



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

August 22, 2022

7:00 P.M.

Open to the Public

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

ITEM I: Call to Order

- Mayor Mike Todd

ITEM II: Roll Call

- City Clerk Jamie Logan

ITEM III: Invocation

- Pastor Mike Cassidy of Faith United Methodist Church

ITEM IV: Pledge of Allegiance

- Alderman Rick Knox

ITEM V: Approval of Agenda

- City Administrator Ken Murphy

ITEM VI: Proclamations

- Eagle Scout Recognition - Sean Campbell, Noah Campbell and Benjamin Fligg

ITEM VII: Public Comment

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

ITEM VIII: Consent Agenda

- August 8, 2022 – Board of Aldermen Regular Meeting Minutes
- August 22, 2022 – Accounts Payable

ITEM IX: Previous Business

- None

ITEM X: New Business

- None

ITEM XI: Presentations

- None

ITEM XII: Public Hearing

- None

ITEM XIII: Resolutions

ITEM XIII (A) **A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri to Enter Into an Agreement With Confluence, Inc. for Professional Planning Services for a Comprehensive Master Plan Update and Parks Master Plan**
R22-58
Introduced by
Alderman
Darren Mills

To approve the agreement with Confluence, Inc. to update the City's Comprehensive Plan and provide services to the develop a Parks Master Plan

ITEM XIV: Ordinances

ITEM XIV (A) **An Ordinance Approving the Final Plat of Eagle Ridge Estates – 6th Plat**
B22-24
1ST READ
Introduced by
Alderman Ryan
Skinner

To gain final plat approval for Eagle Ridge Estates – 6th Plat consisting of lots 146-166 and 189-197

ITEM XIV (B) **An Ordinance Approving a Water Purchase Contract With the Tri-County Water Authority**
B22-25
1ST READ
Introduced by
Alderman Dale
Arnold

To renew the City's contract for water purchase with Tri-County Water Authority

ITEM XIV (C) **An Ordinance Changing the Zoning on Approximately 7.53 Acres From District R-3 PUD (Multi-Family Residential District -Planned Unit Development) to District R03P (Multi-Family Residential District - Planned Overlay District) and Approval of the Preliminary Development Plan/Plat for the Lofts at Creekside Landing**
B22-21
1ST READ
Introduced by
Alderman Shea
Bass

To change the zoning for a proposed development

ITEM XV: City Attorney Report

- City Attorney

ITEM XVI: City Administrator & Staff Reports

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

ITEM XVII: Board of Aldermen Reports & Comments

- Alderman Dale Arnold
- Alderman Shea Bass
- Alderman Tom Cleaver
- Alderman Rick Knox

- Alderman Darren Mills
- Alderman Ryan Skinner

ITEM XVIII: Mayor Report

- Mayor Mike Todd

ITEM XIX: Executive Session

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

ITEM XX: Adjournment

Please Note

The next scheduled meeting of the Board of Aldermen is a Regular Meeting on September 12, 2022 at 7:00 P.M. The meeting will be in the Council Chambers of the Grain Valley City Hall. Persons requiring an accommodation to participate in the meeting should contact the City Clerk at 816.847.6211 at least 48 hours before the meeting.

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

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Consent

Agenda

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ITEM I: Call to Order

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Regular Session on August 8, 2022, at 7:00 p.m. in the Board Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Mike Todd

ITEM II: Roll Call

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

-QUORUM PRESENT-

ITEM III: Invocation

- Invocation was given by Jason Williams of Valley Community Church

ITEM IV: Pledge of Allegiance

- The Pledge of Allegiance was led by Alderman Tom Cleaver

ITEM V: Approval of Agenda

- No Changes

ITEM VI: Proclamations

- None

ITEM VII: Public Comment

- None

ITEM VIII: Consent Agenda

- July 25, 2022 – Board of Aldermen Regular Meeting Minutes
- August 8, 2022 – Accounts Payable
- *Alderman Knox made a Motion to Accept the Consent Agenda*
- *The Motion was Seconded by Alderman Mills*
 - *No discussion*
- *Motion to Approve the Consent Agenda was voted on with the following voice vote:*
 - *Aye: Bass, Cleaver, Knox, Mills*
 - *Nay:*
 - *Abstain:*

-Motion Approved: 4-0-

ITEM IX: Previous Business

- None

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Shea Bass
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills

ELECTED OFFICIALS ABSENT

Alderman Dale Arnold
Alderman Ryan Skinner

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Captain Jeff Palecek
Community Development Director Mark Trosen
Finance Director Steven Craig
City Clerk Jamie Logan
City Attorney Joe Lauber

ITEM X: New Business

- None

ITEM XI: Presentations

- None

ITEM XII: Public Hearing

- None

ITEM XIII: Resolutions

Resolution No. R22-56 A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Approve the Purchase for Roof Repairs and Seal Coat at the Public Works Maintenance Building

- *Alderman Mills moved to approve Resolution No. R22-56*
- *The Motion was Seconded by Alderman Knox*
 - The roof has been in need of repair for a few years; a local company won the bid; there are 8-10 spots that are known to be leaking on the roof
- *Resolution No. R22-56 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Knox, Mills*
 - *Nay:*
 - *Abstain:*

-Resolution No. R22-56 Approved: 4-0-

Resolution No. R22-57 A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri to Establish a Policy for Public Comment at Board of Aldermen Meetings

- *Alderman Knox moved to approve Resolution No. R22-57*
- *The Motion was Seconded by Alderman Bass*
 - There was discussion at the last meeting related to Public Comment Guidelines; the larger changes to the policy related to the speaking time limit of 2 minutes to a 3 minute speaking period with the option to extend the time (by a board vote) and to acquire a timer for that; as well as add a sign up sheet with the speaker's contact information (for accurate records and
- *Resolution No. R22-57 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Knox, Mills*
 - *Nay:*
 - *Abstain:*

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Shea Bass
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills

ELECTED OFFICIALS ABSENT

Alderman Dale Arnold
Alderman Ryan Skinner

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Captain Jeff Palecek
Community Development Director Mark Trosen
Finance Director Steven Craig
City Clerk Jamie Logan
City Attorney Joe Lauber

-Resolution No. R22-57 Approved: 4-0-

ITEM XV: Ordinances

Bill No. B22-22: An Ordinance Amending Title IV (Land Use) of the Municipal Code of Ordinances in Section 400.230 (Accessory Uses) Pertaining to Garages and Accessory Buildings

Bill No. B22-22 was read by City Clerk Jamie Logan for the second reading by title only

- *Alderman Bass moved to accept the second reading of Bill No. **B22-22** and approve it as ordinance #2593*
- *The Motion was Seconded by Alderman Cleaver*
 - none
- *Motion to accept the second reading of Bill No. **B22-22** and approve it as ordinance #2593 was voted upon with the following roll call vote:*
 - *Aye: Bass, Cleaver, Knox, Mills*
 - *Nay:*
 - *Abstain:*

-Bill No. B22-22 Became Ordinance #2594 4-0-

Bill No. B22-23: An Ordinance Authorizing the Issuance of Grain Valley, Missouri, General Obligation Bonds, Series 2022A and Authorizing Certain Other Documents and Actions by the City

Bill No. B22-23 was read by City Clerk Jamie Logan for the first reading by title only

- *Alderman Cleaver moved to accept the first reading of Bill No. **B22-23** and bring it back for a second reading*
- *The Motion was Seconded by Alderman Mills*
 - Since the April bond issue has passed, the City has been going through the process to sell the bonds; the winning bid was JP Morgan Securities, LLC and were pleased with the interest rate; Ben Hart from Baker Tilly and Megan Miller from Gilmore Bell are here if there are any questions
 - Alderman Bass asked what the interest rate was; Mr. Ben Hart 2.43%- a month ago they predicted a higher rate and they came in lower than expected and there were 10 bidders; Megan Miller pointed out the original anticipated amount was for

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Shea Bass
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills

ELECTED OFFICIALS ABSENT

Alderman Dale Arnold
Alderman Ryan Skinner

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Captain Jeff Palecek
Community Development Director Mark Trosen
Finance Director Steven Craig
City Clerk Jamie Logan
City Attorney Joe Lauber

13.5 million dollars and when the bids came in they resized the principal amount to be 12,125,000 with 1.8 million in premium which would be additional proceeds for the project; The numbers include principal, interest and proceeds in the costs and still under the voted authority of 14 million

- *Motion to accept the first reading of Bill No. **B22-23** and bring it back for a second reading was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Knox, Mills*
 - *Nay:*
 - *Abstain:*

-Motion Approved 4-0-

Bill No. B22-23: An Ordinance Authorizing the Issuance of Grain Valley, Missouri, General Obligation Bonds, Series 2022A and Authorizing Certain Other Documents and Actions by the City

Bill No. B22-23 was read by City Clerk Jamie Logan for the second reading by title only

- *Alderman Cleaver moved to accept the second reading of Bill No. **B22-23** and approve it as ordinance #2594*
- *The Motion was Seconded by Alderman Knox*
 - None
- *Motion to accept the second reading of Bill No. **B22-23** and approve it as ordinance #2594 was voted upon with the following roll call vote:*
 - *Aye: Bass, Cleaver, Knox, Mills*
 - *Nay:*
 - *Abstain:*

-Bill No. B22-23 Became Ordinance #2594 4-0-

ITEM XV: City Attorney Report

- The firm hired another attorney (10 total attorneys); John Matino

ITEM XVI: City Administrator & Staff Reports

- City Administrator Ken Murphy
 - New employee; Noah Craft started in Human Resources/Payroll position
- Deputy City Administrator Theresa Osenbaugh
 - None
- Captain Palecek Police Department
 - Camp Focus was completed on Friday; 23 kids and it seemed to be well-received; complimented the SROs for their work
- Finance Director Steven Craig

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Shea Bass
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills

ELECTED OFFICIALS ABSENT

Alderman Dale Arnold
Alderman Ryan Skinner

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Captain Jeff Palecek
Community Development Director Mark Trosen
Finance Director Steven Craig
City Clerk Jamie Logan
City Attorney Joe Lauber

- None
- Parks & Recreation Director Shannon Davies
 - None
- Community Development Director Mark Trosen
 - At the last meeting, the board asked for staff to look at Woodbury Drive and if the street would warrant “no parking” signs; Mr. Tuttle has put traffic counters at that area and has posted letters on the doors of the residences in that area and they are to call him with comments until 8/26; the report should be completed by the 9/12/22 meeting
- City Clerk Jamie Logan
 - None

ITEM XVIII: Board of Aldermen Reports & Comments

- Alderman Dale Arnold
 - Absent
- Alderman Shea Bass
 - None
- Alderman Tom Cleaver
 - None
- Alderman Rick Knox
 - None
- Alderman Darren Mills
 - None
- Alderman Ryan Skinner
 - Absent

ITEM XVIII: Mayor Report

- None

ITEM XIX: Executive Session

- *Mr. Murphy stated an executive session was needed for Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended*
- *Alderman Knox moved to close the Regular Meeting for items related to Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended*
- *The motion was seconded by Alderman Mills*
 - No Discussion
- *The motion was voted on with the following roll call vote:*
 - *Aye: Bass, Cleaver, Knox, Mills*
 - *Nay: None*
 - *Abstain: None*

-Motion Carried:4-0-

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Shea Bass
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills

ELECTED OFFICIALS ABSENT

Alderman Dale Arnold
Alderman Ryan Skinner

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Captain Jeff Palecek
Community Development Director Mark Trosen
Finance Director Steven Craig
City Clerk Jamie Logan
City Attorney Joe Lauber

- The regular meeting closed at 7:15 PM-

- *Alderman Knox moved to open the Regular Meeting*
- *The motion was seconded by Alderman Mills*
 - No Discussion
- *The motion was voted on with the following roll call vote:*
 - *Aye: Bass, Cleaver, Knox, Mills*
 - *Nay: None*
 - *Abstain: None*

- Motion Carried: 4-0-

- The regular meeting opened at 8:17 PM-

ITEM XX: Adjournment

- The meeting adjourned at 8:17 P.M.

Minutes submitted by:

Jamie Logan
City Clerk

Date

Minutes approved by:

Mike Todd
Mayor

Date

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Shea Bass
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills

ELECTED OFFICIALS ABSENT

Alderman Dale Arnold
Alderman Ryan Skinner

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Captain Jeff Palecek
Community Development Director Mark Trosen
Finance Director Steven Craig
City Clerk Jamie Logan
City Attorney Joe Lauber

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	GENERAL FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	20.52
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	2,438.66
		FRATERNAL ORDER OF POLICE	EMPLOYEE DEDUCTIONS	378.00
		HAMPEL OIL INC	CJC FUEL	1,732.18
			CJC FUEL	1,104.97
			CJC FUEL	986.81
			CJC FUEL	1,581.41
		AFLAC	AFLAC AFTER TAX	73.73
			AFLAC CRITICAL CARE	23.28
			AFLAC PRETAX	268.75
			AFLAC-W2 DD PRETAX	249.74
		MIDWEST PUBLIC RISK	DENTAL	153.62
			OPEN ACCESS	414.75
			OPEN ACCESS	249.55
			OPEN ACCESS	222.98
			HSA	344.58
			HSA	1,624.17
			HSA	22.55
			VISION	32.00
			VISION	56.20
			VISION	110.16
			VISION	14.47
		HSA BANK	HSA - GRAIN VALLEY, MO	407.04
			HSA - GRAIN VALLEY, MO	518.36
		RICKY WOODERSON	SKILLMAN RESTITUTION	50.00
			SKILLMAN RESTITUTION	38.00
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	294.60
			FLEX PLAN	15.00
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	869.17
			MISSIONSQUARE 457	400.45
			MISSIONSQUARE ROTH IRA	67.78
		HOPE HOUSE	JULY DOMESTIC VIOLENCE	64.00
		MO DEPT OF REVENUE	JULY 2022 CVC FUNDS	99.82
		MO DEPT OF PUBLIC SAFETY	JULY 2022 TRAINING FUND	14.00
		INTERNAL REVENUE SERVICE	FEDERAL WH	6,876.45
			SOCIAL SECURITY	4,672.10
			MEDICARE	<u>1,092.66</u>
			TOTAL:	27,582.51
HR/CITY CLERK	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	277.23
		GENERAL CODE LLC		23.40
				1,171.60
		ARC PHYSICAL THERAPY PLUS LP	WORKSTEPS: JEFFRIES	150.00
		MIDWEST PUBLIC RISK	DENTAL	35.00
			HSA	258.90
			HSA	358.90
		HSA BANK	HSA - GRAIN VALLEY, MO	100.28
		CONCENTRA MEDICAL CENTERS	CRAFT SCREENING	96.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	123.53
			MEDICARE	28.90
		CHERRYROAD MEDIA INC	JUNE 2022 HELP WANTED	<u>65.00</u>
			TOTAL:	2,688.74
INFORMATION TECH	GENERAL FUND	NETSTANDARD INC	OFFICE 365	984.50
		APPLIED TECHNOLOGY GROUP, INC.	PLAN REVIEW SOFTWARE	<u>842.00</u>
			TOTAL:	1,826.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT		
BLDG & GRDS	GENERAL FUND	A&A ELECTRICAL INC	INSTALL CIRCUIT FOR IT	195.00		
		AAA DISPOSAL SERVICE INC	50% FACILITIES MAINTENANCE	180.00		
			50% FACILITIES MAINTENANCE	180.00		
			50% FACILITIES MAINTENANCE	180.00		
		SAMS CLUB/GEGRB	Senior Luncheon Food/Supp	76.84		
		ORKIN	JUNE 2022 MAIN ST SERVICE	76.30		
			JULY 2022 MAIN ST SERVICE	76.30		
			AUG 2022 MAIN ST SERVICE	76.30		
		GENERAL ELEVATOR	AUGUST 2022 SERVICE	90.00		
		SC REALTY SERVICES	Custodial Services	1,062.27		
		SPIRE	14552 - 517 GREGG ST	41.21		
			33333 - 624 JAMES ROLLO CT	8.24		
			41111 - 711 S MAIN ST 70%	33.15		
		BRADY INDUSTRIES OF KANSAS LLC	TOWELL ROLL/SANITIZER HAND	407.72		
		STANGER INDUSTRIES INC	SERVICE WORK ON FAN	241.80		
			PREVENTIVE MAINTENANCE	<u>1,297.80</u>		
			TOTAL:	4,222.93		
		ADMINISTRATION	GENERAL FUND	RICOH USA INC	50% MAILRM C85162118	72.65
					50% ADMIN C85162117	35.61-
				MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	438.01
OFFICE DEPOT	POST IT NOTES CREDIT			21.93-		
	DESK CALENDAR/BINDERS/TAPE			81.68		
RICOH USA INC	50% ADMIN C85162117			114.11		
	50% MAILRM C85162118			114.11		
MIDWEST PUBLIC RISK	DENTAL			24.13		
	DENTAL			0.82		
	HSA			12.49		
	HSA			430.32		
HSA BANK	HSA - GRAIN VALLEY, MO			100.54		
	HSA - GRAIN VALLEY, MO			2.36		
KC AREA DEVELOPMENT COUNCIL	ANNUAL MEETING			2,000.00		
INTERNAL REVENUE SERVICE	SOCIAL SECURITY			283.78		
	MEDICARE			<u>66.36</u>		
	TOTAL:			3,683.82		
ELECTED	GENERAL FUND			JET 5 STUDIOS	HEADSHOTS/FLASH DRIVE/TOUC	<u>425.00</u>
					TOTAL:	425.00
LEGAL	GENERAL FUND			JACKSON LEWIS P.C.	LEGAL FEES	4,074.00
		LAUBER MUNICIPAL LAW LLC	CITY ATTORNEY	3,630.00		
		CYNTHIA STANLEY	ARBITRATOR BILLING	<u>2,585.63</u>		
			TOTAL:	10,289.63		
FINANCE	GENERAL FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	0.50		
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	360.71		
		MIDWEST PUBLIC RISK	DENTAL	34.89		
			HSA	265.14		
			HSA	348.67		
		HSA BANK	HSA - GRAIN VALLEY, MO	100.00		
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	161.02		
			MEDICARE	<u>37.65</u>		
			TOTAL:	1,308.58		
COURT	GENERAL FUND	CITY OF BLUE SPRINGS	PRISONER HOUSING - JUNE 20	175.00		
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	254.35		

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		MIDWEST PUBLIC RISK	DENTAL	18.00
			DENTAL	1.60
			HSA	24.27
			HSA	321.00
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00
			HSA - GRAIN VALLEY, MO	4.58
		LAUBER MUNICIPAL LAW LLC	CITY PROSECUTOR	3,174.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	183.81
			MEDICARE	<u>42.98</u>
			TOTAL:	4,274.59
VICTIM SERVICES	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	210.97
		MIDWEST PUBLIC RISK	DENTAL	34.90
			HSA	697.35
		HSA BANK	HSA - GRAIN VALLEY, MO	100.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	139.48
			MEDICARE	<u>32.62</u>
			TOTAL:	1,215.32
FLEET	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	123.00
		OREILLY AUTOMOTIVE INC	CONNECTOR CREDIT	9.99-
			1GALANTIFREZ	33.98
			NITRILE GLV	49.98
			SERVICE KIT	26.00
			REFILL KIT	31.17
			REDUCER/ACTIVATOR/FLU-THAN	225.74
			600# 9"X11"	5.44
			NITRILE GLV	49.98
		MIDWEST PUBLIC RISK	DENTAL	17.97
			HSA	165.35
		HSA BANK	HSA - GRAIN VALLEY, MO	38.64
		CINTAS CORPORATION # 430	FLEET UNIFORMS	4.70
			FLEET UNIFORMS	4.70
		FACTORY MOTOR PARTS CO	CONV. OIL 5W-20 QUART	165.90
			PRICING ERROR	40.32-
			PAST CREDIT	16.00-
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	60.96
			MEDICARE	<u>14.26</u>
			TOTAL:	951.46
POLICE	GENERAL FUND	RICOH USA INC	PD C85162124	11.02
			PD C85162116	41.35
			PD C85162119	121.17
		GALLS LLC	POLICE BATONS	517.75
		MISSOURI LAGERS	EMPLOYER CONTRIBUTIONS	7,544.65
			MONTHLY CONTRIBUTIONS	421.91
		PETTY CASH	WALMART - KITCHEN SUPPLIES	41.96
			UPS STORE - POSTAGE	30.96
			MENARDS - CROW BARS FOR SR	65.51
		STATE BANK OF MISSOURI	PD LEASE VEHICLES/EQUIPME	75.41
			PD LEASE VEHICLES/EQUIPME	3,663.90
		OFFICE DEPOT	DESK CALENDAR/BINDERS/TAPE	147.95
		VISA-CARD SERVICES 1325	NASRO CONFERENCE	1,018.16
			CLI TRAINING	695.00
		OREILLY AUTOMOTIVE INC	WIPER BLADES	29.58
			1 GAL ANTIFREZ	22.98

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			W/M NOZZLE	14.07
			WIPER BLADES	29.58
		RICOH USA INC	PD C85162116	228.22
			PD C85162119	228.22
			PD C85162124	32.71
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	3,874.93
			BULK GASOHOL/DIESEL	267.82
			BULK GASOHOL/DIESEL	2,121.19
			BULK GASOHOL/DIESEL	234.18
			BULK GASOHOL/DIESEL	2,197.49
			BULK GASOHOL/DIESEL	156.31
			BULK GASOHOL/DIESEL	2,320.70
			BULK GASOHOL/DIESEL	727.62
			BULK GASOHOL/DIESEL	12.24
			BULK GASOHOL/DIESEL	1,989.87
			BULK GASOHOL/DIESEL	269.78
		FASTENAL COMPANY	GLOVES	7.36
		FBI-LEEDA	SGT CARR: CLI TRAINING	695.00
			SGT CARR: CLI TRAINING	695.00-
		LEXISNEXIS RISK DATA MGMT INC	JULY 2022 MINIMUM COMMITME	150.00
		MIDWEST PUBLIC RISK	LEXIPOL PROGRAM	4,546.94
			DENTAL	216.00
			DENTAL	497.70
			OPEN ACCESS	1,964.25
			OPEN ACCESS	1,194.00
			OPEN ACCESS	861.45
			OPEN ACCESS	758.10
			HSA	1,703.60
			HSA	2,889.00
			HSA	4,184.10
			VISION	8.00
		HSA BANK	HSA - GRAIN VALLEY, MO	600.00
			HSA - GRAIN VALLEY, MO	900.00
		GAYLORD HOTELS	IIAMS: NASRO CONFERENCE LO	1,018.16
			IIAMS: NASRO CONFERENCE LO	1,018.16-
		METRO FORD	COVER A	165.98
			KIT/SEAL AS	53.34
		SETON IDENTIFICATION PRODUCTS	ASSET TAGS	228.95
		MPCCF	DARE OFFICER TRAINING	900.00
		PUBLIC SAFETY UPFITTERS LLC	VEHICLE EQUIPMENT	7,394.56
			ADDITIONAL SHIPPING	160.29
		FACTORY MOTOR PARTS CO	KIT - TPMS SENSOR	63.44
			FAN AND MOTOR ASY	155.71
			KIT - TPMS SENSOR	63.44
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	3,173.33
			MEDICARE	742.16
		REJIS COMMISSION	ROUTER	1,764.00
		GEARZONE PRODUCTS	RADIO EARPIECES	37.99
		CLUB CARWASH	CAR WASHES	190.00
		LISA ROMANO	DARE OFFICER TRAINING	249.50
			DARE OFFICER TRAINING	<u>249.50</u>
			TOTAL:	65,226.88
ANIMAL CONTROL	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	169.32
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	66.34
			BULK GASOHOL/DIESEL	67.54

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			BULK GASOHOL/DIESEL	144.25
			BULK GASOHOL/DIESEL	66.67
		MIDWEST PUBLIC RISK	OPEN ACCESS	398.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	84.66
			MEDICARE	<u>19.80</u>
			TOTAL:	1,016.58
PLANNING & ENGINEERING GENERAL FUND		AMERICAN PUBLIC WORKS ASSN	APWA MEMBERSHIP RENEWAL	400.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	856.40
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	149.74
			BULK GASOHOL/DIESEL	90.22
			BULK GASOHOL/DIESEL	136.08
			BULK GASOHOL/DIESEL	69.15
			BULK GASOHOL/DIESEL	86.61
		MIDWEST PUBLIC RISK	DENTAL	49.43
			DENTAL	10.22
			OPEN ACCESS	113.71
			HSA	881.33
			HSA	87.73
		HSA BANK	HSA - GRAIN VALLEY, MO	205.92
			HSA - GRAIN VALLEY, MO	14.28
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	461.47
			MEDICARE	107.92
		APPLIED TECHNOLOGY GROUP, INC.	PLAN REVIEW SOFTWARE	<u>1,400.00</u>
			TOTAL:	5,120.21
NON-DEPARTMENTAL	PARK FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	24.81
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	569.28
		FAMILY SUPPORT PAYMENT CENTER	SMITH CASE 91316387	92.31
		AFLAC	AFLAC CRITICAL CARE	6.78
			AFLAC PRETAX	54.44
			AFLAC-W2 DD PRETAX	57.17
		MISCELLANEOUS SCOTT HOFFMAN	SCOTT HOFFMAN:	50.00
		STACEY PERRY	STACEY PERRY:	50.00
		MIDWEST PUBLIC RISK	DENTAL	12.65
			HSA	134.62
			HSA	39.64
			VISION	8.00
			VISION	17.17
			VISION	2.15
		HSA BANK	HSA - GRAIN VALLEY, MO	177.26
			HSA - GRAIN VALLEY, MO	113.81
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	55.59
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	235.16
			MISSIONSQUARE 457	224.05
			MISSIONSQUARE ROTH IRA	135.33
			MISSIONSQUARE ROTH IRA	47.54
		INTERNAL REVENUE SERVICE	FEDERAL WH	1,569.54
			SOCIAL SECURITY	1,411.51
			MEDICARE	<u>330.11</u>
			TOTAL:	5,418.92
PARK ADMIN	PARK FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	836.04
		OFFICE DEPOT	DESK CALENDAR/BINDERS/TAPE	20.35
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	857.04
			BULK GASOHOL/DIESEL	933.08

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			BULK GASOHOL/DIESEL	425.36
			BULK GASOHOL/DIESEL	539.89
			BULK GASOHOL/DIESEL	695.81
			BULK GASOHOL/DIESEL	503.93
		MIDWEST PUBLIC RISK	DENTAL	21.49
			DENTAL	48.52
			HSA	633.42
			HSA	383.27
			HSA	136.39
		HSA BANK	HSA - GRAIN VALLEY, MO	89.55
			HSA - GRAIN VALLEY, MO	139.01
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	406.48
			MEDICARE	<u>95.07</u>
			TOTAL:	6,764.70
PARKS STAFF	PARK FUND	A&A ELECTRICAL INC	Ballfield Ballasts/Lamps	1,120.00
			INSTALL CIRCUIT FOR IT	32.50
		AAA DISPOSAL SERVICE INC	MONKEY MOUNTAIN COMPLEX	65.00
			MONKEY MOUNTAIN COMPLEX	65.00
			MONKEY MOUNTAIN COMPLEX	65.00
		GUIER FENCE INC	CLAMP/CARR BOLT/TOPRAIL	95.69
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	663.50
		VITAL SIGNS OF KC LLC	12"X18" SINGLE SIDED LAMIN	112.00
		SHERWIN WILLIAMS	TIP RAC 5STRIPING	51.01
		OREILLY AUTOMOTIVE INC	COPPER PLUG	6.78
		GENERAL ELEVATOR	AUGUST 2022 SERVICE	15.00
		SITEONE LANDSCAPE SUPPLY LLC	LESCO PROSECUTOR PRO NON S	230.63
			INSECTICIDE/INDICATOR DYE/	198.71
		FASTENAL COMPANY	CABLE TIES	19.25
			CABLE TIES	156.92
		WEST CENTRAL ELECTRIC COOP INC	06/28-07/28 BALL PARK COMP	358.31
		MIDWEST PUBLIC RISK	DENTAL	54.00
			HSA	963.00
		HSA BANK	HSA - GRAIN VALLEY, MO	225.00
		SPIRE	00609 - 600 BUCKNER TARSNE	22.16
			33333 - 624 JAMES ROLLO CT	4.13
		ANDERSON RENTALS & SALES	CONCRETE & MIXING TRAILER	195.00
		BSN SPORTS INC	SOCCER NET	220.99
			SOCCER NET	260.00
		STANGER INDUSTRIES INC	SERVICE WORK ON FAN	40.30
			PREVENTIVE MAINTENANCE	216.30
		LAWN & LEISURE	PLATE/BEARING CAP	11.56
			PLATE	27.16
			V-BELT	95.57
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	408.73
			MEDICARE	95.59
		WILLIAM WRISINGER	REPAIR ALUMINUM SOCCER GOA	<u>220.00</u>
			TOTAL:	6,314.79
RECREATION	PARK FUND	HD GRAPHICS & APPAREL	PRESCHOOL T-BALL UNIFORMS	544.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	47.79
			MEDICARE	<u>11.16</u>
			TOTAL:	602.95
COMMUNITY CENTER	PARK FUND	AAA DISPOSAL SERVICE INC	COMMUNITY CENTER	65.00
			COMMUNITY CENTER	130.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			COMMUNITY CENTER	130.00
		RICOH USA INC	COMM CTR C85162114	81.50
			COMM CTR C85162123	15.10
		RENEE J HODOWAINE		790.00
		UNIFIRST CORPORATION	JANITORIAL SUPPLIES	135.25
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	232.60
		OFFICE DEPOT	DESK CALENDAR/BINDERS/TAPE	12.59
		RICOH USA INC	COMM CTR C85162114	228.22
			COMM CTR C85162123	32.68
		MIDWEST PUBLIC RISK	DENTAL	36.00
			HSA	642.00
		HSA BANK	HSA - GRAIN VALLEY, MO	150.00
		MOXIE PEST CONTROL	ONE TIME COMMERCIAL SERVIC	185.00
		SC REALTY SERVICES	Custodial Services	177.05
		SPIRE	21111 - 713 S MAIN ST	288.19
			22222 - 713 S MAIN ST A	41.21
		MARY ALLGRUNN	07/26-08/04 LINE DANCING	98.85
		SAMANTHA PETRALIE	07/25-08/05 SILVERSNEAKERS	75.00
		TIFFANI KEY	07/25-08/05 SILVERSNEAKERS	75.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	275.28
			MEDICARE	64.38
		JULIE HENGEL	07/25-08/01 SILVERSNEAKERS	<u>25.00</u>
			TOTAL:	3,985.90
POOL	PARK FUND	ALLIED REFRESHMENT	Concession Beverages	59.72
			Concession Beverages	158.38
			Concession Beverages	245.40
			Concession Beverages	432.50
			Concession Beverages	299.40
		RENEE J HODOWAINE		138.00
		PETTY CASH	ICEE POPS	37.36
		MIDWEST POOL MANAGEMENT	Pool Management Contract	27,500.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	273.23
			MEDICARE	<u>63.91</u>
			TOTAL:	29,207.90
NON-DEPARTMENTAL	TRANSPORTATION	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	160.63
		FAMILY SUPPORT PAYMENT CENTER	GROVE CASE 71049484	27.69
			DZEKUNSKAS CASE 41452523	30.00
		AFLAC	AFLAC PRETAX	4.64
			AFLAC-W2 DD PRETAX	8.05
		MIDWEST PUBLIC RISK	DENTAL	13.59
			OPEN ACCESS	27.65
			OPEN ACCESS	29.09
			HSA	45.08
			HSA	121.59
			HSA	22.55
			VISION	1.60
			VISION	1.36
			VISION	4.40
			VISION	2.34
		HSA BANK	HSA - GRAIN VALLEY, MO	8.19
			HSA - GRAIN VALLEY, MO	62.02
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	71.46
			MISSIONSQUARE 457	46.00
			MISSIONSQUARE ROTH IRA	46.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		INTERNAL REVENUE SERVICE	FEDERAL WH	462.06
			SOCIAL SECURITY	272.44
			MEDICARE	63.72
			TOTAL:	1,532.15
TRANSPORTATION	TRANSPORTATION	A&A ELECTRICAL INC	INSTALL CIRCUIT FOR IT	19.50
		AMERICAN PUBLIC WORKS ASSN	APWA MEMBERSHIP RENEWAL	120.00
		NETSTANDARD INC	OFFICE 365	196.90
		CARTER WATERS	K SATUROCK PREMIUM W/ KEVL	105.00
		RICOH USA INC	20% PW C85162113	3.62
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	551.25
		ADVANCE AUTO PARTS	AIR FILTERS/LUBE/HYDRAULIC	86.91
			CABIN AIR FILTER	3.99
		OFFICE DEPOT	DESK CALENDAR/BINDERS/TAPE	4.48
		SHOW ME READY MIX LLC	ASPHALT MATERIALS	1,002.87
		OREILLY AUTOMOTIVE INC	HYD HOSE/MEGACRIMP	29.17
			1GALMOTOROIL	39.59
			1 GAL MOTOR OIL	84.95
		ORKIN	JUNE 2022 MAIN ST SERVICE	6.54
			JUNE 2022 JAMES ROLLO SERV	16.00
			JULY 2022 MAIN ST SERVICE	6.54
			JULY 2022 JAMES ROLLO SERV	16.00
			AUG 2022 MAIN ST SERVICE	6.54
			AUG 2022 JAMES ROLLO SERVI	16.00
		GENERAL ELEVATOR	AUGUST 2022 SERVICE	9.00
		RICOH USA INC	20% PW C85162113	45.64
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	289.49
			BULK GASOHOL/DIESEL	202.52
			BULK GASOHOL/DIESEL	294.57
			BULK GASOHOL/DIESEL	216.73
			BULK GASOHOL/DIESEL	230.40
		HOME DEPOT CREDIT SERVICES	TOILET REPAIR KIT	3.18
			TOOL BOX/BATTERIES	67.79
			PLYWOOD/SWIFFER SWEEPER/CO	12.17
		TWIN TRAFFIC MARKING CORP	CIP PAINT STRIPING	1,845.64
		MIDWEST PUBLIC RISK	DENTAL	10.64
			DENTAL	52.11
			OPEN ACCESS	130.94
			OPEN ACCESS	113.71
			HSA	212.12
			HSA	189.70
			HSA	418.41
			HSA	87.73
		HSA BANK	HSA - GRAIN VALLEY, MO	44.32
			HSA - GRAIN VALLEY, MO	114.29
		SC REALTY SERVICES	Custodial Services	106.23
		SPIRE	31111 - 405 JAMES ROLLO 20	17.25
			33333 - 624 JAMES ROLLO CT	8.24
			41111 - 711 S MAIN ST 6%	2.84
			81111 - 618 JAMES ROLLO CT	12.73
		CINTAS CORPORATION # 430	PW UNIFORMS	26.56
			PW UNIFORMS	26.56
		LAMP RYNEARSON INC	STORMWATER MASTER PLAN	13,853.28
		QUALITY CUSTOM CONCEPTS INC	CONCRETE REPLACEMENTS	8,431.25
		ARVEST BANK	SKID STEER LEASE	3,107.20
		STANGER INDUSTRIES INC	SERVICE WORK ON FAN	24.18

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			PREVENTIVE MAINTENANCE	129.78
		OAK GROVE RENTAL INC	MANLIFT	50.00
			TREE/POST PULLER SKID STEE	22.00
		VIKING-CIVES MIDWEST INC	STAINLESS STEEL SPREADER	20,328.00
			BLADE FOR SNOW PLOW	988.60
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	272.44
			MEDICARE	<u>63.71</u>
			TOTAL:	54,377.80
PUBLIC HEALTH	PUBLIC HEALTH	SAMS CLUB/GEGRB	Senior Luncheon Food/Supp	<u>634.34</u>
			TOTAL:	634.34
CAPITAL IMPROVEMENTS	CAPITAL PROJECTS F	TWIN TRAFFIC MARKING CORP	CIP PAINT STRIPING	18,591.36
		PUBLIC SAFETY UPFITTERS LLC	VEHICLE EQUIPMENT	<u>14,789.12</u>
			TOTAL:	33,380.48
NON-DEPARTMENTAL	ARPA FUND	MOTOROLA SOLUTIONS INC	PORTABLE RADIOS	<u>182,082.10</u>
			TOTAL:	182,082.10
DEBT SERVICE	DEBT SERVICE FUND	STANDARD & POORS FINANCIAL SERVICES, L	ANALYTICAL SERVICES	19,500.00
		UMB BANK NA	GVMO GO RFDG BDS SRS 2018A	<u>318.00</u>
			TOTAL:	19,818.00
NON-DEPARTMENTAL	WATER/SEWER FUND	MO DEPT OF NATURAL RESOURCES	PRIMACY FEES 2022	28,366.72
			PRIMACY FEES 2022	567.33-
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	1,091.93
		FAMILY SUPPORT PAYMENT CENTER	GROVE CASE 71049484	110.77
			DZEKUNSKAS CASE 41452523	120.00
		MO DEPT OF REVENUE	JULY 22 SALES TAX	5,080.76
			JULY 22 SALES TAX	101.62-
		AFLAC	AFLAC PRETAX	36.21
			AFLAC-W2 DD PRETAX	52.57
		MISCELLANEOUS SMITH-MARTENS INVEST	20-115080-03	50.00
		MASTER'S PIECES	10-129500-01	15.54
		O'HARE, BOBBIE	10-142910-04	15.54
		FERGUSON, JAMES	10-146500-04	65.54
		WYATT, KELSAY	10-146800-12	44.23
		FRENCH, CARLY N	10-148800-16	15.54
		LACEY, WALT	10-219300-03	18.49
		BASHAM, DAVID	10-239200-10	78.44
		WILLIAMS, LORETTA	10-240800-04	79.71
		KOHLER, JUSTIN	10-256230-05	31.08
		RS RENTAL 1 LLC	10-308100-05	50.00
		KORNBLUTH, CHRISTINE	10-349400-10	40.28
		BERRY, RITA	10-361800-06	49.20
		MAJETICH, JULIE	10-363000-11	15.54
		BIGGS, WENDY	10-397700-05	15.51
		YOUNG, STILLMAN	10-458020-04	0.58
		MCMURRAY, MATT	10-474320-02	15.54
		DOWNES, TERA	10-523400-01	15.54
		EARTHSCAPES OF LIBER	10-801114-04	900.00
		DOMINICK, DEBORAH	10-823621-02	83.67
		MITCHELL, CARTER	10-830760-06	49.84
		YEAGER, BRIAN	10-830960-05	65.54
		HOFMANN, JUDITH	10-851150-02	13.13
		EAGLE 1 CONSTRUCTION	10-910600-00	15.54

