3RD QTR 2020	11.10
		SPIRE	405 JAMES ROLLO DR	7.32
			624 JAMES ROLLO CT	7.32
			711 S MAIN ST	2.52
			618 JAMES ROLLO CT	8.51
		ANDERSON RENTALS & SALES	CONCRETE MIXING TRAILER	175.00
			CONCRETE MIXING TRAILER	175.00
			CONCRETE MIXING TRAILER	7.00
			CONCRETE MIXING TRAILER	140.00
			CONCRETE MIXING TRAILER	10.00
			CONCRETE MIXING TRAILER	210.00
		JOHN DEERE FINANCIAL	WEED KILLER	16.00
			FLAG ATV ORANGE/ BRUSH CHI	5.00
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	28.73
		INFRASTRUCTURE MANAGEMENT SERVICES LLC	PAVEMENT CONDITION ASSESS	3,154.20
		SUMMIT GENERAL CONTRACTING LLC	BUILDING MAINTENANCE	86.13
		STARSOURCEKC LLC	PHONE MAINTENANCE	32.75
			PHONE MAINTENANCE	31.50
		TNEMEC COMPANY INC	HB EPOXOLINEII GRAY/ WATER	66.40
		VIKING-CIVES MIDWEST INC	KIT TA PB06 DUST COVER DOO	11.60
		LAWN & LEISURE	BLOWER	38.39
			TRIMMER/ BRUSHKNIFE	64.39
			GENERATOR	209.80
			STIHL 14" CUTQUIK SAW	175.99
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	304.30
			MEDICARE	<u>71.19</u>
			TOTAL:	8,912.21
CAPITAL IMPROVEMENTS	CAPITAL PROJECTS F	FACEBOOK INC	GV COMMUNITY CAMPUS AD	<u>1.98</u>
			TOTAL:	1.98
NON-DEPARTMENTAL	MKT PLACE TIF-PR#2	LAUBER MUNICIPAL LAW LLC	MRKTPLACE TIF PROJ 2	<u>98.00</u>
			TOTAL:	98.00
NON-DEPARTMENTAL	MKTPL TIF-PR#2	SPE UMB BANK	PROJECT#2 CITY SALES	<u>37,877.40</u>
			TOTAL:	37,877.40
NON-DEPARTMENTAL	MKT PL CID-PR2	SAL UMB BANK	CID/USE	15,518.92
			CID/USE UNCAPTURED	<u>15,053.35</u>
			TOTAL:	30,572.27
NON-DEPARTMENTAL	MKT PL CID-PR2	SAL LAUBER MUNICIPAL LAW LLC	MRKTPLACE CID	<u>20.50</u>
			TOTAL:	20.50
NON DEPARTMENTAL	TIF PROJECT #3	LAUBER MUNICIPAL LAW LLC	VILLAGE OF GV TIF	<u>330.00</u>
			TOTAL:	330.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	WATER/SEWER FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	8.70
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	1,064.38
		FAMILY SUPPORT PAYMENT CENTER	DZEKUNSKAS CASE 41452523	120.00
		AFLAC	AFLAC PRETAX	36.54
			AFLAC-W2 DD PRETAX	88.33
		MISCELLANEOUS FREDERICO-DETEL, FRA	10-203600-04	100.22
		SPECKER, BRIANNE	10-226200-05	65.54
		JOHNSON, NORMA	10-240800-03	30.21
		MEYER, JONATHAN	10-303400-01	1.12
		LANDMARK EQUITY GROU	10-380900-04	15.54
		WOOD, WILLIAM L	10-384100-07	65.54
		HACKLEY, ERIN	10-389100-06	15.54
		WISNIEWSKI, CONNIE	10-391500-00	1.63
		INMAN, JEFF	10-449920-02	13.37
		ADVANCED EROSION SOL	10-801101-07	512.53
		TAYLOR, RUSSELL	10-820300-06	83.67
		BOULWARE, DAVID	10-830760-05	65.54
		HARLEYS SALOON	10-210100-07	59.36
		MIDWEST PUBLIC RISK	DENTAL	108.43
			OPEN ACCESS	105.56
			OPEN ACCESS	129.36
			HSA	375.48
			HSA	639.03
			HSA	485.03
			VISION	12.80
			VISION	7.60
			VISION	22.00
			VISION	28.12
		HSA BANK	HSA - GRAIN VALLEY, MO	70.98
			HSA - GRAIN VALLEY, MO	507.88
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	162.29
		ICMA RC	ICMA 457 %	200.82
			ICMA 457	216.81
			ICMA ROTH IRA	144.00
		INTERNAL REVENUE SERVICE	FEDERAL WH	3,193.17
			SOCIAL SECURITY	2,022.98
			MEDICARE	473.11
			TOTAL:	11,253.21
WATER	WATER/SEWER FUND	AAA DISPOSAL SERVICE INC	JUNE SERVICE	62.75
		NETSTANDARD INC	JUN DATASAFE BACKUPS	350.00
			NETSTANDARD CLARITY	741.60
		PEREGRINE CORPORATION	20 BILL PRINT & MAIL	438.60
			20 BILL PRINT & MAIL	84.24
			COVID INSERTS	125.00
		RICOH USA INC	PW C85162113	25.42
			CD C85162115	68.81
		CITY OF INDEPENDENCE UTILITIES	25591CCF 05/18-06/18	39,736.05
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,381.98
		SAMS CLUB/GEGRB	KITCHEN SUPPLIES	60.72
		WALMART COMMUNITY	GATORADE	69.70
		VANCO SERVICES LLC	JUNE 2020 GATEWAY ES20605	74.15
		OFFICE DEPOT	PAPER/PENS/MOUSE/BATTERY	7.64
		COMCAST - HIERARCY ACCT	CITY HALL	21.91
			CITY HALL	58.60
			PW	45.34

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			PW	50.56
			PW	100.56
		ROBERT W ODELL	FIRE EXTINGUISHERS	175.79
		OREILLY AUTOMOTIVE INC	BACKUP ALARM	16.01
		TRI-COUNTY WATER AUTHORITY	CONSUMPTION	30,221.00
			DEBT	63,231.27
		ORKIN	12/18/2017 SERVICE	11.91
			07/15/20 SERVICE	23.26
		MISSOURI ONE CALL SYSTEM INC	JUNE 372 LOCATES	465.00
		RICOH USA INC	PW C85162113	91.29
			CD C85162115	114.11
		LITTLER MENDELSON PC	HANDBOOK REVIEW/UPDATE	1,250.00
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	278.21
		FASTENAL COMPANY	S/S TRUBOLT 5/8 X 5 / HCS	96.82
			3/8-16X3 1/2S/S HCS	18.24
			T ROD Z 3/8-16X6' - FIXED	24.07
		USABLUEBOOK	HR SAMPLE CELLS	101.51
		HOME DEPOT CREDIT SERVICES	PRO SERIES 1/2 HP CONTINUO	199.85
			PLC 32W 4FT T8 DAYLIGHT DE	11.99
		COMCAST	CITY HALL PHONE CHARGES	73.21
		HD GRAPHICS & APPAREL	EMPLOYEE SHIRTS	185.00
			EMPLOYEE HATS	156.00
		MIDWEST PUBLIC RISK	DENTAL	44.49
			DENTAL	207.93
			OPEN ACCESS	249.21
			OPEN ACCESS	151.20
			OPEN ACCESS	252.42
			HSA	886.86
			HSA	634.45
			HSA	1,101.69
			HSA	946.00
		HSA BANK	HSA - GRAIN VALLEY, MO	144.14
			HSA - GRAIN VALLEY, MO	515.78
		G W VAN KEPPEL CO	PRIMARY FILTER/BOWL	105.15
		SC REALTY SERVICES	Janitorial Services	95.70
		NEW DIRECTIONS BEHAVIORAL	3RD QTR 2020	34.11
		SPIRE	405 JAMES ROLLO DR	14.63
			624 JAMES ROLLO CT	9.14
			711 S MAIN ST	5.04
			618 JAMES ROLLO CT	17.04
		ANDERSON RENTALS & SALES	CONCRETE MIXING TRAILER	14.00
			CONCRETE MIXING TRAILER	20.00
		JOHN DEERE FINANCIAL	WEED KILLER	31.99
			FLAG ATV ORANGE/ BRUSH CHI	9.98
		FIRST AID CORP	ORANGE NITRILE GLOVES - XL	178.15
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	57.46
		GRAINGER	POSITIONING LANYARD	37.06
		LAMP RYNEARSON INC	Engineering Design	777.22
			GENERAL SERVICES	481.46
		MERCHANT SERVICES	MONTHLY FEES	1,271.01
			MONTHLY FEES	1,292.75
		SUMMIT GENERAL CONTRACTING LLC	BUILDING MAINTENANCE	172.27
		BLUE NILE CONTRACTORS INC	Dillingham Rd water/trail	105,048.20
		STARSOURCEKC LLC	PHONE MAINTENANCE	131.00
			PHONE MAINTENANCE	126.00
		TNEMEC COMPANY INC	HB EPOXOLINEII GRAY/ WATER	132.80



DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		VIKING-CIVES MIDWEST INC	KIT TA PB06 DUST COVER DOO	23.20
		TYLER TECHNOLOGIES INC	INCODE SETUP - FIX BASED	1,375.00
			INCODE SETUP - FIX BASED	81.25
			APR/MAY/JUNE FEES	2,331.55
			UTILITY BILLING NOTIFICATI	61.80
		LAWN & LEISURE	BLOWER	76.80
			TRIMMER/ BRUSHKNIFE	128.79
			GENERATOR	417.60
			STIHL 14" CUTQUIK SAW	352.00
		CATHERINE V. BOWDEN	AUDIT REVIEW 2.5 HOURS	93.75
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	1,011.50
			MEDICARE	<u>236.56</u>
			TOTAL:	261,634.30
SEWER	WATER/SEWER FUND	AAA DISPOSAL SERVICE INC	JUNE SERVICE	62.75
		NETSTANDARD INC	JUN DATASAFE BACKUPS	350.00
			NETSTANDARD CLARITY	741.60
		PEREGRINE CORPORATION	20 BILL PRINT & MAIL	438.60
			20 BILL PRINT & MAIL	84.24
			COVID INSERTS	125.00
		RICOH USA INC	PW C85162113	25.43
			CD C85162115	68.81
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,381.93
		SAMS CLUB/GECRB	KITCHEN SUPPLIES	60.73
		VANCO SERVICES LLC	JUNE 2020 GATEWAY ES20605	74.15
		OFFICE DEPOT	PAPER/PENS/MOUSE/BATTERY	7.65
		COMCAST - HIERARCY ACCT	CITY HALL	21.91
			CITY HALL	58.60
			PW	45.34
			PW	50.56
			PW	100.56
		ROBERT W ODELL	FIRE EXTINGUISHERS	175.79
		OREILLY AUTOMOTIVE INC	ELECT TAPE	5.41
			BACKUP ALARM	16.01
		ORKIN	12/18/2017 SERVICE	11.91
			07/15/20 SERVICE	23.27
		RICOH USA INC	PW C85162113	91.29
			CD C85162115	114.11
		LITTLER MENDELSON PC	HANDBOOK REVIEW/UPDATE	1,250.00
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	278.21
		HOME DEPOT CREDIT SERVICES	PLC 32W 4FT T8 DAYLIGHT DE	11.99
		COMCAST	CITY HALL PHONE CHARGES	73.21
		HD GRAPHICS & APPAREL	EMPLOYEE SHIRTS	185.00
			EMPLOYEE HATS	156.00
		MIDWEST PUBLIC RISK	DENTAL	44.50
			DENTAL	207.90
			OPEN ACCESS	249.22
			OPEN ACCESS	151.20
			OPEN ACCESS	252.42
			HSA	886.86
			HSA	634.47
			HSA	1,101.66
			HSA	946.04
		HSA BANK	HSA - GRAIN VALLEY, MO	144.15
			HSA - GRAIN VALLEY, MO	515.74
		G W VAN KEPPEL CO	PRIMARY FILTER/BOWL	105.15

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		SC REALTY SERVICES	Janitorial Services	95.70
		NEW DIRECTIONS BEHAVIORAL	3RD QTR 2020	34.11
		SPIRE	405 JAMES ROLLO DR	14.63
			624 JAMES ROLLO CT	9.15
			711 S MAIN ST	5.05
			618 JAMES ROLLO CT	17.03
		ANDERSON RENTALS & SALES	CONCRETE MIXING TRAILER	14.00
			CONCRETE MIXING TRAILER	20.00
		JOHN DEERE FINANCIAL	WEED KILLER	31.99
			FLAG ATV ORANGE/ BRUSH CHI	9.98
		FIRST AID CORP	ORANGE NITRILE GLOVES - XL	178.15
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	57.46
		GRAINGER	POSITIONING LANYARD	37.06
		MERCHANT SERVICES	MONTHLY FEES	1,271.01
			MONTHLY FEES	1,292.75
		SUMMIT GENERAL CONTRACTING LLC	BUILDING MAINTENANCE	172.27
		STARSOURCEKC LLC	PHONE MAINTENANCE	131.00
			PHONE MAINTENANCE	126.00
		TNEMEC COMPANY INC	HB EPOXOLINEII GRAY/ WATER	132.80
		VIKING-CIVES MIDWEST INC	KIT TA PB06 DUST COVER DOO	23.20
		TYLER TECHNOLOGIES INC	INCODE SETUP - FIX BASED	1,375.00
			INCODE SETUP - FIX BASED	81.25
			APR/MAY/JUNE FEES	2,331.55
			UTILITY BILLING NOTIFICATI	61.80
		LAWN & LEISURE	BLOWER	76.80
			TRIMMER/ BRUSHKNIFE	128.79
			GENERATOR	419.60
			STIHL 14" CUTQUIK SAW	352.00
		CATHERINE V. BOWDEN	AUDIT REVIEW 2.5 HOURS	93.75
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	1,011.47
			MEDICARE	<u>236.50</u>
			TOTAL:	21,171.22
NON-DEPARTMENTAL	POOLED CASH FUND	VISA-CARD SERVICES 1184	VISA-CARD SERVICES 1184	956.97
		VISA-CARD SERVICES 1325	VISA-CARD SERVICES 1325	96.15
		VISA-CARD SERVICES 9016	VISA-CARD SERVICES 9016	4.60
		VISA-CARD SERVICES 1788	VISA-CARD SERVICES 1788	987.39
		VISA-CARD SERVICES 9313	VISA-CARD SERVICES 9313	684.56

\* REFUND CHECKS \*

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	WATER/SEWER FUND	MANION PARTNERS, LLC	US REFUNDS	50.00
		MANION PARTNERS, LLC	US REFUNDS	50.00
		MANION PARTNERS, LLC	US REFUNDS	50.00
		MANION PARTNERS, LLC	US REFUNDS	<u>50.00</u>
			TOTAL:	2,929.67

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

100	GENERAL FUND	91,874.90
200	PARK FUND	48,102.79
210	TRANSPORTATION	10,432.23
280	CAPITAL PROJECTS FUND	1.98
300	MKT PLACE TIF-PR#2	98.00
302	MKTPL TIF-PR#2 SPEC ALLOC	37,877.40
321	MKT PL CID-PR2 SALES/USE	30,592.77
330	TIF PROJECT #3	330.00
600	WATER/SEWER FUND	294,258.73
999	POOLED CASH FUND	2,729.67

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	GRAND TOTAL:	516,298.47
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SELECTION CRITERIA

-----  
SELECTION OPTIONS

VENDOR SET: 01-CITY OF GRAIN VALLEY  
VENDOR: All  
CLASSIFICATION: All  
BANK CODE: All  
ITEM DATE: 7/04/2020 THRU 7/17/2020  
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  
-----

*New  
Business*

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# *Ordinances*

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

<b>MEETING DATE</b>	7/27/2020	
<b>BILL NUMBER</b>	B20-18	
<b>AGENDA TITLE</b>	<b>AN ORDINANCE APPROVING THE FINAL PLAT OF BUSH BUSINESS PARK RE-PLAT</b>	
<b>REQUESTING DEPARTMENT</b>	COMMUNITY DEVELOPMENT DEPARTMENT	
<b>PRESENTER</b>	MARK TROSEN, DIRECTOR	
<b>FISCAL INFORMATION</b>	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
<b>PURPOSE</b>	To gain final plat approval for Bush Business Park Re-Plat	
<b>BACKGROUND</b>	The Bush Business Park-lots 1 and 2 was recorded on February 2, 2005. The property is approximately 8 acres. The general location of this property is east of Storage Mart facility and west of Valley Outdoor Equipment on the north side of NW Jefferson Street.	
<b>SPECIAL NOTES</b>	The plat illustrates a street, "NW Bush" that will intersect with NW Jefferson Street and curve east to property line. This street will connect with the proposed street that will be constructed east/west with the Mercado Plaza subdivision.	
<b>ANALYSIS</b>	The re-plat will contain 4 lots. The lot sizes range from approximately 1.5 acres in size to 2.1 acres. The Planning and Zoning Commission approved the preliminary plat on February 12, 2020. The final plat is consistent with the approved Preliminary Plat. The City Engineer has approved the Engineering and Construction plans for the improvements.	

<b>PUBLIC INFORMATION PROCESS</b>	N/A
<b>BOARD OR COMMISSION RECOMMENDATION</b>	The Planning and Zoning Commission recommended approval at the July 8, 2020 meeting.
<b>DEPARTMENT RECOMMENDATION</b>	Staff Recommends Approval.
<b>REFERENCE DOCUMENTS ATTACHED</b>	Ordinance, Final Plat, Application, Staff Report, Aerial Map

**CITY OF  
GRAIN VALLEY**

**STATE OF  
MISSOURI**

BILL NO. B20-18

ORDINANCE NO. \_\_\_\_\_  
SECOND READING \_\_\_\_\_  
FIRST READING \_\_\_\_\_

**AN ORDINANCE APPROVING THE FINAL PLAT OF BUSH BUSINESS PARK RE-PLAT**

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

**WHEREAS**, a meeting was held on July 8, 2020 in which the Planning and Zoning Commission recommended that the Board of Aldermen approve the final plat; and

**WHEREAS**, the Board of Aldermen is in acceptance of the final plat, easements and right-of-way that are dedicated for public purposes.

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

**SECTION 1:** The final plat of Bush Business Park Re-plat is approved.

**SECTION 2:** The property legally described below as Bush Business Park Re-plat:

All of Lots 1 and 2, Bush Business Park Lots 1 and 2, a subdivision in Grain Valley, Jackson County, Missouri.

Read two times and PASSED by the Board of Aldermen this \_\_\_ day of \_\_\_\_\_, 2020, the aye and nay votes being recorded as follows:

ALDERMAN BASS \_\_\_\_\_  
ALDERMAN HEADLEY \_\_\_\_\_  
ALDERMAN STRATTON \_\_\_\_\_

ALDERMAN CLEAVER \_\_\_\_\_  
ALDERMAN KNOX \_\_\_\_\_  
ALDERMAN TOTTON \_\_\_\_\_

Mayor \_\_\_\_\_ (in the event of a tie only)

Approved as to form:

---

Lauber Municipal Law  
City Attorney

---

Chuck Johnston  
Mayor

ATTEST:

---

Jamie Logan  
City Clerk

# FINAL PLAT

## BUSH BUSINESS PARK REPLAT

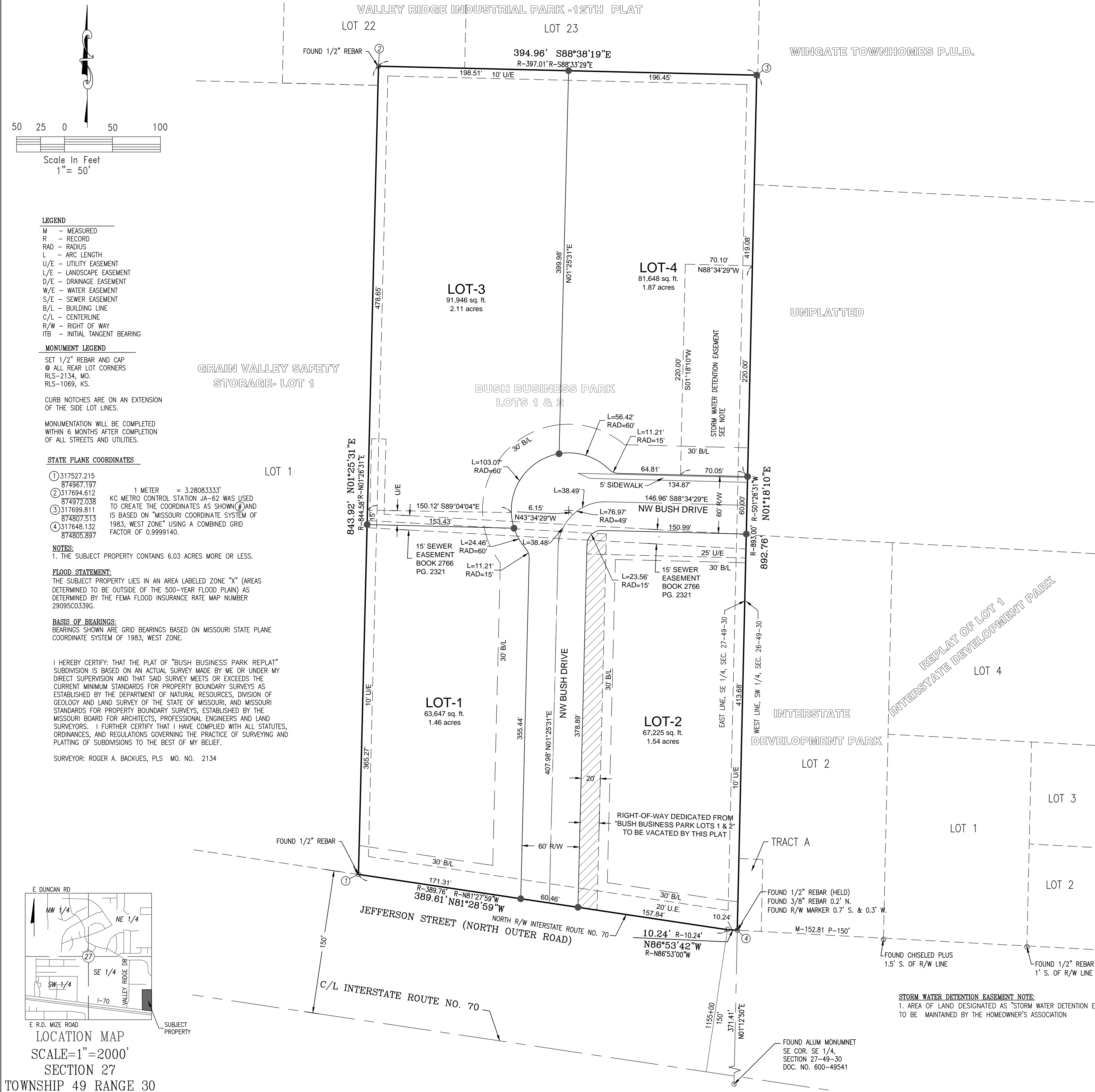
### LOTS 1 THRU 4

#### A REPLAT OF BUSH BUSINESS PARK LOTS 1 & 2

#### PART OF THE SE 1/4

#### SECTION 27 TOWNSHIP 49 RANGE 30

#### GRAIN VALLEY, JACKSON COUNTY, MISSOURI



**PLAT DEDICATION:**  
THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "BUSH BUSINESS PARK REPLAT".

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

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

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

**LEGAL DESCRIPTION:**  
ALL OF LOTS 1 AND 2, BUSH BUSINESS PARK LOTS 1 & 2 A SUBDIVISION IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI

**ACKNOWLEDGEMENT:**  
IN WITNESS WHEREOF, MARION RIDGE SAFETY STORAGE, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MEMBER - DAVID L. WARD

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )SS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BEFORE ME APPEARED DAVID L. WARD, MEMBER OF MARION RIDGE SAFETY STORAGE, LLC, A MISSOURI LIMITED LIABILITY COMPANY TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT; AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HERUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN \_\_\_\_\_, THE DAY AND YEAR LAST ABOVE WRITTEN.

SEAL

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
MY TERM EXPIRES \_\_\_\_\_

**CITY ACKNOWLEDGEMENT:**  
THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "BUSH BUSINESS PARK REPLAT", WAS SUBMITTED TO AND APPROVED BY THE GRAIN VALLEY PLANNING AND ZONING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

CHAIRMAN - DEBBIE SAFFELL

SECRETARY - KEVIN BROWNING

THESE EASEMENTS AND RIGHT OF WAY ACCEPTED BY THE GOVERNING BODY OF GRAIN VALLEY, MISSOURI THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MAYOR - CHUCK JOHNSTON

CITY CLERK - JAMIE LOGAN

JACKSON COUNTY ASSESSOR APPROVAL:

BY: \_\_\_\_\_

DATE: \_\_\_\_\_

**STORM WATER DETENTION EASEMENT NOTE:**  
1. AREA OF LAND DESIGNATED AS "STORM WATER DETENTION EASEMENT" TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION

**LEGEND**  
M - MEASURED  
R - RECORD  
RAD - RADIUS  
L - ARC LENGTH  
U/E - UTILITY EASEMENT  
L/E - LANDSCAPE EASEMENT  
D/E - DRAINAGE EASEMENT  
W/E - WATER EASEMENT  
S/E - SEWER EASEMENT  
B/L - BUILDING LINE  
C/L - CENTERLINE  
R/W - RIGHT OF WAY  
ITB - INITIAL TANGENT BEARING

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

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

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

**STATE PLANE COORDINATES**

- ① 317527.215
  - ② 874967.197
  - ③ 317694.612
  - ④ 874972.038
  - ⑤ 317699.811
  - ⑥ 874807.513
  - ⑦ 317648.132
  - ⑧ 874805.897
- 1 METER = 3.28083333'  
KC METRO CONTROL STATION JA-62 WAS USED TO CREATE THE COORDINATES AS SHOWN AND IS BASED ON "MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE" USING A COMBINED GRID FACTOR OF 0.9999140.

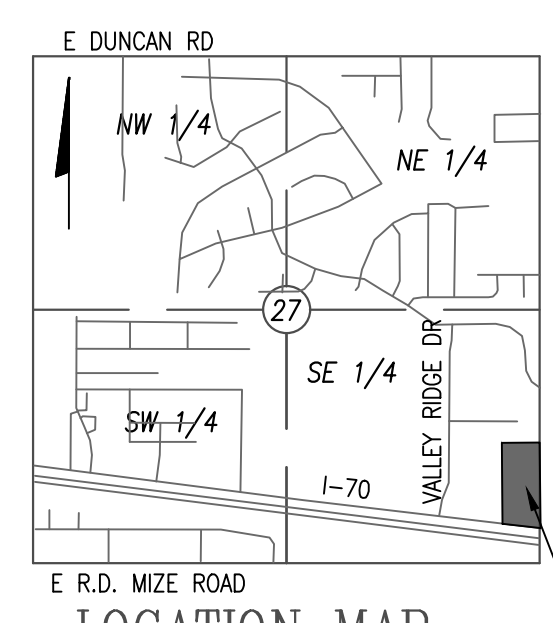
**NOTES:**  
1. THE SUBJECT PROPERTY CONTAINS 6.03 ACRES MORE OR LESS.

**FLOOD STATEMENT:**  
THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 29095003399.

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

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

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



LOCATION MAP  
SCALE=1"=2000'  
SECTION 27  
TOWNSHIP 49 RANGE 30

BUSH BUSINESS PARK REPLAT GRAIN VALLEY, JACKSON COUNTY, MISSOURI	
BOUNDARY & CONSTRUCTION SURVEYING, INC.	
821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063 PH.# 816/554-9798, FAX # 816/554-0337	
DATE: JUNE 22, 2020	PROJECT NO. 19-248
DEVELOPER MARION RIDGE SAFETY STORAGE LLC 1120 EAGLE RIDGE BLVD GRAIN VALLEY, MO 64029	SHEET 1 OF 1 BUSH BUSINESS PARK REPLAT, GRAIN VALLEY, MISSOURI

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711 Main Street  
 Grain Valley, MO 64029  
 816.847.6220  
 816.847.6206 fax  
 www.cityofgrainvalley.org

**PLANNING & ZONING APPLICATION**

2020-0335

**PROJECT INFORMATION**

Location: RE Plat of Bush Business Park lot 1 & 4

Subdivision: Bush Business park Lot #: 1-4 Zoning District: Commercial

Description of Request: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_

**APPLICANT INFORMATION**

Name: Marion Ridge / Ward Development

Company: Marion Ridge

Address: 1120 NW Eagle Ridge Blvd GV MO 64029

Telephone: 816-229-8115 Fax: 229-5012 E-mail: Clayton @ safetys mini storage .com

Property Owner: \_\_\_\_\_

Additional Contact(s): Bryan Rahn

Type of Application: Check Type & Submit Corresponding Requirements	Submittal Requirement List:	
<input type="checkbox"/> Rezoning 1 • 2 • 5 • 10 • 11 • 14	1	Legal description of subject property
<input type="checkbox"/> Ordinance Amendment 10	2	Map depicting general location of site
<input type="checkbox"/> Special/Conditional Use Permit 1 • 2 • 10 • 11 • 14	3	Summary Site Analysis depicting current character of site
<input type="checkbox"/> Temporary Use Permit 2 • 10 • 14	4	Preliminary Plat (3 full size copies)
<input type="checkbox"/> Preliminary Plat 1 • 3 • 4 • 14	5	Preliminary Development/ Site Plan (6 copies)
<input checked="" type="checkbox"/> Final Plat/ Lot Split 1 • 6 • 12 • 13 • 14 • 15	6	Final Plat (6 copies)
<input type="checkbox"/> Preliminary Development/Site Plan 1 • 3 • 5 • 8 • 9 • 14	7	Final Development/ Site Plan (6 copies)
<input type="checkbox"/> Final Development/Site plan 1 • 7 • 8 • 9 • 14 • 15	8	Landscaping Plan (6 copies)
<input type="checkbox"/> Site Plan 1 • 7 • 8 • 9 • 12 • 14 • 15	9	Building Elevations (6 copies)
<input type="checkbox"/> Dedication/Vacation of Right-of-way or Easement 1 • 14	10	Written description of the proposal
<input type="checkbox"/> Future Land Use Map (Refer to page 9)	11	List of property owners within 185 feet
<b>Note:</b> Include at least one 8 ½ x 11 copy of all drawings and plans will all applications.	12	Construction plans for all public works improvements (6 copies)
	13	Copies of tax certificates from City and County
	14	Proof of ownership or control of property (deed, contract, lease) or permission from property owner
	15	Off-site easements if necessary

[Note: Applications must be completed in their entirety and all submittal requirements must be submitted at the time the application is submitted. Additional submittals may be requested as provided for in the Grain Valley City Code.]