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		MIDWEST PUBLIC RISK	DENTAL	84.04
			OPEN ACCESS	110.60
			OPEN ACCESS	135.73
			HSA	377.32
			HSA	646.40
			HSA	112.75
			VISION	6.40
			VISION	13.27
			VISION	26.29
			VISION	15.19
		HSA BANK	HSA - GRAIN VALLEY, MO	62.49
			HSA - GRAIN VALLEY, MO	392.73
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	226.47
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	500.19
			MISSIONSQUARE 457	394.50
			MISSIONSQUARE ROTH IRA	293.68
		INTERNAL REVENUE SERVICE	FEDERAL WH	3,303.69
			SOCIAL SECURITY	1,963.35
			MEDICARE	<u>459.17</u>
			TOTAL:	45,058.29
WATER	WATER/SEWER FUND	A&A ELECTRICAL INC	INSTALL CIRCUIT FOR IT	39.00
		AAA DISPOSAL SERVICE INC	25% FACILITIES MAINTENANCE	90.00
			25% FACILITIES MAINTENANCE	90.00
			25% FACILITIES MAINTENANCE	90.00
		AMERICAN PUBLIC WORKS ASSN	APWA MEMBERSHIP RENEWAL	240.00
		NETSTANDARD INC	OFFICE 365	393.80
		PEREGRINE CORPORATION	BILL PRINT AND MAIL	494.68
			BILL PRINT AND MAIL	85.72
			BILL PRINT AND MAIL	651.55
			BILL PRINT AND MAIL	113.72
			BILL PRINT AND MAIL	530.14
			BILL PRINT AND MAIL	86.62
		RICOH USA INC	40% PW C85162113	7.24
			50% CD C85162115	44.71
			25% MAILRM C85162118	36.32
			25% ADMIN C85162117	17.81-
		CITY OF INDEPENDENCE UTILITIES	24121CCF 6/16-7/18	37,457.55
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,942.94
		ADVANCE AUTO PARTS	AIR FILTERS/LUBE/HYDRAULIC	173.80
			CABIN AIR FILTER	8.00
		VANCO SERVICES LLC	JULY 2022 GATEWAY ES20605	73.72
		OFFICE DEPOT	DESK CALENDAR/BINDERS/TAPE	33.96
		OREILLY AUTOMOTIVE INC	HYD HOSE/MEGACRIMP	58.36
			1GALMOTOROIL	79.16
			1 GAL MOTOR OIL	169.90
		ORKIN	JUNE 2022 MAIN ST SERVICE	13.08
			JUNE 2022 JAMES ROLLO SERV	32.00
			JULY 2022 MAIN ST SERVICE	13.08
			JULY 2022 JAMES ROLLO SERV	32.00
			AUG 2022 MAIN ST SERVICE	13.08
			AUG 2022 JAMES ROLLO SERVI	32.00
		GENERAL ELEVATOR	AUGUST 2022 SERVICE	18.00
		MISSOURI ONE CALL SYSTEM INC	JULY LOCATE FEE	697.50
		RICOH USA INC	40% PW C85162113	91.29
			50% CD C85162115	114.11

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			25% ADMIN C85162117	57.05
			25% MAILRM C85162118	57.05
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	578.99
			BULK GASOHOL/DIESEL	405.04
			BULK GASOHOL/DIESEL	589.15
			BULK GASOHOL/DIESEL	433.47
			BULK GASOHOL/DIESEL	460.80
		HOME DEPOT CREDIT SERVICES	TOILET REPAIR KIT	6.40
			TOOL BOX/BATTERIES	135.59
			PLYWOOD/SWIFFER SWEEPER/CO	24.35
		MIDWEST PUBLIC RISK	DENTAL	46.16
			DENTAL	161.19
			OPEN ACCESS	261.91
			OPEN ACCESS	265.33
			HSA	887.72
			HSA	901.03
			HSA	1,112.19
			HSA	219.35
		HSA BANK	HSA - GRAIN VALLEY, MO	210.52
			HSA - GRAIN VALLEY, MO	362.61
		SC REALTY SERVICES	Custodial Services	212.45
		SPIRE	31111 - 405 JAMES ROLLO 40	34.51
			33333 - 624 JAMES ROLLO CT	10.30
			41111 - 711 S MAIN ST 12%	5.68
			81111 - 618 JAMES ROLLO CT	25.45
		CINTAS CORPORATION # 430	PW UNIFORMS	53.16
			PW UNIFORMS	53.16
		ARVEST BANK	SKID STEER LEASE	6,214.42
		STANGER INDUSTRIES INC	SERVICE WORK ON FAN	48.36
			PREVENTIVE MAINTENANCE	259.56
		OAK GROVE RENTAL INC	MANLIFT	100.00
			TREE/POST PULLER SKID STEE	44.00
		CENTRAL POWER SYSTEMS &	GENERATOR SERVICES	1,095.00
			GENERATOR SERVICES	1,095.00
		TYLER TECHNOLOGIES INC	AUG 22 MONTHLY FEES	97.00
		SCHULTE SUPPLY INC	SADDLES FOR WATER LINES	3,823.40
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	981.67
			MEDICARE	229.56
			TOTAL:	65,587.80
SEWER	WATER/SEWER FUND	A&A ELECTRICAL INC	INSTALL CIRCUIT FOR IT	39.00
		AAA DISPOSAL SERVICE INC	25% FACILITIES MAINTENANCE	90.00
			25% FACILITIES MAINTENANCE	90.00
			25% FACILITIES MAINTENANCE	90.00
		AMERICAN PUBLIC WORKS ASSN	APWA MEMBERSHIP RENEWAL	240.00
		NETSTANDARD INC	OFFICE 365	393.80
		CITY OF BLUE SPRINGS	METER FLOW APR-JUN 22	172,713.02
		PEREGRINE CORPORATION	BILL PRINT AND MAIL	494.68
			BILL PRINT AND MAIL	85.72
			BILL PRINT AND MAIL	651.55
			BILL PRINT AND MAIL	113.73
			BILL PRINT AND MAIL	530.15
			BILL PRINT AND MAIL	86.62
		RICOH USA INC	40% PW C85162113	7.24
			50% CD C85162115	44.72
			25% MAILRM C85162118	36.32

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			25% ADMIN C85162117	17.81-
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,942.90
		ADVANCE AUTO PARTS	AIR FILTERS/LUBE/HYDRAULIC	173.80
			CABIN AIR FILTER	8.00
		VANCO SERVICES LLC	JULY 2022 GATEWAY ES20605	73.72
		OFFICE DEPOT	DESK CALENDAR/BINDERS/TAPE	33.96
		OREILLY AUTOMOTIVE INC	HYD HOSE/MEGACRIMP	58.36
			1GALMOTOROIL	79.16
			1 GAL MOTOR OIL	169.90
		ORKIN	JUNE 2022 MAIN ST SERVICE	13.08
			JUNE 2022 JAMES ROLLO SERV	32.00
			JULY 2022 MAIN ST SERVICE	13.08
			JULY 2022 JAMES ROLLO SERV	32.00
			AUG 2022 MAIN ST SERVICE	13.08
			AUG 2022 JAMES ROLLO SERVI	32.00
		GENERAL ELEVATOR	AUGUST 2022 SERVICE	18.00
		RICOH USA INC	40% PW C85162113	91.29
			50% CD C85162115	114.11
			25% ADMIN C85162117	57.06
			25% MAILRM C85162118	57.06
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	578.99
			BULK GASOHOL/DIESEL	405.04
			BULK GASOHOL/DIESEL	589.15
			BULK GASOHOL/DIESEL	433.47
			BULK GASOHOL/DIESEL	460.80
		ALLIANCE PUMP & MECHANICAL	VACUUM PUMP	643.39
		HOME DEPOT CREDIT SERVICES	TOILET REPAIR KIT	6.40
			TOOL BOX/BATTERIES	135.59
			PVC CAP SLIP/WING NUT TEST	21.22
			PLYWOOD/SWIFFER SWEEPER/CO	24.35
		MIDWEST PUBLIC RISK	DENTAL	46.15
			DENTAL	161.18
			OPEN ACCESS	261.90
			OPEN ACCESS	265.35
			HSA	887.74
			HSA	901.00
			HSA	1,112.19
			HSA	219.34
		HSA BANK	HSA - GRAIN VALLEY, MO	210.51
			HSA - GRAIN VALLEY, MO	362.59
		SC REALTY SERVICES	Custodial Services	212.45
		SPIRE	31111 - 405 JAMES ROLLO 40	34.51
			33333 - 624 JAMES ROLLO CT	10.30
			41111 - 711 S MAIN ST 12%	5.68
			81111 - 618 JAMES ROLLO CT	25.45
		CINTAS CORPORATION # 430	PW UNIFORMS	53.16
			PW UNIFORMS	53.16
		ARVEST BANK	SKID STEER LEASE	6,214.42
		STANGER INDUSTRIES INC	SERVICE WORK ON FAN	48.36
			PREVENTIVE MAINTENANCE	259.56
		OAK GROVE RENTAL INC	MANLIFT	100.00
			TREE/POST PULLER SKID STEE	44.00
		TYLER TECHNOLOGIES INC	AUG 22 MONTHLY FEES	97.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	981.74
			MEDICARE	<u>229.63</u>
			TOTAL:	194,797.07

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	POOLED CASH FUND	VISA-CARD SERVICES 1325	VISA-CARD SERVICES 1325	1,061.91
		FBI-LEEDA	SGT CARR: CLI TRAINING	695.00
		GAYLORD HOTELS	IIAMS: NASRO CONFERENCE LO	<u>1,018.16</u>
			TOTAL:	2,775.07

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

100	GENERAL FUND	129,832.75
200	PARK FUND	52,295.16
210	TRANSPORTATION	55,909.95
230	PUBLIC HEALTH	634.34
280	CAPITAL PROJECTS FUND	33,380.48
285	ARPA FUND	182,082.10
400	DEBT SERVICE FUND	19,818.00
600	WATER/SEWER FUND	305,443.16
999	POOLED CASH FUND	2,775.07

	GRAND TOTAL:	782,171.01
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SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-CITY OF GRAIN VALLEY
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 8/02/2022 THRU 8/15/2022
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

Resolutions

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

MEETING DATE	August 22, 2022	
BILL NUMBER	R22-58	
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI TO ENTER INTO AN AGREEMENT WITH CONFLUENCE, INC. FOR PROFESSIONAL PLANNING SERVICES FOR A COMPREHENSIVE MASTER PLAN UPDATE AND PARKS MASTER PLAN	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT PARKS & RECREATION	
PRESENTER	Mark Trosen, Director of Community Development Shannon Davies, Director of Parks & Recreation	
FISCAL INFORMATION	Cost as recommended:	\$193,500.00 \$88,500 – 2022 FY \$105,000 – 2023 FY
	Budget Line Item:	285-00-74260
	Balance Available	\$200,000.00
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To approve the agreement with Confluence, Inc. to update the City's Comprehensive Plan and provide services to develop a Parks Master Plan.	
BACKGROUND	With the growth of Grain Valley over the past decade and the growth we will continue to see, it is important to have an updated comprehensive plan that can serve as a guide to handle that growth. The last City Comprehensive Plan was conducted in 2014. Grain Valley has never had a Parks Master Plan.	
SPECIAL NOTES	This was advertised as RFP No. 2022-06 Funding for this is through the American Recovery Plan Act (ARPA) funds. ARPA funds were approved for this for the 2022 fiscal year via Ordinance 2579 (February 28, 2022).	

ANALYSIS	We received a total of five proposals from qualified firms. The Master Plan Committee consisting of the Mayor, representatives from the Planning & Zoning Commission and Park Board, as well as City staff interviewed/observed presentations from all five firms. After interviews/presentations, the committee evaluated and ranked all five firms. The committee unanimously ranked Confluence, Inc. as the top firm to guide Grain Valley through the process of achieving a thorough and well-represented Comprehensive Plan and Parks Master Plan. This decision was based on their experience, staff expertise, proposed engagement with our community and available resources.
PUBLIC INFORMATION PROCESS	None
BOARD OR COMMISSION RECOMMENDATION	Master Plan Committee Recommends Approval
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Memorandum, Resolution, Agreement & Proposal from Confluence, Inc.

CITY OF
GRAIN VALLEY

STATE OF
MISSOURI

August 22, 2022

RESOLUTION NUMBER
R22-56

**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY,
MISSOURI TO ENTER INTO AN AGREEMENT WITH CONFLUENCE, INC. FOR
PROFESSIONAL PLANNING SERVICES FOR A COMPREHENSIVE MASTER PLAN
UPDATE AND PARKS MASTER PLAN**

WHEREAS, the Board of Aldermen of the City of Grain Valley, Missouri deems it necessary to provide an updated Comprehensive Plan and development of a Parks Master Plan for the guidance and planning of future projects; and

WHEREAS, the Board of Alderman understand the importance of planning for future growth; and

WHEREAS, Confluence, Inc has the experience and resources necessary to provide the City with both documents to guide both future projects and growth.

WHEREAS, American Recovery Plan Act (ARPA) funds are funding this endeavor and this is a budgeted item in the 2022 budget.

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

SECTION 1: The City Administrator is hereby authorized to enter into an agreement with Confluence, Inc for professional planning services to update the City's Comprehensive Master Plan and develop the Parks Master Plan.

PASSED and APPROVED, via voice vote, (____ - ____) this ____ Day of ____, 2022.

Mike Todd
Mayor

ATTEST:

Jamie Logan
City Clerk

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PARKS AND RECREATION

To: Grain Valley Mayor & Board of Aldermen
cc. Ken Murphy, City Administrator
From: Shannon Davies, Director of Parks & Recreation
Date: August 11, 2022
Subject: City Comprehensive Plan Update & Development of Parks Master Plan

Mayor & Board:

The City recently issued a Request for Proposals (RFP) to update the City's Comprehensive Master Plan and develop a Parks Master Plan. The last Comprehensive Plan update was in 2014. Likewise, the City nor Park Board has ever had a Master Plan for parks and recreation.

There were five qualified firms that responded to the RFP:

Confluence
The Olsson Studio
Shockey Consulting Services
Mutlistudio
H3 Studio

All 5 firms provided an in-person presentation/interview to the Master Plan Committee. The Master Plan Committee included the following individuals:

Mike Todd, Mayor
Craig Shelton, Planning & Zoning Commission Chair
Brian Bray, Park Board President
Ken Murphy, City Administrator
Theresa Osenbaugh, Assistant City Administrator
Mark Trosen, Community Development Director
Shannon Davies, Director of Parks & Recreation

The Master Plan Committee then ranked the firms based off of their proposal, qualifications, experience, and their plan to engage our community in the planning process. The committee

711 Main Street
Grain Valley, MO 64029
816.847.6200

cityofgrainvalley.org

LIFE OUTSIDE THE LINES



PARKS AND RECREATION

unanimously selected Confluence as the top candidate and their proposal was within the \$200,000 that was budgeted. Full funding for this Comprehensive Plan update and Parks Master Plan are through American Recovery Plan Act (ARPA) funds.

Enclosed you will find the proposal as well as the proposed agreement to move forward with Confluence for these services. Within these documents you will find the scope of services that Confluence will provide, breakdown of costs, and the projected timeline.

We feel that Confluence will provide the best level of service to this community as we plan for the future of Grain Valley.

711 Main Street
Grain Valley, MO 64029
816.847.6200

cityofgrainvalley.org

LIFE OUTSIDE THE LINES

COMPREHENSIVE PLAN + PARKS AND RECREATION MASTER PLAN

RFP #2022-06

CITY OF GRAIN VALLEY, MISSOURI

JUNE 28, 2022



CONFLUENCE

CONTACT

Christopher Shires, AICP
Project Manager
515.975.1050 (mobile)
cshires@thinkconfluence.com

CONFLUENCE, INC.

417 Delaware Street
Kansas City, MO 64105
816.531.7227 (office)
www.thinkconfluence.com



City of Grain Valley

711 Main St
Grain Valley, MO 64029
Phone: 816-847-6292

**2022-2023
REQUEST FOR PROPOSALS FOR
COMPREHENSIVE PLAN AND PARKS AND RECREATION MASTER PLAN
RFP #2022-06**

The City of Grain Valley will accept sealed proposals from qualified firms interested in providing the following:

**Seven (7) Signed Copies and One Electronic Copy
MUST BE RECEIVED BY:
2:00 P.M. June 28, 2022**

Please mark your submittal "Sealed Proposal – RFP #2022-06 COMPREHENSIVE PLAN AND PARKS AND RECREATION MASTER PLAN" and send it to:

**City of Grain Valley
Attention: Shannon Davies, Parks and Recreation Director
Mark Trosen, Community Development Director
711 Main St.
Grain Valley, Missouri 64029
816-847-6231 (Shannon) or 816-847-6221 (Mark)**

The City reserves the right to reject any and all proposals, to waive technical defects, and to select the proposal(s) deemed most advantageous to the City.

The undersigned certifies that he/she has the authority to bind this company in an agreement to supply the service or commodity in accordance with all terms and conditions specified herein. Please type or print the information below.

Respondent is REQUIRED to complete, sign and return this form with their submittal.

Company Name

Confluence, Inc.

Address

417 Delaware Street, Kansas City, MO 64105

City/State/Zip

515-975-1050

Telephone #

Fax #

cshires@thinkconfluence.com

E-mail

Authorized Person (Print) Christopher Shires

Signature

Principal

Title

June 28, 2022

42-1475404

Date

Tax ID #

S Corporation

Entity Type

EXHIBIT "A" NON-COLLUSION CERTIFICATION

STATE OF MISSOURI

CITY/COUNTY OF KANSAS CITY/JACKSON COUNTY


Christopher Shires being first duly sworn, deposes and says that he is

Principal
Title of Person Signing

of Confluence, Inc
Name of Bidder

that all statements made and facts set out in the proposal for the above project are true and correct; and the bidder (The person, firm, association, or corporation making said bid) has not, either directly or indirectly, entered into any agreement, participated in any collusion, or otherwise taken any action in restraint of free competitive bidding in connection with said bid or any contract which may result from its acceptance.

Affiant further certifies that bidder is not financially interested in, or financially affiliated with, any other bidder for the above project.

BY 
BY _____
BY _____

SWORN to before me this 27th day of June 2022.


Notary Public

My Commission Expires 9.24.22



TRANSMITTAL LETTER	SECTION ONE	1
STATEMENT OF QUALIFICATIONS	SECTION TWO	2
PROJECT TEAM	SECTION THREE	5
PROJECT UNDERSTANDING	SECTION FOUR	13
METHODOLOGY + APPROACH	SECTION FIVE	14
PROJECT TIMELINE	SECTION SIX	21
WORK SAMPLES	SECTION SEVEN	22
REFERENCES	SECTION EIGHT	29
FIRM CAPACITY	SECTION SEVEN	30
COST BREAKDOWN	SECTION EIGHT	30

June 28, 2022

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

CONFLUENCE

RE: GRAIN VALLEY COMPREHENSIVE PLAN + PARKS AND RECREATION MASTER PLAN

Dear Mr. Davies, Mr. Trosen, and Members of the Selection Committee:

On behalf of the Confluence team, thank you for the opportunity to submit our response to your Request for Proposals to create a new Comprehensive Land Use Plan and Parks and Recreation Master Plan for the City of Grain Valley. This combined planning effort provides a unique opportunity for the entire community to become engaged in defining their collective vision for the future of Grain Valley. Our team includes:

- **CONFLUENCE:** Project Leader, Community Visioning + Engagement, Demographics, Housing and Land Use Analysis and Trends, Development and Redevelopment and Downtown, Parks and Recreation Planning, Community Facilities, and GIS Analysis and Mapping.
- **TRANSYSTEMS:** Transportation + Infrastructure Planning.

Our team brings decades of proven experience in comprehensive planning, land use analysis, development and redevelopment master planning, downtown planning, parks and recreation planning and development, plan implementation, community visioning, public outreach, and stakeholder engagement. We have created comprehensive plans and parks and recreation master plans for numerous communities throughout the Midwest. Each community we work in is unique and so are the plans we create for them. Our plans are individually tailored to meet the needs and priorities of the community we are serving.

We are skilled in connecting with a wide variety of community stakeholders and finding common ground in their often-diverse opinions. In these unprecedented times, it is more important than ever that community outreach efforts include opportunities for online and virtual sharing of information and engagement to invite input in the planning process. Our team has had great success actively engaging the community using numerous virtual tools during the pandemic and we remain flexible to integrate both in-person and virtual meetings and engagement activities.

We have read and understand the RFP and agree to all the conditions, requirements, and terms. We are excited about this opportunity to become your partner in progress, and we look forward to discussing our qualifications and approach with you in further detail. Thank you in advance for your consideration.

Respectfully,
Confluence



Wm. Christopher Cline, ASLA, PLA
Principal-in-Charge
417 Delaware Street
Kansas City, MO 64105
ccline@thinkconfluence.com
816.531.7227 x202



Christopher Shires, AICP
Project Manager
417 Delaware Street
Kansas City, MO 64105
cshires@thinkconfluence.com
515.975.1050 (mobile)



STATEMENT OF QUALIFICATIONS

CONFLUENCE, INC. is a planning, urban design, and landscape architecture firm with over 75 professional planners and landscape architects with offices in Kansas City, Des Moines, Cedar Rapids, Omaha, Sioux Falls, Fargo, Minneapolis, Chicago, and Denver. We have been providing design and planning services to a wide variety public and private sector clients for over 24 years.

We are industry leaders in stakeholder participation and public engagement and experts in comprehensive planning, land use analysis and planning, urban design, parks and recreation master planning and design, and plan implementation. Confluence has led the effort to create over two dozen comprehensive plans, land use master plans, and parks and recreation master plans for cities and counties across the Midwest.

Included within the Work Samples section of this proposal are project sheets detailing five different comprehensive plans and a parks and recreation master plan we have completed within the last five years in which Confluence was the lead firm. These same five projects are also used as references within the References section of this proposal and include:

- Parkville 2040 Master Plan / The City of Parkville, Missouri
- Merriam Comprehensive Plan 2040 / The City of Merriam, Kansas
- The Ankeny Plan 2040 + Parks and Recreation Master Plan / The City of Ankeny, Iowa
- Envision Adel 2040 / The City of Adel, Iowa
- Fairfield Forever / The City of Fairfield, Iowa

TRANSYSTEMS is a multifaceted, national transportation-focused firm that provides 50+ years of consulting, engineering, architectural, and construction expertise to enhance the overall transportation experience. Headquartered in Kansas City, our nearly 1,000 professionals in more than 40 offices throughout the U.S. perform a broad range of services to all sectors of the transportation marketplace. TranSystems realizes that cities have diverse needs and unique funding challenges. We specialize in tailoring our expertise and providing personalized service offerings to suit your specific needs while exceeding your expectations. In 2018, Engineering News-Record magazine ranked TranSystems 20th in Overall Transportation firms in the United States. Of the top 500 design firms, we are the #1 ranked design firm dedicated 100 percent to transportation. No other transportation company masters the smallest details and envisions the big picture better than TranSystems.

With past projects ranging from high-volume freeways to trails in our own neighborhoods and communities, they have the experience and personnel to deliver solutions that solve your challenges. This experience crosses the entire spectrum of transportation-related systems and utility infrastructure and gives us the ability to tailor our approach to your individual project. Relevant key project include:

- Parkville 2040 Master Plan / City of Parkville, Missouri
- Rock Island Corridor Trail / Kansas City, Missouri
- Monett Long-Range Transportation Plan / City of Monett, Missouri
- Grain Valley Capital Improvement Plan and I-70 Interchange Reconstruction / City of Grain Valley Missouri

WHO WE ARE / CONFLUENCE

Confluence is a professional consulting firm comprised of landscape architects, urban designers and planners. Our staff of 75+ includes 38 licensed landscape architects and AICP certified planners—and our firm is comprised of energetic, creative, and passionate people who are involved in making our communities better places to live. We assist our clients on a wide range of public, educational, institutional and private sector projects. Our landscape architects are licensed to practice in California, Colorado, Georgia, Kansas, Idaho, Illinois, Iowa, Michigan, Minnesota, Missouri, Montana, Nebraska, New Mexico, Nevada, North Dakota, Ohio, Pennsylvania, South Dakota, Tennessee, Texas, Utah, Wisconsin, and Wyoming—and this list continues to grow to meet our clients’ needs.

WHAT WE DO

Simply stated—we create places full of life. The diversity of our work and expertise has become a hallmark of our firm, and it’s a big reason why our clients engage us again and again to help establish their next creative vision for the future. We offer a wide array of design and planning capabilities, handling everything from stakeholder and community engagement activities, to crafting urban design and community planning solutions, to representing our clients during construction implementation. With over twenty years of award-winning experience and hundreds of completed projects, Confluence has shaped the practice of landscape architecture, planning and urban design across the Midwest, and we love what we do. *What can we do for you?*

HOW WE WORK

Our creative process is focused on collaboration and insightful interaction with our clients, consultants and the community in which we work. We begin by gaining an insightful and objective understanding of each project, including how it fits into the surrounding context. From vision to completion, our team excels in collaborating to shape and achieve your “what’s next”—while also planning ahead on your long-term strategy. The diversity of our practice and professional experience provides a solid framework upon which to build successful strategies for achieving our client’s goals.

Confluence brings together people, energy and ideas to shape the future of our communities. We strive to achieve the inherent potential within each project while naturally making our world a better place.

LOCATIONS

KANSAS CITY

5417 Delaware St.
Kansas City, Missouri 64105
816.531.7227

Des Moines

Cedar Rapids

Minneapolis

Omaha

Sioux Falls

Fargo

Chicago

Denver

Our network of nine offices, located throughout the Midwest, provides value to our clients through our depth of experience identifying, developing and applying emerging creative trends and best practices.



WHO WE ARE / TRANSYSTEMS

Founded in 1966, TranSystems is a multifaceted, national transportation-focused firm that provides 50+ years of consulting, engineering, architectural, and construction expertise to enhance the overall transportation experience. Headquartered in Kansas City, our nearly 1,000 professionals in more than 40 offices throughout the U.S. perform a broad range of services to all sectors of the transportation marketplace.

TranSystems realizes that cities, counties, and other local entities can have special and unique requirements and funding challenges. We specialize in tailoring our expertise to provide personalized service offerings to suit your specific needs while exceeding your expectations. Our ability to identify and execute solutions across strategic, design, technical, and operational issues is unmatched.

PLANNING SERVICES

TranSystems understands that modern transportation involves more than just cars, trucks, and rail. Pedestrian and bicycle planning ensures communities are vibrant, livable, and sustainable. Our award-winning staff of planners, architects, engineers, and construction managers have the expertise to assist projects through the most complex challenges. TranSystems works with clients to ensure balanced transportation solutions. With a focus on municipal projects, the firm specializes in multi-modal connectivity and the planning, design, and oversight of construction for projects that provide safe linkages of vehicles, bicycles, and pedestrians to create safe and efficient connections and an enhanced quality of life for the traveling public.

LOCATIONS

KANSAS CITY

2400 E Pershing Rd #400
 Kansas City, MO 64108
 816.329.8600

KEY SERVICES

- Transportation Master Planning
- Corridor Planning
- Bicycle and Pedestrian Facilities
- Streetscape Planning and Design
- Transit Planning and Analysis
- Infrastructure and Utility Analysis
- Civil and Structural Engineering
- Feasibility Studies
- Traffic Analysis and Engineering
- ADA Compliance
- Environmental Documentation
- Funding Assistance

RELEVANT KEY PROJECTS



Grain Valley CIP + I-70 Interchange Reconstruction, Grain Valley, MO

TranSystems was the lead designer for local, impactful projects for the city.



Parkville Master Plan, Parkville, MO

TranSystems worked with the Confluence team to provide transportation and infrastructure expertise.



Rock Island Corridor Trail, Kansas City, MO

TranSystems was the lead designer for the north six miles and provided environmental permitting for the entire corridor.



Monett Long-Range Transportation Plan, Monett, MO

The award-winning plan outlined a set of multi-modal transportation improvements to guide decision-making.

We Deliver the Entire Transportation Experience

								
Freight Railroad	Transit & Passenger Rail	States & Municipalities	Airports & Air Carriers	Manufacturers & Distributors	Ports & Maritime	Trucking & Automotive	Energy & Communications	Federal Government

PROJECT TEAM

The Confluence team is excited by the opportunity to become your partner in progress and is prepared to lead the review and creation of a new Comprehensive Land Use Plan and Parks and Recreation Master Plan to establish a shared vision for the future of Grain Valley and a roadmap on how to achieve that vision. We are pleased to submit our professional planning qualifications to develop plans that are visionary and community-focused while balancing the desires and goals of a wide array of community leaders and constituents. We have assembled an experienced team with local knowledge and Midwest experience that will provide the City of Grain Valley with the best possible outcome.

CONFLUENCE will lead the project and cover community visioning + engagement, demographics, housing and land use analysis and trends, development and redevelopment and downtown, parks and recreation planning, community facilities, and GIS analysis and mapping.

Christopher Shires, AICP, is a Principal with Confluence and will serve as Project Manager, leading the project and responsible for all project deliverables, coordinating with our team members, and attending all key meetings. Chris has over 27 years of county and city planning experience. Before joining Confluence, he served for more than 18 years in the public sector, first as a City Planner and later as City Development Manager with the City of West Des Moines, Iowa.

In those roles, Chris annexed territory, developed master plans and long-range plans, reviewed and processed many hundreds of development applications for retail, mixed-use, office, and residential projects that represented billions of dollars in new development and building construction. This public sector experience has provided him unique expertise in the development and implementation of comprehensive plans, strategic plans, corridor and redevelopment plans as well as drafting zoning and subdivision regulations, city codes and policies, and design guidelines.

Since joining Confluence, Chris has led the creation of dozens of comprehensive plans, corridor plans, and master plans for communities throughout the Midwest. Chris is very familiar with Grain Valley and was part of the consultant team that created Grain Valley's current Comprehensive Plan. Chris' backup is Chris Cline.



Chris Cline, ASLA, PLA, will serve as our Principal-In-Charge and brings over 29 years of solid planning, urban design, and parks and recreation planning and design experience to our team. He is adept at building consensus through community involvement. Chris will provide project oversight and guidance and will assist with facilitation at community and stakeholder events. As the project develops, he will provide leadership on all aspects of the project including the parks and recreation master plan. Chris' backup is Chris Shires.

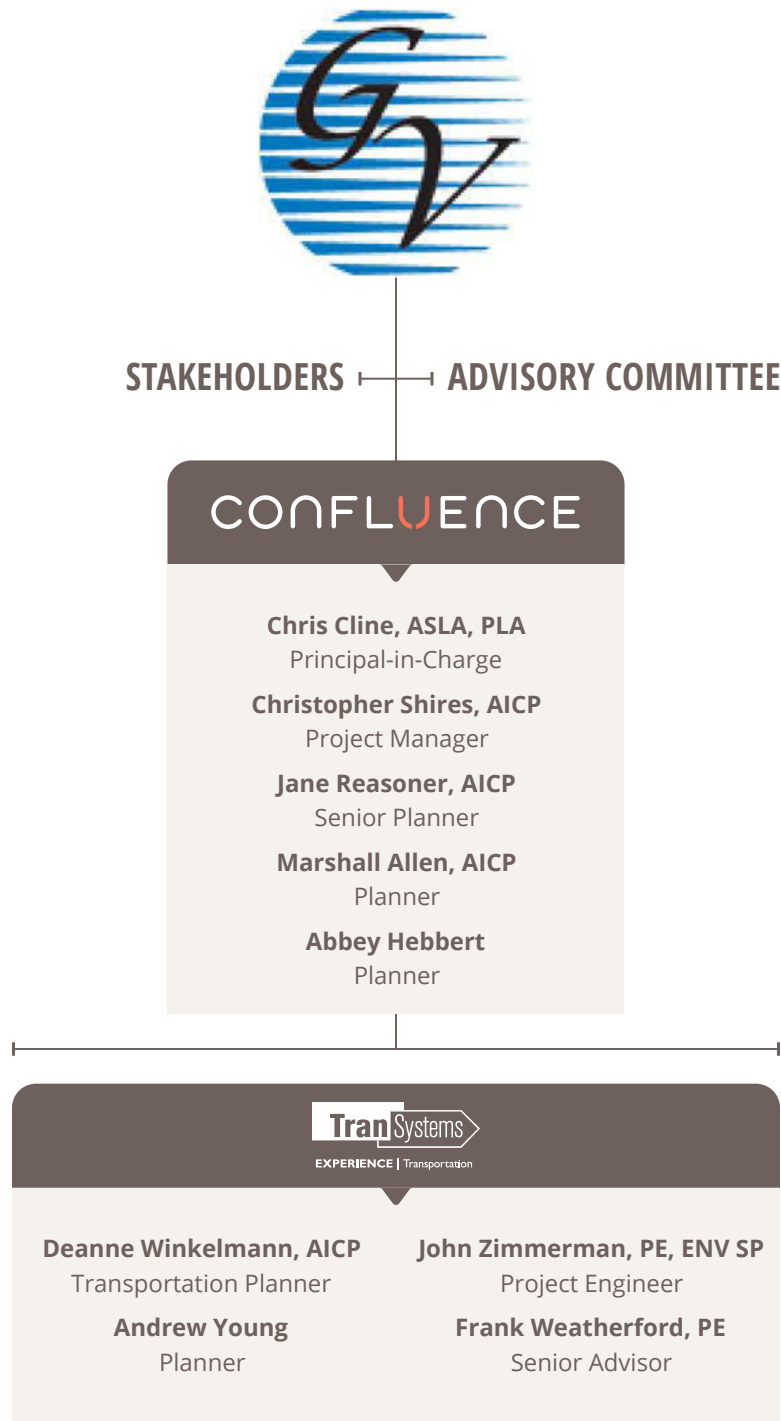
Jane Reasoner, AICP, is a Senior Planner with Confluence and will provide planning, GIS mapping, graphics, and detailed land use analysis for the project. Jane is experienced in delivering comprehensive and detailed analysis and has worked on multiple Comprehensive Plans for communities in Iowa, Missouri, Kansas, and South Dakota and served as a project manager. Jane's backup is Marshall Allen. **Marshall Allen, AICP**, is a Planner with Confluence and will assist with the parks and recreation analysis and planning, public engagement, website development and management, GIS mapping and project graphics, bringing his passion for master planning and design to the team. Marshall has been part of numerous community planning and master planning projects throughout the Midwest. Marshall's backup is Abbey Hebbert. **Abbey Hebbert** is a Planner with Confluence and will assist Marshall with the parks and recreation analysis, public engagement, website development and management, GIS mapping, document drafting. Abbey's backup is Marshall Allen.

TRANSYSTEMS will lead transportation and infrastructure analysis and planning supporting the development of both the Comprehensive Land Use Plan and the Parks and Recreation Master Plan. **Deanne Winkelmann, AICP**, will be the lead transportation planner coordinating the work being performed by TranSystems. She will be assisted by **Andrew Young**, Planner with TranSystems, who will also be her backup. Engineering analysis will be provided by **John Zimmermann, PE, ENV SP**, Project Engineer with TranSystems. He will be backed up by **Frank Weatherford, PE**, Senior Advisor with TranSystems.

The resumes for each of the team members are included on the following pages.

KEY STAFF AVAILABILITY

All key staff indicated in the above organizational chart have the capacity and availability in their schedules to begin work on your project immediately. While there will likely be additional staff involved in a supportive role on this project, the key team members listed will be involved throughout the duration of the project. By selecting Confluence, you are selecting a team with 9 offices and a staff of over 75+ people. We have a long history of meeting project timelines and are dedicated to meeting all of your schedule needs and project expectations and will staff this project as needed.



WM. CHRISTOPHER CLINE, ASLA, PLA

PRINCIPAL-IN-CHARGE / CONFLUENCE

PROFESSIONAL + CIVIC AFFILIATIONS

American Society of Landscape Architects, Prairie Gateway Chapter - President / 2017 to 2019

TIF Commission, City of Parkville, Missouri / 2017 to 2019, 2021 to Present

Urban Land Institute / 2005 to Present

- Membership Committee Chair / 2014 to 2016
- Programs Committee Chair / 2011 to 2014
- Chair of Mission Advancement / 2011 to 2013
- Management Committee Member / 2011 to 2016

American Planning Association - Member / 2017 to Present

Downtown Council of Kansas City

- Infrastructure Committee / 2008 to Present
- Parking + Transportation Committee / 2001 to 2005

Kansas City, Kansas Downtown Shareholders, Board of Directors / 2008 to 2014

Northland Redevelopment Partners, Clay County EDC / 2004 to 2006

CURRENT + NOTABLE PROJECT EXPERIENCE

Parkville 2040 Master Plan / Parkville, Missouri

Merriam Comprehensive Plan 2040 / Merriam, Kansas

Downtown Merriam Corridor Plan / Merriam, Kansas

Shawnee Mission Parkway Corridor Plan / Merriam, Kansas

Tomorrow Together Comprehensive Plan / Mission, Kansas

West Gateway Form Based Code / Mission, Kansas*

Downtown Form Based Code / Overland Park, Kansas

Roeland Park Comprehensive Plan / Roeland Park, Kansas

Comprehensive Plan + Parks Master Plan / Basehor, Kansas

Civic Campus Master Plan / Basehor, Kansas

Imagine Downtown KC 2030 Strategic Plan / KC, MO

Beyond the Loop - Urban Design Plan / Kansas City, MO

Burlington Corridor Complete Street Plan / North Kansas City, MO

Downtown Village Center Master Plan / Gladstone, MO*

Linden Square Amphitheater / Gladstone, MO

Downtown Streetscape Enhancements / Gladstone, MO

North Oak Corridor Complete Street Plan / Gladstone, MO

Downtown Streetscape Plan / North Kansas City, MO

Downtown Gateway + Wayfinding Plan / North Kansas City, MO

Roe Boulevard + Johnson Drive Corridor Plan / Roeland Park, KS

EH Young Riverfront Park / Riverside, Missouri

A New Look at Old Town Plan / Lenexa, Kansas

Southside St. Joseph Revitalization Plan / St. Joseph, Missouri

Vivion Road Corridor - Vision Study / Riverside to Claycomo, Missouri*

RideKC/SmartMoves 3.0 Regional Transit Plan / Kansas City Metro Area

*work performed prior to joining Confluence



Chris brings creative urban design and planning experience to benefit clients and projects of all types. He is adept at establishing creative processes that build consensus through hands-on community involvement and stakeholder interaction.

PROFESSIONAL EXPERIENCE

30 Years of Experience

14 Years with Confluence

EDUCATION

Kansas State University

Bachelor of Landscape

Architecture / Spring 1992

PROFESSIONAL REGISTRATIONS

Licensed Professional
Landscape Architect:

- Missouri / #191
- Kansas / #548

CHRISTOPHER SHIRES, AICP

PROJECT MANAGER / CONFLUENCE

PROFESSIONAL + CIVIC AFFILIATIONS

American Institute of Certified Planners (AICP) / July 2001 to Present

American Planning Association (APA) / January 1994 to Present

American Planning Association (APA), Iowa, Nebraska and Kansas Chapters

- Conference Planning Committee / March 2009 to Present
- Board Member / March 2014 to Present

Urban Land Institute (ULI) / October 2013 to Present

City of West Des Moines Leadership Development Program

- Tier I / June 2006
- Tier II / November 2006
- Tier III / May 2013

CURRENT + NOTABLE PROJECT EXPERIENCE

Parkville 2020 Master Plan / Parkville, Missouri

Merriam Comprehensive Plan / Merriam, Kansas

Adel Comprehensive Plan Update / Adel, Iowa

Fairfield Comprehensive Plan Update / Fairfield, Iowa

Ottumwa Comprehensive Plan / Ottumwa, Iowa

The Ankeny Plan 2040 Comprehensive Plan / Ankeny, Iowa

Ankeny Parks Master Plan / Ankeny, Iowa

Mission Comprehensive Plan Update / Mission, Kansas

Webster County Comprehensive Plan Update / Fort Dodge, Iowa

Roeland Park Comprehensive Plan Update / Roeland Park, Kansas

Norwalk 2040 Comprehensive Plan / Norwalk, Iowa

Cedar Rapids Greenway Parks / Cedar Rapids, Iowa

Van Meter Comprehensive Plan Update / Van Meter, Iowa

Hickory Glen Park / Pleasant Hill, Iowa

Southwest Infrastructure + Planning Study / Des Moines, Iowa

University Avenue Redevelopment Plan / West Des Moines, Iowa

Crossroads Plaza Fort Dodge / Fort Dodge, Iowa

Carlisle Comprehensive Plan / Carlisle, Iowa

West Des Moines City Hall Amphitheater / West Des Moines, Iowa

Sioux Center Zoning Code Update / Sioux Center, Iowa

1620 Clark Street Planning Study / Omaha, Nebraska

Cedar Falls Master Plan / Cedar Falls, Iowa

Lake Kampeska Master Plan / Watertown, South Dakota

US Hwy 30 Corridor Master Plan / Mount Vernon, Iowa

Burlington Area Wide Plan / Burlington, Iowa



Chris brings years of city and county planning experience to the team, both in the public and private sector. He is skilled in preparing comprehensive plans, land use plans, corridor and redevelopment plans as well as drafting zoning and subdivision regulations, city codes and policies, and design guidelines.

PROFESSIONAL EXPERIENCE

27 Years of Experience

8 Years with Confluence

EDUCATION

Iowa State University
Bachelor of Science, Community and Regional Planning / Spring 1995

PROFESSIONAL REGISTRATIONS

American Institute of Certified Planners: #016692

JANE REASONER, AICP

SENIOR PLANNER / CONFLUENCE

PROFESSIONAL + CIVIC AFFILIATIONS

American Institute of Certified Planners (AICP)

American Planning Association

CURRENT + NOTABLE PROJECT EXPERIENCE

Adel Comprehensive Plan Update / Adel, Iowa

Fairfield Comprehensive Plan Update / Fairfield, Iowa

Ottumwa Comprehensive Plan / Ottumwa, Iowa

Ankeny Comprehensive Plan / Ankeny, Iowa

Polk County Comprehensive Plan Update / Des Moines, Iowa

South of Gray's Lake Master Plan / Des Moines, Iowa

Paola Comprehensive Plan Update / Paola, Kansas

Bondurant Comprehensive Plan Update / Bondurant, Iowa

University Avenue Redevelopment Plan / West Des Moines, Iowa

Roeland Park Comprehensive Plan Update / Roeland Park, Kansas

Webster County Comprehensive Plan Update / Fort Dodge, Iowa

Van Meter Comprehensive Plan Update / Van Meter, Iowa

Norwalk 2040 Comprehensive Plan / Norwalk, Iowa

Carlisle Comprehensive Plan / Carlisle, Iowa

1620 Clark Street Planning Study / Omaha, Nebraska

Cedar Falls Master Plan / Cedar Falls, Iowa

Shakopee Park Trail Recreation Master Plan / Shakopee, Minnesota

Freeborn County Rails to Trails Master Plan / Albert Lea, Minnesota

MPRB North Service Area Master Plan / Minneapolis, Minnesota

Clapp Golf Course / Wichita, Kansas

Gray's Lake Advisor - Gray's Station / Des Moines, Iowa

Cherokee Trail Extension + Park Master Plan / Cherokee, Iowa

Waukee Parks Graphics / Waukee, Iowa

Ankeny Parks Master Plan / Ankeny, Iowa

Ankeny Zoning + Subdivision Code Rewrite / Ankeny, Iowa

Mount Vernon Corridor Plan / Mount Vernon, Iowa

Tea Comprehensive Plan Update / Tea, South Dakota

Johnson County Comprehensive Plan Update / Johnson County, Iowa

Warrensburg Comprehensive City Plan / Warrensburg, Missouri

Burlington Area-Wide Planning / Burlington, Iowa

Mount Vernon Corridor Plan / Mount Vernon, Iowa

Merle Hay Road Redevelopment Plan / Johnson County, Iowa



Jane brings an interest in the environment and sustainability to every project. She has worked on many comprehensive plans across the Midwest designing interactive engagement strategies and providing population, environmental, parks and economic analyses.

PROFESSIONAL EXPERIENCE

6 Years of Experience

5 Years with Confluence

EDUCATION

University of South Dakota
Bachelor of Arts / 2012

Georgia Institute of Technology
Master of City and Regional
Planning / 2016

PROFESSIONAL REGISTRATIONS

American Institute of Certified
Planners

American Planning Association

LEED Green Associate

MARSHALL ALLEN, ASLA, AICP

PLANNER I / CONFLUENCE

Marshall brings a vast array of diversity, energy and passion for design to the team. His experiences have provided him with a desire to contribute to the constantly evolving cities and spaces that bring his creativity to life.

CURRENT + NOTABLE PROJECT EXPERIENCE

Mission Comprehensive Plan Update / Mission, Kansas
 Merriam Comprehensive Plan / Merriam, Kansas
 Parkville 2020 Master Plan Update / Parkville, Missouri
 Pleasant Hill Strategic Plan Update / Pleasant Hill, Iowa
 Ottumwa 2019 Strategic Plan / Ottumwa, Iowa
 Downtown Kansas City 2030 Strategic Plan / Kansas City, Missouri
 Gardner Destination Downtown / Gardner, Kansas
 Gladstone Downtown District / Gladstone, Missouri
 Downtown Liberty Reconstruction / Liberty, Missouri
 Beyond the Loop: I-35 Removal Study / Kansas City, Kansas
 Hawk Ridge Park Improvements / Raymore, Missouri
 EH Young Riverfront Park / Riverside, Missouri
 Lake Olathe and Cedar Lake Parks Master Plan / Olathe, Kansas



EXPERIENCE

8 Years of Experience
 5 Years with Confluence

EDUCATION

Columbia University / Masters of Urban Design / 2016

REGISTRATIONS

American Institute of Certified Planners

ABBEY HEBBERT

PLANNER I / CONFLUENCE

Abbey's passion for planning stems from the desire to create communities for all to enjoy through interactive plan making and design.

CURRENT + NOTABLE PROJECT EXPERIENCE

Edgerton Comprehensive Plan / Edgerton, Kansas
 2035 Downtown Sioux Falls Plan / Sioux Falls, South Dakota
 Minot Comprehensive Plan / Minot, North Dakota
 Paola Comprehensive Plan / Paola, Kansas
 Bondurant Comprehensive Plan / Bondurant, Iowa
 Northwest Waukee Neighborhood Master Plan / Waukee, Iowa
 Waukee Neighborhood Design Guidelines / Waukee, Iowa
 South of Gray's Lake Master Plan / Des Moines, Iowa
 Polk City Parks Master Plan / Polk City, Iowa
 Polk County Comprehensive Plan / Polk County, Iowa
 Basehor Comprehensive Plan / Basehor, Kansas
 Mission Comprehensive Plan / Mission, Kansas
 The Crossings at Gretna / Gretna, Nebraska



EXPERIENCE

1 Year of Experience
 1 Year with Confluence

EDUCATION

Kansas State University / Master of Regional and Community Planning / 2021

DEANNE WINKELMANN, AICP

TRANSPORTATION PLANNER / TRANSYSTEMS

Deanne is planning group leader with experience in both public and private sector planning. She is passionate about transportation and land use planning, particularly multi-modal initiatives that involve vehicular, transit, rail, bicycle, and/or pedestrian transportation. She brings valuable skills in GIS analysis, communication and graphics, and public engagement strategies to support planning initiatives. Her organization, attention to detail, and ability to create cohesive, visually-appealing reports is a valuable asset that elevates the quality of deliverables. Deanne's interdisciplinary approach to planning and design issues creates a bridge between the community and technical spheres such as engineering, planning, and urban design.

CURRENT + NOTABLE PROJECT EXPERIENCE

Parkville Master Plan / Parkville, Missouri
 Monett Transportation Improvements Plan / Monett, Missouri
 Republic Transportation Master Plan / Republic, Missouri
 Emporia-Lyon County Comprehensive Plan / Emporia, Kansas
 Bicycle & Pedestrian Transportation Plan / Joplin, Missouri
 Highway 92 Corridor Study / Platte City, Missouri
 Re-Imagine 75th Street Corridor Study / Shawnee, Kansas



EXPERIENCE

9 Years of Experience

EDUCATION

Kansas State University / Master of Regional & Community Planning

REGISTRATIONS

American Institute of Certified Planners (AICP)

ANDREW YOUNG

PLANNER / TRANSYSTEMS

Andrew joined the TranSystems, Kansas City office, planning team in January 2018 and has both public and private sector planning experience. While earning his Master's Degree at Kansas State University, Andrew gained experience working for the Pottawatomie County Economic Development Corporation and the Flint Hills Regional Council. Additionally, he is a multi-year recipient of the Federal Highway Administration's Dwight D. Eisenhower Transportation Fellowship. Andrew's zeal for equitable planning, particularly multi-modal transportation initiatives, gives him the motivation and drive to help communities. Andrew also brings valuable skills in GIS analysis, communication, and graphics, and public engagement strategies to support planning initiatives.

CURRENT + NOTABLE PROJECT EXPERIENCE

Unified Government Transportation Plan / Wyandotte County/Kansas City, Kansas
 Westmoreland Comprehensive Plan / Westmoreland, Kansas
 MCAS Iwakuni Transportation Plan / Iwakuni, Japan
 MLK Boulevard Pedestrian Facilities / Kansas City, Missouri
 MoDOT Highway-Rail Grade Crossing State Action Plan / Missouri
 Prairie Village Citywide Traffic Safety Study / Prairie Village, Kansas
 KCATA Rock Island Corridor, Technical Review / Kansas City, Missouri



EXPERIENCE

5 Years of Experience

EDUCATION

Kansas State University / Master of Regional & Community Planning

JOHN ZIMMERMANN, PE, ENV SP

PROJECT ENGINEER / TRANSYSTEMS

John's varied experience and his dedication to the project makes him valuable on any design or planning project, from trails to roadways to highways. His passion for sustainable, practical solutions and his willingness to try new things will add a unique dimension to your project. John is TranSystems' alternative transportation leader and in his 32 years of experience, has planned more than 380 miles of trails and 66 miles of on-street bike facilities, as well as designed 6 miles of on-street bike facilities and 38 miles of trails. John also leads our national sustainable transportation efforts. He is focused on incorporating both vehicular and alternative transportation when designing roadway improvements and he understands the impacts to active transportation and accessibility.

CURRENT + NOTABLE PROJECT EXPERIENCE

I-70 Interchange and Main Street Improvements / Grain Valley, Missouri
 Rock Island Shared-Use Path Scoping Study / Jackson County, Missouri
 Trails KC / Kansas City, Missouri
 Rock Island Trail / Kansas City, Missouri
 Clear Creek Recreational Trail II, III / Shawnee, Kansas
 Twin Lakes to Vanderveen Bikeway / Columbia, Missouri



EXPERIENCE

32 Years of Experience

EDUCATION

University of Missouri-Rolla
 / Bachelor of Science in Civil
 Engineering

REGISTRATIONS

Professional Engineer: Missouri +
 Kansas

FRANK WEATHERFORD, PE

SENIOR ADVISOR / TRANSYSTEMS

Frank is a principal of the firm out of the Kansas City office, specializing in state departments of transportation and municipal transportation engineering, innovative financing, public involvement and program management. He also serves as principal-in-charge of civil engineering projects involving parking facilities, storm drainage systems and water distribution. In addition, he has managed site and civil projects for private clients and city governments. Projects to Frank's credit include design of interstate highways and urban roadways, alignment studies, culvert and bridge hydraulics, utility relocation's, channel relocation's and public involvement. Frank's prior employment includes the City of Kansas City, MO, Aviation, Public Works, and Water & Pollution Control departments.

CURRENT + NOTABLE PROJECT EXPERIENCE

Grain Valley Capital Improvements Plan / Grain Valley, Missouri
 I-70 Interchange Reconstruction / Grain Valley, Missouri
 Harrisonville Transportation Improvement Plan / Harrisonville, Missouri
 I-49 Interchange Reconstruction/Route 291 Improvements / Harrisonville, Missouri
 KCATA Rock Island Corridor, Technical Review / Kansas City, Missouri
 US-50 Corridor Study / Lee's Summit, Missouri
 Monett Long-Range Transportation Improvement Plan / Monett, Missouri
 Waukomis Alignment Study / Kansas City, Missouri



EXPERIENCE

37 Years of Experience

EDUCATION

University of Missouri / Master of
 Science in Civil Engineering

REGISTRATIONS

Professional Engineer: Missouri +
 Kansas



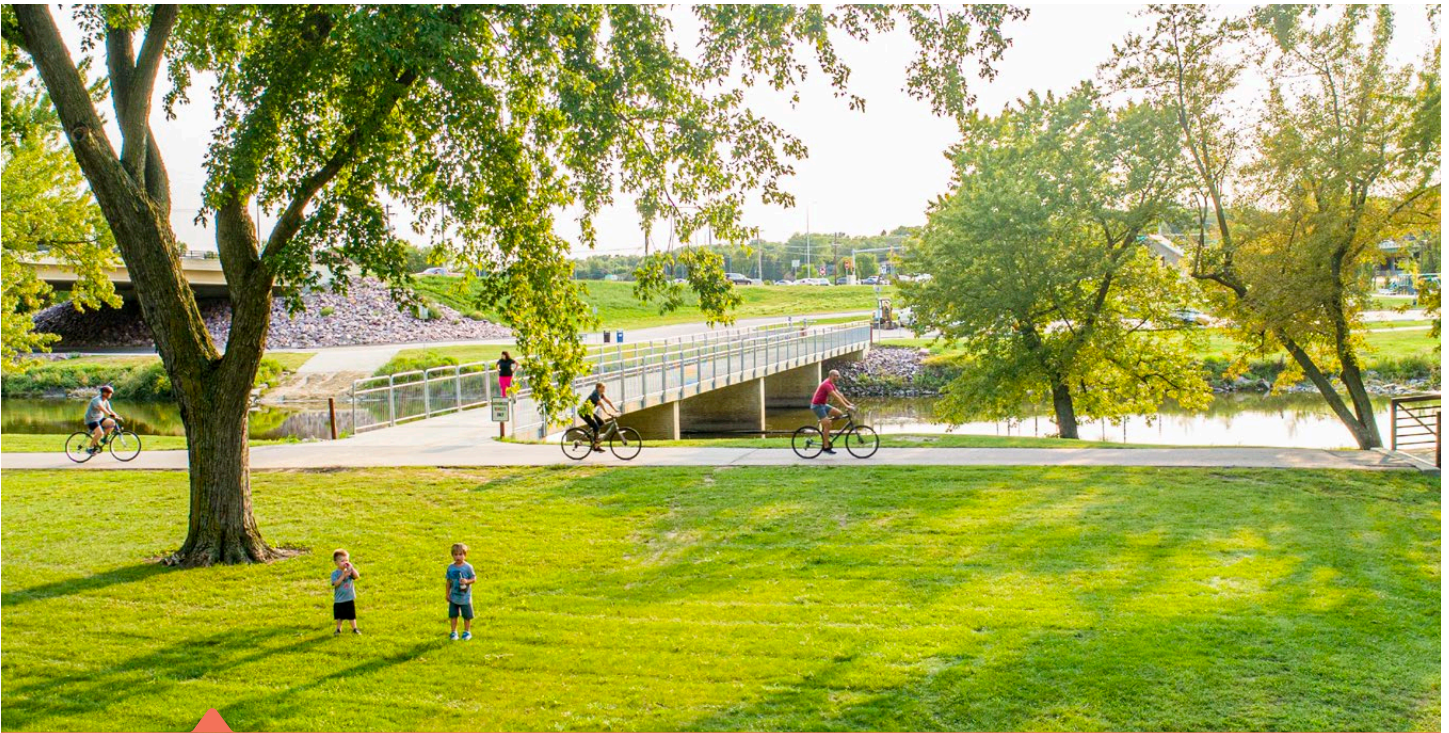
UNDERSTANDING OF THE PROJECT + GRAIN VALLEY

Our team is very familiar with Grain Valley and our Project Manager, Chris Shires, was part of the consultant team that prepared the City's 2014 Comprehensive Plan. We know Grain Valley is a strategically located community within the Kansas City metropolitan area that has experienced steady growth as the metro continues to expand east. With this growth demand comes the opportunity to continue the path forward to make future land use and park improvement decisions, as well as quality-of-life improvements, that benefit residents, businesses, and visitors and define the future vision of Grain Valley. With its prime residential and business location, the City has a unique opportunity to set the stage today to claim its bright future.

We understand the City desires a plan that guides the next 20-years of future growth and development by providing direction on land use and parks and recreation related decisions. The RFQ provides us with a clear list of expectations, and we know that this plan must be meaningful to the public, highly visual, and organized in a way that is easily understood and used.

We further understand the importance of creating a robust and inclusive public outreach plan that reaches out to all members of the community including its residents, property owners, and businesses. Paramount to this planning process is to first work with the community to define Grain Valley's vision for the future. This future vision must be at the core of the Comprehensive Land Use Plan and the Parks and Recreation Master Plan in order to gain the trust and buy-in of the community and its stakeholders.

The planning process and resulting Comprehensive Land Use Plan and Parks and Recreation Master Plan must be visionary yet practical addressing future land uses, analyzing and address housing and economic development trends, identifying development and redevelopment opportunities, parks and recreation needs, and more. Included with the Methodology and Approach section of our proposal is our approach and work plan to make this happen including our engagement plan.



METHODOLOGY + APPROACH

Our planning process is our strength, and our ability to truly engage a variety of stakeholders in a meaningful dialogue about future of the City of Grain Valley will ultimately lead to establishing a strong and unifying vision. Our team will facilitate an orchestrated series of public meetings and planning workshops to provide ample opportunities for all participants to provide input and assist in evaluating alternatives.

We believe in the importance of identifying key dates for all stakeholder interactions and community meetings at the outset of the project, and to adhere to these timelines as reasonably possible. Clearly articulating the overall planning process and schedule, including the range of activities our team will be undertaking and the types of input we will be seeking at each stage of the project, allows the community to trust that the overall work plan has been thoughtfully crafted. There could be an issue or two that arise during the process—so it is important to build in some schedule contingency such that these items can be addressed while avoiding or minimizing undue delays or revisions to the timeline.

Our team's intent at the outset of our planning process is to further refine and establish the City's vision—and this involves answering three basic questions that help us to better define the planning process:

WHERE IS GRAIN VALLEY RIGHT NOW?

It is important that our team and the community achieve a shared understanding of the existing conditions and planning climate within the community. While we are familiar with City of Grain Valley, gaining a better understanding from the perspectives of the elected officials, commissioners, City staff, residents, and business owners will be an essential first step in our planning process. We accomplish this through effective stakeholder and public engagement, and an analysis of existing conditions, perceptions, and perspectives.

WHAT DOES GRAIN VALLEY WANT TO BE IN THE FUTURE?

The City must define its vision or visions for the future, and this evolves during our team's extensive community engagement and outreach efforts. This vision will serve as the foundation for the planning process and the various plan elements. We tap into the wisdom of community leaders and stakeholders, and facilitate conversations, activities, and discussions about what they want the City of Grain Valley to become and what is its role in the Kansas City metro.

HOW DOES GRAIN VALLEY GET THERE?

Our team will utilize community input received through the process combined with our planning expertise to create a detailed community plan with an accountable action plan to achieve the community vision. Our approach to planning emphasizes community input and recognizes the importance of establishing consensus to foster local ownership for the plan.

Our team of experienced professionals brings a large toolbox of techniques that can be deployed to engage participants in developing and shaping their answers to these challenges. Creating a strong sense of ownership in the final Comprehensive Land Use Plan and Parks and Recreation Master Plan and their recommendations are critical to long-term success. Ultimately, the implementation of this plan lies in the hands of community leaders, stakeholders, and residents.



DESIGN APPROACH TO LAND USE PLANNING AND MASTER PLANNING

The best approach to planning is one that balances the desire to be visionary with the desire to be practical. Throughout the process, we will strive for bold, yet sound approaches to planning. We will listen and respond to input from stakeholders to represent achievable goals and desires of the Grain Valley community. We leverage our team's technical knowledge of land use scenarios and master planning, urban design, and transportation planning to develop practical solutions and real-world redevelopment scenarios to help Grain Valley achieve its full potential.

INTEGRATING DATA

Our Comprehensive Plans and Master Plans are data-driven and based on real-world planning and development experience, and we know that critical to the planning process is a demographic, employment, and housing trends analysis. As part of this planning effort, we will conduct a land use, population, and housing analysis to assist in establishing realistic opportunities for future growth and redevelopment, including the appropriate mix of land uses.

ENGAGEMENT PLAN

Community engagement will be a major component of our process and will include multiple approaches to be meaningful and engaging. Our process is structured in a manner that allows for stakeholders to be involved in several ways throughout the process. Key elements include:

- Public Outreach Plan + Project Name and Logo
- Use of a Steering Committee
- Interactive Online Engagement Site + Project Website
- Stakeholder Interviews
- Special Event Booths
- Youth Workshops
- Box City Events
- Public Workshops and Open Houses
- Joint Workshops
- Planning Commission, Parks and Recreation Board, and Board of Aldermen Presentations

PUBLIC OUTREACH PLAN + PROJECT NAMES AND LOGOS

The Communication Plan will be reviewed and confirmed at the project kick-off meeting, and we will continue to monitor and advise City staff regarding ongoing needs, issues, and opportunities throughout the planning process. With the input and review of the City, our team will collaborate with City Staff to brand this planning effort, creating a thoughtful name and unified graphic or logo for the Comprehensive Plan.

At the kick-off meeting, we will also formalize the public outreach and meeting advertising techniques. In addition to community newsletters, postcards, emails, and postings on the City's social media pages, we have found success in utilizing interactive yard signs displayed throughout the community, allowing residents to scan a QR code and learn more about the public meetings and interactive website.

Throughout the entire planning process, our team will meet regularly with City staff, stakeholders, City leadership, and individuals to maintain communication regarding our team's findings, planning progress and next steps. The intent is for the final plan to receive community support and to keep the planning process running smoothly and efficiently. While we create an outline and a plan for the array of meetings at the outset of every project, we also believe the process helps to define the final product. In this way, our team provides flexibility to adapt to issues that may arise during the planning process, and to address them appropriately to maintain progress.

Prior to each public meeting, our team will review with City staff the meeting agenda and presentation materials. We will also regularly meet with City staff and the Steering Committee (noted below) as needed to provide progress reports, seek input on alternatives, review preliminary reports and plan drafts. We will also prepare agendas and minutes for all meetings to track progress and decisions made.

STEERING COMMITTEE

Our team endorses the use of a Steering Committee to provide regular input and guidance on all phases of the planning project. We have a history of successful collaboration and facilitation with these types of committees in communities across the country, and we look forward to engaging these appointed representatives and volunteers in helping to move this planning effort forward with momentum, energy, and purpose.

INTERACTIVE ONLINE ENGAGEMENT

In addition to being conducted in-person, public workshops can be successfully held virtually, formatted to include live question and answer sessions as well as audience polling. These sessions can be recorded and uploaded to the project or City website, allowing those unable to attend live to view the presentation at their leisure. We are continually exploring and utilizing innovative methods for providing online/virtual engagement opportunities during the planning process, as it has been an integral part of our community planning practice even before today's social distancing efforts.

Our team is prepared to provide virtual engagement opportunities to meet community demands and expectations for flexibility and safety. We utilize a variety of online public meeting platforms such as Zoom and Teams and interactive websites such as Social Pinpoint for gathering interactive, location-based input. The Social Pinpoint web-based platform allows us to create online surveys and interactive GIS based maps that allow visitors to literally pinpoint their ideas in an easy, user-friendly format. Two examples of recent interactive websites that we have created for city planning projects are:

The City of Bondurant, Iowa – This online engagement website can be found at: <https://confluence.mysocialpinpoint.com/building-bondurant>

The City of Sioux Falls, South Dakota — This online engagement site can be found at: <https://confluence.mysocialpinpoint.com/sf-downtown>

These interactive websites also contain information on the plan, including videos of public presentations.



SPECIAL EVENT BOOTHS

One of the more effective methods of obtaining input from a broad cross-section of the community is to meet people where they are or where they may attend. Community events and festivals are unique opportunities to gain feedback from residents that may not have time or interest in a more traditional public meeting or workshop. We have a Confluence engagement tent that can be set up at any sort of community event and staff to help reach out to event attendees. The one-on-one engagement produced at these pop-up events can help attract more widespread interest in the plan and can be a great marketing tool for the planning effort. The event booths can just include information about the plan, but we often try to include an easy and quick engagement exercise such as a poll or short questionnaire to help synthesize the feedback we receive.



YOUTH WORKSHOPS

Youth participation in the planning process is a means to educate future community leaders about the importance of planning and how a community operates, and it provides younger community residents meaningful input on shaping the future of their community. Our team proposes to partner with the Grain Valley Schools to identify a group of students with which to hold a workshop to obtain their input. This workshop would be like the Public Workshop but geared towards students so that we can learn what they like about their community and what they envision for its future.



BOX CITY EVENT

The Box City Event is a special event for elementary aged children in Grain Valley to participate in a hands-on exercise to help plan for their community and shape its future vision. This event gives children a chance to learn about planning, fill out a building permit, and build a piece of their ideal community. The event can be a casual come and go event where children fill out a permit and create their building, or it can be more structured to include a short lesson about planning and a small group activity where students brainstorm with a professional planner before filling out their permits. The last step is always placing their new building, park, or piece of infrastructure on a surface with a streetscape so they can see their city put together.

PUBLIC WORKSHOPS AND OPEN HOUSES

Near the start of a project, we will facilitate a Public Workshop to identify key issues, priorities, land use preferences, parks and recreation preferences and needs, and a general community vision to guide the direction of both plans. The workshop will include a project overview and outline the desired public input process.

The remainder of the meeting will include a series of engagement exercises, including precedent image dot exercises, puzzle land use mapping exercises, vision boards and priority ranking exercises. After we have completed the plan drafts, we will schedule a Public Open House to be held over an afternoon and evening utilizing story boards to explain the different plan elements and chapters of each plan. Interested residents can attend when convenient to walk through the displays and provide comments and feedback at each display station.



WORK PLAN

Our proposed work plan for this project is organized into four phases as follows over approximately a 12-month period. Our work plan can be adjusted and modified as necessary to best meet the needs of the City of Grain Valley.

PHASE 1 / PROJECT KICK-OFF, RESEARCH + ANALYSIS (APPROXIMATELY 2 MONTHS)

1.1 / PRE-KICK-OFF MEETING WITH CITY STAFF

The Consultant Team will hold a virtual meeting with City staff to review the project scope and meetings dates, discuss the agenda items, and prepare for the Project Kick-Off Meeting.

1.2 / PROJECT KICK-OFF MEETING WITH STEERING COMMITTEE (SC MEETING #1)

The Consultant Team will facilitate a Project Kick-Off Meeting with City staff and the Steering Committee (SC). The purpose of this meeting is to:

- Establish roles, responsibilities, and project contacts
- Determine any initial data needs
- Review the project scope, schedule, and key meeting dates
- Identify key stakeholders and desired public input process and outcomes
- Review the Communication Plan

At the Project Kick-Off Meeting, the Consultant Team will also take the opportunity to review the current issues and opportunities with the group to identify key focus areas that will likely be drivers of this process.

1.3 / COMMUNICATION PLAN + PROJECT NAME AND LOGO

With the input and review of the City, our team will collaborate with staff to brand this planning effort, creating a thoughtful name and graphic/logo.



1.4 / ANALYSIS REVIEW MEETING WITH STEERING COMMITTEE (SC MEETING #2)

Our team will present to City staff and the Steering Committee an overview of our team's analysis of the previous plans, existing conditions, and anticipated trends. For this overview, we will develop:

- A preliminary community assessment of issues and opportunities
- An existing community profile with population and housing analysis
- An employment and economic analysis
- An initial analysis of existing land uses and the Main Street Corridor Area, Downtown and Transition Zones
- A preliminary needs assessment of the parks and recreation facilities
- A preliminary transportation assessment
- A preliminary planning boundary

1.5 / ANALYSIS REVIEW JOINT WORKSHOP WITH THE PLANNING COMMISSION, PARKS AND RECREATION BOARD, AND BOARD OF ALDERMEN (JOINT WORKSHOP #1)

Our team will conduct a workshop with the Planning Commission, Parks and Recreation Board, and Board of Aldermen to review the project goals and scope as well as the analysis previously provided to the Steering Committee.

PHASE 2 / VISION, INPUT + DIRECTION (APPROXIMATELY 3 MONTHS)

2.1 / ONLINE ENGAGEMENT WEBSITE + COMMUNITY SURVEY

At the start of Phase 2, the Consultant Team will set up a Social Pinpoint website to facilitate online engagement between the many stakeholders and community members involved throughout Grain Valley. This same site will host surveys and will be updated and utilized as part of Phase 3 to reveal the draft plans and seek public input. This website will be closed after the conclusion of this project.

The Consultant Team will further work with a professional survey company to create community-wide, statistically valid survey to poll the community on level of satisfaction with the park system and programming as well as other topics such as priorities for spending related to parks, trails, ballfields, and other recreation facilities, future land use preferences, etc.

2.2 / STAKEHOLDER AND PROPERTY OWNER INTERVIEWS

Our team will conduct key stakeholder interviews and small group meetings to incorporate this input into the planning process. The interviews and meetings can be conducted with representatives from stakeholder groups including Grain Valley Schools, civic and neighborhood organizations, recreation groups and sports clubs, property and business owners, business and economic development groups. Members of our team will contact, via email, the community stakeholders and community groups as identified by the Steering Committee and schedule individual and small group meetings to be held virtually via video conference calls. (2-days of meetings held virtually)

2.3 / PUBLIC VISIONING WORKSHOP (PUBLIC MEETING #1)

The Consultant Team will facilitate a structured Public Visioning Workshop to identify key issues, priorities, opportunities, and preferences that will guide the direction of the Comprehensive Plan and the Parks and Recreation Master Plan. At this meeting, we will provide an overview of the Comprehensive Plan process and seek input on various aspects of both plans. (1 meeting)

The workshop will include a project overview session to review the findings of our initial data collection and research. Prior to commencing the community input activities, we will provide a brief “Planning 101” to explain:

- What is a Comprehensive Plan?
- How is the plan used?
- How does the plan impact me?

Meeting Advertising: *The Consultant Team will collaborate with City staff to advertise this public meeting. The Consultant Team will create meeting flyers for posting at City facilities, press releases, and graphics for posting on the City's website and social media platforms. The Consultant Team will design and order 25 yard-signs (double-sided, color, 18-inch by 24-inch) to advertise the meeting. City staff will assist with placing the signs in strategic locations through-out Grain Valley and collecting the signs after the event for re-use.*

2.4 / OTHER PUBLIC ENGAGEMENT OPTIONS (YOUTH WORKSHOP / BOX CITY EVENT / SPECIAL EVENT BOOTHS)

Our team can conduct a Youth Workshop, a Box City event, and can set up a booth to collect input at special events. As part of finalizing the Communication Plan at the Project Kick-Off Meeting, our team will work with City staff and the Steering Committee to solidify our plans for these special events. (2 – 3 in-person events)

2.5 / STAKEHOLDER AND PUBLIC INPUT REVIEW WITH STEERING COMMITTEE (SC MEETING #3)

Following these various public and stakeholder input meetings, the Consultant Team will meet with the Steering Committee to share all of information gathered from the various engagement activities conducted to date. The purpose of this meeting is to review the ideas generated by the stakeholders and community members and set the preferred direction of the Comprehensive Plan and the Parks and Recreation Master Plan.

PHASE 3 / DRAFT PLAN + EVALUATION (APPROXIMATELY 5 MONTHS)

3.1 / DRAFT PLAN

The Consultant Team will prepare a draft Comprehensive Plan with a 20-year horizon that is useful, intuitive, accessible and concise. The plan will include all the components listed in the RFP:

- Vision for the Community's Development
- Existing Conditions
- Trend Analysis
- Transportation Recommendations
- Housing Recommendations
- Land Use Plan
- Infrastructure and Utilities
- Analysis and recommendation for the City's Main Street Corridor Area, Downtown and Transition Zones
- Economic Development
- Include a KC Communities for All Ages component, as the city strives for “Gold/Implementation” and becoming more age friendly

The Consultant Team will also prepare a draft Parks and Recreation Master Plan that includes all the components listed in the RFP:

- Parks, Open Space, Trails, and Facilities Inventory
- Evaluation of Current Condition
- Public Input
- Level of Service Assessment/Citizen Survey
- Benchmarking Comparisons of Similar Park Systems
- Vision, Goals & Objectives

The specific chapters and order of each document will be developed in collaboration with City staff and the Steering Committee. Each section will be prepared and then submitted to the City staff for review and comment. The Consultant will address City staff comments and submit a revised draft of that section to City staff.



3.2 / DRAFT PLAN REVIEW SESSIONS WITH STEERING COMMITTEE (SC MEETINGS #4 THROUGH #5)

The Consultant Team will present elements/chapters of the draft Comprehensive Plan and Parks and Recreation Master Plan to the City staff and Steering Committee, record feedback and comments, and update and modify the drafts as requested. We anticipate two to three meetings with the Steering Committee to review the plan draft.

3.3 / DRAFT PLAN OPEN HOUSE (PUBLIC MEETING #2)

The Consultant Team will present the Comprehensive Plan and the Parks and Recreation Master Plan at a Public Open House to be held over an afternoon and evening utilizing story boards to explain the different plan elements and chapters.

Meeting Advertising: *The Consultant Team will collaborate with City staff to advertise this public open house. The Consultant Team will create meeting flyers for posting at City facilities, press releases, and graphics for posting on the City's website and social media platforms. The Consultant Team will design and order stickers to update the yard-signs used in Phase 2 to advertise this meeting. City staff will assist with placing the signs in strategic locations through-out the City and collecting the signs after the event for re-use.*

3.4 / DRAFT PLAN PRESENTATION JOINT WORKSHOP WITH THE PLANNING COMMISSION, PARKS AND RECREATION BOARD, AND BOARD OF ALDERMEN (JOINT WORKSHOP #2)

The Consultant Team will present an overview of the draft Comprehensive Plan and the Parks and Recreation Master Plan to the Planning Commission, Parks and Recreation Board, and Board of Aldermen and provide a review of the public comments from Public Meetings #2. Our team will record feedback and comments received at the workshop and update and modify the draft as requested.