The applicant hereby agrees that all information is provided as required with this application and the City Code:

[Signature]  
 Applicant's Signature

6-1-20  
 Date

**PAID**

JUN - 8 2020

*[Handwritten initials]*

CITY OF GRAIN VALLEY

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**BOA Staff Report**

**July 27, 2020**

**Application for Final Plat – Re-plat of Bush Business Park**

**PURPOSE:**

The purpose of this request is to gain final plat approval for the subdivision.

**BACKGROUND:**

The Bush Business Park – lots 1 & 2 was recorded on February 2, 2005. The property is approximately 8 acres. The general location of this property is east of Storage Mart facility and west of Valley Outdoor Equipment on the north side of NW Jefferson Street. The property is zoned District M-1 (Light Industrial).

**ANALYSIS:**

The Planning and Zoning Commission approved the preliminary plat on February 12, 2020.

The re-plat of Bush Business Park will contain 4 lots. The lot sizes range from approximately 1.5 acres in size to 2.1 acres.

The plat illustrates a street, “NW Bush” that will intersect with NW Jefferson Street and then curve east to property line. This street will connect with the proposed street that will be constructed east/west with the Mercado Plaza subdivision. The final plat for the Mercado Plaza was approved by the Board of Aldermen in Ordinance 2495 dedicating the necessary right-of-way. The Mercado Plaza developer will build this section of road as development occurs.

The final plat is consistent with the approved Preliminary Plat.

The City Engineer has approved the Engineering and Construction plans for the improvements.

**PLANNING AND ZONING COMMISSION:**

The Planning and Zoning Commission approved the final plat at their July 8<sup>th</sup> meeting.

**STAFF RECOMMENDATION:**

Staff recommends approval.

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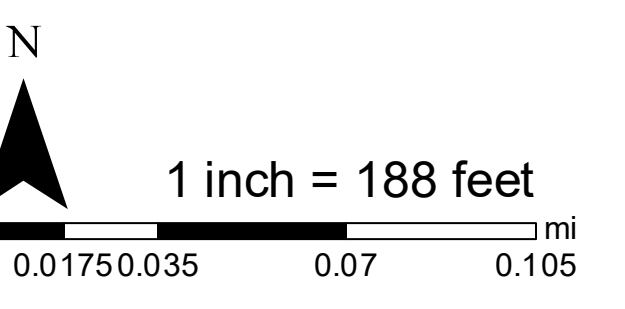


# Bush Business Park

Jackson County, MO  
GIS Department  
303 W Walnut  
Independence, MO 64050  
816-881-4567  
gis@jacksongov.org

## Legend

- Areas
- Override 1
  - Lots



DISCLAIMER: These maps are NOT SURVEY ACCURATE.

DISCLAIMER: Requestor knowingly accepts the data and Information "as-is" and the County expressly disclaims any representation as to the completeness or accuracy of the data or information. Further, the County expressly disclaims any representation as to the suitability of the data or information for any specific use intended by requestor. Maps are intended to show as accurately as possible the relationship of data, but are not survey accurate.

RELEASE: Requestor expressly releases and agrees to hold the County, its officials, and its employees, harmless from any and all claims or damages arising out of the use of the data or information. Requestor expressly agrees to assume all risk for use and reliance on the data and information.  
Date: 6/25/2020



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

<b>MEETING DATE</b>	7/27/2020	
<b>BILL NUMBER</b>	B20-19	
<b>AGENDA TITLE</b>	<b>AN ORDINANCE APPROVING THE FINAL PLAT OF GREYSTONE ESTATES PHASE II</b>	
<b>REQUESTING DEPARTMENT</b>	COMMUNITY DEVELOPMENT DEPARTMENT	
<b>PRESENTER</b>	MARK TROSEN, DIRECTOR	
<b>FISCAL INFORMATION</b>	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
<b>PURPOSE</b>	To gain final plat approval for Greystone Estates Phase II	
<b>BACKGROUND</b>	The preliminary plat was approved by the Planning and Zoning Commission on June 8, 2016. The property is zoned District R-1 (Single Family Residential). The Comprehensive Plan's Future Land Use Map illustrates this area as single family residential.	
<b>SPECIAL NOTES</b>	None	

<b>ANALYSIS</b>	The final plat contains 9 lots and a tract for detention and utility easement. The total land area is approximately 3 acres. The final plat for phase II is generally consistent with the approved preliminary plat. The designated Tract A that will be used for detention and utility easement slightly encroaches in the flood zone designation, AE, also commonly referred to as the 100-year flood fringe. Tract A will be maintained by the Homeowners Association. The City Engineer has approved the Engineering and Construction plans for the improvements.
<b>PUBLIC INFORMATION PROCESS</b>	N/A
<b>BOARD OR COMMISSION RECOMMENDATION</b>	The Planning and Zoning Commission recommended approval at the July 8, 2020 meeting.
<b>DEPARTMENT RECOMMENDATION</b>	Staff Recommends Approval.
<b>REFERENCE DOCUMENTS ATTACHED</b>	Ordinance, Final Plat, Application, Aerial Map, FEMA Map, Staff Report

**CITY OF  
GRAIN VALLEY**

**STATE OF  
MISSOURI**

BILL NO. B20-19

ORDINANCE NO. \_\_\_\_\_  
SECOND READING \_\_\_\_\_  
FIRST READING \_\_\_\_\_

**AN ORDINANCE APPROVING THE FINAL PLAT OF GREYSTONE ESTATES  
PHASE II**

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

**WHEREAS**, a meeting was held on July 8, 2020 in which the Planning and Zoning Commission recommended that the Board of Aldermen approve the final plat; and

**WHEREAS**, the Board of Aldermen is in acceptance of the final plat, easements and right-of-way that are dedicated to public purposes.

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

**SECTION 1:** The final plat of Greystone Estates Phase II is approved.

**SECTION 2:** The property legally described below as Greystone Estates Phase II:

A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 49, RANGE 30, IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 49, RANGE 30; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION, NORTH 87 DEGREES 29 MINUTES 48 SECONDS WEST, 529.86 FEET TO A POINT ON THE SOUTH LINE OF "GREYSTONE ESTATES – PHASE I"; THENCE ALONG THE SOUTH LINE OF SAID PLAT FOR THE FOLLOWING EIGHT (8) COURSES: NORTH 13 DEGREES 25 MINUTES 45 SECONDS EAST, 47.59 FEET; THENCE NORTH 41 DEGREES 21 MINUTES 33 SECONDS EAST, 97.18 FEET; THENCE NORTH 60 DEGREES 12 MINUTES 09 SECONDS EAST, 374.27 FEET; THENCE NORTH 83 DEGREES 01 MINUTES 32 SECONDS EAST, 50.00 FEET; THENCE NORTH 06 DEGREES 58 MINUTES 05 SECONDS WEST , 98.99 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSES, HAVING A RADIUS OF 15.00 FEET AND AN ARC LENGTH OF 23.18 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 225.00 FEET AND AN ARC LENGTH OF 36.32 FEET; THENCE NORTH 72 DEGREES 19 MINUTES 01 SECONDS EAST, 56.79 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREES 15 MINUTES 42 SECONDS WEST, 474.91 FEET TO THE POINT OF BEGINNING. CONTAINING 3.07 ACRES, MORE OR LESS.

Read two times and PASSED by the Board of Aldermen this \_\_\_ day of \_\_\_\_\_, 2020, the aye and nay votes being recorded as follows:

ALDERMAN BASS \_\_\_\_\_  
ALDERMAN HEADLEY \_\_\_\_\_  
ALDERMAN STRATTON \_\_\_\_\_

ALDERMAN CLEAVER \_\_\_\_\_  
ALDERMAN KNOX \_\_\_\_\_  
ALDERMAN TOTTON \_\_\_\_\_

Mayor \_\_\_\_\_ (in the event of a tie only)

Approved as to form:

\_\_\_\_\_  
Lauber Municipal Law  
City Attorney

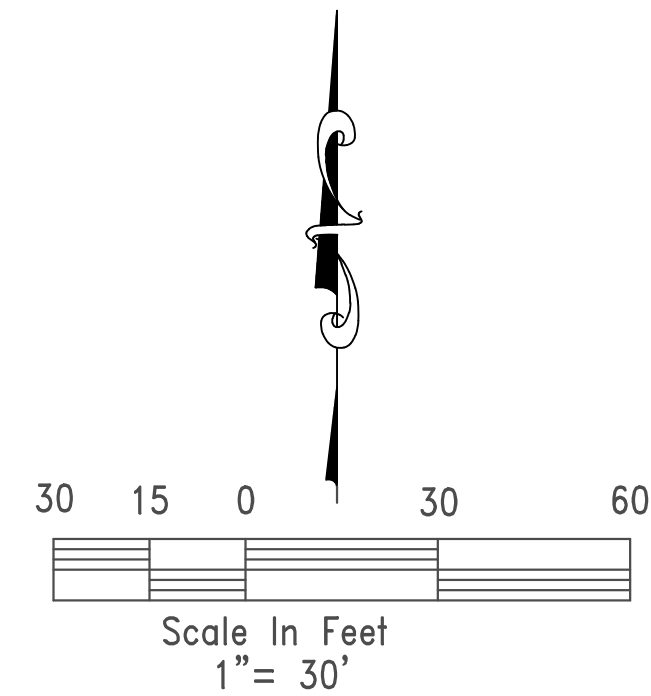
\_\_\_\_\_  
Chuck Johnston  
Mayor

ATTEST:

\_\_\_\_\_  
Jamie Logan  
City Clerk



**FINAL PLAT**  
**GREYSTONE ESTATES PHASE II**  
 LOTS 44 THRU 52 AND TRACT A  
 PART OF THE NW 1/4  
 SECTION 26 TOWNSHIP 49 RANGE 30  
 GRAIN VALLEY, JACKSON COUNTY, MISSOURI



- LEGEND**
- M - MEASURED
  - R - RECORD
  - RAD - RADIUS
  - L - ARC LENGTH
  - U/E - UTILITY EASEMENT
  - L/E - LANDSCAPE EASEMENT
  - D/E - DRAINAGE EASEMENT
  - W/E - WATER EASEMENT
  - S/E - SEWER EASEMENT
  - B/L - BUILDING LINE
  - C/L - CENTERLINE
  - R/W - RIGHT OF WAY
  - ITB - INITIAL TANGENT BEARING

**MONUMENT LEGEND**

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

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

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

**STATE PLANE COORDINATES**

- |               |              |
|---------------|--------------|
| ① 317527.215  | ⑥ 317777.902 |
| ② 3174967.197 | ⑦ 876583.216 |
| ③ 317654.563  | ⑧ 317825.570 |
| ④ 876422.711  | ⑨ 876568.018 |
| ⑤ 317676.794  | ⑩ 317825.379 |
| ⑥ 876442.282  | ⑪ 876576.688 |
| ⑦ 317733.481  | ⑫ 317831.655 |
| ⑧ 876541.273  | ⑬ 876585.043 |
| ⑨ 317735.329  | ⑭ 317648.132 |
| ⑩ 876556.395  | ⑮ 874805.897 |

1 METER = 3.28083333'  
 KC METRO CONTROL STATION JA-62 WAS USED TO CREATE THE COORDINATES AS SHOWN # AND IS BASED ON "MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE" USING A COMBINED GRID FACTOR OF 0.9999140.

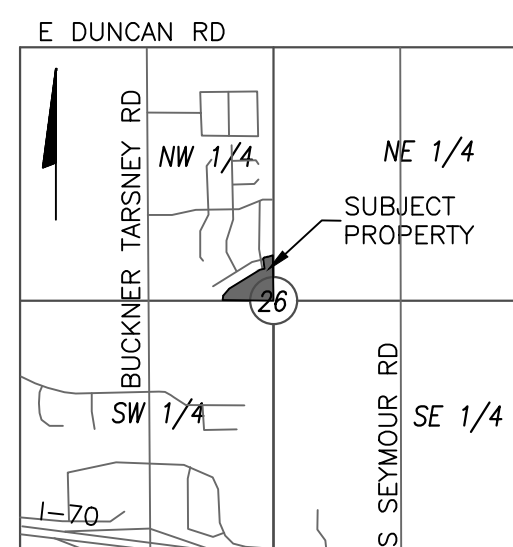
**NOTES:**  
 1. THE SUBJECT PROPERTY CONTAINS 3.07 ACRES MORE OR LESS.

**FLOOD STATEMENT:**  
 PART OF THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "AE" (BASE ELEVATIONS DETERMINED) AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER, 29095C0339G WITH AN EFFECTIVE DATE OF JANUARY 20, 2017

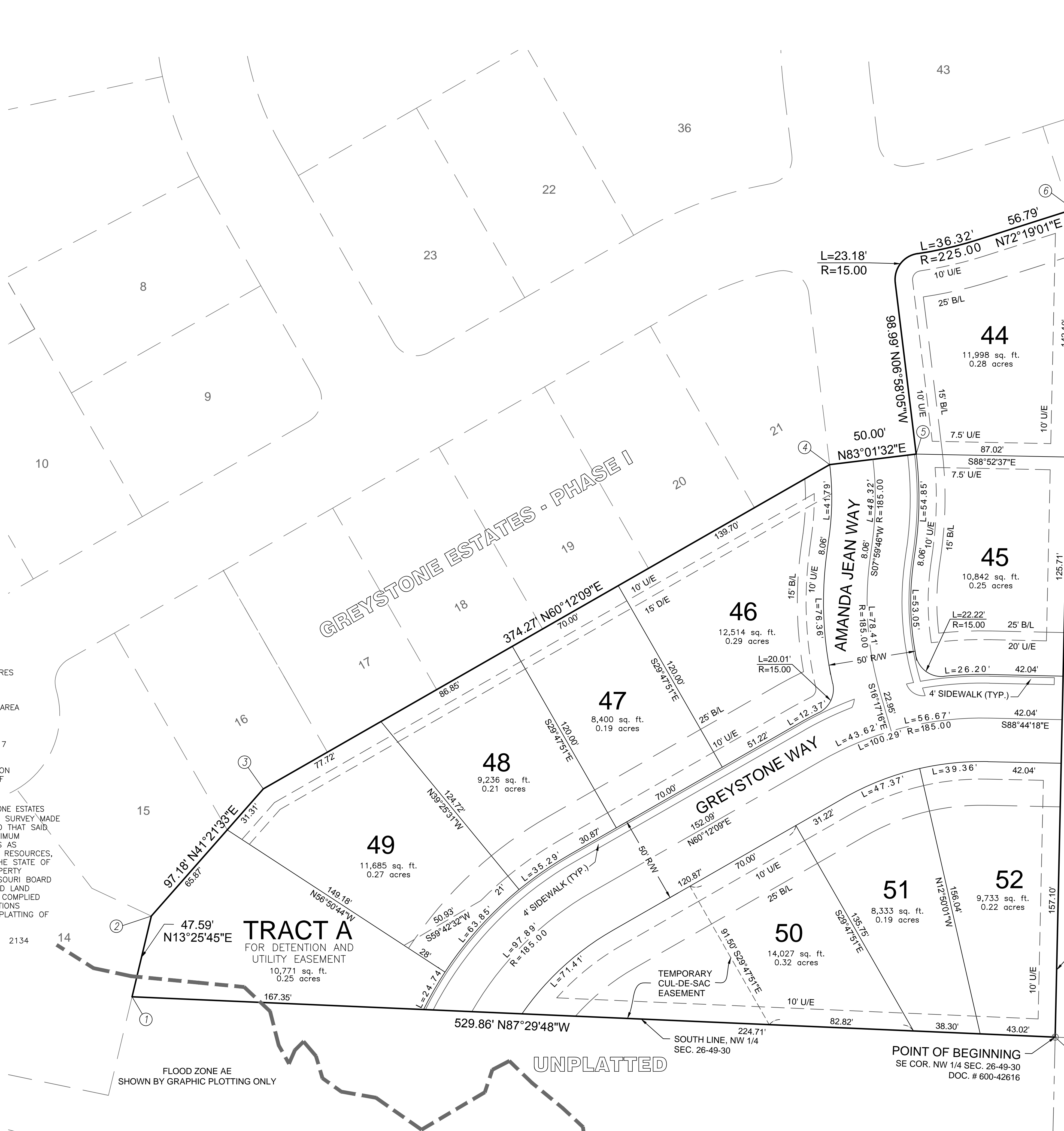
**BASIS OF BEARINGS:**  
 BEARINGS SHOWN ARE GRID BEARINGS BASED ON MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE.

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

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



LOCATION MAP  
 SCALE=1"=2000'  
 SECTION 26  
 TOWNSHIP 49 RANGE 30



**PLAT DEDICATION:**  
 THE UNDERSIGNED PROPRIETORS OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT, WHICH SUBDIVISION SHALL BE HEREAFTER KNOWN AS "GREYSTONE ESTATES PHASE II".

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

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

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

**LEGAL DESCRIPTION:**  
 A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 49, RANGE 30, IN GRAIN VALLEY, JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION, NORTH 87 DEGREES 29 MINUTES 48 SECONDS WEST, 529.86 FEET TO A POINT ON THE SOUTH LINE OF "GREYSTONE ESTATES - PHASE I"; THENCE ALONG THE SOUTH LINE OF SAID PLAT FOR THE FOLLOWING EIGHT (8) COURSES: NORTH 13 DEGREES 25 MINUTES 45 SECONDS EAST, 47.59 FEET; THENCE NORTH 41 DEGREES 21 MINUTES 33 SECONDS EAST, 97.18 FEET; THENCE NORTH 60 DEGREES 12 MINUTES 09 SECONDS EAST, 374.27 FEET; THENCE NORTH 83 DEGREES 01 MINUTES 32 SECONDS EAST, 50.00 FEET; THENCE NORTH 06 DEGREES 58 MINUTES 05 SECONDS WEST, 98.99 FEET TO THE BEGINNING OF A CURVE; THENCE ALONG A CURVE TO THE RIGHT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSES, HAVING A RADIUS OF 15.00 FEET AND AN ARC LENGTH OF 23.18 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE PREVIOUSLY DESCRIBED COURSE, HAVING A RADIUS OF 225.00 FEET AND AN ARC LENGTH OF 36.32 FEET; THENCE NORTH 72 DEGREES 19 MINUTES 01 SECONDS EAST, 56.79 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREES 15 MINUTES 42 SECONDS WEST, 474.91 FEET TO THE POINT OF BEGINNING, CONTAINING 3.07 ACRES, MORE OR LESS.

**ACKNOWLEDGEMENT:**  
 IN WITNESS WHEREOF, WARD DEVELOPMENT & INVESTMENT CO., A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

MEMBER - DAVID L. WARD  
 STATE OF \_\_\_\_\_ )  
 COUNTY OF \_\_\_\_\_ )  
 JSS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, BEFORE ME APPEARED DAVID L. WARD, MEMBER OF WARD DEVELOPMENT & INVESTMENT CO., A MISSOURI LIMITED LIABILITY COMPANY TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT; AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN \_\_\_\_\_, THE DAY AND YEAR LAST ABOVE WRITTEN.