PHASE 4 / FINAL PLAN + ADOPTION (APPROXIMATELY 2 MONTHS)

4.1 / FINAL DRAFT PLAN

The Consultant Team will prepare a final draft of the Comprehensive Plan and the Parks and Recreation Master Plan and submit it to City staff for review and comment. We will address City staff comments and submit a revised final draft to City staff.

4.2 / PLANNING COMMISSION PUBLIC HEARING (PUBLIC MEETING #3)

The Consultant Team will attend the Planning Commission Public Hearing for the review and recommendation on the adoption of the Comprehensive Plan. We will assist the City staff with the presentation of the Plan and will make subsequent revisions to the Plan as may be requested by the Commission and submit updated copies to City staff.

4.3 / PARKS AND RECREATION BOARD PUBLIC MEETING (PUBLIC MEETING #4)

The Consultant Team will attend the Planning Commission Public Hearing for the review and recommendation on the adoption of the Parks and Recreation Master Plan. We will assist the City staff with the presentation of the Plan and will make subsequent revisions to the Plan as may be requested by the Commission and submit updated copies to City staff.

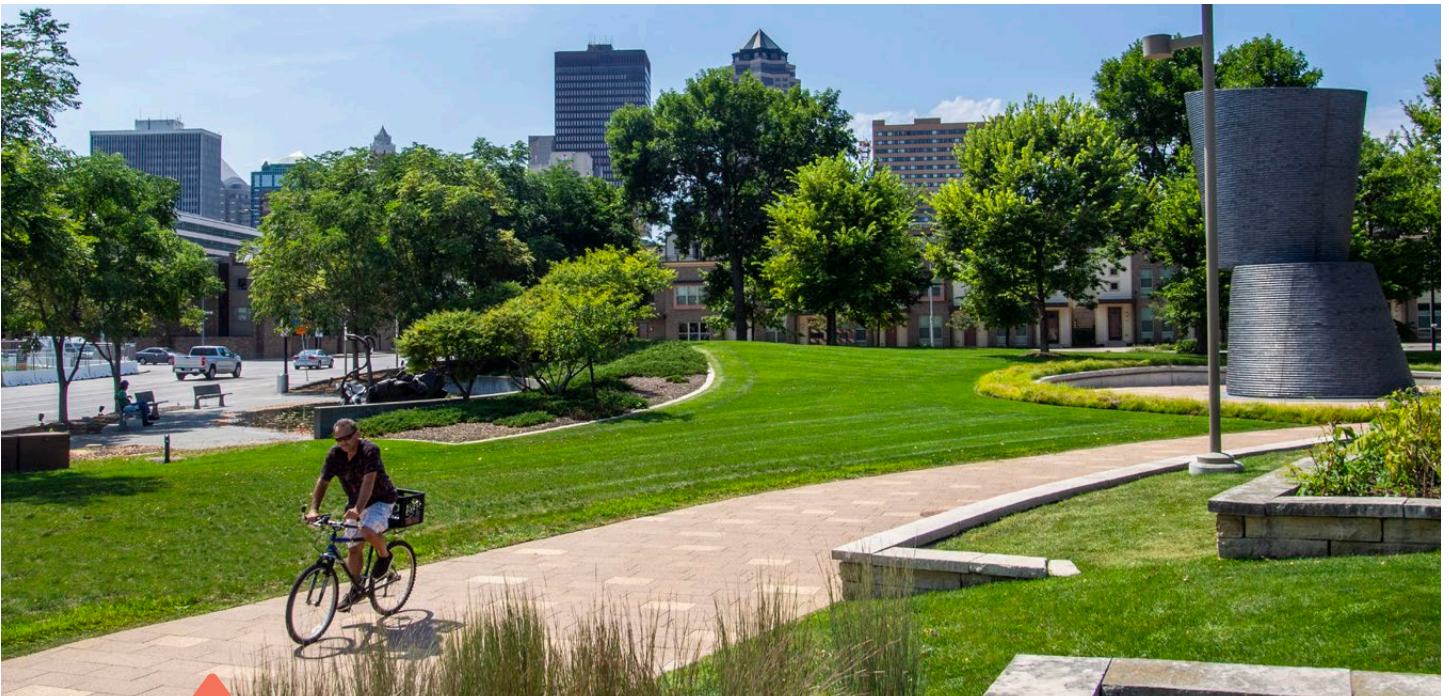
Meeting Advertising: *The Consultant Team will collaborate with City staff to advertise the public hearing with the Planning Commission and the public meeting with the Parks and Recreation Board. The Consultant Team will create meeting flyers for posting at City facilities, press releases, and graphics for posting on the City's website and social media platforms. The Consultant Team will design and order stickers to update the yard-signs used in Phase 3 to advertise this hearing. City staff will assist with placing the signs in strategic locations through-out the City and collecting the signs after the event for re-use or disposal.*

4.4 / BOARD OF ALDERMEN PUBLIC HEARING (PUBLIC MEETING #5)

The Consultant Team will attend the Board of Aldermen Hearing for the review and approval of the Comprehensive Plan and the Parks and Recreation Master Plan. We will assist the City staff with the presentation of the Plan and will make subsequent revisions to the Plan as may be requested by the Board and submit updated copies to City staff.

DELIVERABLES

Electronic copies of the plans will be provided in PDF and Word format as well as all background data and analysis including spreadsheets, mapping (ESRI format), etc.



PROJECT TIMELINE

Our team is ready and available with the necessary capacity to create a Comprehensive Plan and the Parks and Recreation Plan and we are projecting that this project will take approximately 12 months to complete. Therefore, with an anticipated start date in August of 2022, we expect to deliver to the Comprehensive Plan and the Parks and Recreation Master Plan for adoption in July of 2023. As part of the project kick-off, we will outline a detailed work plan and public meeting schedule to meet the needs of the City of Grain Valley.

GRAIN VALLEY COMPREHENSIVE PLAN + PARKS AND RECREATION MASTER PLAN												
PROJECT SCHEDULE												
	August 2022	September 2022	October 2022	November 2022	December 2022	January 2023	February 2023	March 2023	April 2023	May 2023	June 2023	July 2023
Phase 1 - Project Kick-Off, Research + Analysis												
1.1 Pre-Kick-Off Meeting with City Staff	●											
1.2 Project Kick-Off Meeting with Steering Committee (SC #1)		●										
1.3 Communication Plan + Project Name and Logo												
1.4 Analysis Review Meeting with Steering Committee (SC #2)												
1.5 Analysis Review Joint Workshop (Joint Workshop #1)			●									
Phase 2 - Vision, Input + Direction												
2.1 Online Engagement Website + Community Survey			■									
2.2 Stakeholder Interviews (2-days)			●									
2.3 Public Visioning Workshop (Public Meeting #1)				●								
2.4 Public Engagement Events (2 to 3 events)			■									
2.5 Input Review Meeting with Steering Committee (SC #3)					●							
Phase 3 - Draft Plan + Evaluation												
3.1 Draft Plan												
3.2 Draft Plan Review Sessions with Steering Committee (SC #4 & #5)												
3.3 Draft Plan Public Presentation Open House (Public Meeting #2)								●	●			
3.4 Draft Plan Joint Workshop (Joint Workshop #2)										●		
Public Review and Comment Period										■		
Phase 4 - Final Draft Plan + Adoption												
4.1 Final Draft Plan												
4.2 Planning Commission Public Meeting (Public Meeting #3)												
4.3 Parks and Recreation Board Public Meeting (Public Meeting #4)											●	
4.4 Board of Aldermen Public Hearing (Public Meeting #5)												●

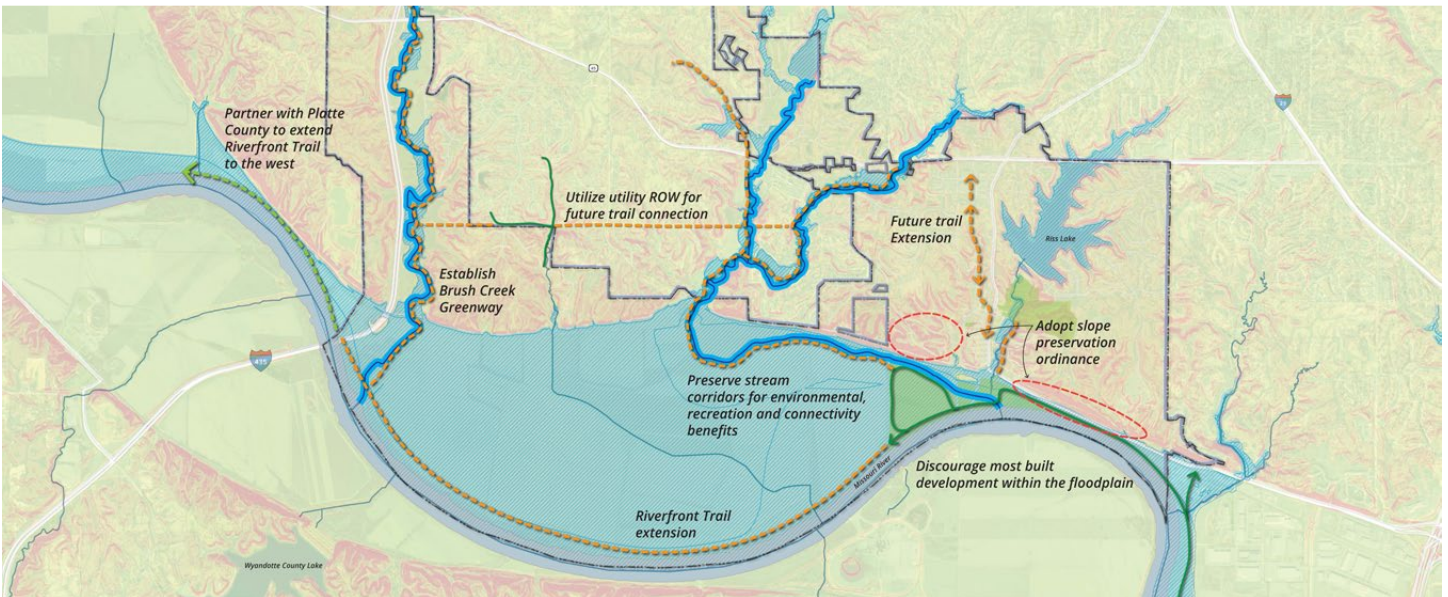


WORK SAMPLES

Included on the following pages are project sheets detailing six different and relevant comprehensive plans and parks and recreation master plans we have completed within the last five years in which Confluence was the lead firm. Included within each project sheet are web-links to view and download the completed plans.

We embrace the unique circumstances and needs identified in each community—and the plans we deliver are customized to reflect the input we’ve received throughout the planning process. What is not unique to each community is the need for open communication with City staff, elected officials, commission members, residents, property owners and other community stakeholders.

- Parkville 2040 Master Plan / The City of Parkville, Missouri
- Merriam Comprehensive Plan 2040 / The City of Merriam, Kansas
- The Ankeny Plan 2040 / The City of Ankeny, Iowa
- Ankeny Parks and Facilities Comprehensive Plan Update / The City of Ankeny, Iowa
- Envision Adel 2040 / The City of Adel, Iowa
- Fairfield Forever / The City of Fairfield, Iowa



PARKVILLE 2040 MASTER PLAN

The City has been experiencing tremendous growth over the last decade, and this planning process was designed to help the community properly guide future development.

Parkville has a quaint and historic downtown area that is thriving with new local shops, restaurants, and boutique lodging accommodations, and is uniquely positioned directly adjacent to the Missouri River. The community wants to protect this place while also encouraging complimentary growth and investment that allow it to reach its full potential. At the same time, the community is expanding exponentially with new apartments and a broad array of more affordable housing choices, retail, and a tournament-oriented baseball complex on the west side along the I-435 corridor—which is shifting the density dynamic within the community. Using our creative online platform, our team was able to successfully engage the community throughout the planning process to shape the plan—including a future land use plan and policy recommendations for the preservation of existing trees, streams, and steep slopes. The plan also calls for a complete streets methodology to guide future multi-modal enhancements to the transportation network. A copy of the approved plan can be found at this link: <http://books.thinkconfluence.com/books/jqtq>

PROJECT DETAIL

Location

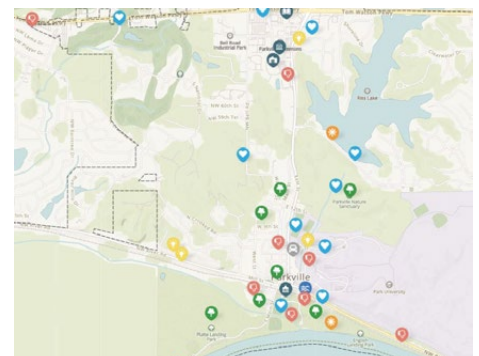
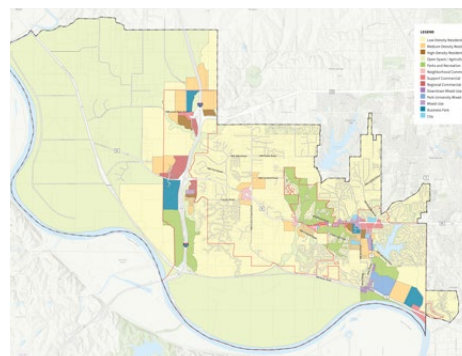
Parkville, Missouri

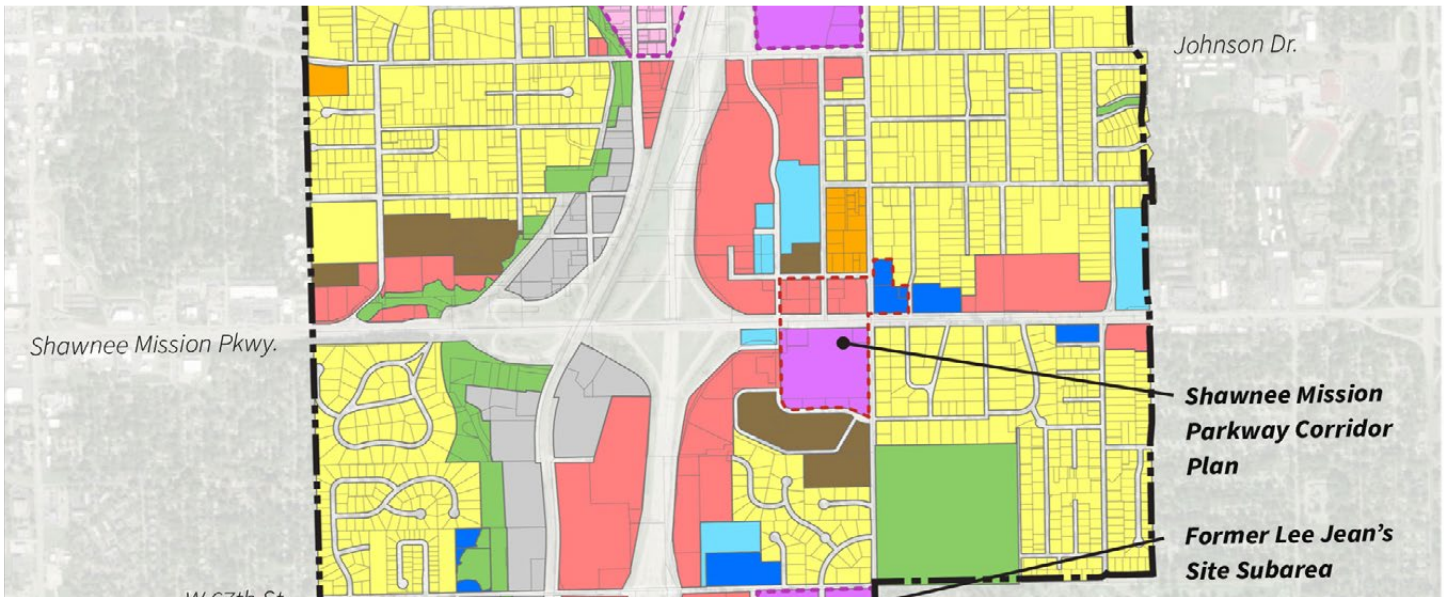
Client

City of Parkville, Missouri

Size

~15.4 sq. mi
6,724 population





MERRIAM COMPREHENSIVE PLAN 2040

A two-year planning process that began prior to the COVID pandemic initially included in-person stakeholder meetings and community outreach. Our team pivoted to using a creative online platform, allowing the project to continue gathering robust input while crafting the community's shared vision.

As a first-ring suburb of Kansas City, this community contains very few undeveloped parcels and experiences significant development interest and activity along the I-35 corridor. This highway also creates challenges for creating community cohesiveness. Our team analyzed opportunities to re-imagine the transportation network to consider complete streets, corridor enhancements, and vision zero recommendations for providing safer connectivity while also exploring the significant redevelopment potential for key areas along this central spine. Three focus areas were included in the planning process, allowing our team to explore options with the community for redeveloping the existing Downtown area, the Merriam Town Center, and a former corporate headquarters site. Our robust online engagement provided insightful commentary and informed the recommendations outlined in the plan. A copy of the approved plan can be found at this link: <http://books.thinkconfluence.com/books/hyti>

PROJECT DETAIL

Location

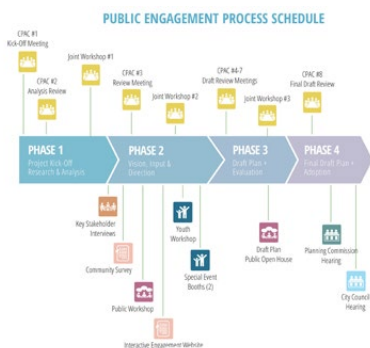
Merriam, Kansas

Client

City of Merriam

Size

11,178 population (2018)





ANKENY PARKS & RECREATION COMPREHENSIVE PLAN UPDATE

This parks and facilities plan provides both big picture ideas and specific strategies for one of the fastest growing communities in the nation.

Ankeny, Iowa, has experienced a significant increase in the use and demand for their parks and recreation services. The City hired a team led by Confluence to help manage multiple competing priorities such as balancing a growing youth sports demand with the recreation needs of adults and active seniors. A facility, program and financial analysis was completed to help plan city investments. An interactive project website, over 20 stakeholder interviews and a statistically-valid survey helped Confluence draft a report that included high-level plans for each of the City's nearly 50 parks and greenways in addition to a greenway and trail extension planning framework. A copy of the approved plan can be found at this link: <https://online.fliphtml5.com/udkk/ktrt/>

PROJECT DETAIL

Location

Ankeny, Iowa

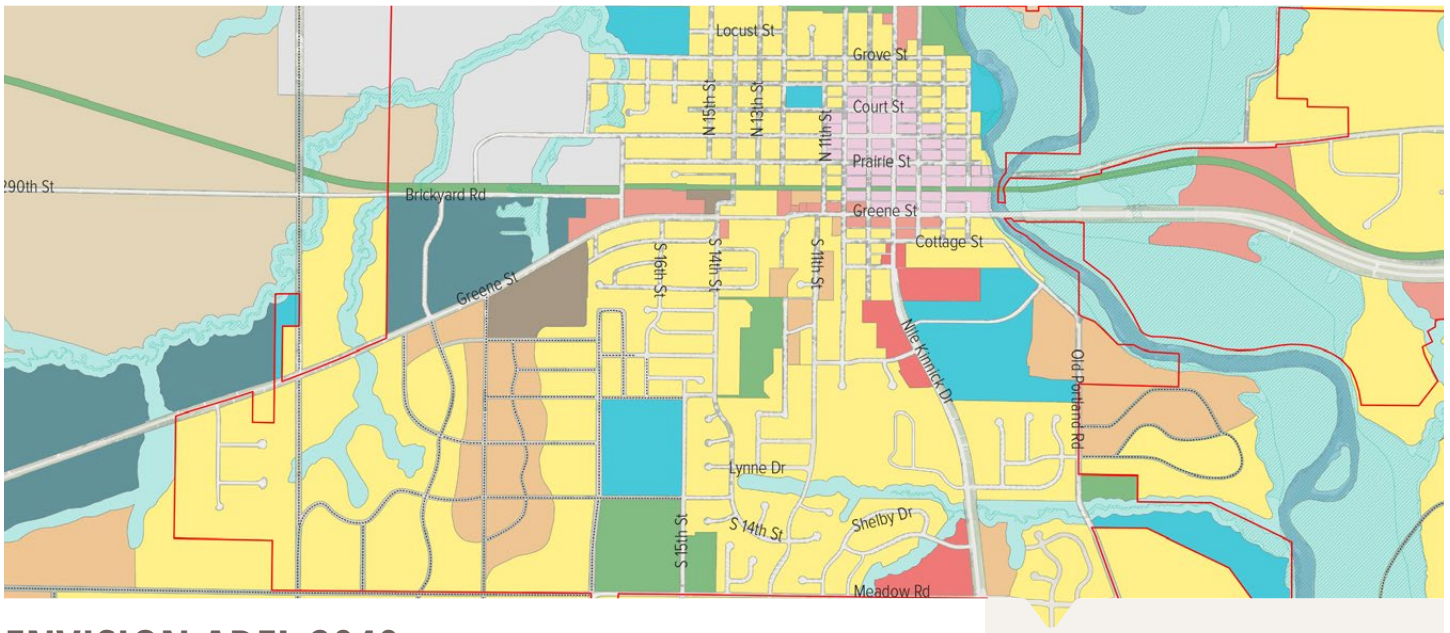
Client

City of Ankeny

Size

50 parks





ENVISION ADEL 2040

This comprehensive plan help identify a community vision that can inform decision-making at the city-level now and in the future.

Adel is a suburb of Des Moines, IA that has experienced increasing growth pressures as the metro continues to expand west. Adel is the county seat of Dallas County and has a historic downtown complete with a quaint downtown square that hosts the Adel Corn Harvest Festival each year. The community is surrounded by gently rolling hills and the Raccoon River floodplain, which help contribute to the rural, small-town feel while also having convenient access to the urban amenities of Des Moines. The Envision Adel 2040 was created to help manage and guide growth in Adel in a way that preserved the character and natural features of Adel while also providing opportunities for residential and commercial growth. Land use, environmental protection and community character were strong components of this plan. The engagement opportunities offered through the Envision Adel 2040 comprehensive plan were designed to provide a diverse set of engagement types to try and meet the needs of Adel residents of all ages and from all walks of life. There were traditional public meetings, more personal sit-down stakeholder interviews, an online survey, a special event booth, and a kids-focused interactive event. A copy of the approved plan can be found at this link: <http://books.thinkconfluence.com/books/rigu>

PROJECT DETAIL

Location

Adel, Iowa

Client

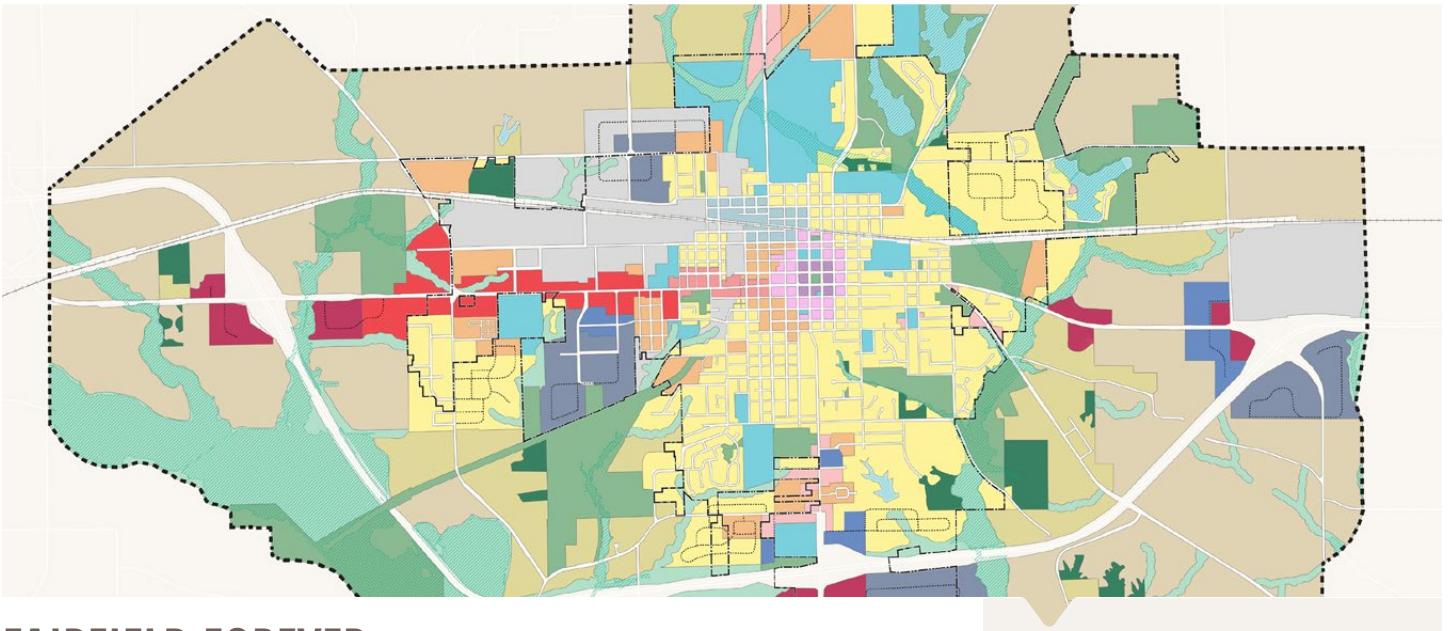
City of Adel, Iowa

Size

4.8 Square Miles

4,954 Population





FAIRFIELD FOREVER

Fairfield Forever is a comprehensive plan for the City of Fairfield to help guide growth and decision-making through the year 2040.

The Fairfield Forever plan was given this name because it is meant to reflect a shared vision for the future of the community. The Fairfield Forever plan incorporated a mixture of engagement methods designed to provide multiple opportunities for residents to give their input on the long-term vision for Fairfield. The public input process included more traditional public engagement methods such as public workshops, as well as more interactive events such as box city. The results of the public participation process helped inform the vision of this plan. The public consensus gathered helped create the goals, policies and action items that will help implement the plan. Throughout the planning process, there were common themes heard in all discussions and public input methods. The themes that appeared to be common amongst most community members revolve around the following ideas: housing, jobs and sustainability. This roughly twenty-year time-frame will include short-, mid-, and long-term goals and policies for the community. All projections for growth and facility expansion will be based on likely need in the year 2040. A copy of the approved plan can be found at this link: <http://books.thinkconfluence.com/books/bxmm>

PROJECT DETAIL

Location

Fairfield, Iowa

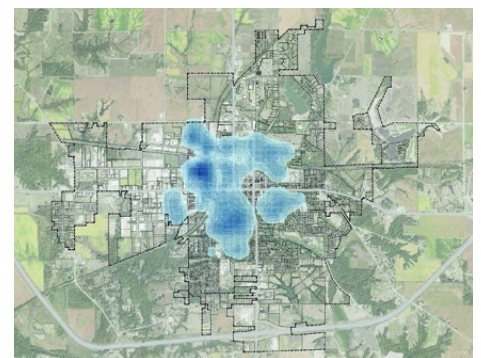
Client

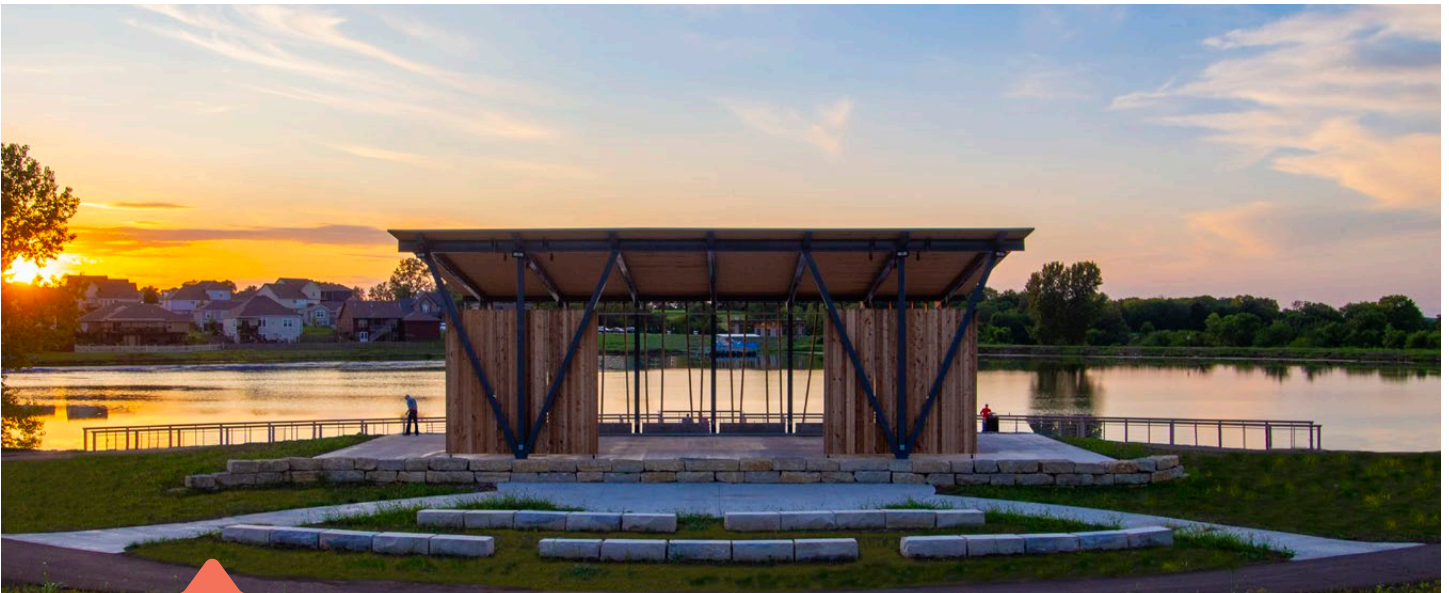
City of Fairfield, Iowa

Size

6+ Square Miles

9,447 Population





REFERENCES

STEPHEN LACHKY | PARKVILLE 2040 MASTER PLAN / PARKVILLE, MO

Community Development Director, City of Parkville
8880 Clark Ave, Parkville, MO 64152
slachky@parkvillemo.gov / 816.741.76776



BRYAN DYER | MERRIAM COMPREHENSIVE PLAN 2040 / MERRIAM, KS

Community Development Director, City of Merriam
9001 W. 62nd St., Merriam, KS 66202
bdyer@merriam.org / 913.322.5527



ERIC JENSEN | ANKENY PLAN 2040 COMPREHENSIVE PLAN / ANKENY, IA

Community Development Director, City of Ankeny
1210 NW Prairie Ridge Drive, Ankeny, IA 50023-1751
ejensen@ankenyiowa.gov / 515.963.3547



ANTHONY BROWN | ENVISION ADEL 2040 / ADEL, IA

City Administrator, City of Adel
301 S. 10th Street, Adel, IA 50003
abrown@adeliowa.org / 515.993.4525



AARON KOOKIER | FAIRFIELD FOREVER / FAIRFIELD, IA

City Administrator, City of Fairfield
118 S Main Street, Fairfield, IA 52556
akooiker@fairfieldiowa.gov / 641.472.6193





FIRM CAPACITY

The timing and start date for this project work perfectly into our current workload. The Confluence team has the capacity and ability to complete this project within the 12-month time frame as outlined in our project timelines and approach.



COST BREAKDOWN

Phase 1	
Project Kick-Off Research + Analysis	\$42,500
Phase 2	
Vision, Input + Direction	\$38,500
Phase 3	
Draft Plan + Evaluation	\$68,500
Phase 4	
Final Draft Plan + Adoption	\$21,000
SUBTOTAL	\$170,500
Estimated Reimbursable Expenses (website, printing, yard signs)	\$ 3,000
Estimated Reimbursable Expense for Statistically Valid Community Survey	\$20,000
TOTAL NOT-TO-EXCEED FEE	\$193,500

PLANNING SERVICES AGREEMENT

CITY OF GRAIN VALLEY, MISSOURI

COMPREHENSIVE PLAN + PARKS AND RECREATION MASTER PLAN

PROJECT DESCRIPTION

Planning services will be provided by Confluence (Consultant) to the City of Grain Valley, Missouri (City) to create a new Comprehensive Plan and Parks and Recreation Master Plan. Confluence will be assisted by TranSystems. Confluence anticipates working collaboratively with City staff, the Parks and Recreation Board, the Planning Commission, the Board of Aldermen, and a Steering Committee. The following details our proposed Scope of Services based on our understanding of the City's desired process and outcomes.

A. SCOPE OF SERVICES

PHASE 1: PROJECT KICK-OFF, RESEARCH + ANALYSIS **(APPROXIMATELY 2 MONTHS)**

1.1 Project Pre-Kick-Off Meeting with City Staff

The Consultant will hold a virtual meeting with City staff to review the project scope and meetings dates, discuss the agenda items, and prepare for the Project Kick-Off Meeting. *(Virtual meeting)*

1.2 Project Kick-Off Meeting with Steering Committee (SC Meeting #1)

The Consultant will facilitate a Project Kick-Off Meeting with City staff and the Steering Committee (SC). The purpose of this meeting is to:

- Establish roles, responsibilities, and project contacts;
- Determine any initial data needs;
- Review the project scope, schedule, and key meeting dates;
- Identify key stakeholders and desired public input process and outcomes; and,
- Review the Public Outreach Plan.

At the Project Kick-Off Meeting, the Consultant will also take the opportunity to review the current issues and opportunities with the group to identify key focus areas that will likely be drivers of this process. *(In-person meeting)*

1.3 Communication Plan + Project Name and Logo

The Consultant will collaborate with City staff to brand this planning effort, creating a thoughtful name and graphic/logo incorporating the City's new logo.

1.4 Analysis Review Meeting with Steering Committee (SC Meeting #2)

The Consultant will present to City staff and the Steering Committee an overview of our analysis of the previous plans, existing conditions, and anticipated trends. For this overview, we will develop:

- A preliminary community assessment of issues and opportunities;
- An existing community profile with population and housing analysis;
- An employment and economic analysis;
- An initial analysis of existing land uses and the Main Street Corridor Area, Downtown and Transition Zones;
- A preliminary needs assessment of the parks and recreation facilities;
- A preliminary transportation assessment; and,
- A preliminary planning boundary.

(In-person meeting)

1.5 Analysis Review Joint Workshop with Planning Commission, Parks and Recreation Board, and Board of Aldermen (Joint Workshop #1)

The Consultant will conduct a workshop with the Planning Commission, Parks and Recreation Board, and Board of Aldermen to review the project goals and scope as well as the analysis previously provided to the Steering Committee. *(In-person meeting)*

PHASE 2: VISION, INPUT + DIRECTION (APPROXIMATELY 3 MONTHS)

2.1 Online Engagement + Community Survey

Social Pinpoint: At the start of Phase 2, the Consultant will set up a Social Pinpoint website to facilitate online engagement between the many stakeholders and community members involved throughout Grain Valley. This same site will host surveys and will be updated and utilized as part of Phase 3 to reveal the draft plans and seek public input. This website will be closed after the conclusion of this project.

ETC Community Survey: The Consultant will contract with ETC Institute to create a statistically valid survey to poll the community on level of satisfaction with the park system and programming as well as other topics such as priorities for spending related to parks, trails, ballfields, and other recreation facilities, future land use preferences, etc. The Consultant will review and confirm the survey questions with City staff.

2.2 Stakeholder Interviews

The Consultant will conduct key stakeholder interviews and small group meetings with representatives from Grain Valley Schools, civic and neighborhood organizations, recreation groups and sports clubs, property and business owners, business and economic development groups. Members of our team will contact, via email, the community stakeholders and community groups as identified by the Steering Committee and schedule individual and small group meetings to be held virtually via video conference calls. *(2-days of meetings held virtually)*

2.3 Public Visioning Workshop (Public Meeting #1)

The Consultant will facilitate a structured Public Visioning Workshop to identify key issues, priorities, opportunities, and preferences that will guide the direction of the Comprehensive Plan and the Parks and Recreation Master Plan. At this meeting, we will provide an overview of the Comprehensive Plan process and seek input on various aspects of both plans. *(In-person meeting)*

Meeting Advertising: *The Consultant will collaborate with City staff to advertise this public meeting. The Consultant will create meeting flyers for posting at City facilities, press releases, and graphics for posting on the City's website and social media platforms. The Consultant will design and order 25 yard-signs (double-sided, color, 18-inch by 24-inch) to advertise the meeting. City staff will place the signs in strategic locations through-out Grain Valley and collect the signs after the event for re-use.*

2.4 Other Public Engagement Options (Special Event Booths / Youth Workshops / Box City Events)

The Consultant will conduct a Youth Workshop, a Box City event, and/or set up a booth to collect input at special events. As part of finalizing the Communication Plan at the Project Kick-Off Meeting, our team will work with City staff and the Steering Committee to solidify our plans for these special events. *(3 in-person events)*

2.5 Stakeholder and Public Input Review with Steering Committee (SC Meeting #3)

Following these various public and stakeholder input meetings, the Consultant will meet with the Steering Committee to share all of information gathered from the various engagement activities conducted to date. The purpose of this meeting is to review the ideas generated by the stakeholders and community members and set the preferred direction of the Comprehensive Plan and the Parks and Recreation Master Plan. *(In-person meeting)*

PHASE 3: DRAFT PLAN + EVALUATION (APPROXIMATELY 5 MONTHS)

3.1 Draft Plan

The Consultant will prepare a draft Comprehensive Plan with a 20-year horizon that is useful, intuitive, accessible and concise. The plan will include all the components listed in the RFP:

- Vision for the Community's Development;
- Existing Conditions;
- Trend Analysis;
- Transportation Recommendations;
- Housing Recommendations;
- Land Use Plan;
- Infrastructure and Utilities;
- Analysis and recommendations for the City's Main Street Corridor Area, Downtown and Transition Zones;
- Economic Development; and,
- Include a KC Communities for All Ages component.