SEAL  
 NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE  
 MY TERM EXPIRES \_\_\_\_\_

**CITY ACKNOWLEDGEMENT:**  
 THIS IS TO CERTIFY THAT THE WITHIN PLAT OF "GREYSTONE ESTATES PHASE II", WAS SUBMITTED TO AND APPROVED BY THE GRAIN VALLEY PLANNING AND ZONING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_.

CHAIRMAN - DEBBIE SAFFELL  
 SECRETARY - KEVIN BROWNING  
 THESE EASEMENTS AND RIGHT OF WAY ACCEPTED BY THE GOVERNING BODY OF GRAIN VALLEY, MISSOURI THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.  
 MAYOR - CHUCK JOHNSTON  
 CITY CLERK - JAMIE LOGAN

**JACKSON COUNTY ASSESSOR APPROVAL:**  
 BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

GREYSTONE ESTATES PHASE II GRAIN VALLEY, JACKSON COUNTY, MISSOURI	
DATE: JUNE 24, 2020	BOUNDARY & CONSTRUCTION SURVEYING, INC. 821 NE COLUMBUS STREET SUITE 100, LEE'S SUMMIT, MO. 64063 PH.# 816/554-9798, FAX # 816/554-0337
DEVELOPER WARD DEVELOPMENT & INVESTMENT CO 1101 NW PAMELA BLVD UNIT C GRAIN VALLEY, MO 64029	
PROJECT NO. 19-344	SHEET 1 OF 1
GREYSTONE ESTATES PHASE II, GRAIN VALLEY, MISSOURI	

**TRACT NOTES:**  
 1. TRACT "A" SHALL BE A "STORM WATER DETENTION AND UTILITY EASEMENT" TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION

UNPLATTED

UNPLATTED

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711 Main Street  
 Grain Valley, MO 64029  
 816.847.6220  
 816.847.6206 fax  
 www.cityofgrainvalley.org

PLANNING & ZONING APPLICATION

2020-0334

PROJECT INFORMATION

Location: Cray Stone Estates Phase II

Subdivision: Cray Stone Estates Lot #: 44-50 Zoning District: Track A - Residential

Description of Request: \_\_\_\_\_

APPLICANT INFORMATION

Name: Word Development **X10228**

Company: Word Development

Address: 1120 NW Esale Ridge Blvd EU MO 64029

Telephone: 816-225-8115 Fax: 229 5012 E-mail: clayton@safetystorage.com

Property Owner: \_\_\_\_\_

Additional Contact(s): Bryan Robinson

Type of Application: Check Type & Submit Corresponding Requirements	Submittal Requirement List:
<input type="checkbox"/> Rezoning 1 • 2 • 5 • 10 • 11 • 14	1 Legal description of subject property
<input type="checkbox"/> Ordinance Amendment 10	2 Map depicting general location of site
<input type="checkbox"/> Special/Conditional Use Permit 1 • 2 • 10 • 11 • 14	3 Summary Site Analysis depicting current character of site
<input type="checkbox"/> Temporary Use Permit 2 • 10 • 14	4 Preliminary Plat (3 full size copies)
<input type="checkbox"/> Preliminary Plat 1 • 3 • 4 • 14	5 Preliminary Development/ Site Plan (6 copies)
<input checked="" type="checkbox"/> Final Plat/ Lot Split 1 • 6 • 12 • 13 • 14 • 15	6 Final Plat (6 copies)
<input type="checkbox"/> Preliminary Development/Site Plan 1 • 3 • 5 • 8 • 9 • 14	7 Final Development/ Site Plan (6 copies)
<input type="checkbox"/> Final Development/Site plan 1 • 7 • 8 • 9 • 14 • 15	8 Landscaping Plan (6 copies)
<input type="checkbox"/> Site Plan 1 • 7 • 8 • 9 • 12 • 14 • 15	9 Building Elevations (6 copies)
<input type="checkbox"/> Dedication/Vacation of Right-of-way or Easement 1 • 14	10 Written description of the proposal
<input type="checkbox"/> Future Land Use Map (Refer to page 9)	11 List of property owners within 185 feet
<b>Note:</b> Include at least one 8 1/2 x 11 copy of all drawings and plans will all applications.	12 Construction plans for all public works improvements (6 copies)
	13 Copies of tax certificates from City and County
	14 Proof of ownership or control of property (deed, contract, lease) or permission from property owner
	15 Off-site easements if necessary

[Note: Applications must be completed in their entirety and all submittal requirements must be submitted at the time the application is submitted. Additional submittals may be requested as provided for in the Grain Valley City Code.]

The applicant hereby agrees that all information is provided as required with this application and the City Code:

[Signature]  
 Applicant's Signature

6-1-20  
 Date

**PAID**  
 JUN - 8 2020

CITY OF GRAIN VALLEY

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# Greystone Estates Phase II



Jackson County, MN  
 GIS Department  
 303 W Walnut  
 Independence, MO 64050  
 816-881-4557  
 gis@jacksonpwr.org

### Legend

- Area
- Boundary 1



DISCLAIMER: Requester expressly accepts the responsibility for the use of the data or information. Requester expressly agrees to hold the provider harmless from any and all claims or damages arising out of the use of the data or information. Requester expressly agrees to hold the provider harmless from any and all claims or damages arising out of the use of the data or information.

DISCLAIMER: Requester expressly accepts the responsibility for the use of the data or information. Requester expressly agrees to hold the provider harmless from any and all claims or damages arising out of the use of the data or information. Requester expressly agrees to hold the provider harmless from any and all claims or damages arising out of the use of the data or information.



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**BOA Staff Report**  
**July 27, 2020**  
**Application for Final Plat – Greystone Estates Phase II**

**PURPOSE:**

The purpose of this request is to gain final plat approval for the subdivision.

**BACKGROUND:**

The Planning and Zoning Commission approved the preliminary plat on June 8, 2016.

During the Commission meeting, there was discussion regarding a turnaround at the end of the proposed Greystone Way. The motion to approve the preliminary plat included that an uncurbed turnaround be built to city specifications.

The construction plans show a full-size turnaround to city specifications being built in the designated easement west of the proposed lot 50.

**ANALYSIS:**

The final plat is generally consistent with the approved Preliminary Plat.

The designated Tract A that will be used for detention and utility easement slightly encroaches in the flood zone designation AE, also commonly referred to as the 100-year flood fringe. Tract A will be maintained by the Homeowners Association.

The City Engineer has approved the Engineering and Construction plans for the improvements.

**PLANNING AND ZONING COMMISSION:**

The Commission voted to recommend approval to the BOA on July 8, 2020.

**STAFF RECOMMENDATION:**

Staff recommends approval.

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# *Resolutions*

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

<b>MEETING DATE</b>	07/27/2020	
<b>BILL NUMBER</b>	R20-38	
<b>AGENDA TITLE</b>	<b>A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY AUTHORIZING THE CITY ADMINISTRATOR TO SPEND FUNDS TO REPAIR THE SANITARY SEWER MAIN AT CROSS CREEK PARK</b>	
<b>REQUESTING DEPARTMENT</b>	COMMUNITY DEVELOPMENT	
<b>PRESENTER</b>	MARK TROSEN, DIRECTOR	
<b>FISCAL INFORMATION</b>	Cost as recommended:	Not to Exceed \$42,000.00
	Budget Line Item:	600-65-79400
	Balance Available	\$175,000.00
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>PURPOSE</b>	Repair 60" sanitary sewer interceptor line	
<b>BACKGROUND</b>	See Memo	
<b>SPECIAL NOTES</b>	See Memo	
<b>ANALYSIS</b>	None	
<b>PUBLIC INFORMATION PROCESS</b>	N/A	
<b>BOARD OR COMMISSION RECOMMENDATION</b>	N/A	
<b>DEPARTMENT RECOMMENDATION</b>	Staff Recommends Approval	
<b>REFERENCE DOCUMENTS ATTACHED</b>	Resolution, Sanitary sewer repair memo, Quotes for work	

CITY OF  
GRAIN VALLEY

STATE OF  
MISSOURI

*July 27, 2020*

RESOLUTION NUMBER  
R20-38

**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY  
AUTHORIZING THE CITY ADMINISTRATOR TO SPEND FUNDS TO REPAIR THE  
SANITARY SEWER MAIN AT CROSS CREEK PARK**

**WHEREAS**, the Board of Aldermen adopted Resolution 06-28 establishing purchasing procedures for the City of Grain Valley, Missouri; and

**WHEREAS**, the Board of Aldermen adopted Ordinance 2485 establishing the budget for Fiscal Year 2020 on December 9<sup>th</sup>, 2019, appropriating funds for sanitary sewer line maintenance, and repairs; and

**WHEREAS**, the recommendation is in accordance with the adopted purchasing policy and the approved budget for a sanitary sewer maintenance and repairs; and

**WHEREAS**, Ace Pipe Cleaning and Velocity combined is the lowest and best bid.

**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 authorized to enter into agreements with Ace Pipe Cleaning to provide sanitary sewer maintenance and relining and Velocity for pumping and equipment during sanitary sewer maintenance repair.

*PASSED and APPROVED, via voice vote, (\_\_\_\_ - \_\_\_\_\_) this \_\_\_\_\_ Day of \_\_\_\_\_, 2020.*

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Chuck Johnston  
Mayor

ATTEST:

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Jamie Logan  
City Clerk

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## MEMORANDUM

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**TO:** BOARD OF ALDERMEN/MARK TROSEN COMMUNITY DEVELOPMENT DIRECTOR

**FROM:** PATRICK MARTIN, MAINTENANCE SUPERINTENDENT

**SUBJECT:** CROSS CREEK PARK SEWER REPAIR

**DATE:** JULY 17, 2020

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On March 5<sup>th</sup> Public Works staff was working in Cross Creek Park installing multiple storm drainage pipes. This project was to extend to drainage pipes to be able to add dirt to the shoulder of the new trail to help reduce risks of walking the trail with a low shoulder or steep drop off. When extending a pipe it was needed to remove a concrete head wall to create more space. When removing the concrete from the existing drainage pipe there was a section of the Blue Springs owned sanitary sewer main that was damaged. The Sewer main was temporarily fixed to get through in the interim and the wet season: with a permeant repair needing evaluated and optimal timing during the dry season.

To repair the damage multiple ways were considered with cooperation with the City of Blue Springs. From replacing pipe and multiple repairs from inside the pipe. The cheapest and easiest method was agreed upon to complete the repair.

This method will utilize Ace Pipe Cleaning to go in and fix the damage from the inside of the pipe. They will clean repair and reline the inside of the 60 inch pipe with a cement material designed for sanitary sewer repairs. When doing this work bypass pumping will be needed to maintain a safe and controlled work environment inside the pipe, and Velocity was identified to provide bypass pumping service at the best rate.

Please consider this information to be the best option for the repairs needed and the City of Blue Springs accepting as a solution to the damage.

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318 Broadway  
Kansas City, MO 64105  
833-273-RENT

May 18, 2020

**City of Grain Valley**

711 Main street  
Grain Valley, MO 64029

**Attn: Patrick Martin**

Ph: 816-215-9659

Fax:

Cell:

**RE: Bypass a 60" Sanitary Sewer Line. 10' suction, 4,000 gpm, 800' sections of fused pipe.**

**Proposal # 506365**

**Project Location: 60" Sanitary Sewer Bypass (Ace Pipe)**

Dear Mr. Martin,

Velocity is pleased to offer the attached quotation for the equipment that was requested for your pumping application. Should there be any questions or concerns regarding this quotation, please feel free to contact me at the number provided.

Thank you for the opportunity to work with you on this project. If we can be of any further assistance, please let us know.

Sincerely,

*Ken Murrell*

**Ken Murrell**  
Outside Sales  
816-433-8994



We are pleased to provide you with a quotation on the following items.

**Rental Items:**

- (2) CD300M 12" x 12" Diesel Driven OPEN Dri-Prime Skid
- (4) 12" x 10' Black Water Suction Hose w/ QD
- (2) 12" 90 Degree Elbow
- (800) HDPE Pipe
- (2) 12" Bauer x 12" HDPE Fitting

<i>Total rental per</i>	<b>\$2,576.00</b>	<b>\$5,988.00</b>	<b>\$15,784.00</b>
	<i>Day</i>	<i>Week</i>	<i>Month</i>
		<i>3-7 days</i>	<i>17-28 days</i>

- Estimated delivery of all equipment is \$800.00
- Estimated pickup of all equipment is \$800.00
  
- Estimated installation of equipment is \$6,820.80
- Estimated teardown to prepare equipment for pickup is \$3,410.40



**TERMS AND DEFINITIONS**

Rental Day: One Calendar day, for diesel units, not exceeding eight (8) hours running.  
 Rental Week: Seven (7) calendar days; for diesel units, not exceeding 48 hours running in aggregate during a Rental Week.  
 Rental Month: Twenty-eight (28) calendar days; for diesel units, not exceeding 192 hours running.

Standby Rate: The Standby Rate is 75% of the scheduled rate. Standby is for a "second" or additional back-up pump to be running in the event the primary pump cannot. If the standby pump operates for any reason other than failure of a primary pump, the standard rate will apply.

Overtime Running: For diesel units, all scheduled rates are based on an 8 hour per day shift. If diesel equipment is used for a double shift, the 8 hour rate will be multiplied by 1 1/2 times the scheduled rate. If used for a triple shift, the rate will be multiplied by 2 times the scheduled rate.

Billing Cycles	3-7 Days	=	1 Week
Based on Open	8 Days	=	1 Week and 1 Day
Terms Approval	9 Days	=	1 Week and 2 Days
	10-14 Days	=	2 Weeks
	15 Days	=	2 Weeks and 1 Day
	16 Days	=	2 Weeks and 2 Days
	17-28 Days	=	1 Month

Billing Cycle	3-7 Days	=	1 Week
COD Customers			

Environmental Fee: Environmental Fee is charged at 1.75% of rental charge for all applicable equipment with a minimum charge of \$6 and maximum charge of \$70 per individual piece of equipment, with maximum of \$140 per invoice.

Off Rent: It is the responsibility of the customer to call into the Owner's local branch office and obtain an Off Rent Call Confirmation Number. This call serves as notification that equipment is disassembled, properly decontaminated, and stockpiled in one readily-accessible area available for immediate pick-up. Rental and/or labo charges will accrue if equipment is not cleaned and staged for removal.

**IMPORTANT: Obtaining an Off Rent Call Confirmation does not release Customer from its obligations to safeguard and secure equipment, including maintaining required insurance coverages, while equipment remains under Customer's care, custody or control pending return of all rented equipment to Owner. Customer shall remain responsible for all loss or damage arising from Customer's failure to safeguard and secure equipment while awaiting pickup.**

The rental pricing in this proposal is based upon a 40 hour per week runtime on the diesel pump. For pump runtimes of 40-80 hours per week an additional \$0.00 per week, per pump will apply to the rental pricing quoted above. For pump runtimes in excess of 160 hours per month an additional \$0.00 per month per pump will apply to the rental pricing quoted above.

All rental equipment should be returned off rent as clean as it was given to you. If it is not returned in this manner a cleaning charge will be added to the final invoice. This charge will consist of a simpler per hour labor charge based on the time needed to perform the cleaning.

Fueling of diesel engine driven equipment is not part of this proposal and is the responsibility of the contractor. We can provide an auxillary fuel tank for an additional charge.



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**TERMS AND CONDITIONS**

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Price is FOB shipping point and does not include any freight charges. Price does not include any applicable duties or sales tax, use tax, excise tax, value-added or other similar taxes that may apply to this equipment and/or project. Unless specifically stated, price does not include manual or automatic controls, starters, protective or signal devices, wiring, anchor bolts, gauges, vibration isolation devices, installation, startup or testing.

If the price is included in a proposal, the price is firm for receipt of an order within 30 days of the date shown on the proposal. Any additional terms and conditions included in the proposal are specifically included in these terms and conditions.

Unless otherwise expressly agreed to in writing by Seller, all shipments are FOB Seller shipping point at which point title also transfers.

Payment is due upon receipt of the invoice. An interest charge of 1-1/2% per month will be added to past due balances. Retainage of any invoiced amount is unacceptable unless specifically agreed to by Company at the time of order, and shall in no case exceed a period of 120 days. If payments are not timely received by Company, and this account is turned over to an attorney for collections, Customer agrees to pay all reasonable costs and attorney fees incurred in collection of the past due amounts.

Payment of "commercial transaction" invoices by credit card will be charged a fee based upon Cogent's average discount rate for credit card transactions for the prior calendar year. This fee will change annually and is currently 2.55%.

All equipment either rented from or through Company is subject to all of the terms and conditions listed on the back of the rental contract. Pricing does not include any overtime running of power equipment.

In no event shall Company's obligations and liabilities under this Agreement include any direct, indirect, punitive, special, incidental or consequential damages or losses that Customer may suffer or incur in connection with this sale, service or rental, including, but not limited to, loss of revenue or profits, damages or losses as a result of Customer's inability to operate, perform its obligations to third persons or injuries to goodwill; nor shall Company's liability extend to damages or losses Customer may suffer or incur as a result of such claims, suits or other proceedings made or instituted against Customer by third parties. Customer remises, releases and discharges Company from any and all liability or damages which might be caused by failure to deliver any equipment within the agreed time by Company.

Customer shall be responsible for determining the good operating condition of all materials and equipment prior to accepting the materials and equipment. NO WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED, INCLUDING ANY WARRANTY AS TO MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE IS MADE UNLESS THE SAME IS SPECIFICALLY SET FORTH IN WRITING AND ACCEPTED IN WRITING BY COMPANY, BUT IN SUCH CASE THE WARRANTY OR GUARANTEE IS LIMITED AS ABOVE PROVIDED. Notwithstanding the foregoing, Company will pass through to the Customer any warranty provided by the manufacturer of any equipment supplied by Company.

Customer covenants and agrees to defend, indemnify and hold Company harmless from any claims, damages or liability arising out of the use, maintenance or delivery of the equipment or materials purchased or rented hereunder. Customer shall further defend, indemnify and hold Company harmless from any and all damages to third persons or to property caused by Customer's use or possession of the equipment or materials, to the fullest extent allowable by law.

In connection with a proposal, if Customer has any further questions or comments regarding the proposal, please feel free to contact Company. If the proposal meets with Customer's approval, please sign, date and mail or fax a copy of the proposal back to Company's office, and the identified equipment will be ordered and/or scheduled for delivery.

This agreement shall be governed by the laws of the state where the Company's branch office is located from which the equipment is rented or purchased. Customer further agrees that venue and jurisdiction shall be appropriate in the county in which Company's branch office is located from which the equipment was rented or purchased. Any provisions hereof which may prove unenforceable under any law shall not affect the validity of any other provision hereof.

ACCEPTED THIS DATE \_\_\_\_\_

BY \_\_\_\_\_

COMPANY \_\_\_\_\_

TITLE \_\_\_\_\_

PURCHASE ORDER NO. \_\_\_\_\_



6601 Universal Avenue  
 Kansas City, MO 64120  
 p: (816) 241-2891  
 f: (816) 241-5054  
 office@acepipe.com

**CONTRACT PROPOSAL**

Date: 5/13/20

City of Grain Valley  
 Attention: Patrick Martin  
 711 Main Street  
 Grain Valley, MO 64029  
 Phone: 816-874-6273  
 Email: [pmartin@cityofgrainvalley.org](mailto:pmartin@cityofgrainvalley.org)

Proposal #: 20-391

**1. PROJECT DESCRIPTION:**

Grain Valley, MO – 60” RCP Pipe Repairs

**2. SCOPE OF WORK:**

Ace Pipe Cleaning, Inc. (“APC”) will provide the labor, equipment, material, and supplies for pipe repairs on the Project in accordance with this Proposal (the “Work”), and will include the following:

APC is providing two options for 60 inch RCP pipe repairs to approximately 10LF of 60 inch RCP pipe that has damage in crown of pipe and also an option to rehabilitate the entire 496 LF section of pipe which has damage and deterioration caused by H2s gas.