The Consultant will also prepare a draft Parks and Recreation Master Plan that includes all the components listed in the RFP:

- Parks, Open Space, Trails, and Facilities Inventory;
- Evaluation of Current Condition;
- Public Input;
- Level of Service Assessment/Citizen Survey;
- Benchmarking Comparisons of Similar Park Systems; and,
- Vision, Goals & Objectives.

The specific chapters and order of each document will be developed in collaboration with City staff and the Steering Committee. Each section will be prepared and then submitted to the City staff for review and comment. The Consultant will address City staff comments and submit a revised draft of that section to City staff.

3.2 Draft Plan Review Sessions with Steering Committee (SC Meetings #4 and #5)

The Consultant will present elements/chapters of the draft Comprehensive Plan and Parks and Recreation Master Plan to the City staff and Steering Committee, record feedback and comments, and update and modify the drafts as requested. *(2 in-person meetings)*

3.3 Draft Plan Public Open House (Public Meeting #2)

The Consultant will present the Comprehensive Plan and the Parks and Recreation Master Plan at a Public Open House to be held over an afternoon and evening utilizing story boards to explain the different plan elements and chapters. *(In-person meeting)*

Meeting Advertising: *The Consultant will collaborate with City staff to advertise this public open house. The Consultant will create meeting flyers for posting at City facilities, press releases, and graphics for posting on the City's website and social media platforms. The Consultant will design and order stickers to update the yard-signs used in Phase 2 to advertise this meeting. City staff will place the signs in strategic locations through-out Grain Valley and collect the signs after the event for re-use.*

3.4 Draft Plan Presentation Joint Workshop with Planning Commission, Parks and Recreation Board, and Board of Aldermen (Joint Workshop #2)

The Consultant will present an overview of the draft Comprehensive Plan and the Parks and Recreation Master Plan to the Planning Commission, Parks and Recreation Board, and Board of Aldermen and provide a review of the public comments from Public Meetings #2. Our team will record feedback and comments received at the workshop and update and modify the draft as requested. *(In-person meeting)*

PHASE 4: FINAL PLAN + ADOPTION (APPROXIMATELY 2 MONTHS)

4.1 Final Draft Plan

The Consultant will prepare a final draft of the Comprehensive Plan and the Parks and Recreation Master Plan and submit it to City staff for review and comment. We will address City staff comments and submit a revised final draft to City staff.

4.2 Planning Commission Public Hearing (Public Meeting #3)

The Consultant will attend the Planning Commission Public Hearing for the review and recommendation on the adoption of the Comprehensive Plan. We will assist the City staff with the presentation of the Plan and will make subsequent revisions to the Plan as may be requested by the Commission and submit updated copies to City staff. *(In-person meeting)*

4.3 Parks and Recreation Board Public Meeting (Public Meeting #4)

The Consultant will attend the Parks and Recreation Board meeting for the review and adoption of the Parks and Recreation Master Plan. We will assist the City staff with the presentation of the Plan and will make subsequent revisions to the Plan as may be requested by the Board and submit updated copies to City staff. *(In-person meeting)*

Meeting Advertising: *The Consultant will collaborate with City staff to advertise both the public hearing with the Planning Commission and the public meeting with the Parks and Recreation Board. The Consultant will create meeting flyers for posting at City facilities, press releases, and graphics for posting on the City's website and social media platforms. The Consultant will design and order stickers to update the yard-signs used in Phase 3 to advertise this hearing. City staff will place the signs in strategic locations through-out the City and collect the signs after the event for re-use or disposal.*

4.4 Board of Aldermen Public Hearing (Public Meeting #4)

The Consultant will attend the Board of Aldermen meeting public hearing for the review and approval of the Comprehensive Plan. We will assist the City staff with the presentation of the Plan and will make subsequent revisions to the Plan as may be requested by the Board of Aldermen and submit updated copies to City staff. *(In-person meeting)*

FINAL DELIVERABLES

Electronic copies of the plans will be provided in PDF and Word format as well as all background data and analysis including spreadsheets, mapping (ESRI format), etc..

B. SCHEDULE

The Consultant is prepared to provide the professional services described herein immediately upon the City's notice to proceed. It is anticipated this project will take approximately 12-months to complete. A more definitive schedule for completion of activities can be established with the City at the outset of the project as requested.

C. SCOPE SERVICE FEES BY TASK

The City will compensate Confluence on a lump sum basis as provided herein and will pay Confluence monthly based on the percent completion of each phase. Not included are reimbursable expenses for printing, meeting materials, yard signs, and the Social Pinpoint website fee which are not to exceed \$3,000. Also not included is the reimbursable expense for the community survey. Confluence will contract with ETC Institute to conduct a community survey for an amount not to exceed \$20,000. Reimbursable expenses will be included on each monthly invoice as incurred in accordance with Exhibit A, attached hereto.

FEES BY PHASE

Phase 1: Project Kick-Off Research + Analysis	\$42,500
Phase 2: Vision, Input + Direction	\$38,500
Phase 3: Draft Plan + Evaluation	\$68,500
Phase 4: Final Plan + Adoption	\$21,000
<i>Reimbursable Expenses Not to Exceed</i>	<i>\$3,000</i>
<i>ETC Survey Cost Not to Exceed</i>	<i>\$20,000</i>
TOTAL FEE PROPOSAL	\$193,500

D. COMPENSATION

Service fees and reimbursable expenses will be billed to the City monthly by the Consultant. Payment is due upon receipt of invoice. The City agrees to provide payment to the Consultant within thirty (30) days of the invoice date and that payment is not dependent on the success or failure of the project, project approvals or non-approvals, or project feasibility. Payment not received by the Consultant within thirty (30) days of the invoice date is considered past due. Past due balances will be charged simple interest rate at 1% per month based upon the original invoice amount. In the event the account becomes past due, the Consultant may suspend performance of services on the project until the account is paid.

In the event an invoice is disputed by the City, the City shall inform the Consultant within a reasonable timeframe (within 10 days of City’s receipt of invoice), and both parties agree to meet with each other in a timely manner (within 10 days of the Consultant’s receipt of dispute notice) to further clarify the nature of the dispute in an effort to resolve it while minimizing impacts to the performance of the services outlined herein. In the event the dispute remains unresolved, the Consultant, at its discretion, may suspend performance of services on the project until the account is paid.

E. TERMINATION

The Consultant or the City may terminate this Agreement at any time by written notice. If the Agreement is terminated by either the Consultant or the City, the City will pay the Consultant for services provided and expenses incurred by the Consultant up to the time notice is either sent by the Consultant or received by the Consultant.

F. GOVERNING LAW

This Agreement shall be governed by the laws of the State of Missouri. The City and the consultant

agree that the performance of this Agreement will be deemed to have occurred in the State of Missouri and that consultant's performance under this Agreement will be deemed the transaction of business in Missouri. Jurisdiction and venue for any claim or cause of action arising under this Agreement shall be exclusively in the Sixteenth Judicial Circuit of Missouri and the consultant submits to personal jurisdiction of and waives any personal jurisdiction or inconvenient forum objection to, that court.

G. MISCELLANEOUS

The City shall provide all necessary background information, documents, maps and data and shall further provide the timely review of document and map drafts, assist with scheduling meetings, provide meeting space, print and distribute meeting flyers and posters, print and send municipal bill inserts, placement of yard signs, and be responsible for all required public meeting notices.

H. INDEMNIFICATION AND LIMITATION OF LIABILITY

Consultant agrees, to the fullest extent permitted by law, to indemnify and hold harmless the City, its officers, directors, and employees against all damages, liabilities, or costs, including reasonable attorney fees and defense costs, to the extent caused by the consultant's negligent performance of professional services under this contract and that of its sub-consultants or anyone for whom the consultant is legally liable. Consultant shall indemnify City against legal liability for damages arising out of claims by consultant's employees.

Except in cases of gross negligence or willful misconduct and except to the extent such damages are otherwise covered by the insurance requirements set forth herein, in no event will either party be liable under this agreement to the other party or its affiliates for any special, indirect, consequential, including, without limitation, damages or losses in the nature of increase project costs, loss of revenue or profit, lost production, claims by customers of city, or governmental fines or penalties.

The total cumulative liability of the Consultant, its agents, servants, employees, and sub-consultants to the City with respect to services performed or to be performed pursuant to this Agreement, whether in contract, indemnity, contribution, tort (including, but not limited to, negligence) or otherwise shall be limited to the Consultant's professional liability insurance coverage limits in place at the time of performance of the services outlined herein. The Consultant agrees to maintain and procure Professional Liability or Errors and Omissions Insurance, with a minimum limit of \$1,000,000 annual aggregate. The Consultant shall not be liable to the City for losses, damages, or claims for which the City fails to give notice to the Consultant within reasonable time, not to exceed ninety (90) days from discovery.

I. WITNESS FEES

The Consultant's employees shall not be retained as expert witnesses except by separate, written agreement.

J. OWNERSHIP OF DOCUMENTS AND INTELLECTUAL PROPERTY

Except where otherwise provided herein, documents, drawings, logos, and graphics prepared or created by Consultant as part of the services shall become the property of the City, provided

Consultant has the unrestricted right to their use. Notwithstanding the foregoing, the City accepts that any re-use of the documents or intellectual property shall be at the City's sole risk and liability.

K. INDEPENDENT CONSULTANTS

Each party shall perform its activities and duties herein only as an independent consultant. The parties and their personnel shall not be considered to be employees or agents of the other party. Nothing in this contract shall be interpreted as granting either party the right or authority to make commitments of any kind for the other. This contract shall not constitute, create, or in any way be interpreted as a joint venture, partnership, or formal business organization of any kind. Consultant agrees to comply with all Federal and State laws relating to discrimination, fair labor practices, and worker's compensation.

L. ASSIGNMENT

Neither City nor Consultant shall assign any rights or duties under this Agreement without the prior written consent of the other party. Unless otherwise stated in the written consent to an assignment, no assignment will release or discharge the assignor from any obligation under this Agreement.

M. CHANGES, DELETIONS, OR ADDITIONS TO THE AGREEMENT

Either party may request changes within the general scope of this Agreement. If a requested change causes an increase or decrease in the cost or time required to perform this Agreement, City and the Consultant will agree to an equitable adjustment of the contract price, period of service, or both, and will reflect such adjustment in a change order or formal modification.

N. APPROVAL AND ACCEPTANCE

Upon review of the foregoing terms, this Planning Services Agreement is approved and accepted by the City of Grain Valley, Missouri, (City) and Confluence (Consultant) as confirmed by the signatures below.

Offered by:

Confluence, Inc.
417 Delaware Street
Kansas City, MO 6405

Accepted by:

City of Grain Valley, Missouri
711 Main Street
Grain Valley, MO 64029

(signature)

(signature)

Name: Christopher Shires, AICP

Title: Principal

Date: August 5, 2022

Name: _____

Title: _____

Date: _____

EXHIBIT 'A'

STANDARD HOURLY RATES

Senior Principal	\$170.00 - \$250.00 per hour
Principal	\$160.00 - \$215.00 per hour
Associate Principal	\$130.00 - \$185.00 per hour
Associate	\$110.00 - \$170.00 per hour
Senior Project Manager	\$100.00 - \$150.00 per hour
Project Manager	\$90.00 - \$130.00 per hour
Senior Landscape Architect	\$90.00 - \$130.00 per hour
Landscape Architect	\$80.00 - \$120.00 per hour
Senior Project Planner	\$90.00 - \$130.00 per hour
Planner II	\$80.00 - \$120.00 per hour
Planner I.....	\$70.00 - \$110.00 per hour
Landscape Architect-In-Training / Landscape Designer.....	\$70.00 - \$110.00 per hour
Landscape Architect Intern / Landscape Designer	\$60.00 - \$85.00 per hour
Draftsperson	\$50.00 - \$85.00 per hour
Graphic Designer	\$70.00 - \$100.00 per hour
Clerical / System Staff	\$42.00 - \$80.00 per hour

REIMBURSABLE EXPENSES

Social Pinpoint Public Engagement Tool	\$1,500.00
Filing Fees	1.15 x cost
Materials and Supplies	1.15 x cost
Meals and Lodging	1.15 x cost
Mileage	\$0.625 per mile
Postage	1.15 x cost
Printing by Vendor	1.15 x cost
B/W Photocopies/Prints 8½ x 11	\$0.05 each
B/W Photocopies/Prints 11x17.....	\$0.10 each
Color Photocopies/Prints 8½ x 11	\$0.65 each
Color Photocopies/Prints 11x17.....	\$1.50 each
Large Format Plotting - Bond	\$2.50/SF
Large Format Plotting - Mylar	\$4.50/SF
Large Format Plotting - Photo	\$5.00/SF
Flash Drives.....	\$10.00 each
Booklet Binding (cover, coil, back)	\$4.50 each
Foam Core	\$8.00 each
Easel Pads	\$32.75 each
Electronic Files	\$50.00 Each
Online Meeting Service.....	\$35.00 Each

Effective 7/1/2022

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Ordinances

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

MEETING DATE	8/22/2022	
BILL NUMBER	B22-24	
AGENDA TITLE	AN ORDINANCE APPROVING THE FINAL PLAT OF EAGLE RIDGE ESTATES – 6th PLAT	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT DEPARTMENT	
PRESENTER	MARK TROSEN, DIRECTOR	
FISCAL INFORMATION	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To gain final plat approval for Eagle Ridge Estates – 6 th Plat consisting of lots 143-166 and 182-197.	
BACKGROUND	The preliminary plat was approved by the Planning and Zoning Commission on November 18,2020. The property is zoned District R-1 (Single Family Residential). There are 40 lots in this plat.	
SPECIAL NOTES	None	
ANALYSIS	This final plat is an extension of the existing Eagle Ridge subdivision and will contain 40 lots. The structures will be single family residences and will be very similar in style/ size as the existing homes on NW Hilltop Lane and NW High View Drive. This final plat is in conformance with City standards and engineering civil plans have been approved by City Engineer.	
PUBLIC INFORMATION PROCESS	N/A	
BOARD OR COMMISSION RECOMMENDATION	The Planning and Zoning Commission recommended approval at the August 10, 2022 meeting.	
DEPARTMENT RECOMMENDATION	Staff Recommends Approval	

REFERENCE DOCUMENTS ATTACHED	Ordinance, Final Plat, Staff Report, Application
---	--

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B22-24

ORDINANCE NO. _____
SECOND READING _____
FIRST READING _____

**AN ORDINANCE APPROVING THE FINAL PLAT OF EAGLE RIDGE ESTATES –
6th PLAT**

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

WHEREAS, a meeting was held on August 10, 2022 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 Eagle Ridge Estates 6th Plat is approved.

SECTION 2: The property legally described below as Eagle Ridge Estates 6th Plat:

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 49 NORTH, RANGE 30 WEST, CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 27; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 27, SOUTH 88°06'39" EAST, 618.18 FEET, TO THE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, SOUTH 88°06'39" EAST, 653.84 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WOODBURY DRIVE, AS ESTABLISHED BY THE CONVEYANCE OF RIGHT-OF-WAY RECORDED UNDER DOCUMENT NUMBER 2018E0096650 OF THE JACKSON COUNTY RECORDS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 43°30'13" EAST, 59.85 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID EAST LINE, SOUTH 01°33'24" WEST, 520.26 FEET TO THE NORTHEAST CORNER OF EAGLES RIDGE MULTI-FAMILY - 3RD PLAT AS RECORDED AT THE JACKSON COUNTRY, MISSOURI RECORDER OF DEEDS OFFICE; THENCE ALONG THE NORTH LINE OF SAID EAGLE RIDGE MULTI-FAMILY – 3RD PLAT, NORTH 88°12'23" WEST, 165.42 FEET; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 01°47'37" EAST, 15.00 FEET; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 88°12'23" WEST, 547.75 FEET TO THE SOUTHEAST CORNER OF EAGLE RIDGE ESTATES 5TH PLAT AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE;

THENCE ALONG THE EAST LINE OF SAID EAGLE RIDGE 5TH PLAT, NORTH 01°47'37" EAST 380.00 FEET; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 88°12'23" EAST, 14.63 FEET; THENCE CONTINUING ALONG SAID EAST LINE, NORTH 01°47'37" EAST, 168.45 FEET, TO THE POINT OF BEGINNING AND CONTAINS 8.93 ACRES MORE OR LESS.

Read two times and PASSED by the Board of Aldermen this ___ day of _____, 2022, the aye and nay votes being recorded as follows:

ALDERMAN ARNOLD	_____	ALDERMAN BASS	_____
ALDERMAN CLEAVER	_____	ALDERMAN KNOX	_____
ALDERMAN MILLS	_____	ALDERMAN SKINNER	_____

Mayor _____ (in the event of a tie only)

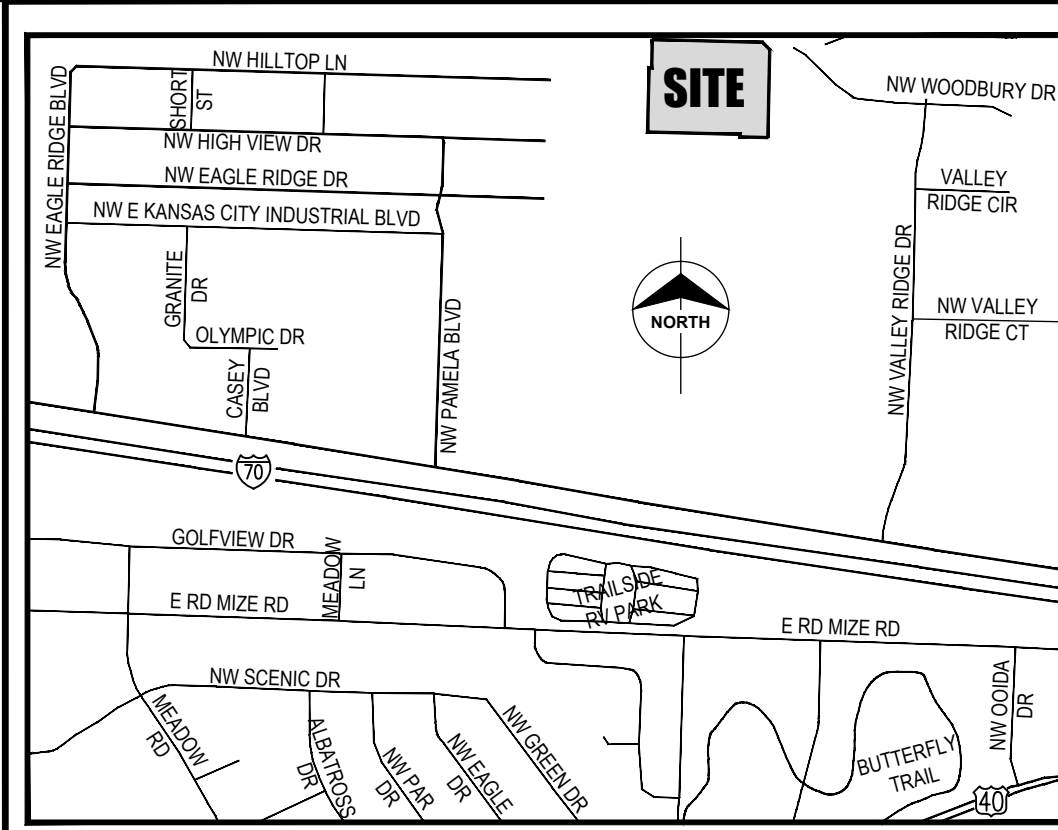
Approved as to form:

Lauber Municipal Law
City Attorney

Mike Todd
Mayor

ATTEST:

Jamie Logan
City Clerk

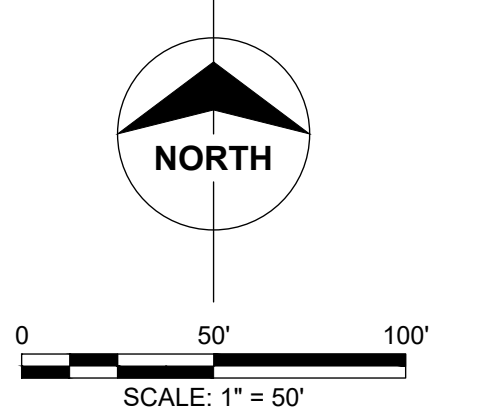


SITE LOCATION MAP
NOT TO SCALE

FINAL PLAT
EAGLE RIDGE ESTATES - 6TH PLAT
PART OF SECTION 27, TOWNSHIP 49 NORTH, RANGE 30 WEST
CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI

POINT OF COMMENCEMENT
FND. 1" REBAR
AT THE CENTER OF
SECTION 27-T49N-R30W
CORNER FORM NO.600-40556

POINT OF BEGINNING



- LEGEND:**
- FOUND MONUMENT, 1/2" REBAR WITH ID CAP "POWELL CWM MO-123 KS-36" UNLESS OTHERWISE NOTED
 - SET 1/2" REBAR WITH ID CAP "POWELL CWM MO-123 KS-36"
 - PM SET 5/8" REBAR WITH 2" ALUMINUM CAP STAMPED "POWELL CWM MO-123 KS-36"
 - FND. FOUND
 - R RECORD DIMENSION
 - M MEASURED DIMENSION
 - RA RADIUS
 - L CURVE LENGTH
 - SWK SIDEWALK
 - R/W RIGHT-OF-WAY
 - B/L BUILDING SETBACK LINE
 - U/E UTILITY EASEMENT
 - N.T.S. NOT TO SCALE

REFERENCE BEARING:
BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE AND TIED TO CONTROL MONUMENT "JA-140", 2003 ADJUSTMENT (N: 317525.87 METERS, E: 872084.80 METERS) OF THE MISSOURI GEOGRAPHIC REFERENCE SYSTEM, AS DEVELOPED FROM GPS OBSERVATIONS, A GRID FACTOR OF 0.9999084 WAS USED.

FLOOD INFORMATION:
THIS PROPERTY IS LOCATED WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 2909C0339G, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 20, 2017 AND IS IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

- NOTES:**
1. THE WORD "CERTIFY" OR "CERTIFICATION", AS SHOWN AND USED HEREON, MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
 2. DECLARATION IS MADE TO THE PARTIES NAMED HEREON AND IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 3. NO TITLE REPORT WAS PROVIDED BY THE CLIENT. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWELL CWM, INC. AND AS SUCH WE ARE NOT RESPONSIBLE FOR THE INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, UNRECORDED EASEMENTS, AUGMENTING EASEMENTS, IMPLIED OR PRESRIPTIVE EASEMENTS, OR ANY OTHER FACTS.
 4. THE RECORD SOURCE OF THE SUBJECT PREMISES IS RECORDED AS DOCUMENT NO. 2020E125499 OF THE JACKSON COUNTY, MISSOURI RECORDS.
 5. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD WHICH WOULD AFFECT THIS PROPERTY.
 6. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL / PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER SURVEYS.
 7. ALL PROPERTY CORNERS AND CURB CUTS TO BE SET AFTER ALL CONSTRUCTION IS COMPLETED, BUT NO LATER THAN 12 MONTHS AFTER RECORDING.
 8. PLAT CONTAINS A TOTAL AREA OF 8.93± ACRES.

EASEMENTS:
AN EASEMENT OR LICENSES IS HEREBY GRANTED TO THE CITY OF GRAIN VALLEY TO LOCATE, CONSTRUCT AND MAINTAIN OR TO AUTHORIZE THE LOCATION, CONSTRUCTION AND MAINTENANCE OF CONDUITS, GAS, WATER, SEWER LINES, POLES, WIRES, ANCHORS AND SURFACE DRAINAGE AND ALL OR ANY OF THEM OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED AS "UTILITY EASEMENT" OR BY ABBREVIATION "U/E" ON THE ACCOMPANYING PLAT. AREAS DESIGNATED AS "GRADING EASEMENTS" AND "DRAINAGE EASEMENT" OR BY THE ABBREVIATION "G/E" AND "D/E" SHALL BE RESERVED EXCLUSIVELY FOR THE PURPOSE OF STORM WATER DRAINAGEWAYS, GRADING, OR FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REMOVING AND REPLACING STORM WATER DRAINAGE FACILITIES IN ACCORDANCE WITH PLANS AND SPECIFICATIONS APPROVED BY THE CITY ENGINEER OF THE CITY OF GRAIN VALLEY. NO FENCE, WALL, PLANTING, BUILDING OR OTHER OBSTRUCTION MAY BE PLACED OR MAINTAINED IN SAID EASEMENT HEREBY DEDICATED AND THERE SHALL BE NO ALTERATION OF THE GRADES OR CONTOURS IN SAID EASEMENT WITHOUT THE APPROVAL OF THE CITY OF GRAIN VALLEY.

STREETS:
THE STREETS SHOWN ON THIS PLAT AND NOT HERETOFORE DEDICATED TO PUBLIC USE ARE HEREBY SO DEDICATED.

BUILDING LINES:
BUILDING LINES OR SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE ACCOMPANYING PLAT AND NO BUILDING OR PORTION THEREOF SHALL BE CONSTRUCTED BETWEEN THIS LINE AND THE STREET RIGHT-OF-WAY.

DEDICATION:
THE UNDERSIGNED PROPRIETOR(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAS CAUSED THE SAME TO BE SUBDIVIDED IN THE MANNER SHOWN ON THE ACCOMPANYING PLAT. THIS PLAT SHALL HEREAFTER BE KNOWN AS "EAGLE RIDGE ESTATES - 6TH PLAT".

IN TESTIMONY WHEREOF: THE UNDERSIGNED PROPRIETOR(S) OF THE DESCRIBED TRACT ON THE FACE OF THIS SURVEY HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS ____ DAY OF _____, 2022.

DAVID L. WARD, MEMBER

STATE OF MISSOURI)
COUNTY OF _____) SS:

ON THIS ____ DAY OF _____, 2022, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED DAVID L. WARD, MEMBER OF BLUE SPRINGS SAFETY STORAGE SOUTH, LLC, TO ME PERSONALLY KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

IN WITNESS THEREOF: I HAVE HEREUNTO SET MY HAND AND AFFIXED BY NOTARIES SEAL AT MY OFFICE IN SAID COUNTY AND STATE, THE DAY AND YEAR LAST ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ACKNOWLEDGMENTS:
THIS PLAT OF "EAGLE RIDGE ESTATES - 6TH PLAT" HAS BEEN SUBMITTED TO AND APPROVED BY THE GRAIN VALLEY PLANNING AND ZONING COMMISSION THIS ____ DAY OF _____, 2022.

CRAIG M. SHELTON CHAIRMAN

DEBBIE SAFFELL SECRETARY

THESE EASEMENTS AND RIGHTS-OF-WAY ACCEPTED BY THE GOVERNING BODY OF GRAIN VALLEY, MISSOURI THIS ____ DAY OF _____, 2022.

MIKE TODD MAYOR

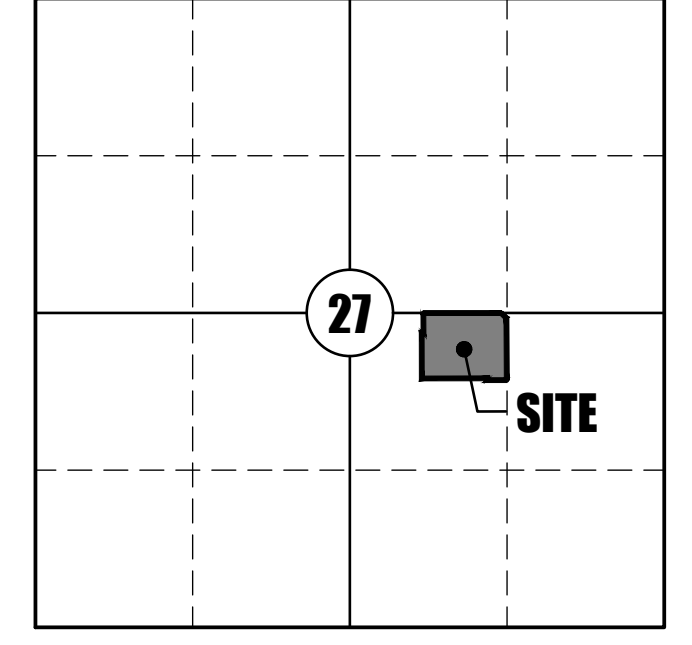
JAMIE LOGAN CITY CLERK

COUNTY APPROVAL:

VINCENT E. BRICE
JACKSON COUNTY ASSESSMENT DEPARTMENT

DATE _____

DESCRIPTION:
A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 49 NORTH, RANGE 30 WEST, CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER OF SAID SECTION 27; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 27, SOUTH 88°06'39" EAST, 618.18 FEET, TO THE POINT OF BEGINNING;
THENCE FROM THE POINT OF BEGINNING, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, SOUTH 88°06'39" EAST, 653.84 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF WOODBURY DRIVE, AS ESTABLISHED BY THE CONVEYANCE OF RIGHT-OF-WAY RECORDED UNDER DOCUMENT NUMBER 2018E009650 OF THE JACKSON COUNTY RECORDS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 43°30'13" EAST, 59.85 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE ALONG SAID EAST LINE, SOUTH 01°47'37" WEST, 520.26 FEET TO THE NORTHEAST CORNER OF EAGLES RIDGE MULTI-FAMILY - 3RD PLAT AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE; THENCE ALONG THE NORTH LINE OF SAID EAGLE RIDGE MULTI-FAMILY - 3RD PLAT, NORTH 88°12'23" WEST, 165.42 FEET; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 01°47'37" EAST, 15.00 FEET; THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 88°12'23" WEST, 547.75 FEET TO THE SOUTHEAST CORNER OF EAGLE RIDGE ESTATES 5TH PLAT AS RECORDED AT THE JACKSON COUNTY, MISSOURI RECORDER OF DEEDS OFFICE; THENCE ALONG THE EAST LINE OF SAID EAGLE RIDGE 5TH PLAT, NORTH 01°47'37" EAST, 380.00 FEET; THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 88°12'23" EAST, 14.63 FEET; THENCE CONTINUING ALONG SAID EAST LINE, NORTH 01°47'37" EAST, 168.45 FEET, TO THE POINT OF BEGINNING AND CONTAINS 8.93 ACRES MORE OR LESS.



TOWNSHIP 49 NORTH, RANGE 30 WEST

IF THE SURVEYOR'S SIGNATURE IS NOT SHOWN IN COLOR, THEN THE SURVEY IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UNAUTHORIZED ALTERATIONS. THUS THE CERTIFICATION CONTAINED ON THIS DOCUMENT SHALL NOT APPLY.

REVIEW	<p>PREPARED FOR WARD DEVELOPMENT 1120 EAGLE RIDGE BLVD. GRAIN VALLEY, MO</p>		<p>FINAL PLAT EAGLE RIDGE ESTATES - 6TH PLAT PART OF SECTION 27, TOWNSHIP 49 NORTH, RANGE 30 WEST CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI</p>				
	<p>I HEREBY CERTIFY: THAT THIS FINAL PLAT IS BASED ON AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT SAID SURVEY MEETS OR EXCEEDS THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AS ESTABLISHED BY THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE DEPARTMENT OF AGRICULTURE LAND SURVEY PROGRAM OF THE STATE OF MISSOURI.</p>		<p>POWELL C W M ARCHITECTURE/ENGINEERING/SURVEYING</p> <p>3300 S. State Route 291, Bldg. 1 Independence, MO 64657 816.373.4800 powellcwm.com</p> <p>Certificates of Authority Architecture: MO 310 KS 73 Engineering: MO 4 KS 241 Land Surveying: MO 123 KS 36</p>				
<p>NICHOLAS R. MILLER MO LS 2016000167</p>	<p>DATE 07/19/2022</p>	<p>JOB NO. 20-1797</p>	<p>FIELD BY MAS/WDR</p>	<p>DRAWN BY VMG</p>	<p>CHECKED BY NRN</p>	<p>CLASSIFICATION URBAN</p>	<p>SHEET NO. 1 OF 1</p>

JOB NO: 20-1797

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BOA Staff Report
Eagle Ridge Estates – 6th Plat
August 22, 2022

PURPOSE: The purpose of this request is to gain final plat approval for Eagle Ridge Estates – 6th Plat consisting of lots 143-166 and 182-197.

BACKGROUND: This property is approximately 8.93 acres in size. The property is located south of Woodbury Drive and east of NW Hilltop Lane and east of NW High View Drive. The land is zoned District R-1 (Single Family Residential). There are 40 lots in this plat.

The preliminary plat for the Eagle Ridge Estates subdivision that includes these lots was previously approved by the Planning and Zoning Commission on November 18, 2020. Also, at the November 18th meeting, the Planning and Zoning Commission meeting held a public hearing and recommended that this area be rezoned from District M-1 (Light Industrial) to District R-1 (Single Family Residential). The Board of Aldermen passed Ordinance 2536 on January 11, 2021, approving the change of zoning.

ANALYSIS: This final plat is an extension of the existing Eagle Ridge subdivision. The structures will be single family residences and will be remarkably similar in style/size as the existing homes on NW Hilltop Lane and NW High View Drive. This final plat is in conformance with City standards and engineering civil plans have been approved by City Engineer.

PLANNING AND ZONING COMMISSION: The Commission reviewed the final plat at their August 10, 2022 meeting and recommended approval to the Board of Aldermen.

STAFF RECOMMENDATION: Staff recommends approval.

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

PLANNING & ZONING APPLICATION

PROJECT INFORMATION

Location: PART OF THE W 1/2 OF THE SOUTHEAST 1/4, SECTION 27-T49N-R30W

Subdivision: EAGLE RIDGE ESTATES Lot #: 40 Zoning District: R-1

Description of Request: FINAL PLAT OF EAGLE RIDGE ESTATES-6TH PLAT
LOTS 143-166, AND 182-197

APPLICANT INFORMATION

Name: TONY WARD

Company: WARD DEVELOPMENT

Address: 1120 EAGLE RIDGE BLVD. GRAIN VALLEY, MO. 64029

Telephone: 816-229-5012 Fax: _____ E-mail: tony@safetyministorage.com

Property Owner: BLUE SPRINGS SAFETY STORAGE SOUTH, LLC

Additional Contact(s): NICHOLAS MILLER, PLS-LAND SURVEYOR-816-373-4800
nmiller@powellcwm.com

Type of Application: Check Type & Submit Corresponding Requirements	Submittal Requirement List:
<input type="checkbox"/> Rezoning 1 • 2 • 5 • 10 • 11 • 14	1 X 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)
X Final Plat/ Lot Split 1 • 6 • 12 • 13 • 14 • 15	6 X 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"/> Vacation of Right-of-way or Easement 1 • 14 • 16 • 17	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
Note: Include at least one 8 ½ x 11 copy of all drawings and plans with all applications.	12 X Construction plans for all public works improvements (6 copies)
	13 X Copies of tax certificates from City and County
	14 X Proof of ownership or control of property (deed, contract, lease) or permission from property owner
	15 X Off-site easements if necessary
	16 Survey of vacation area
	17 Utility Comment Form - City will provide form

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

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

Code: _____
 Applicant's Signature: [Signature]

Date: 7/5/22

Applicant's Signature _____

Date _____

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

MEETING DATE	8/22/2022	
BILL NUMBER	B22-25	
AGENDA TITLE	AN ORDINANCE APPROVING A WATER PURCHASE CONTRACT WITH THE TRI-COUNTY WATER AUTHORITY	
REQUESTING DEPARTMENT	ADMINISTRATION	
PRESENTER	Ken Murphy, City Administrator	
FISCAL INFORMATION	Cost as recommended:	N/A or \$
	Budget Line Item:	N/A or item number
	Balance Available	N/A or available amount
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To renew our contract for water purchase with Tri-County Water Authority.	
BACKGROUND	The city purchases water from Independence Water and Tri-County Water Authority. Per statute, a city can only enter into a contract for a set number of years. The time has come to enter into a new contract.	
SPECIAL NOTES	As a member of Tri-County Water Authority the city has a seat on the Board of Directors. The members of Water Authority are, Grain Valley, Blue Springs, PWSD #1, #12, #13 and #17 of Jackson County, City of East Lynne, Pleasant Hill, Lake Winnebago, Drexel, PWSD #4, #5, #9, #11 and #12 of Cass County.	
ANALYSIS	n/a	
PUBLIC INFORMATION PROCESS	Upon approval of the ordinance, the contract will be held by the City Clerk for a period of thirty days prior to execution.	
BOARD OR COMMISSION RECOMMENDATION	N/A	
DEPARTMENT RECOMMENDATION	Staff Recommends Approval	

**REFERENCE DOCUMENTS
ATTACHED**

Ordinance, Contract

CITY OF
GRAIN VALLEY

STATE OF
MISSOURI

BILL NO. B22-25

ORDINANCE NO.
SECOND READING
FIRST READING

AN ORDINANCE APPROVING A WATER PURCHASE CONTRACT WITH THE TRI-COUNTY WATER AUTHORITY

WHEREAS, the City of Grain Valley, Missouri (the “City”) is a city of the fourth class duly created and existing under and by virtue of the laws of the State of Missouri; and

WHEREAS, the Tri-County Water Authority (the “Authority”) is a Missouri Not-For-Profit Corporation that owns and operates a waterworks system (the “System”) for the production and sale of water to purchasers, including the City; and

WHEREAS, the City now desires to enter into a Water Purchase Contract (the “Water Purchase Contract”) with the Authority outlining certain terms, obligations and rights relating to the purchase and sale of water;

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

Section 1. The City hereby authorizes and approves the Water Purchase Contract in substantially the form attached hereto as **Exhibit A**.

Section 2. The Mayor and City Clerk of the City shall be and are hereby authorized, empowered and directed to execute, enter into and deliver the Water Purchase Contract, for and in the name and on behalf of the City, so long as 25% or more of the voters of the City, as appears from the number of voters who voted for mayor at the last preceding municipal election, do not file with the city clerk, within thirty days after the passing of this ordinance, a petition, in the form provided in Section 88.251 of the Revised Statutes of Missouri, calling for the submission of the question of approval or disapproval of the Water Purchase Contract to the voters of such city at a special election or at a regular municipal election.

Section 3. The City shall, and the officials, agents and employees of the City are hereby authorized to, take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance and to carry out, comply with and perform the duties of the City with respect to the Water Purchase Contract.

Section 4. This ordinance shall take effect and be in full force immediately upon its adoption by the Board of Aldermen of the City.

Read two times and PASSED by the Board of Aldermen of the City of Grain Valley, Missouri this this _____ day of _____, 2022, the aye and day votes being recorded as follows:

ALDERMAN ARNOLD _____
ALDERMAN CLEAVER _____
ALDERMAN MILLS _____

ALDERMAN BASS _____
ALDERMAN KNOX _____
ALDERMAN SKINNER _____

Mayor _____ (in the event of a tie only)

Approved as to form:

Lauber Municipal Law
City Attorney

Mike Todd
Mayor

ATTEST:

Jamie Logan
City Clerk

WATER PURCHASE CONTRACT

This Water Purchase Contract (the “Contract” or “Water Purchase Contract”) made and entered into effective as of the ___ day of _____, 2022, by and between TRI-COUNTY WATER AUTHORITY (Seller), and CITY OF GRAIN VALLEY, MISSOURI (Purchaser).

WITNESSETH:

WHEREAS, Seller is a Missouri Not-For-Profit Corporation and Purchaser is city of the fourth class duly created and existing under and by virtue of the laws of the State of Missouri; and

WHEREAS, the Board of Aldermen of Purchaser did authorize the Purchaser to enter into a contract for the purchase of potable water; and

WHEREAS, the Board of Aldermen of Purchaser did approve this Contract, and authorized and directed the execution hereof by its Mayor and attested by its City Clerk by Ordinance adopted on _____, 2022.

NOW, THEREFORE, in consideration of the foregoing and of the mutual agreements and covenants herein contained, Seller and Purchaser hereby agree as follows:

Section 1. Definitions.

PART I

As used herein, the terms hereinafter set forth shall have the meanings hereinafter given.

(a) “Bond Indenture” means a n indenture of trust, resolution, ordinance or other agreement authorizing the issuance of bonds, notes or other obligations of Seller, providing proceeds to construct a project or other improvements to the Seller’s System.

(b) “Bonds” means any bonds, notes or other obligations issued by or on behalf of the Seller to finance or refinance the cost of projects for the Seller.

(c) “Commodity Cost” means all of the costs of production, transmission and storage of treated water, exclusive of any Debt Service associated with facilities use for such purposes, but including operating reserve payments and other payment obligations required by the Bond Indentures and the Loan Agreements.

(d) “Commodity Rate” means the rate to be charged by the Seller for each 1,000 gallons of water delivered by Seller, or other allocation of a proportion of the Commodity Costs, established by the Seller’s Board of Directors from time to time in an amount sufficient to recover Seller’s Commodity Cost.

(e) “Contract” or “Water Purchase Contract” shall mean this Water Purchase Contract between the Seller and the Purchaser as the same may be amended from time to time pursuant hereto.

(f) “Contract Year” shall mean the twelve (12) month period commencing at 12:01 a.m. on January 1 of each year and ending at 12:00 midnight on the following December 31.

(g) “Consulting Engineer” means one or more engineers or engineering firms designated by the Seller, having demonstrated expertise in the field of water production, treatment, distribution and waterworks facility operations, rates and feasibility studies.

(h) “Debt Service” means, with respect to any period, the aggregate of the amounts required to be paid during such period into any fund or funds for the purpose of paying the principal of, premium, if any, and net interest or interest like payments on the Bonds from time to time outstanding when due, excluding from the determination of Debt Service to the extent that such principal of, premium, if any, or net interest or interest like payments on Bonds are payable from amounts deposited in trust, escrowed or otherwise set aside for the payment thereof, but including amounts sufficient to provide debt service coverages as required by the Bond Indentures and Loan Agreements. Debt Service will be allocated to the Purchaser, Participating Members and others purchasing Water from the Seller equal to the sum of the following:

- (1) the product of (A) the percentage benefit assigned to a Purchaser and (B) the amount of System Debt Service required to be deposited by the Seller during the Month into any fund or account established by the Bond Indentures and the Loan Agreements; *and*
- (2) the product of (A) the percentage benefit assigned to a Purchaser, and (B) the amount of Project Debt Service required to be deposited by the Seller during the Month into any fund or account established by the Bond Indentures and the Loan Agreements.

(i) “Entitlement Share” shall mean that amount of water available for purchase from Seller as shown on the attached Schedule B. This amount may be amended, based on future expansion projects that Buyer may agree to participate in, which are and mutually agreed upon by both Buyer and Seller.

(j) “Loan Agreement” means the loan agreement or other obligation providing proceeds from Bonds or a Bond Indenture to construct a project or other improvements to the Seller’s System.

(k) “Month” shall mean a calendar month.

(l) “Net Revenues Available for Debt Service” means, for the period of determination for either the Seller or the Purchaser, all income, revenues and receipts derived from the operation of the System less all reasonable and necessary expenses of operation, maintenance and repair of the System and keeping the System in good repair and working order (other than interest

paid on outstanding indebtedness, depreciation, amortization and other similar noncash charges during the period of determination) and other proper charges, all as determined in accordance with accounting principles generally accepted in the United States, but excluding any profits or losses on the early extinguishment of debt or on the sale or other disposition, not in the ordinary course of business, of investments or fixed or capital assets.

(m) “Participating Members” means the municipal corporations and public water supply districts who have entered into Water Supply Contracts with the Seller in substantially the same form as this Contract. The Participating Members as of the date this Contract is signed are set forth on Schedule “A” attached hereto.

(n) “Point(s) of Delivery” shall mean the point or points of interconnection between the facilities of, or available to, the Purchaser and the terminal facilities of the Seller, as shown on the attached Schedule B.

(o) “Project” shall mean the System or portions of the System constructed and equipped for the purpose of providing water by the Seller to the Point of Delivery for benefit of the Purchaser, including all related structures, facilities and equipment, together with any major renewals, replacements, repairs, additions, improvements, betterments and modifications necessary, in the opinion of the Seller’s Consulting Engineer, to keep the System in good operating condition or to prevent a loss of revenues therefrom, or required by any governmental agency having jurisdiction over the Project.

(p) “Project Debt Service” means that portion of the Debt Service to be paid during such period that is allocated to Purchaser specially benefited by an expansion or improvement of the System.

(q) “Project Bonds” means any bonds, notes or other obligations issued under the Bond Indentures, Loan Agreements or otherwise to provide funds to finance the costs of the Project or other improvements to the Seller’s System for the benefit of the Purchaser.

(r) “Prudent Utility Practice” shall mean a particular time (i) any of the practices, methods and acts engaged in or approved by a significant portion of the water supply industry at such time, or within which (ii) in the exercise of reasonable judgment in light of facts known at such time, could have been expected to accomplish the desired results at the lowest reasonable cost consistent with good business practices, reliability, safety and timeliness considering the fact that the Seller is a Missouri Not-For-Profit corporation. Prudent Utility Practice is not intended to be limited to the optimum practice, method or act to the exclusion of all others, but rather to a spectrum of possible practices, methods and acts, having due regard for manufacturers warranties and the requirements of governmental agencies of competent jurisdiction and shall apply not only to functional parts of the System but also to appropriate structures, landscaping, painting, signs, lighting or other facilities and to public relations programs reasonably designed to promote public enjoyment, understanding and acceptance of the System.

(s) “Sellers Rules and Regulations” shall mean those rules and/or regulations

established from time to time by the governing body of Seller for the operation of the Seller's System.

(t) "System Debt Service" means that portion of the Debt Service to be paid during such period that is allocated to the Purchaser, Participating Members and any others purchasing Water from the Seller.

(u) "Trustee" means the bank or trust company acting as trustee under any Bond Indenture.

(v) "Uncontrollable Forces" shall mean any cause beyond the control of the Seller and which by the exercise of due diligence of the Seller is unable to prevent or overcome, including but not limited to an act of God, fire, flood, explosion, earthquake, strike, sabotage, pestilence, or an act of the public enemy, civil or military authority, including court orders, injunctions and orders of governmental agencies with proper jurisdiction, insurrection of governmental agencies with proper jurisdiction, insurrection or riot, an act of the elements, pandemics, failure of equipment, inability of the Seller or any contractor engaged in work on the System to obtain or ship materials or equipment because of the effect of similar causes on suppliers or carriers, or inability of the Seller to sell or issue Bonds.

(w) "Water" shall mean potable treated water meeting applicable purity standards of the State of Missouri Department of Natural Resources, or any other agency having jurisdiction over the same.

(x) "Water Rate" shall mean the amount established by Seller (that may be stated as a rate per each 1,000 gallons of water sold by Seller) taking into consideration the Commodity Costs of the Seller to be charged to the Purchaser.

(y) "Water Supply Contracts" shall mean this Contract and the Water Supply Contracts substantially similar hereto (with such changes as may be necessary to reflect the municipal or corporate nature of the water Purchaser) between the Seller and a Participating Member or other purchaser providing for the purchase and sale of Water from the Seller, as the same may be amended from time to time pursuant thereto.

(z) "System" means, with respect to the Seller, the entire waterworks system owned and operated by the Seller for the needs of the Participating Members, the Purchaser and others, including all appurtenances and facilities connected therewith or relating thereto, together with all extensions, improvements, additions and enlargements thereto hereafter made or acquired by the Seller, and, with respect to the Purchaser, the entire waterworks system or combined waterworks and sewerage system owned and operated by the Purchaser for the needs of the Purchaser and its inhabitants and others, including all appurtenances and facilities connected therewith or relating thereto, together with all extensions, improvements, additions and enlargements thereto hereafter made or acquired by the Purchaser.

Section 2. Effective Date, Term.

This Contract shall be in full force and effect as of _____, 2022, and shall continue for the term through and including December 31, 2041.

PART II

Section 3. Delivery Pressure

Seller agrees to sell and furnish, and Purchaser agrees to purchase, and is entitled to receive Water at a reasonably constant pressure and of a constant rate of flow sufficient to deliver the Purchaser's Entitlement Share to the Purchaser's Point of Delivery from the Seller's System. Emergency failure of pressure or supply due to main supply line breaks, power failures, fire and use of Water to fight fire, earthquake or other catastrophe shall excuse the Seller from this provision for such reasonable period of time that may be necessary to restore service.

Section 4. Delivery of Output, Notification.

Water required to be delivered to Purchaser shall be delivered at the Point(s) of Delivery and at authorized service meter connections in accordance with Seller's Rules and Regulations. Seller agrees to notify Purchaser in writing at least thirty (30) days in advance of the estimated date of initial delivery of water to the Purchaser. The Point(s) of Delivery to be provided by Seller are identified on Schedule B attached hereto.

PART III

Section 5. Connection Charge.

The charge for all agreed upon Points of Delivery to the Project, as shown on Schedule B shall be paid by the Purchaser. The cost of any additional or other Points of Delivery requested by Purchaser at any future date shall also be paid by Purchaser. All connections shall be made in accordance with Seller's Rules and Regulations, but in no event shall a connection charge for additional or other connections be less than the actual cost of making such connection, as determined by Seller.

Section 6. Budget; Monthly Billing and Payment.

(a) At least sixty (60) days before the commencement of each Contract Year, the Seller shall prepare and provide to each Purchaser a budget presenting a detailed estimate of the Commodity Costs and Debt Service for such Contract Year. At the end of each Month of each Contract Year, the Seller shall review its budget of Commodity Costs for the Contract Year, including credits thereto. If the budget does not substantially correspond with actual receipts or expenditures or if there have been or are expected to be at any time during any Contract Year extraordinary receipts, credits or payments of costs substantially affecting the Commodity Costs, the Seller shall prepare and provide to each Purchaser a revised budget of Commodity Costs incorporating adjustments to reflect such receipts, credits, or payments and any payments

required to replenish working capital, which revised budget shall supersede the previous budget of Commodity Costs.

(b) On or before the tenth (10th) day of each Month beginning with the month following the initial Month of the first Contract Year, the Seller shall render to the Purchaser a monthly statement representing Purchaser's share of the Commodity Costs for the prior month.

(c) Any other provisions in this Contract to the contrary notwithstanding, the payments to be made pursuant to paragraph (b) above shall be due and payable by Purchaser at the office of Seller specified in Section 29 of this Contract on or before the 20th day of each Month.

(d) Amounts due and not paid by the Purchaser on or before the 30th day of the Month on which they are due shall bear an additional charge equal to the lesser of one and one-half percent (1.5%) per month, compounded monthly, or the maximum amount permitted under applicable law, until such amount and such additional charge are paid in full.

(e) In the event of any dispute as to any portion of any monthly statement, the Purchaser shall nevertheless pay the full amount shown on such statement when due and shall, within sixty (60) days from the date of such statement give written notice of the dispute to Seller. Such notice shall identify the disputed statement, state the amount in dispute and set forth a full statement on the grounds on which such dispute is based. No adjustment shall be considered or made for disputed charges unless notice is given as aforesaid. The Seller shall give consideration to such dispute and shall advise the Purchaser with regard to the Seller's position relative thereto within thirty (30) days following receipt of such written notice. Upon determination of the correct amount, any difference between such correct amount and such full amount shall be adjusted on the statement next submitted to the Purchaser after such determination pursuant to paragraph (a) above.

PART IV

Section 7. Characteristics of Service.

(a) The Seller will, at all times, operate and maintain its System in an efficient manner and will take such action as may be necessary to furnish the Purchaser with Water in such quantity and quality as is specified herein. Temporary or partial failure to deliver Water shall be remedied with all possible dispatch. In the event of an extended shortage of Water, or if the supply of Water available to the Seller is otherwise diminished over an extended period of time, the supply of Water to Purchaser shall be reduced or diminished in the same ratio or proportion as the supply to all Participating Members or other purchasers of Water from the Seller is reduced or diminished to the extent possible.

(b) This Contract is subject to such rules, regulations or other laws as may be applicable to similar agreements in the State of Missouri, including Seller's Rules and Regulations, and so long as the same are applicable, Seller and Purchaser will collaborate in obtaining such permits, certificates or the like as may be required to comply therewith.

(c) The Seller will establish, to the extent practicable, scheduled periods when the Project shall be shut down for maintenance and will give the Purchaser, whenever possible, at least one hundred twenty (120) days' notice of such periods.

(d) The Seller may temporarily interrupt or reduce delivery of Water from the System if the Seller determines that such interruption or reduction is necessary in case of emergencies affecting the ability of Seller to produce or deliver Water from the Project and in order to install equipment, make repairs and replacements to and make investigations and inspections of or perform maintenance work on the Project.

Except as interrupted or reduced by Uncontrollable Forces, or as otherwise provided in this Contract, the Seller shall operate the System and deliver Water therefrom to the Purchaser in accordance with this Contract and Seller's Rules and Regulations at all times during the term of this Contract.

(e) Nothing contained in this Contract shall be construed to prohibit the Seller from contracting with others for the operation, maintenance or dispatch of its System.

Section 8. Measurement of Water Supply.

The Seller will furnish, install, operate and maintain at Point(s) of Delivery at Purchaser's cost, the necessary metering equipment including a meter house or pit and required devices of standard type for properly measuring the quantity of Water delivered to the Purchaser and such flow controls, valves, and backflow prevention devices as may be required by Seller's Rules and Regulations subject to the approval of the Seller's Consulting Engineer, and the same shall belong to Seller. Seller shall calibrate or test such metering equipment at least annually whenever requested by Purchaser, but not more frequently than every twelve (12) months. A meter not measuring more than two percent (2%) above or below the test result shall be deemed to be accurate. The previous readings of any meter disclosed by test to be inaccurate shall be corrected for the three (3) months previous to such test in accordance with the percentage of inaccuracy found by such test, and billings for such three (3) months shall be adjusted accordingly. If any meter fails to register for any period, the amount of Water furnished during such period shall be deemed to be the amount of Water delivered in the same period of the preceding year or such other amount as may be agreed upon by Seller and Purchaser. In the event that testing is performed at the written request of Purchaser and no inaccuracy of more than two percent (2%) is found, then all costs of such testing shall be paid by Purchaser; otherwise, such costs shall be paid by Seller. Any adjustment when made shall constitute full adjustment of any claim between the Seller and the Purchaser arising out of such inaccuracy of metering equipment. The metering equipment shall be read on or about the last day of each Month.

PART V

Section 9. Standard of Construction and Operation.

The Seller shall operate, maintain and manage its System in an efficient and economical manner consistent with Prudent Utility Practice. The Seller will establish, maintain and collect

rates and charges for Water sold through its System so as to provide revenues at least sufficient, together with available reserves to enable the Seller to make all payments required to be made by it under any Bond Indentures and Loan Agreements and all other lawful charges against or liens on the revenues of the System. The Seller shall use its best efforts to obtain financing through grants or loans and will issue and sell Bonds at such time and from time to time in an aggregate amount sufficient to provide funds for payment of improvements to the System. In connection therewith, each Purchaser shall furnish at its own expense such information and documents, including financial statements, legal opinions and engineering reports, as the Seller shall reasonably request to complete the issuance of Bonds. The Seller shall proceed in accordance with Prudent Utility Practice to obtain all licenses, permits and other rights and regulatory approvals necessary to the construction and operation of the System and shall prosecute such construction with due diligence to completion in accordance with Prudent Utility Practice and plans and specifications prepared or approved by the Consulting Engineer.

Section 10. Records and Accounts.

The Seller shall keep accurate records and accounts of the System and each Project. Said records and accounts shall be subjected to an audit as of the end of and for each Contract Year by a firm of independent certified public accountants selected by the Seller, which firm shall be experienced in waterworks utility accounting. Such firm's audit report shall be submitted to the Seller, with copies to the Purchaser within 180 days after the end of such Contract Year, or when such documents are completed and available.

PART VI

Section 11. Consulting Engineer.

The Seller will retain the Consulting Engineer to make the determinations required by this Contract, any Bond Indentures and any Loan Agreements.

Section 12. Purchaser's Rate Covenant.

Purchaser will, or will take all necessary action to, establish, maintain and collect rates and charges for its System so as to provide revenues at least sufficient to enable the Purchaser to make all payments required by it under this Contract and to pay all other lawful charges or liens on the revenues of its System.

Section 13. Facilities to be provided by the Purchaser and Operation of the Purchaser's System.

(a) The Purchaser shall contract for or provide, operate and maintain, all without cost or expense to the Seller, such water lines, pumps and other facilities as may be necessary to enable it to receive and use Water purchased under this Contract at and from the Point(s) of Delivery, including such protective devices as may be necessary in the reasonable judgment of the Seller to protect the Project and the Seller's System and the System of all other Participating Members from disturbance thereto caused by the Purchaser. Promptly after the end of each fiscal year of the Purchaser, the Purchaser will cause an audit of its System for the preceding fiscal year to be made

by a certified public accountant or firm of certified public accountants employed for that purpose and paid from the revenues generated from the operation of the Purchaser's System. The annual audit will cover in reasonable detail the operation of the Purchaser's System during the fiscal year. Within 30 days after the completion of the annual audit, a copy will be filed in the administrative office of the Purchaser and a copy of the audit will be mailed to the Seller.

(b) The Purchaser will maintain its System in efficient operating condition, will make such improvements, enlargements, extensions and repairs thereto as may be necessary or advisable in accordance with Prudent Utility Practice, will engage experienced and competent management personnel, and will continue to own and operate its System, all in a manner that will enable it to purchase Water from the Seller in accordance with this Contract throughout its term and any extensions thereof.

(c) The Purchaser will duly observe and comply with all valid requirements of any governmental authority relative to any part of its System. The Purchaser will neither create nor suffer to be created any lien or charge upon its System or upon the revenues therefrom that would cause the Purchaser to fail to perform any of its obligations hereunder.

(d) To the extent permitted by law, the Purchaser, in the operation of its System, will carry or cause to be carried such types of insurance as are in accordance with Prudent Utility Practice and as are required by all agreements to which the Purchaser is a party.

(e) The Purchaser will maintain its corporate identity and existence so long as this Contract is in effect, unless another political subdivision or political corporation by operation of law succeeds to the powers, privileges, rights, liabilities, duties and obligations of the Purchaser hereunder.

Section 14. Source of Purchaser's Payments.

The obligation of the Purchaser to make payments to the Seller under this Contract shall be limited to the obligation to make payments from revenues of the Purchaser's System and available utility system reserves. All payments made by the Purchaser pursuant to this Contract shall constitute operation and maintenance expenses of its System. The Purchaser shall not be obligated to levy any taxes, general or special, for the purpose of paying to the Seller any sum due hereunder.

PART VII

Section 15. Sale of Water Not Taken by the Purchaser.

Any Water which the Purchaser is entitled to receive under this Contract but does not take, may be sold by the Seller to any party under such terms and conditions as the Seller in its sole discretion shall determine. The Purchaser shall have no right, by offset, credit or otherwise, to any amounts realized by the Seller in connection with such sale.

Section 16. Other Sales of Water.

It is understood that, as between the Purchaser and the Seller, subject to the provisions of any Bond Indentures and Loan Agreements, the Seller may sell Water which the Purchaser is not entitled to receive pursuant to this Contract on such terms and conditions as the Seller in its discretion shall determine. No sales of Water by Purchaser shall be allowed which might adversely affect the tax exempt status of the interest on Bonds issued by or for the benefit of the Seller or the property of the Seller.

Purchaser may not resell any of the Water purchased under the terms of this Contract except by retail to its regular customers, including any cities or public water supply districts being served at the time this Contract is executed. No other such sale(s) shall be made to any other public water supply district, city, or any other entity operating a water distribution system, except with the prior written consent of Seller, which consent shall not be unreasonably withheld, except those made during emergency conditions. Under those conditions, Purchaser shall notify Seller of such sales within 24 hours.

Section 17. Additional Bonds.

Bonds may be issued and sold by or for the benefit of the Seller in accordance with the provisions of any Bond Indentures and any Loan Agreements at any time and from time to time in the event funds are required to pay all or a portion of the cost of (i) any major renewals, replacements, repairs, additions, improvements, betterments and modifications to the Seller's System necessary, in the opinion of the Consulting Engineer, to keep the Seller's System in good operating condition or to prevent a loss of revenue therefrom, (ii) any major additions, improvements, repairs or modifications to the Seller's System required by any governmental agency having jurisdiction over the Seller's System or for which Seller shall be responsible by virtue of any obligation of the Seller arising out of the contract to which the Seller may be a party relative to the ownership of the Seller's System and (iii) additional water supplies for the Seller's System in any Contract Year to the extent that sufficient funds are not available in any reserves for such purpose under any Bond Indentures or any Loan Agreements. It is the Seller's intent that, if Bonds are sold to finance a project that will benefit only certain members purchasing additional water as a result of the project and not all Purchasers, the revenues derived from newly-contracted Water shall be adequate to pay the principal and interest on the Bonds. The Debt Service paid by all Purchasers (referred to in this document as System Debt Service) will not be increased to pay the costs of a project financed with Bonds where the project benefits only certain Purchasers (referred to in this document as Project Debt Service) notwithstanding any incidental benefit that may accrue to other water purchasers. In the event the proceeds derived from the sale of Bonds exceed in the aggregate the amount of funds required for the purposes for which such Bonds were issued, the excess shall be applied in the manner permitted under the Bond Indentures and Loan Agreements authorizing the issuance of such Bonds.

Section 18. Refunding Bonds.

In the event that the Commodity Costs and/or Debt Service may be reduced by the

refunding at any time of all or from time to time of any Bonds then outstanding or in the event it shall otherwise be advantageous in the opinion of the Seller to refund any Bonds, the Seller may issue and sell, or cause to be issued and sold, refunding bonds.

PART VIII

Section 19. Default by Purchaser, Remedies of the Seller.

(a) In the event Purchaser shall fail to perform any obligation under its Water Purchase Contract, including failure to make to the Seller when due any payment for which provision is made therein, the Seller shall have, in addition to any other rights or remedies it may have under law, the following rights and remedies:

(1) the Seller may bring any suit, action or proceedings in law or in equity, including mandamus and action for specific performance, as may be necessary and appropriate to enforce against Purchaser any covenant, agreement or obligation to make any payment for which provision is made in its Water Purchase Contract, or to collect amounts due pursuant to the Water Purchase Contract;

(2) if such failure shall continue for fifteen (15) days following written notice to Purchaser, upon ten (10) days written notice to such Purchaser, cease and discontinue delivering Water to Purchaser so long as such failure shall continue; provided, however, that any such cessation and discontinuance shall not relieve Purchaser of any obligation under its Water Purchase Contract, including the obligation to pay amounts becoming due on and after the date of such cessation and discontinuance; and

(3) whether or not the Seller shall have ceased and discontinued delivering Water pursuant to clause (2) above, if such failure shall continue for six months following written notice to Purchaser from the Seller specifying such failure, the Seller may at any time thereafter while such failure shall be continuing, upon written notice to Purchaser, terminate such Water Purchase Contract; provided, however, that any such termination shall not relieve Purchaser of the obligation to pay any amounts required to be paid under its Water Purchase Contract with respect to any Month ending on or prior to such termination and for the Month in which such termination shall occur, without proration.

(b) The cessation and discontinuance of the delivery of Water to Purchaser, or the termination of the Water Purchase Contract, shall not change the Entitlement Share of any other Purchaser under contract with Seller.

(c) Each Purchaser agrees to be held jointly and severally liable if another Purchaser defaults in the payments pursuant to this Contract. If a Purchaser defaults in the payment of Debt Service, the Seller may:

- (1) Notify all other Purchasers in writing of the default and stating the Seller's intent to bill each remaining Purchaser as a result of the default; and
- (2) So long as the default continues, bill each remaining Purchaser for a proportionate

amount of the Debt Service that remains unpaid, based on each remaining Purchaser's Entitlement Share.

The remaining Purchasers shall be required to accept and pay for and shall be entitled proportionately to use or otherwise dispose of the Water that was to have been purchased by the defaulting Purchaser.

(d) If a Purchaser defaults in the payment of any other amount due under this Contract, the Seller may:

(1) notify all other Purchasers in writing of the default and stating the Seller's intent to bill each remaining Purchaser as a result of the default; and

(2) adjust the Commodity Costs or portion of Debt Service to account for the unpaid amount.

If the Seller recovers any amount from a defaulting Purchaser, the Seller shall (1) if the recovery is attributable to Debt Service, credit each Purchaser proportionately according to its Entitlement Share, or (2) if the recovery is attributable to any other amount, adjust the Commodity Costs to account for the recovered amount.

Section 20. Default by Seller.

In the event of any default by the Seller in the performance of any of its obligations under this Contract, the Purchaser may bring any suit, action or proceeding in law or in equity, including mandamus, injunction, and action for specific performance as may be necessary or appropriate to enforce such obligation against the Seller, but the same shall not give the Purchaser the right to discontinue the performance of its obligations under this Contract.

Section 21. Abandonment of Remedy, No Waiver.

In the event any action or proceeding taken by the Seller or the Purchaser in connection with any default by the other shall have been discontinued or abandoned for any reason, the Seller and the Purchaser shall be restored to their former positions under this Contract, and all rights, remedies, powers and obligations of the Seller and the Purchaser shall continue as though no such action or proceeding has been taken. The failure of either party to insist in any one or more instances upon strict performance by the other of the Contract or to take advantage of any of its rights hereunder shall not be construed as a waiver of relinquishment.

PART IX

Section 22. Assignment, Sale of Purchaser's System.

(a) This Contract shall inure to the benefit of and be binding upon the respective successors and assigns of the parties to this Contract; provided, however, that except as otherwise provided in this Contract in the event of a default and except for the assignment by the Seller authorized in paragraph (b) below, neither this Contract nor any interest herein shall be transferred or assigned by either party hereto except with the consent in writing of the other. No assignment

or transfer shall relieve the assigning or transferring party of any obligation contained in this Contract. The Purchaser acknowledges that the rights of the Seller to transfer or assign its interest in this Contract may be limited by any Bond Indentures and/or any Loan Agreements.

(b) The Purchaser acknowledges and agrees that the Seller may pledge and assign to the Trustee designated in any Bond Indenture all of the Seller's right, title and interest in and to this Contract and all payments to be made to the Seller by the Purchaser under this Contract as security for the payment of the principal (including sinking fund installments) of and premium, if any, and interest on the Bonds and, upon the execution of such pledge and assignment such Trustee shall have all of the rights and remedies provided to the Seller with respect thereto.

(c) The Purchaser agrees that it will not sell, lease, contract to sell, convey, grant an option to purchase or lease, or otherwise dispose of its System except with prior written consent of the Seller and the delivery of an opinion of nationally recognized bond counsel that such sale or other disposition will not affect the tax-exempt status of the interest on outstanding Bonds. The Purchaser will not cooperate in any effort to detach or exclude any part of the Purchaser from service from the Purchaser's System pursuant to Sections 247.160 or 247.170, RSMo, 1986, as amended, or otherwise.

Section 23. Termination, Amendment.

(a) This Contract may not be terminated by either party hereto under any circumstances, including upon the default of the other party, except as otherwise specifically provided in this Contract.

(b) This Contract may not be amended, modified or otherwise altered in any manner except in writing signed by both parties. The Purchaser acknowledges that Seller's Bond Indentures and/or the Loan Agreements may contain provisions restricting the right of the Seller to amend, modify or alter this Contract, and the Seller shall not amend, modify or alter this Contract except as provided in Seller's Bond Indentures and Loan Agreements.

Section 24. Compliance With Laws.

The Purchaser shall not dispose of Water to which it is entitled pursuant to this Contract in any manner which would cause the sale thereof by the Seller to the Purchaser to contravene any provision of law at the time applicable thereto.

Section 25. Taxes.

In the event that any Federal, State or local tax shall be levied upon the sale and delivery of Water to the Purchaser pursuant to this Contract or upon the Seller measured by the Water sold to the Purchaser or the revenue received by the Seller therefrom, the amount of such tax shall be

added to the next statement rendered to the Purchaser pursuant to Section 6.

Section 26. Governing Law.

This Contract shall be governed by and construed in accordance with the laws of the State of Missouri.

Section 27. Notices and Computation of Time.

Any notice which may be or is required to be given under this Contract shall be deemed properly given if mailed postage prepaid and addressed to the Seller at 28405 East Blue Valley Road Independence, Missouri 64058, (P.O. Box 170, Buckner, Missouri 64016), and to the Purchaser at 711 Main Street, Grain Valley, Missouri 64029. In computing any period of time from such notice, such period shall commence at 12:01 a.m. on the day following the date such notice was mailed. The foregoing designations and addresses to which notices shall be addressed may be changed at any time and from time to time by giving notice as provided above.

Section 28. Addresses for Statements and Payments.

(a) Statements rendered by the Seller pursuant to Section 6 shall be mailed to the Purchaser, addressed as follows: City of Grain Valley, Missouri, 711 Main Street, Grain Valley, Missouri 64029.

(b) Payment of statements rendered by the Seller pursuant to Section 6 shall be made to the Seller by the Purchaser as follows: Tri-County Water Authority P.O. Box 170, Buckner, Missouri 64016 in a manner so that the Seller will have funds available at the opening of business on the day such payment shall become due. Alternative methods of payment to the Seller may be made as directed from time to time by the Seller to the Purchaser.

(c) In the event that any day on which any payment under this Contract shall become due shall be a Saturday or Sunday or a holiday recognized by the Seller, the payment shall be made on the next preceding day which is not a Saturday, Sunday or such holiday.

Section 29. Severability.

In the event that any provision in this Contract is declared illegal or no longer in force by reason of any judgment or order issued by any court or regulatory body of jurisdiction, all remaining provisions of this Contract not affected by such judgment or order shall continue in full force and effect.

Section 30. Reports and Information.

Each party hereto shall furnish to the other party such reports and information concerning its operations as the other party may reasonably request from time to time.

Section 31. Right of Access.

Each party grants to the other party right of access to its premises, at the Points of Delivery initially established as provided in Schedule B, or as may hereafter be established, to install, maintain, operate, repair, and renew any and all equipment, apparatus and devices owned or operated by such other party and necessary in the performance of this Contract.

Section 32. Liability of Seller.

The Seller shall not be liable to the Purchaser for any failure of the Seller to perform its obligations to the Purchaser due to Uncontrollable Forces and in no event shall be liable to the Purchaser for any consequential damages.

Section 33. Cooperative Agreement.

The parties do hereby agree to cooperate in obtaining waterline easements or other interests in real estate to enable Seller to fulfill its obligations hereunder in the construction of the transmission lines or other appurtenances, if any be required. The parties do further agree to execute such additional agreements evidencing this obligation as may be reasonably required by Seller, to enable Seller to acquire easements or other interests in real estate necessary or convenient to it to fulfill its obligations under this agreement.

Section 34. Electronic Storage of Documents.

The Seller and Purchaser agree that the transaction described herein may be conducted and related documents may be sent, received or stored by electronic means. Copies, telecopies, facsimiles, electronic files and other reproductions of original executed documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

CITY OF GRAIN VALLEY, MISSOURI

By _

ATTEST:

STATE OF MISSOURI)

)

COUNTY OF _____)

On this _____ day of _____, 2022, before me the undersigned Notary Public personally appeared Mike Todd, to me personally known, who being by me duly sworn did say that he is the Mayor of the City of Grain Valley, Missouri, and that Jamie Logan is the City Clerk of the City of Grain Valley, Missouri; that the seal affixed to the foregoing instrument is the official seal of said entity, and that the instrument was signed and sealed in behalf of said entity by authority of its governing body, and the said Mayor and City Clerk acknowledged said instrument to be the free act and deed of said entity.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal at my office in _____, Missouri, on the day and year last above written.

Notary Public

SCHEDULE A

Participating Members

Cass County:

PWSD #4 of Cass County
PWSD #5 of Cass County
PWSD #9 of Cass County
PWSD #11 of Cass County
PWSD #12 of Cass County

City of East Lynne
City of Pleasant Hill
City of Lake Winnebago
City of Drexel

Jackson County:

PWSD #12 of Jackson County
PWSD #13 of Jackson County
PWSD #17 of Jackson County
City of Grain Valley
City of Blue Springs
PWSD #1 of Jackson County

SCHEDULE B

Maximum Daily Water Purchase amount shall not exceed 2,000,000 gallons, unless otherwise approved by Seller. There is no Minimum Daily Water Purchase required under this agreement. Debt Service Payments are due monthly, regardless of daily purchases.

The initial connection points for City of Grain Valley shall be:

- (1) Meter Station at Water Tower, 1301 Tyer Road, Grain Valley, Missouri. SEC-28 TWP-49 RNG-30
- (2) Meter Station at Minter Road Water Tower, 6600 Minter Road, Grain Valley, Missouri

The percentage benefit for purposes of calculating allocations of Commodity Costs, Project Debt Service and System Debt Service are:

- (1) Commodity Costs: 9.95%
- (2) Project Debt Service
 - a. 2005 A&C SRF: 27.57%
 - b. 2015 EIARA: 0.00%
 - c. 2016 SRF: 0.00%
- (3) System Debt Service: 0.00%

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

MEETING DATE	08/22/2022	
BILL NUMBER	B22-21	
AGENDA TITLE	AN ORDINANCE CHANGING THE ZONING ON APPROXIMATELY 7.53 ACRES FROM DISTRICT R-3 PUD (MULTI-FAMILY RESIDENTIAL DISTRICT – PLANNED UNIT DEVELOPMENT) TO DISTRICT R-3P (MULTI-FAMILY RESIDENTIAL DISTRICT – PLANNED OVERLAY DISTRICT) AND APPROVAL OF THE PRELIMINARY DEVELOPMENT PLAN/PLAT FOR THE LOFTS AT CREEKSIDE LANDING	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT DEPARTMENT	
PRESENTER	MARK TROSEN, DIRECTOR	
FISCAL INFORMATION	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	The proposed development will consist of four (4) apartment buildings containing 24 units in each building; three (3) four-plex buildings and one duplex. The total number of units on the property is 110. The development site is generally located east of NW Sni-A-Bar Parkway where NW Sni-A-Bar Blvd. dead ends to the east.	
BACKGROUND	The Preferred Land Use Map in the City's Comprehensive Plan illustrates this area as multi-family residential. The proposed change in zoning and development plan is consistent with the Comprehensive Plan. The Board of Aldermen approved Ordinance 1870 on December 18,2006 changing the zoning from District A (Agriculture) to R-3 PUD (Multi-Family, Planned Unit Development). The approved PUD plan contained 17 buildings consisting of two, three and four units to a building with a total of 56 units for the total development.	
SPECIAL NOTES	According to Section 400.200 of the City's zoning regulations, a Planned Overlay District shall provide latitude and flexibility in location of buildings, structures, open spaces, play areas, parking, roads, drives, variations in setback and yard requirements.	