**Option 1 – APC will perform man-entry to 60” RCP pipe and repair an estimated 10 LF section that was damaged during other construction in the area. APC will use Centripipe PL-8000 Material with Conshield additive at a thickness of 1 inch to restore damaged area to stop any future infiltration and provide structural strength.**

**Option 2 – APC will restore entire length of 60” RCP approximately 496 LF Using the Centripipe CCCP Spincast method and equipment to line the entire pipe to restore structural strength to deteriorated pipe caused by H2s gas. APC will spincast a new 1 inch liner of PL-8000 + Conshield additive to protect against future deterioration.**

**3. PRICING AND PAYMENT:**

Description	Qty	Unit	Unit Price	Total
<b>Option 1</b>				
Mobilization	1	LS	\$ 2,500.00	\$ 2,500.00
Repair 10 LF of 60" RCP - PL-8000	1	LS	\$ 17,580.00	\$ 17,580.00
Confined Space Entry/Equipment	1	LS	\$ 3,750.00	\$ 3,750.00
<b>Estimated Total Option 1</b>				<b>\$ 23,830.00</b>
<b>Option 2</b>				
Mobilization	1	LS	\$ 2,500.00	\$ 2,500.00
Repair 496 LF of 60" RCP - Spincast	496	LF	\$ 586.00	\$ 290,656.00
Confined Space Entry/Equipment	1	LS	\$ 3,750.00	\$ 3,750.00
<b>Estimated Total Option 2</b>				<b>\$ 296,906.00</b>

**NOTE: The above pricing does not include the bypass of flow. This will be required throughout the process for both options. Option 1 bypass should be 2-3 days around the clock. Option 2 bypass will be 8-10 days around the clock. APC understands that if a heavy rain event occurs during either process that bypass will need to be removed to avoid overflows.**

Payment shall be due Net 30 days from APC’s invoice date. Invoicing will reflect actual quantities achieved.

**4. SCHEDULE:** To be determined upon acceptance of this Proposal.

**5. CLARIFICATIONS/ASSUMPTIONS; TERMS & CONDITIONS:**

The Clarifications/Assumptions are part of this Proposal. APC's Terms and Conditions are attached and are incorporated into and part of this Proposal. Please review the Clarifications/Assumptions and APC's Terms and Conditions carefully. The pricing is based upon Customer's acceptance of APC's Clarifications/Assumptions and Terms and Conditions. This Proposal represents our complete offering. If there are any conflicts between Customer's requirements or plans and specifications and this Proposal, this Proposal shall govern.

**PREVAILING WAGE? YES \_\_ NO \_\_**  
**If yes, please provide Wage Determination.**

**TAX EXEMPT? YES X NO \_\_**  
**If yes, please provide Tax Exemption Certificate.**

ACE PIPE CLEANING, INC.	ACCEPTED by CUSTOMER:
Signed: <u>Bryan Dobson</u> Date <u>5/3/20</u> Title: <u>Bryan Dobson, Operations Manager</u>	Signed: _____ Date _____ Title: _____

**CLARIFICATIONS / ASSUMPTIONS**

All pricing is conditioned upon the Clarifications/Assumptions listed below.

1. CLARIFICATIONS:

- a. The Proposal excludes any sales or use or other similar taxes. If the Project is tax exempt, Customer shall provide APC the appropriate documentation.
- b. Except as otherwise stated herein, the Proposal does not include payment of prevailing wages or certified payroll reporting. If payment of prevailing wages or submission of certified payroll reports is required, Owner shall provide a wage determination sheet and/or certified payroll instructions.
- c. Customer will obtain all necessary permits.
- d. APC will provide light traffic control (cones) if necessary. All other traffic control by others.
- e. **NOTE: Pricing does not include the bypass of flow. This will be required throughout the process for both options. Option 1 bypass should be 2-3 days around the clock. Option 2 bypass will be 8-10 days around the clock. APC understands that if a heavy rain event occurs during either process that bypass will need to be removed to avoid overflows.**

2. ASSUMPTIONS:

- a. Customer will provide free access to the work site which will be adequate for APC's equipment (within 75-100 feet from the manhole). APC reserves the right to charge Customer if additional mobilizations are required if access is not available.
- b. Customer will provide water for cleaning.
- c. Pricing is subject to change 90 days from the date of the proposal.
- d. There are no hazardous materials present in the project area.
- e. Customer will provide the anticipated milestones for completion of this project and will ensure that APC gets the NTP in sufficient time to coordinate the completion of our scope of work.

## Terms and Conditions

1. **General Conditions:** These general terms and conditions are incorporated by reference into the proposal and are part of the Agreement under which services are to be performed by the Contractor for the Customer. Customer's signature and return of the proposal as presented, or Customer's authorization of Contractor to commence the work, shall constitute acceptance of all of its terms and conditions.
2. **Warranty:** Contractor warrants that its work will be free from defects caused by faulty workmanship for a period of twelve months after substantial completion of the work. Any warranty claim must be presented in writing to Contractor within 12 months after the substantial completion of Contractor's work, or the claim shall be waived.
3. **Terms of Payment:** Unless otherwise noted, payments are due within thirty days from the submission to Customer of an invoice. A "late payment" charge of one and one-half percent (1½ %) per month or the maximum legal interest rate, whichever is greater, will be made on all monies past due and shall be paid immediately.
4. **Customer Responsibilities:** Customer will provide mechanical services. Operation and control of Customer's equipment is the Customer's responsibility. If Contractor's work is interrupted due to circumstances caused or allowed by Customer and of which Contractor was not apprised prior to starting the work, an hourly fee will be charged.
5. **Pre-existing Conditions:** The Contractor is not responsible for liability, loss or expense (including damage caused by the backup of basement sewers) caused by pre-existing conditions, including faulty, inadequate or defective design, construction, maintenance or repair of property or contamination of the subsurface where the condition existed prior to the start of the Contractor's work. Customer is responsible for loss of service equipment caused by the pre-existing condition at the job site.
6. **Environmental Conditions:** The debris is represented to Contractor to be non-hazardous, requiring no manifesting or special permitting. The Customer will be responsible for any additional costs or claims associated with the treatment, storage, disposal of the removed debris, or breach of the above representation, at any time during or after the completion of this project. Notwithstanding anything herein to the contrary, when the Work includes removal of industrial waste, Customer represents and warrants it holds clear title to all waste debris or other materials Contractor may handle, process or transport and Customer agrees to supply all necessary manifests or permits and Customer shall indemnify Contractor for liability, loss and expense caused by discharge, escape, release of liquids, gases or any other material contaminant or pollutant into the atmosphere or into or onto land, water or property, except to the extent such liability, loss and expense is caused by Contractor's negligence.
7. **Indemnification:** The Customer and Contractor will each indemnify the other in proportion to relative fault for liability, loss and expense incurred by the other party resulting from a negligent act or omission in performance of work under this Agreement. The Customer also will indemnify Contractor for liability, loss and expense resulting from Contractor services if the Contractor is acting at the direction or instruction of the Customer, or where the primary cause of any damages is due to information provided by the Customer. Where the Customer provides labor for the Contractor, the Customer will indemnify the Contractor for liability, loss or expense for work related injuries to those laborers not provided by the Contractor.
8. **Entire Agreement:** This proposal together with any written documents which may be incorporated by specific references herein, constitutes the entire agreement between the parties and supersedes all previous communications between them, either oral or written. The waiver by Contractor of any term, condition or provision herein stated shall not be construed to be a waiver of any other term, condition or provision hereof.
9. **Performance Dates:** The performance schedule, if stated in the proposal, is approximate and is not guaranteed by Contractor. Contractor shall not be liable for delays in the progress of the Work due to acts of government, acts of God, adverse weather, war, riot, labor disputes, civil insurrection or any other causes beyond Contractor's reasonable control, and the date of performance shall be adjusted for any such delays. Further, Contractor shall not be responsible for delays in the project caused by the failure of material/equipment suppliers to deliver material, equipment or services in the time and manner agreed upon or in the time and manner anticipated.
10. **Scope Limitations:** Any material, equipment, structure or service item that is not explicitly a part of this Contract is specifically excluded from Contractor's Work.
11. **Contract Amendments:** The following contract amendment procedure is to be used for work performed for the Customer by Contractor, which is beyond the scope of the proposal. (a) As change order items are identified and before any work is done, Contractor and the Customer will review and agree on the work to be performed; (b) A contract amendment or change order will be completed with regard to scope and price and any schedule impact. All parties involved will sign the contract amendment or change order; and (c) Contractor will perform the work and bill the Customer. For time and materials work, back-up documentation will be provided.
12. **Limitation of Liability:** In no event shall Contractor be liable for any indirect, special or consequential loss or damage arising out of any work performed for Customer. To the fullest extent permitted by law, the total liability, in the aggregate, of Contractor to Customer or anyone claiming by or through Customer, for any and all liabilities, claims, losses, expenses, or damages whatsoever arising out of or in any way related to Contractor's services, the Project, or the Proposal, from any cause or causes whatsoever, including without limitation, negligence, strict liability, indemnity, warranty, or breach of contract, shall not exceed the Contract Amount. The Contractor is not responsible for the rendering of or failure to render architectural, engineering or surveying professional services. Customer and Contractor waive all rights of subrogation for claims covered by the parties' insurance.
13. **Attorney's Fees:** The prevailing party in any dispute between Contractor and Customer shall be entitled to receive attorneys' fees, court costs and other legal fees from the non-prevailing party. APC shall be entitled to collect reasonable attorney's fees incurred to collect any "late payments".
14. NOTICE TO OWNER FAILURE OF THIS CONTRACTOR TO PAY THOSE PERSONS SUPPLYING MATERIAL OR SERVICES TO COMPLETE THIS CONTRACT CAN RESULT IN THE FILING OF A MECHANIC'S LIEN ON THE PROPERTY WHICH IS THE SUBJECT OF THIS CONTRACT PURSUANT TO CHAPTER 429, RSMO. TO AVOID THIS RESULT YOU MAY ASK THIS CONTRACTOR FOR "LIEN WAIVERS" FROM ALL PERSONS SUPPLYING MATERIAL OR SERVICES FOR THE WORK DESCRIBED IN THIS CONTRACT. FAILURE TO SECURE LIEN WAIVERS MAY RESULT IN YOUR PAYING FOR LABOR AND MATERIAL TWICE.

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