ANALYSIS	Please refer to Staff Report
PUBLIC INFORMATION PROCESS	Public Notice was given in the Examiner as required by State Statute and property owners of record within 185 feet of the rezoning area were notified by letter.
BOARD OR COMMISSION RECOMMENDATION	The Planning and Zoning Commission held a public hearing on Wednesday, June 8, 2022. The Commission recommended approval by a vote of 3 to 1 on the rezoning and the preliminary development plan and plat with Staff conditions and continue privacy fence along the east property line adjacent to the Royer property.
DEPARTMENT RECOMMENDATION	Staff Recommends Approval with the condition that a wall or privacy fence at least 6 feet in height is constructed along the north and west property lines in addition to an ornamental screen of trees and shrubs. Also, revisions are needed to the plat, as noted.
REFERENCE DOCUMENTS ATTACHED	Ordinance, Revised Preliminary Development Plan, Revised Preliminary Landscape Plan, Revised Plat, Building Elevations, Application, Staff Report

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B22-21

ORDINANCE NO.
SECOND READING
FIRST READING

AN ORDINANCE CHANGING THE ZONING ON APPROXIMATELY 7.53 ACRES FROM DISTRICT R-3 PUD (MULTI-FAMILY RESIDENTIAL DISTRICT – PLANNED UNIT DEVELOPMENT) TO DISTRICT R-3P (MULTI-FAMILY RESIDENTIAL DISTRICT – PLANNED OVERLAY DISTRICT) AND APPROVAL OF PRELIMINARY DEVELOPMENT PLAN/PLAT FOR THE LOFTS AT CREEKSIDE LANDING

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

WHEREAS, a public hearing was held on June 8, 2022 in which the Planning and Zoning Commission recommended approval of the zoning change to District R-3p (Multi-Family Residential District – Planned Overlay District) on approximately 7.53 acres and approval of Preliminary Development Plan and Plat for the Lofts at Creekside Landing; and

WHEREAS, a public hearing concerning said matter was held at the Grain Valley City Hall in Grain Valley, Missouri at or around 7:00 p.m. on July 11, 2022; and

WHEREAS, in reviewing the City's 2014 Comprehensive Plan, the proposed rezoning and preliminary development plan would be consistent with the character and intent of the long range plan; and

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

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

SECTION 1: The zoning for the property generally described below is hereby established as District R-3p (Multi-Family Residential District – Planned Overlay District).

Legal Description:

BEING PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 49, RANGE 30, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 01 DEGREE 52 MINUTES 02 SECONDS WEST ALONG THE WEST LINE, 1210.78 FEET; THENCE SOUTH 88 DEGREES 07 MINUTES 58 SECONDS EAST, 21.34 FEET TO THE SOUTHWEST CORNER OF LOT 50, "CREEKSIDE LANDING" 2ND PLAT, A SUBDMSION OF LAND IN SECTION 34, TOWNSHIP 49, RANGE 30, GRAIN VALLEY, JACKSON COUNTY, MISSOURI; THENCE NORTH 82 DEGREES

06 MINUTES 52 SECONDS EAST, 142.60 FEET TO THE SOUTHEAST CORNER OF LOT 50 IN SAID "CREEKSIDO LANDING"; THENCE NORTH 10 DEGREES 27 MINUTES 14 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 50, 14.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EASTERLY LINE OF SAID LOT 50, NORTH 10 DEGREES 27 MINUTES 14 SECONDS WEST, 42.20 FEET; THENCE NORTH 01 DEGREES 52 MINUTES 38 SECONDS EAST ALONG THE EAST LINE OF SAID CREEKSIDO LANDING, 393.73 FEET; THENCE SOUTH 89 DEGREES 13 MINUTES 26 SECONDS EAST ALONG THE SOUTH LINE OF SAID CREEKSIDO LANDING, 788.99 FEET; THENCE SOUTH 00 DEGREES 46 MINUTES 16 SECONDS WEST, 450.16 FEET TO THE NORTHERLY LINE OF A TRACT OF LAND AS RECORDED IN DOCUMENT NO. 2016E0085210 AT JACKSON COUNTY, MISSOURI RECORDER'S OFFICE; THENCE ALONG THE FOLLOWING FOUR COURSES OF SAID DOCUMENT NO. 2016E0085210, COURSE ONE (1): NORTH 45 DEGREES 27 MINUTES 07 SECONDS WEST, 139.32 FEET; COURSE TWO (2): SOUTH 77 DEGREES 41 MINUTES 49 SECONDS WEST, 307.54 FEET TO A POINT OF CURVATURE; COURSE THREE (3): ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 650.00 FEET AND A DISTANCE OF 162.78 FEET; COURSE FOUR (4): NORTH 87 DEGREES 57 MINUTES 16 SECONDS WEST, 226.77 FEET TO THE POINT OF BEGINNING. CONTAINING 7.53 ACRES, MORE OR LESS.

SECTION 2: The Board of Aldermen approves the preliminary development plan and plat for The Lofts at Creekside Landing with recommendation and conditions from the Planning and Zoning Commission.

SECTION 3: This ordinance shall be in full force and effect from and after its passage by the Board of Aldermen and approval by the Mayor.

Read two times and PASSED by the Board of Aldermen this ___ day of _____, 2022, the aye and nay votes being recorded as follows:

ALDERMAN BASS	_____	ALDERMAN CLEAVER	_____
ALDERMAN SKINNER	_____	ALDERMAN KNOX	_____
ALDERMAN ARNOLD	_____	ALDERMAN MILLS	_____

Mayor _____ (in the event of a tie only)

Approved as to form:

 Lauber Municipal Law
 City Attorney

 Mike Todd
 Mayor

ATTEST:

 Jamie Logan
 City Clerk



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

PLANNING & ZONING APPLICATION

PROJECT INFORMATION

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

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

Description of Request: Rezoning to R3P and preliminary plat

APPLICANT INFORMATION

Name: Bryan Rahn

Company: Blue Springs Safety Storage South II LLC

Address: 1120 Eagles Ridge Blvd Grain Valley, Mo 64029

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

Property Owner: Blue Springs Safety Storage South II LLC

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

Type of Application: Check Type & Submit Corresponding Requirements	Submittal Requirement List:	
<input checked="" 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 checked="" type="checkbox"/> Preliminary Plat 1 • 3 • 4 • 14	5	Preliminary Development/ Site Plan (6 copies)
<input 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"/> Vacation of Right-of-way or Easement 1 • 14 • 16 • 17	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
Note: 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
	16	Survey of vacation area
	17	Utility Comment Form - City will provide form

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

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

Code: _____
 Applicant's Signature _____

4/11/22
 Date _____

Applicant's Signature _____

Date _____

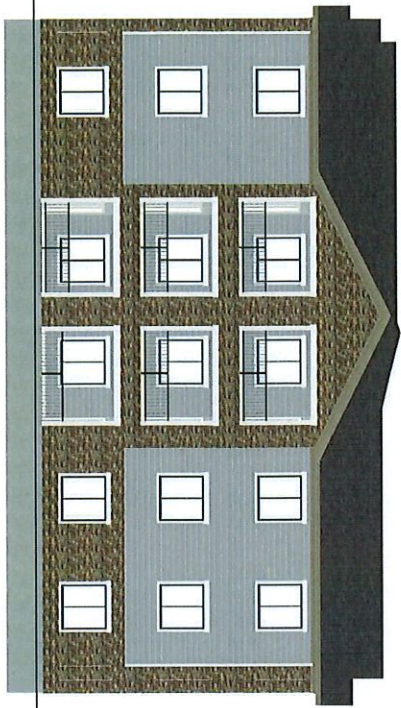
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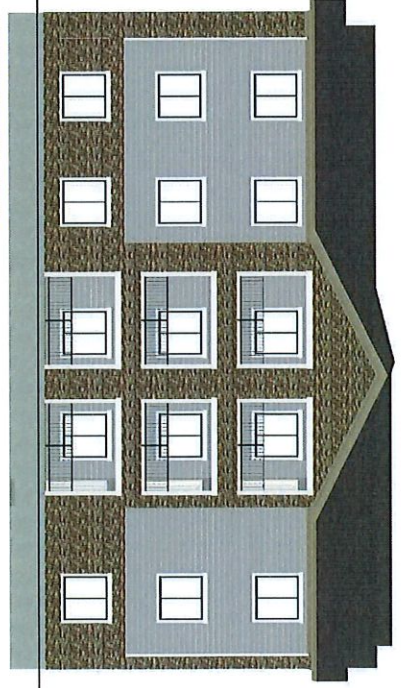
E-1	SHEET:	SCALE:	DATE: 5/20/2022	Ward Development 1120 Eagles Ridge Blvd Grain Valley, Mo 64029	24 UNIT BUILDING ELEVATIONS	CREEKSIDE GRAIN VALLEY, MO	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">REVISION TABLE</th> </tr> <tr> <th style="font-size: small;">NUMBER</th> <th style="font-size: small;">DATE</th> <th style="font-size: small;">DESCRIPTION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISION TABLE			NUMBER	DATE	DESCRIPTION															
REVISION TABLE																												
NUMBER	DATE	DESCRIPTION																										



BUILDING HEIGHT



ARTIST RENDERING - LEFT



ARTIST RENDERING - RIGHT

REVISION TABLE		
NUMBER	DATE	REVISION DESCRIPTION

CREEKSIDE
GRAIN VALLEY, MO

24 UNIT BUILDING
ELEVATIONS

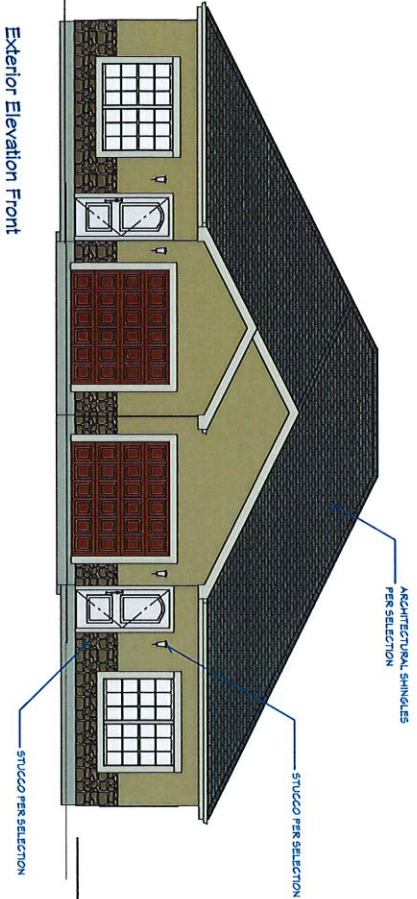
Ward Development
1120 Eagles Ridge Blvd
Grain Valley, Mo 64029

DATE: 5/20/2022
SCALE: 1/8" = 1'-0"
SHEET: E-2



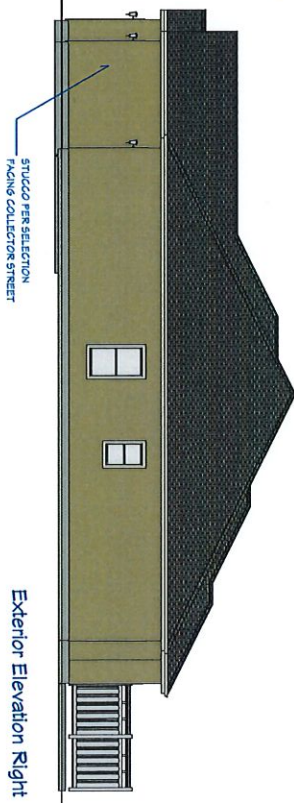
TOWNHOMES

Exterior Elevation Front



VILLA

Exterior Elevation Right



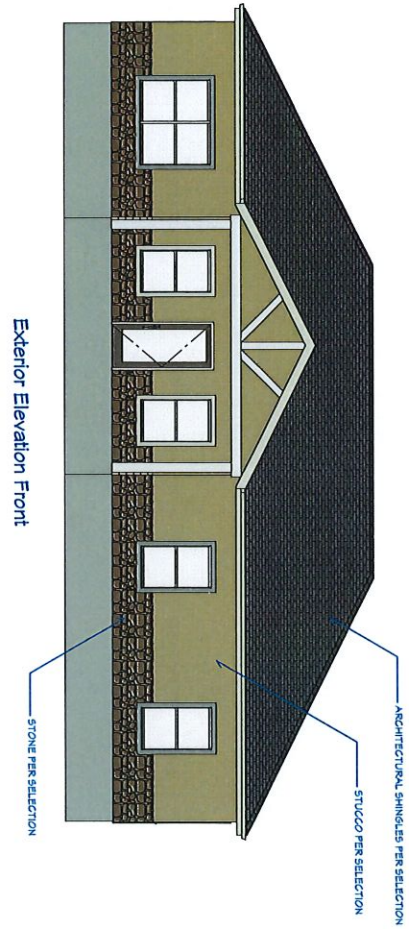
REVISION TABLE		
NUMBER	DATE	DESCRIPTION

CREEKSIDE
GRAIN VALLEY, MO

TOWNHOME & VILLA
ELEVATIONS

Ward Development
1120 Eagles Ridge Blvd
Grain Valley, Mo 64029

DATE: 5/20/2022
SCALE: A-1
SHEET: A-1

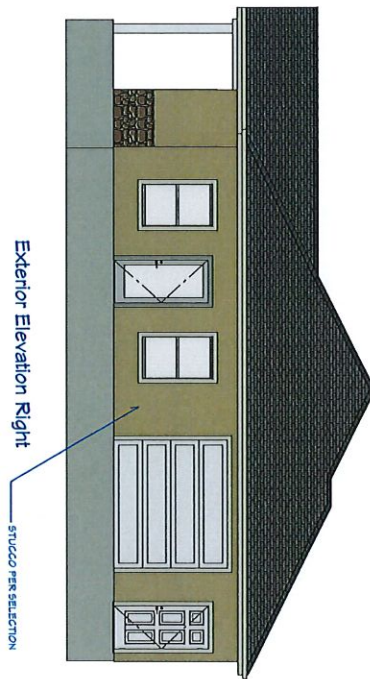


Exterior Elevation Front

ARCHITECTURAL SHINGLES PER SELECTION

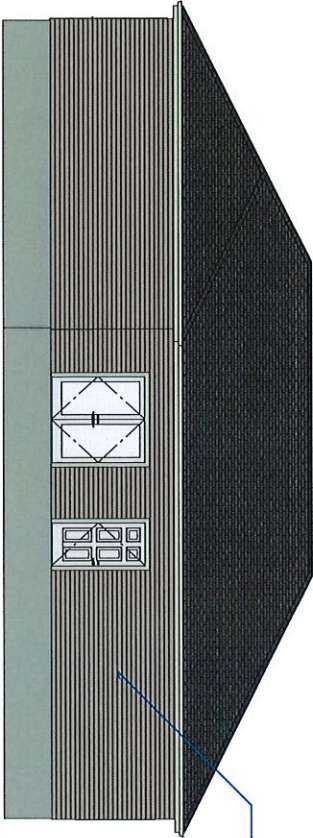
STUCCO PER SELECTION

STONE PER SELECTION



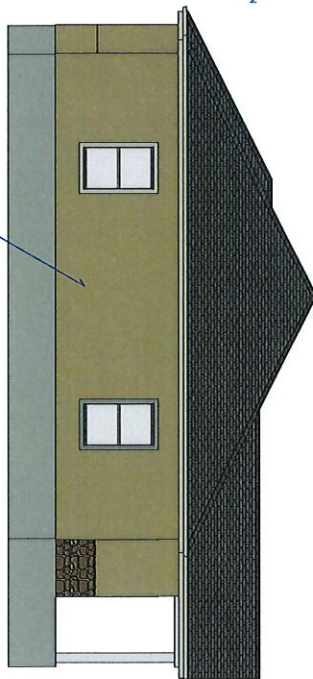
Exterior Elevation Right

STUCCO PER SELECTION



Exterior Elevation Back

SIDING PER SELECTION



Exterior Elevation Left

STUCCO PER SELECTION
AS REQUIRED FOR COLLECTION STREET

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

CREEKSIDE
GRAIN VALLEY, MO

CLUBHOUSE ELEVATIONS

Ward Development
1120 Eagles Ridge Blvd
Grain Valley, Mo 64029

DATE:
5/20/2022

SCALE:

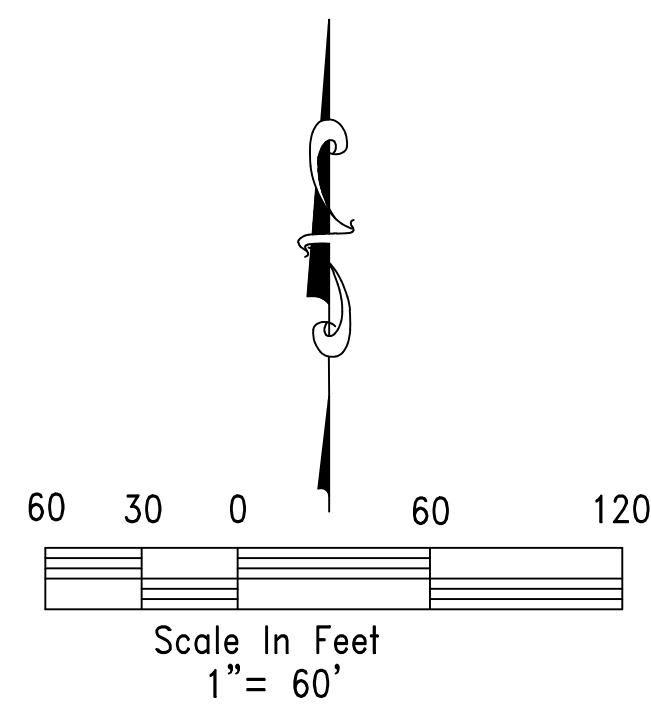
SHEET:

A-2

FINAL PLAT

THE LOFTS AT CREEKSIDE LANDING

PART OF THE SW 1/4 SECTION 34 TOWNSHIP 49 RANGE 30 GRAIN VALLEY, JACKSON COUNTY, MISSOURI



- LEGEND**
- M - MEASURED
 - R - RECORD
 - RAD - RADIUS
 - L - ARC LENGTH
 - U/E - UTILITY EASEMENT
 - 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.

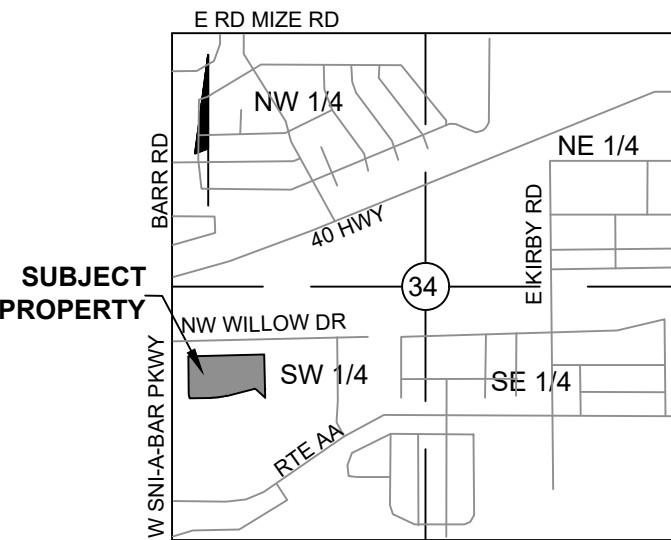
STATE PLANE COORDINATES

- ① 317304.438 874436.508
 - ② 317305.694 874396.362
 - ③ 317371.188 874398.410
 - ④ 317369.893 874438.963
 - ⑤ 317369.893 874438.963
- 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 0.9999137.

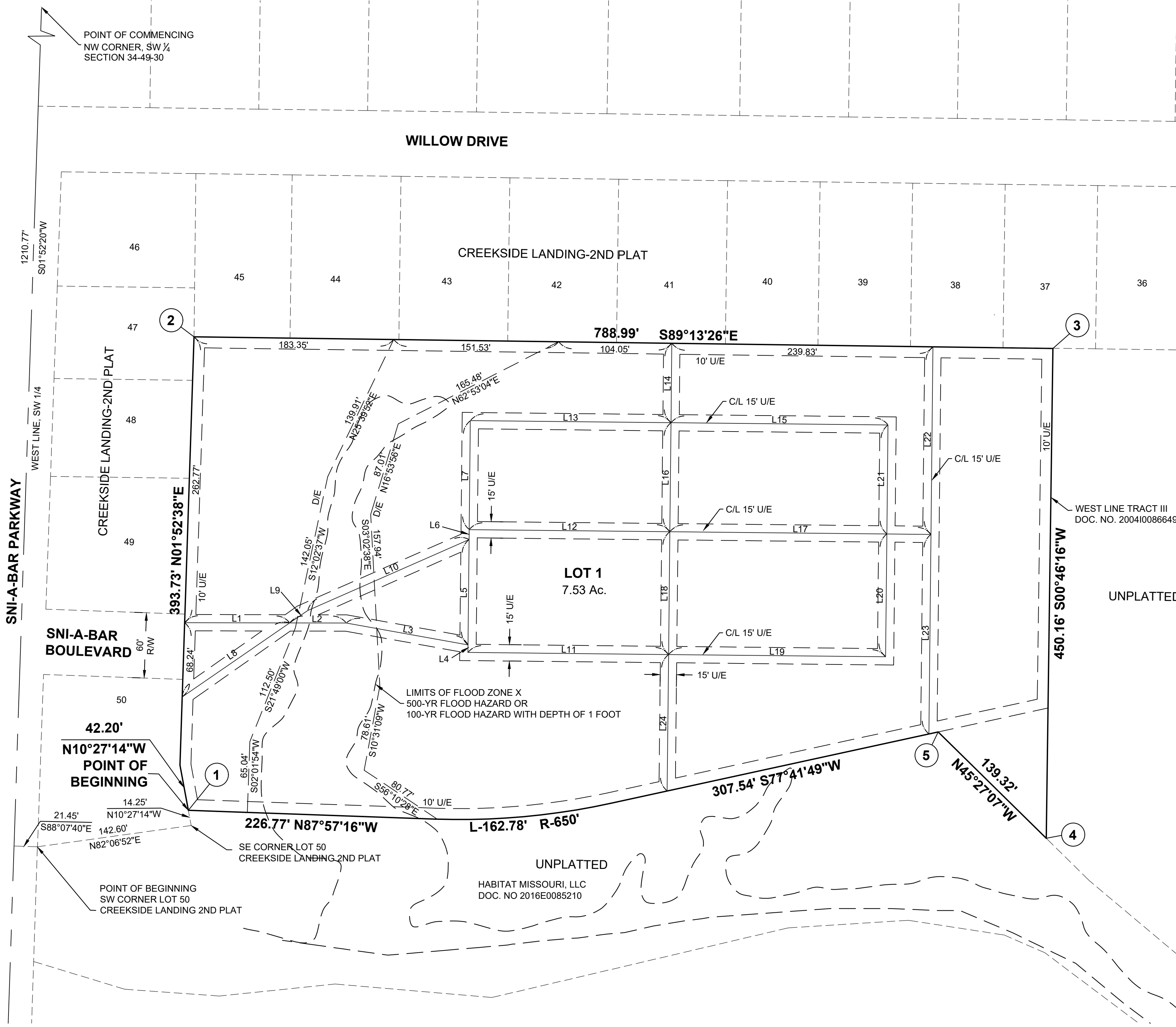
- NOTES:**
1. THE SUBJECT PROPERTY CONTAINS 7.53 ACRES MORE OR LESS.
 2. PARENT TRACT AS RECORDED IN DOCUMENT NO. 2016E0014895.

FLOOD STATEMENT:
A PART OF THE SUBJECT PROPERTY LIES IN AN AREA LABELED ZONE "AE" (FLOODPLAIN WITH BASE FLOOD ELEVATION) AND IN AREA LABELED ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS DETERMINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBERS 29095C0338G MAP REVISED DATE JANUARY 20, 2017 AND 29095C0339G REVISED DATE JANUARY 20, 2017.

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



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



LINE	LENGTH	BEARING
L1	96.47	S89°52'28"E
L2	51.87	S89°52'28"E
L3	113.72	S79°49'28"E
L4	8.94	N00°35'53"E
L5	96.76	N00°35'53"E
L6	9.17	N00°35'53"E
L7	100.14	N00°35'53"E
L8	119.86	N55°26'18"E
L9	20.12	N55°26'18"E
L10	161.91	N66°17'00"E
L11	184.33	N89°24'07"W
L12	184.33	S89°24'07"E
L13	184.33	S00°35'53"W
L14	72.99	S00°35'53"W
L15	199.33	S89°24'07"E
L16	100.14	S00°35'53"W
L17	239.83	S89°24'07"E
L18	112.38	S00°35'53"W
L19	199.33	N89°24'07"W
L20	112.38	S00°35'53"W
L21	100.14	S00°35'53"W
L22	172.38	S00°35'53"W
L23	183.38	S00°35'53"W
L24	125.45	S00°35'53"W

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

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

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

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

EASEMENT DEDICATION:
AN EASEMENT IS HEREBY GRANTED TO THE CITY OF GRAIN VALLEY, MISSOURI, FOR THE PURPOSE OF LOCATING, CONSTRUCTING, OPERATING, AND MAINTAINING FACILITIES FOR WATER, GAS, ELECTRICITY, SEWAGE, TELEPHONE, CABLE TV AND SURFACE DRAINAGE, INCLUDING, BUT NOT LIMITED TO, UNDERGROUND PIPES AND CONDUITS, PAD MOUNTED TRANSFORMERS, SERVICES PEDESTALS, ANY OR ALL OF THEM UPON, OVER, UNDER AND ALONG THE STRIPS OF LAND DESIGNATED UTILITY EASEMENTS (U/E), PROVIDED THAT THE EASEMENT GRANTED HEREIN IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS. ANY UTILITIES LOCATED WITHIN THE DESIGNATED UTILITY EASEMENTS, BY VIRTUE OF THEIR EXISTENCE, DO HEREBY COVENANT, CONSENT, AND AGREE THAT THEY SHALL BE SUBORDINATE TO SAID PUBLIC RIGHT OF WAY IN THE EVENT THAT ADDITIONAL PUBLIC RIGHT OF WAY IS DEDICATED OVER THE LOCATION OF THE UTILITY EASEMENT, WHERE OTHER EASEMENTS ARE DESIGNATED FOR A PARTICULAR PURPOSE, THE USE THEREOF SHALL BE LIMITED TO THAT PURPOSE ONLY. ALL OF THE ABOVE EASEMENTS SHALL BE KEPT FREE FROM ANY AND ALL OBSTRUCTIONS WHICH WOULD INTERFERE WITH THE CONSTRUCTION OR RECONSTRUCTION AND PROPER, SAFE AND CONTINUOUS MAINTENANCE OF THE AFORESAID USES AND SPECIFICALLY THERE SHALL NOT BE BUILT THEREON OR THEREOVER ANY STRUCTURE (EXCEPT DRIVEWAYS, PAVED AREAS, GRASS, SHRUBS AND FENCES) NOR SHALL THERE BE ANY OBSTRUCTION TO INTERFERE WITH THE AGENTS AND EMPLOYEES OF GRAIN VALLEY, MISSOURI, AND ITS FRANCHISED UTILITIES FROM GOING UPON SAID EASEMENT AND AS MUCH OF THE ADJOINING LANDS AS MAY BE REASONABLY NECESSARY IN EXERCISING THE RIGHTS GRANTED BY THE EASEMENT. NO EXCAVATION OF FILL SHALL BE MADE OR OPERATION OF ANY KIND OR NATURE SHALL BE PERFORMED WHICH WILL REDUCE OR INCREASE THE EARTH COVERAGE OVER THE UTILITIES ABOVE STATED OR THE 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:
PART OF A TRACT OF LAND DESCRIBED IN BOOK I-2703, AT PAGE 2088 AND IN BOOK I-3082, AT PAGE 981 IN THE OFFICE OF THE RECORDER OF DEEDS IN JACKSON COUNTY, MISSOURI, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 49, RANGE 30, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, SOUTH 01 DEGREE 52 MINUTES 20 SECONDS WEST ALONG THE WEST LINE, 1210.77 FEET; THENCE SOUTH 88 DEGREES 07 MINUTES 40 SECONDS EAST, 21.45 FEET TO THE SOUTHWEST CORNER OF LOT 50, "CREEKSIDE LANDING" 2ND PLAT, A SUBDIVISION OF LAND IN SECTION 34, TOWNSHIP 49, RANGE 30, GRAIN VALLEY, JACKSON COUNTY, MISSOURI; THENCE NORTH 82 DEGREES 06 MINUTES 52 SECONDS EAST, 142.60 FEET TO THE SOUTHEAST CORNER OF LOT 50 IN SAID "CREEKSIDE LANDING"; THENCE NORTH 10 DEGREES 27 MINUTES 14 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 50, 14.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE EASTERLY LINE OF SAID LOT 50, NORTH 10 DEGREES 27 MINUTES 14 SECONDS WEST, 42.20 FEET; THENCE NORTH 01 DEGREES 52 MINUTES 38 SECONDS EAST ALONG THE EAST LINE OF SAID CREEKSIDE LANDING, 393.73 FEET; THENCE SOUTH 89 DEGREES 13 MINUTES 26 SECONDS EAST ALONG THE SOUTH LINE OF SAID CREEKSIDE LANDING, 788.99 FEET; THENCE SOUTH 10 DEGREES 48 MINUTES 16 SECONDS WEST, 450.16 FEET TO THE NORTHERLY LINE OF A TRACT OF LAND AS RECORDED IN DOCUMENT NO. 2016E0085210 AT JACKSON COUNTY, MISSOURI RECORDER'S OFFICE; THENCE ALONG THE FOLLOWING FOUR COURSES OF SAID DOCUMENT NO. 2016E0085210, COURSE ONE (1): NORTH 45 DEGREES 27 MINUTES 07 SECONDS WEST, 139.32 FEET; COURSE TWO (2): SOUTH 77 DEGREES 41 MINUTES 49 SECONDS WEST, 307.54 FEET TO A POINT OF CURVATURE; COURSE THREE (3): ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 650.00 FEET AND A DISTANCE OF 162.78 FEET; COURSE FOUR (4): NORTH 87 DEGREES 57 MINUTES 16 SECONDS WEST, 226.77 FEET TO THE POINT OF BEGINNING, CONTAINING 7.53 ACRES, MORE OR LESS, PREPARED ON MARCH 30, 2022 BY ROGER A. BACKKUES, PLS-2134.

ACKNOWLEDGEMENT:
IN WITNESS WHEREOF, BLUE SPRINGS SAFETY STORAGE SOUTH II, LLC, A MISSOURI LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MEMBER THIS ___ DAY OF ___, 202__.

MEMBER - _____
STATE OF MISSOURI)
COUNTY OF JACKSON)

ON THIS ___ DAY OF ___, 202__, BEFORE ME APPEARED _____, MEMBER OF BLUE SPRINGS SAFETY STORAGE SOUTH II, LLC, A MISSOURI LIMITED LIABILITY COMPANY TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT; AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS FREE ACT AND DEED.

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

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

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

COMMUNITY DEVELOPMENT DIRECTOR - MARK TROSEN _____ DATE _____

THESE EASEMENTS AND RIGHT OF WAY ACCEPTED BY THE GOVERNING BODY OF GRAIN VALLEY, MISSOURI THIS ___ DAY OF ___, 202__.

MAYOR - MIKE TODD _____ CITY CLERK - JAMIE LOGAN _____

COUNTY APPROVALS:

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

	DATE: JUNE 29, 2022	THE LOFTS AT CREEKSIDE LANDING GRAIN VALLEY, JACKSON COUNTY, MISSOURI
	DEVELOPER	
BLUE SPRINGS SAFETY STORAGE SOUTH II LLC 1120 NW EAGLE RIDGE BLVD GRAIN VALLEY, MO 64029		PROJECT NO. 22-204 SHEET 1 OF 1 THE LOFTS AT CREEKSIDE LANDING, GRAIN VALLEY, MO

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**BOA STAFF REPORT
THE LOFTS AT CREEKSIDE LANDING
JULY 11, 2022**

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

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

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

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

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

- 1) There are four buildings that will contain 24 units in each building, three 4-plexes and one duplex for a total of 110 units. The total land area is 7.53 acres. This yields 14.6 units per acre. The City zoning regulations allows up to 19.6 units per acre for R-3.
- 2) The development proposes a community building, swimming pool, playground, and pickle ball courts. There is also a courtyard in the center of the four three-story building. There are proposed sidewalks within the development for residents to access these amenities. There is approximately 51% of the site that will be pervious or green space.

PAGE 2

STAFF REPORT, THE LOFTS AT CREEKSIDE LANDING

- 3) The City regulations require that 220 parking spaces be provided for the number of units proposed. With the garages, the proposed development plan illustrates 255 spaces. There are 8 spaces that will be designated as ADA around the three-story buildings. There are also two designated ADA spaces at the community building.
- 4) There is no longer a proposed looped public street to serve the buildings. The interior parking lot will be private and maintained by the property owner.
- 5) The minimum landscaping requirements for multi-family developments are one (1) tree and two (2) shrubs per 7,500 square feet of total lot area. Based on this calculation, the code requirement would be 44 trees and 88 shrubs. The preliminary development plan illustrates 44 trees and 89 shrubs. The plan also proposes the required parking lot landscaping of 11 trees.
- 6) In District P, the development shall be screened from abutting or adjoining properties zoned for residential use by a wall or fence at least six (6) feet in height. The area adjacent to such wall or fence shall be planted with trees and shrubs to form an ornamental screen and trees and shrubs shall be maintained by the developer. The property to the north and west is zoned District R-2 (Duplex Residential). **The preliminary landscaping plan will need to be amended to show the type of fence or wall and ornamental screening along the north and west property lines.**
- 7) The applicant has submitted the building elevations showing the general style, size and exterior construction materials of the buildings proposed. The proposed height of the three-story building is approximately 40 feet. In District R-3, the maximum height allowed is 45 feet. The exterior building materials are stucco, stone, and siding. These materials are acceptable exterior building materials per city regulations.
- 8) In reviewing the plat, the following revisions are needed:
 - The distance from the point of commencing to the second course don't match between the drawing and description.
 - Where the west line is referenced in the first course should state "along the west line of said SW ¼".
 - The drawing needs to show the bearing and distance for the south line of Lot 50.
 - In the City Acknowledgements, the Mayor is now Mike Todd.

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

PLANNING AND ZONING COMMISSION: The Commission held a public hearing on June 8, 2022. Frances Royer addressed the Commission. Mr. Royer owns the property to the east.



PAGE 3

STAFF REPORT, THE LOFTS AT CREEKSIDE LANDING

Mr. Royer sold this property to the developer. Mr. Royer asked where the fence and screening is proposed. Mr. Royer asked if a barrier could be installed between his property and this development. He requested that the same privacy fence that is installed along the north property line be installed along the east property line.

The Commission by a vote of 3 to 1 recommends approval to the Board of Aldermen with the staff recommendations and with the condition to continue the same privacy fence along the east property line adjacent to the Royer property.

The applicant has revised the preliminary development plan, preliminary landscaping plan and the plat to include the recommendations above. These plans and plat were included in the BOA July 11th meeting packet.

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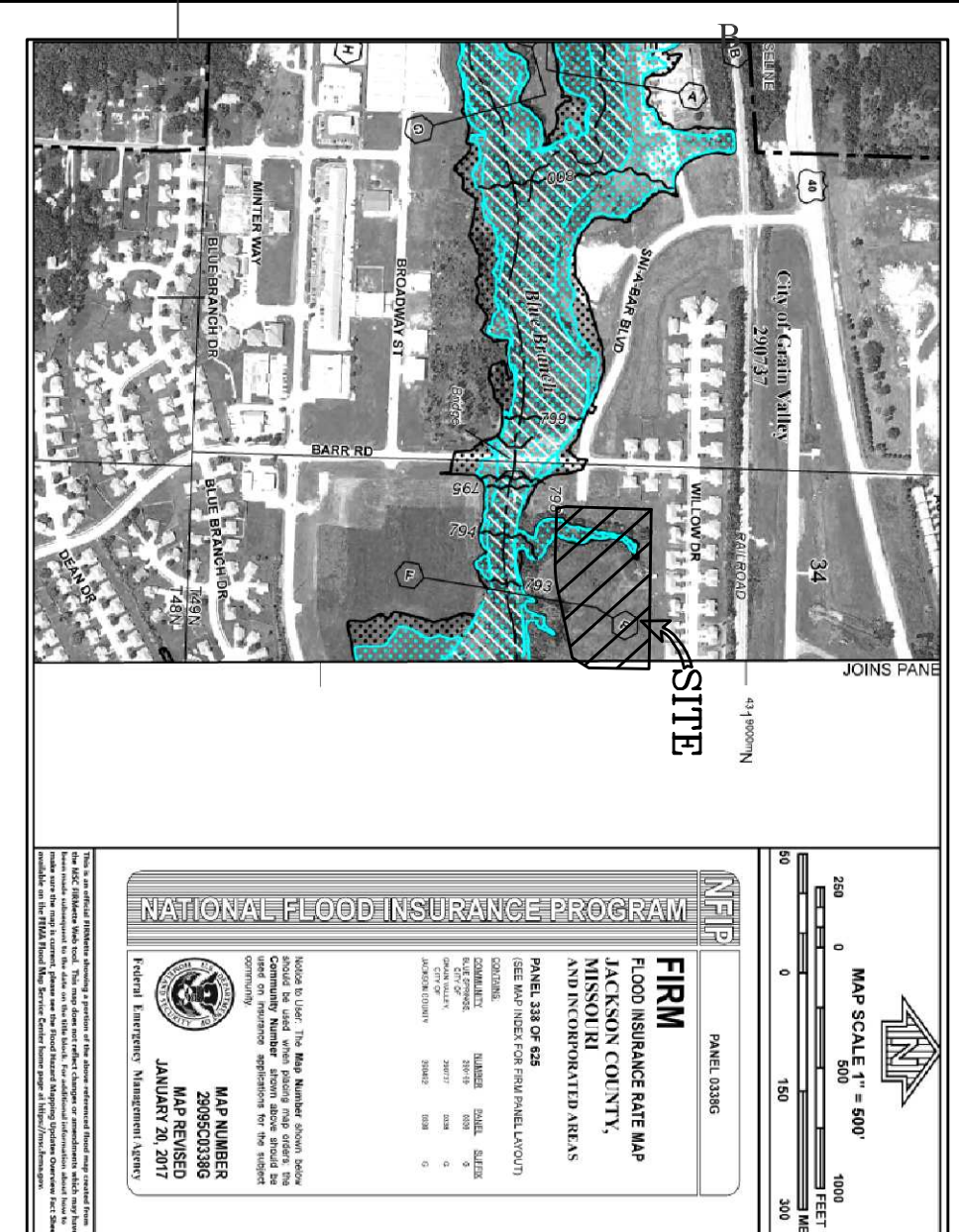
PRELIMINARY DEVELOPMENT PLAN FOR THE LOFTS AT CREEKSIDE LANDING GRAIN VALLEY, JACKSON COUNTY, MISSOURI

POINT OF COMMENCING
NW CORNER, SW 1/4
SECTION 34-49-30

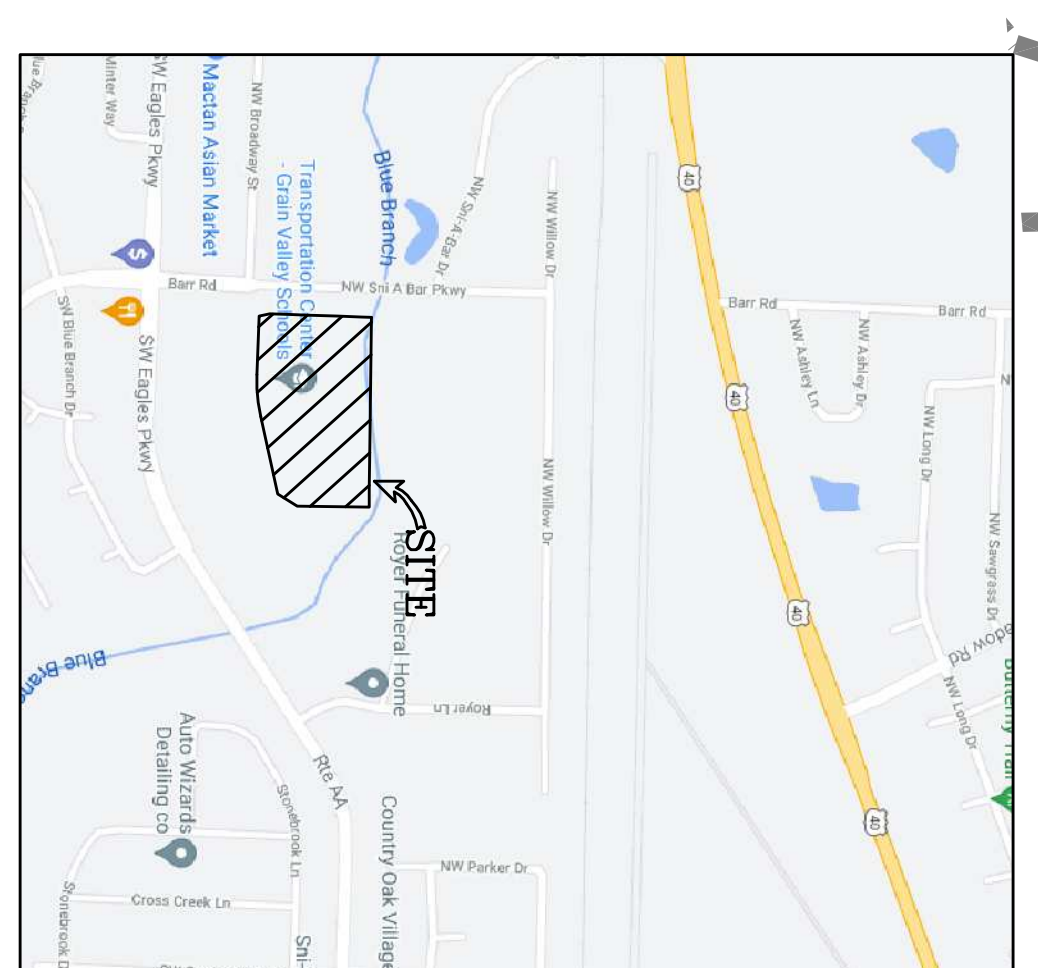
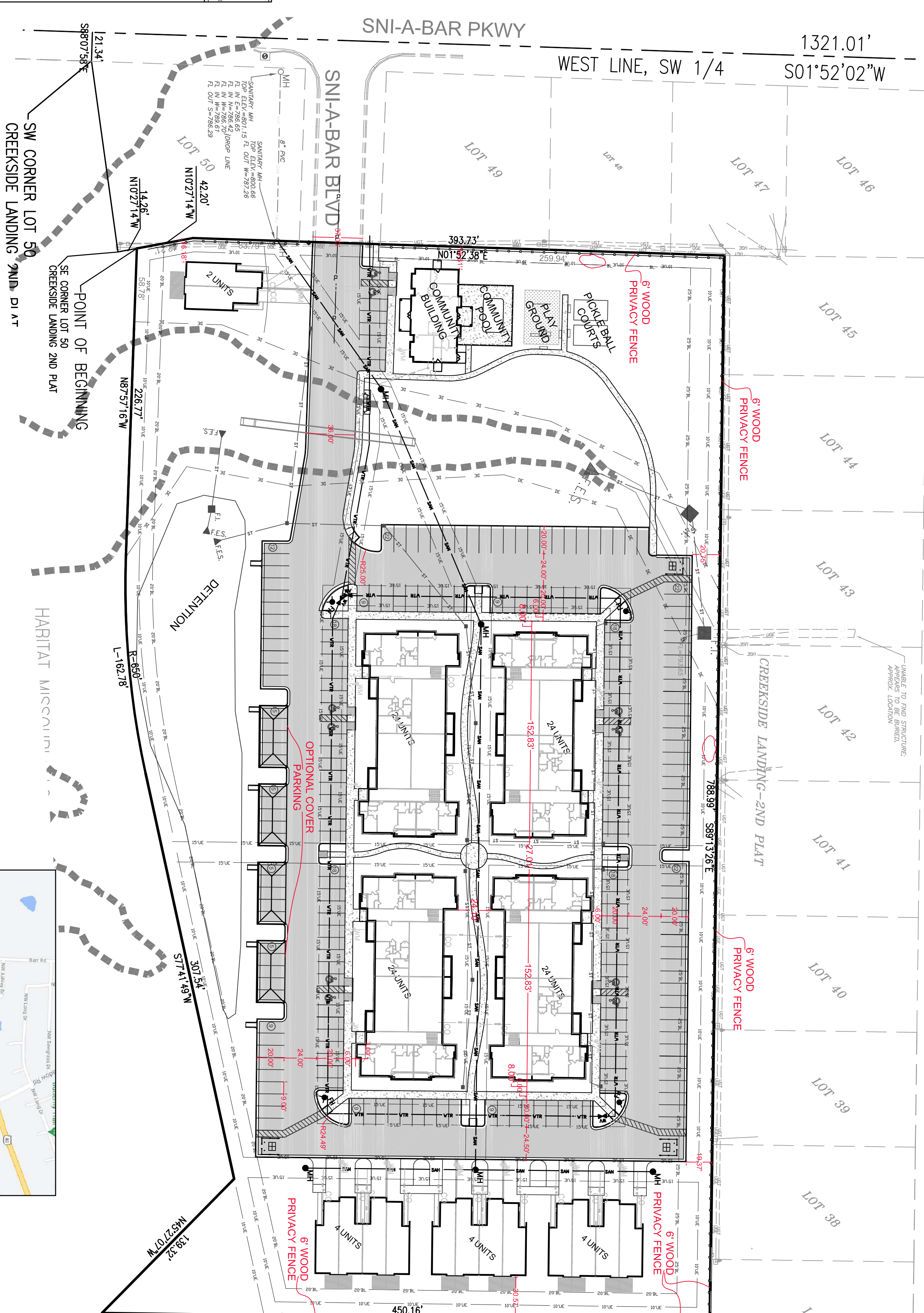
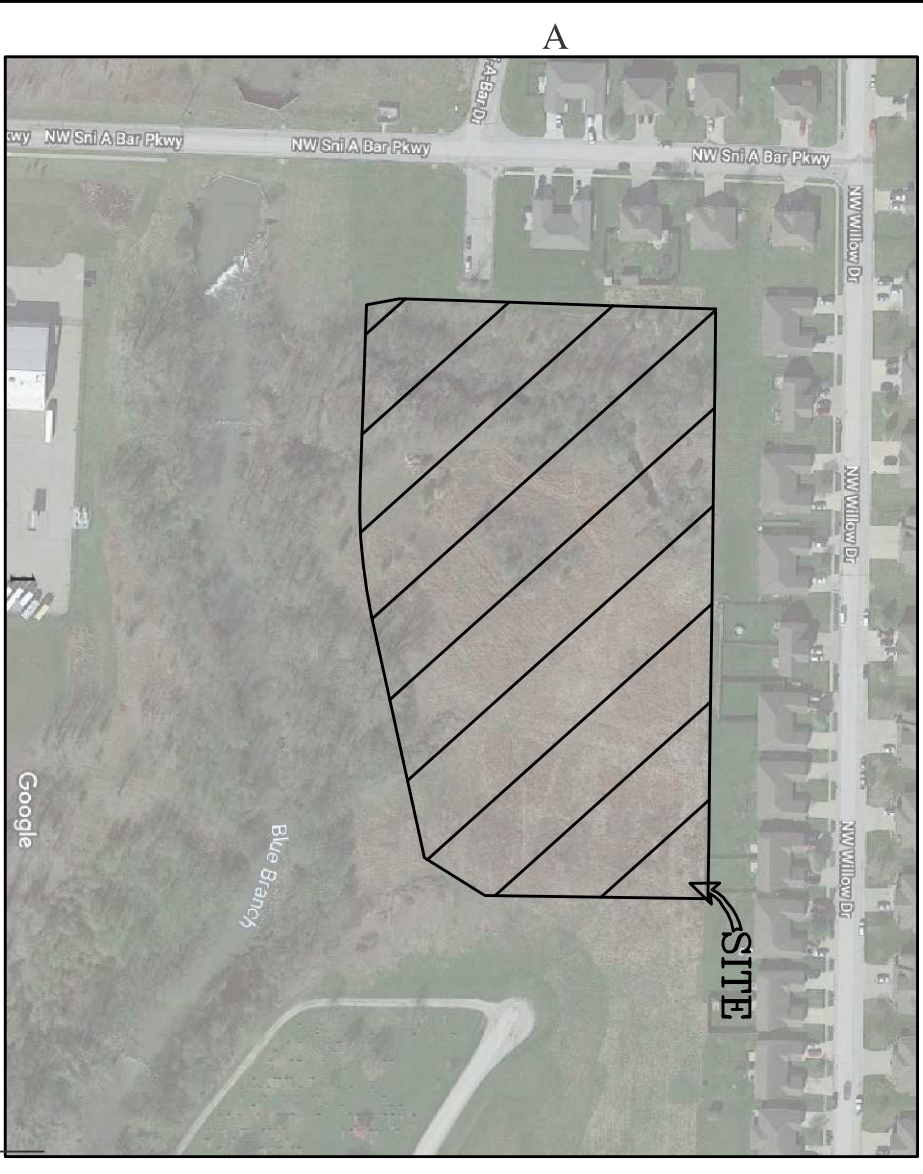
WILLOW DRIVE

SYMBOL LEGEND	
PROPOSED	EXISTING
MH ● Manhole	MH ○ Manhole
CI □ Curb Inlet	CI □ Curb Inlet
JB ■ Junction Box	JB □ Junction Box
FI ■ Field Inlet	FI □ Field Inlet
FES ▲ Flood End Section	FES A Flood End Section
FH ● Fire Hydrant	○ Fire Hydrant
BO ● Blow Off	○ Blow Off
WO ● Water Valve	○ Water Valve
WM ○ Water Meter	○ Water Meter
WM ○ Straddle	○ Straddle
U ● Utility Pole	○ Utility Pole
GW ● Guy Wire	○ Guy Wire
ET ● Electric Transformer	○ Electric Transformer
TP ● Telephone Pedestal	○ Telephone Pedestal
CP ● Cable Pedestal	○ Cable Pedestal
CO ● Clean Out	○ Clean Out

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



FIRM
 FLOOD INSURANCE RATE MAP
 NATIONAL FLOOD INSURANCE PROGRAM
 MISSOURI DEPARTMENT OF REVENUE
 DIVISION OF REVENUE SERVICES
 FIRM NO. 13000
 EFFECTIVE DATE: 06/01/2017



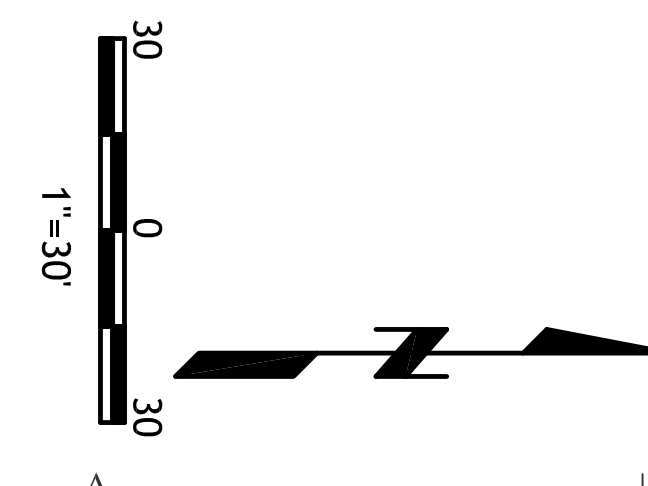
PRELIMINARY DEVELOPMENT PLAN

PERVIOUS VS IMPERVIOUS CALCULATIONS

LOT SIZE	328,221 SF
IMPERVIOUS SURFACES	328,221 SF
BUILDINGS, PORCHES, DRIVES, ROADS AND PARKING	= 61,909sf
WALKWAYS	= 64,197sf
TOTAL	= 126,106sf
TOTAL CALCULATIONS	162,044sf
-/- = 49% IMPERVIOUS	
51% PERVIOUS (GREEN)	

- PLANNING NOTES:**
- TOTAL LAND AREA = 7.53 ac = 328,221 sf
 - TOTAL UNITS = 110
 - PROPOSED 24-PLEXES = 4 - UNITS = 96
 - PROPOSED 4-PLEXES = 3 - UNITS = 12
 - TOTAL UNITS PER ACRE = 14.6 UNITS PER AC
 - TOTAL OPEN SPACE / COMMON AREA = 51%
 - 1ST FLOOR RATIO
 - 24-PLEX = 7,911sf X 4 = 31,644sf
 - 4-PLEX = 3,508sf X 4 = 14,032sf
 - 2-PLEX = 1,708sf = 1,708sf
 - COMMUNITY BUILDING = 2,448sf
 - TOTAL = 49,832sf
 - MIN. SEPARATION BETWEEN BUILDINGS = 20'
 - PARKING REQUIREMENTS
 - CITY CODE
 - 24-PLEXES
 - 2 STALLS PER 2-BEDROOM UNITS = 96 X 2 = 192
 - REGULAR STALLS = 207
 - ADA STALLS = 8
 - TOTAL STALLS = 215
 - 4-PLEXES
 - 2 STALLS PER 2-BEDROOM UNITS = 12 X 2 = 24
 - PROPOSED PARKING
 - TOTAL STALLS INCLUDING GARAGE = 96
 - 2-PLEXES
 - 2 STALLS PER 2-BEDROOM UNITS = 2 X 2 = 4 STALLS
 - PROPOSED PARKING
 - TOTAL STALLS INCLUDING GARAGE = 4

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



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

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

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 JOB NO. E22-321

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

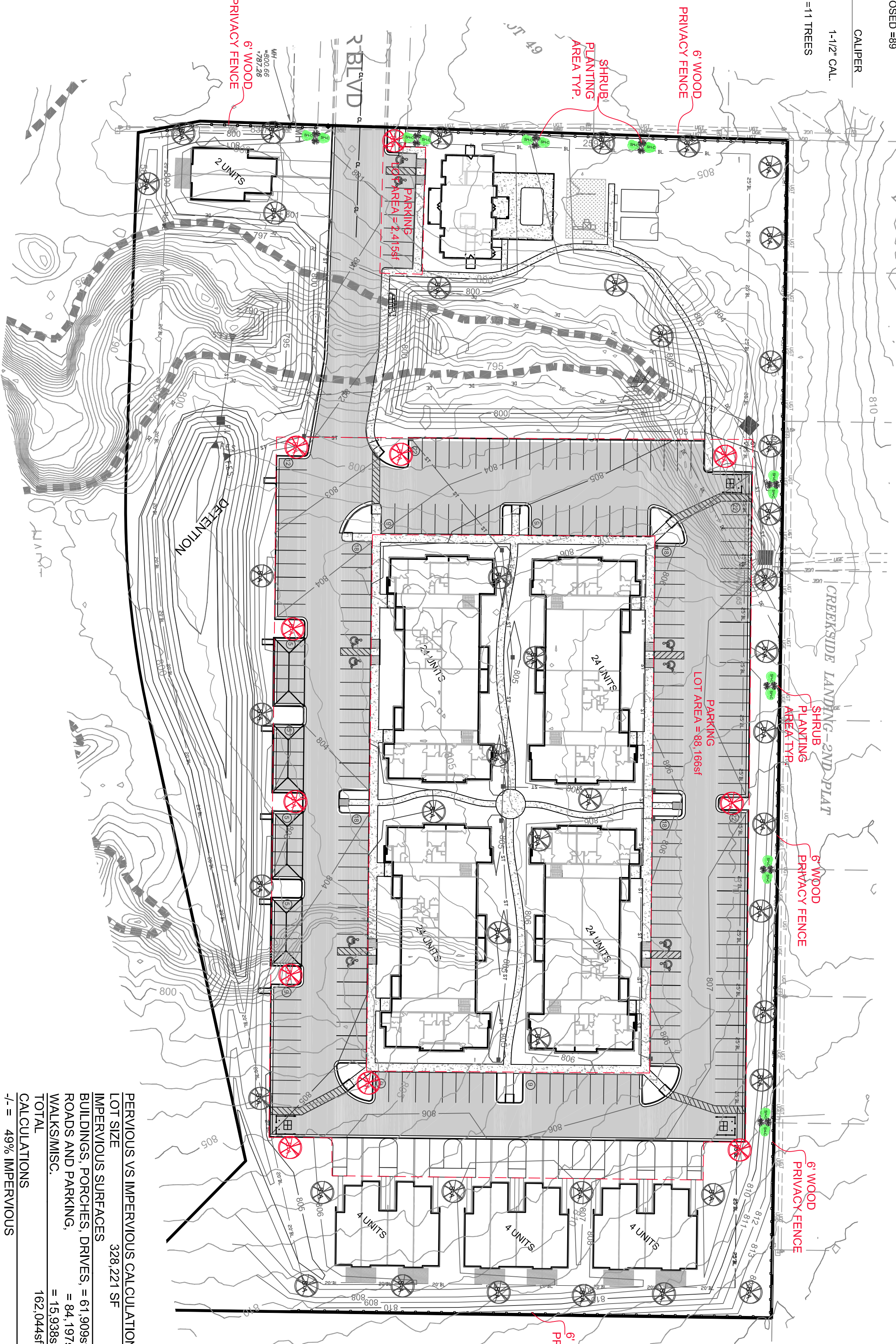
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PRELIMINARY LANDSCAPING PLAN FOR THE LOFTS AT CREEKSIDE LANDING GRAIN VALLEY, JACKSON COUNTY, MISSOURI

SYMBOL LEGEND	
PROPOSED	EXISTING
MH ● Manhole	MH ○ Manhole
CI □ Curb Inlet	CI □ Curb Inlet
JB ■ Junction Box	JB □ Junction Box
FI ■ Field Inlet	FI □ Field Inlet
FES ▲ Flood End Section	FES A Flood End Section
FH ● Fire Hydrant	○ Fire Hydrant
BO ● Blow Off	○ Blow Off
WO ● Water Valve	○ Water Valve
WM ● Water Meter	○ Water Meter
WMO ● Straddle	○ Straddle
● Utility Pole	○ Utility Pole
● Guy Wire	○ Guy Wire
● Electric Transformer	○ Electric Transformer
● Telephone Pedestal	○ Telephone Pedestal
● Cable Pedestal	○ Cable Pedestal
● Clean Out	○ Clean Out

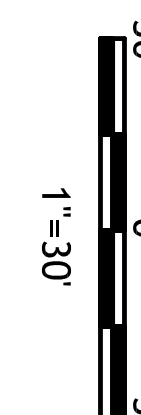
OPEN SPACE PLANTING SCHEDULE			
SA 44 STATE STREET MAPLE	ACER MIYABE	CALIPER	1-1/2" CAL.
SHA 89 SCARLET STORM QUINCE	CHEAMOMELIS SPECIOSA	TOTAL PROPOSED = 44 TREES	
SHA 11 STATE STREET MAPLE	ACER MIYABE	CALIPER	1-1/2" CAL.
PARKING LOT PLANTING SCHEDULE		TOTAL PROPOSED = 89	
COMMON NAME		SCIENTIFIC NAME	
SCREENING PLANTING SCHEDULE			
TOTAL PROPOSED = 11 TREES			
PLANT AREA TYPICAL			
SHB 16 SEA GREEN JUNIPER			
SHC 16 ADARGIO MANDEN GRASS			
SHO 11 STATE STREET MAPLE			

LINE LEGEND	
PROPOSED	EXISTING
— Storm Line	— Storm Line
— Sanitary Line	— Sanitary Line
— Water Line	— Water Line
— Sewer Line	— Sewer Line
— Building Line	— Building Line
— Easement Line	— Easement Line
— 4" Sidewalk	— 4" Sidewalk
— 2' Curb	— 2' Curb
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— Fence Line	— Fence Line
— Gas Line	— Gas Line
— Overhead Telephone Line	— Overhead Telephone Line
— Underground Telephone Line	— Underground Telephone Line
— Overhead Electrical Line	— Overhead Electrical Line
— Underground Electrical Line	— Underground Electrical Line



PERVIOUS VS IMPERVIOUS CALCULATIONS
 LOT SIZE 328,221 SF
 IMPERVIOUS SURFACES = 61,909sf
 BUILDINGS, PORCHES, DRIVERS, = 84,197sf
 ROADS AND PARKING, = 15,938sf
 WALKSMISC. = 15,938sf
 TOTAL 162,044sf
 CALCULATIONS
 TOTAL PERVIOUS = 166,177sf
 4% = 6,647sf
 5% PERVIOUS (GREEN)

- LANDSCAPING**
- TOTAL OPEN SPACE LANDSCAPING REQUIREMENTS:
 TREES REQUIRED = 328,221/ 7,500 = 44
 SHRUBS REQUIRED = (328,221/ 7,500) X 2 = 88
 (SEE CITY CODE FOR CALIPER OF TREE AND HEIGHT OF SHRUB)
 - PROPOSED OPEN SPACE TREES = 44
 SHRUBS = 89
 PROPOSED SHRUBS = 89
 - PARKING LOTS LANDSCAPING REQUIREMENTS
 TOTAL PARKING LOT AREA = 81,894sf
 REQUIRED INTERIOR LS REQUIRED AREA = 2 1/2 PERCENT OF TOTAL PARKING LOT AREA = 90,381 (0.029) = 2,264sf
 REQUIRED PARKING LOT TREES = 1 TREE PER 200sf OF REQUIRED AREA = 2,264 / 200 = 11 TREES
 4. PROPOSED PARKING LOT TREES = 11
 PROPOSED TREES = 11

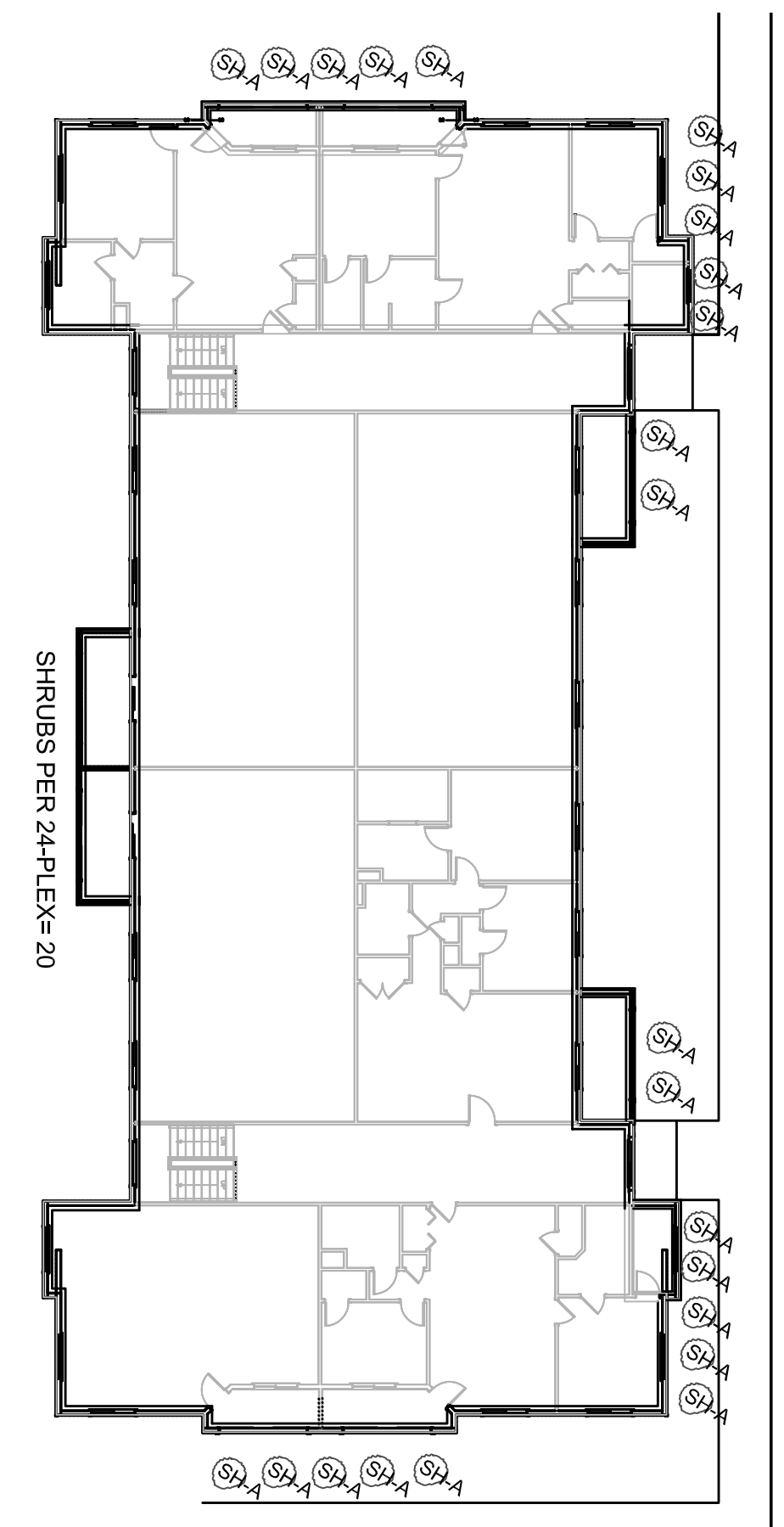
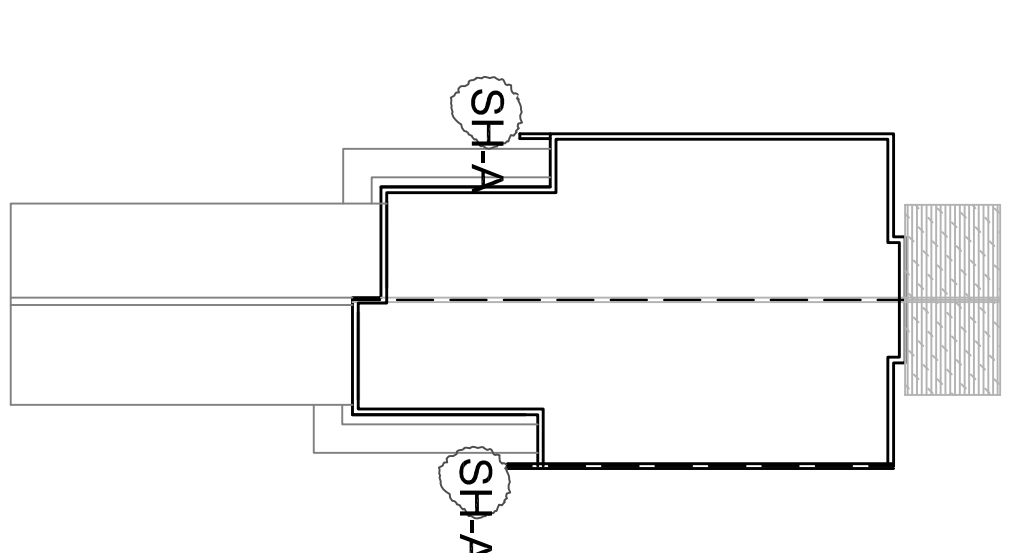
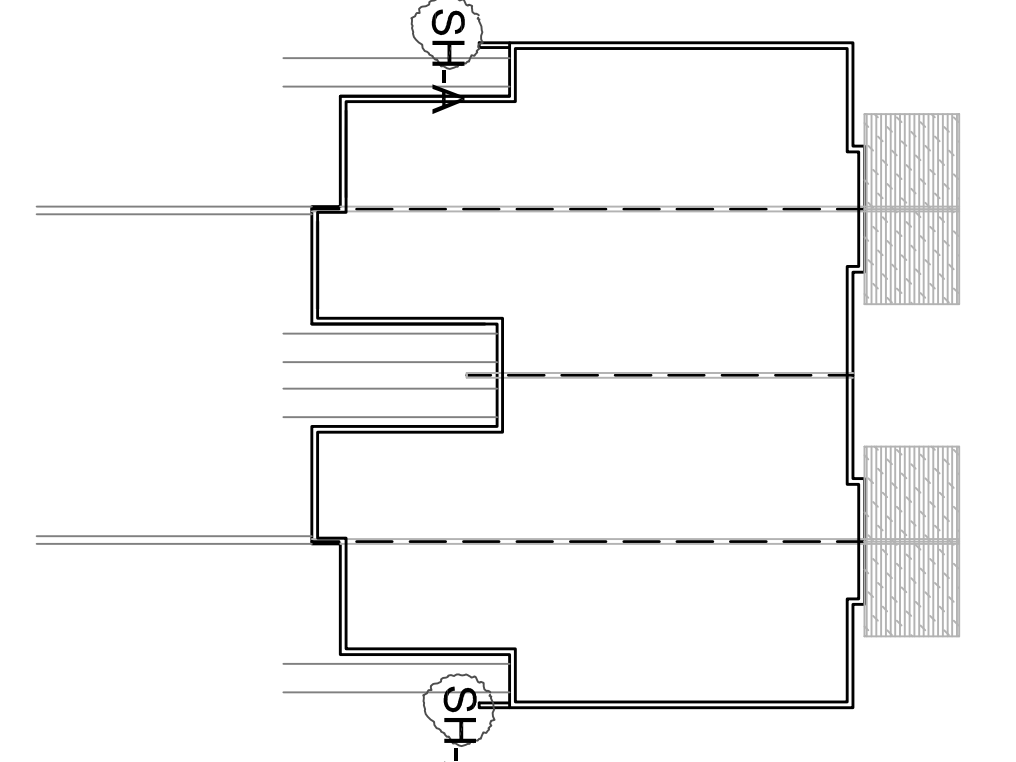
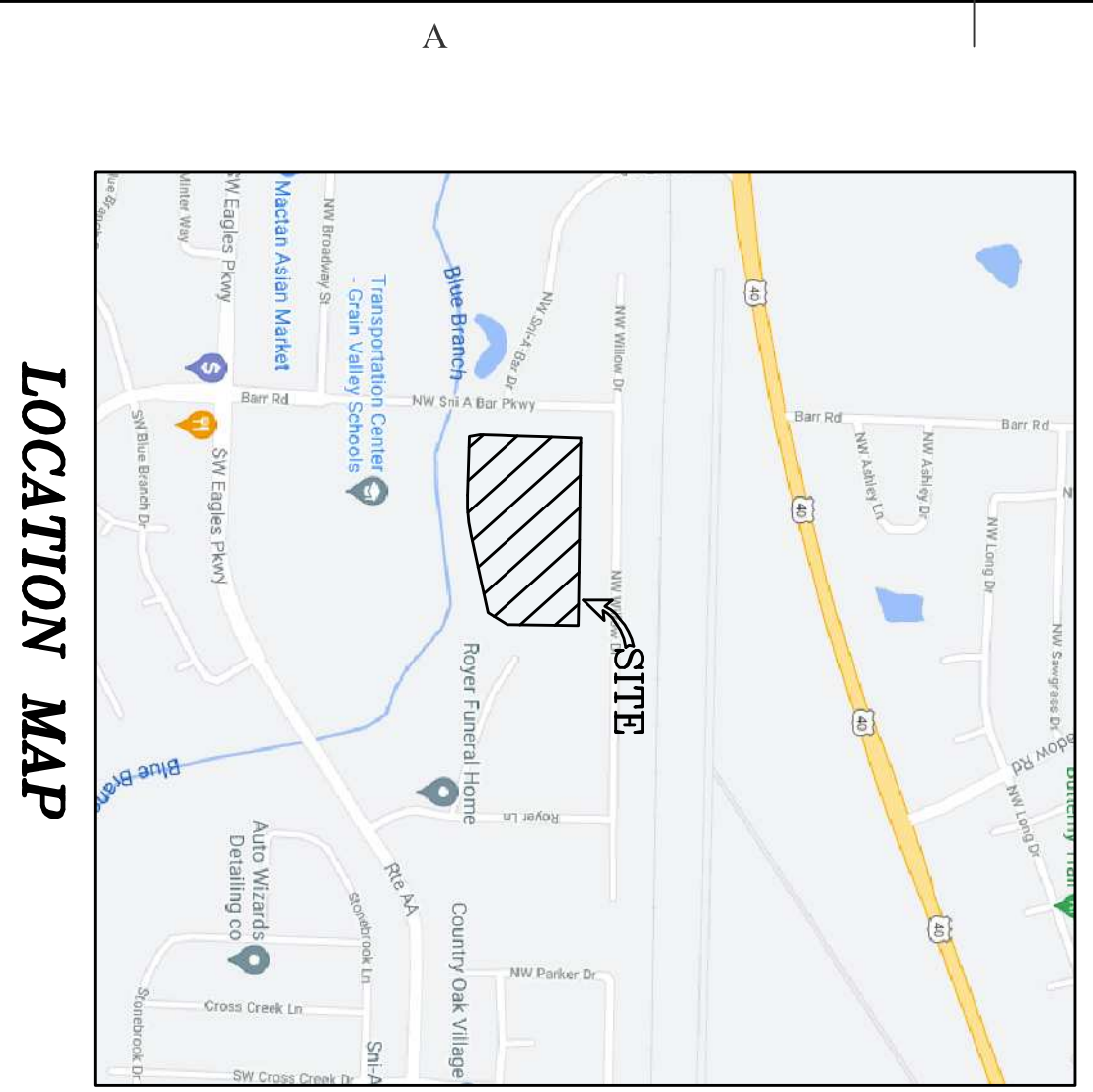


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Quist Engineering, Inc
 Civil Engineering for Residential & Commercial Site Development
 821 NE Columbus St.
 Lee's Summit, Missouri 64063
 Phone: (816) 550-5675
 email: rwalquist@quistengineering.com

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



PRELIMINARY LANDSCAPING PLAN

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MEMORANDUM

TO: Mayor Mike Todd and Board of Aldermen
From: Mark Trosen, Community Development Director
Date: August 15, 2022
RE: Parking Requirements for Multi-Family Residences

At the Board of Aldermen meeting on July 25, 2022, Mayor Mike Todd asked Staff to review with the Planning and Zoning Commission the parking requirements for multi-family residences.

During the Planning and Zoning Commission meeting on August 10, 2022, Staff presented the following information on other city ordinances for the number of parking spaces required for multi-family residences.

Grain Valley requires:	1-2 bedroom – 2 parking spaces per unit 3 or more bedrooms – 3 parking spaces per unit
Lee’s Summit:	1-2 bedroom – 1.5 parking spaces 3 or more bedrooms – 2 parking spaces Plus 0.5 parking spaces per unit for visitor parking
Blue Springs:	1 bedroom – 1.5 parking spaces 2 or more bedrooms – 2 spaces
Overland Park:	1 bedroom – 1.5 spaces per unit 2 bedroom – 1.8 spaces per unit More than 2 bedrooms – 2 spaces per unit
Lenexa:	1 bedroom – 1.5 spaces per unit 2 bedroom – 1.75 spaces per unit 3 + bedroom units – 2 spaces Plus 0.25 spaces per unit for visitor parking if parking spaces are located in common parking areas.



Page 2, MEMORANDUM 8/15/2022

Staff also reviewed with the Commission the parking requirements for the Lofts at Old Town Market Place development based on the number of one bedroom, two bedroom, and three-bedroom units. Grain Valley requires 323 parking spaces. The City of Lee's Summit would require 315.5 spaces, Blue Springs would require 231 spaces, Overland Park regulations require 275 spaces and Lenexa would require 308 spaces.

In reviewing the Lofts at Creekside Landing, where all 110 units are proposed 2-bedroom units, our city parking requirements are 220 spaces, and the developer is providing 255 spaces. Blue Springs, Lee's Summit, and Lenexa, all would require 220 spaces while Overland Park would only require 198 parking spaces.

Our requirements are remarkably similar to other communities and the Commissioners concluded that in some cases based on the number of bedrooms, Grain Valley was more stringent than the other communities.

The Commissioners decided that there should be no changes to the parking requirements for multi-family.