CITY OF GRAIN VALLEY BOARD OF ALDERMEN
REGULAR MEETING AGENDA

NOVEMBER 14, 2016
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
- Deputy City Clerk Khalilah Holland

ITEM III: INVOCATION
- James Pycior of Mission Woods Community of Christ

ITEM IV: PLEDGE OF ALLEGIANCE
- Alderman Valerie Palecek

ITEM V: APPROVAL OF AGENDA
- City Administrator Ryan Hunt

ITEM VI: PROCLAMATIONS
- None

ITEM VII: CITIZEN PARTICIPATION
- Citizens are Asked to Please Limit Their Comments to Two (2) Minutes

ITEM VIII: CONSENT AGENDA
- September 20, 2016 – Park Board Meeting Minutes
- October 4, 2016 – Park Board Meeting Minutes
- November 14, 2016 – Accounts Payable

ITEM IX: PREVIOUS BUSINESS
- None

ITEM X: NEW BUSINESS

- None

ITEM XI: PRESENTATIONS

- Officer Jason Youngs Life-Saving Commendation

ITEM XII: PUBLIC HEARING

- None

ITEM XIII: ORDINANCES

ITEM XIII (A) B16-23 1ST READ *Introduced by Alderman Arnold*	**An Ordinance Amending Section 415 of the Grain Valley Code of Ordinances to Comply with the Latest Federal Emergency Management Agency (FEMA) Requirements for Floodplain Management** To update the City of Grain Valley Code of Ordinances with the updated FEMA maps
ITEM XIII (B) B16-24 1ST READ *Introduced by Alderman West*	**An Ordinance Approving the 2017 Fiscal Year Budget, Comprehensive Fee Schedule and Compensation Plan of the City of Grain Valley, Missouri** To adopt the balanced budget, comprehensive fee schedule, and compensation plan for the 2017 Fiscal Year for the City of Grain Valley, Missouri
ITEM XIII (C) B16-25 1ST READ *Introduced by Alderman Arnold*	**An Ordinance Calling an Election in the City of Grain Valley, Missouri on April 4, 2017** To give notice of the annual City of Grain Valley, Missouri General Municipal Election

ITEM XIV: RESOLUTIONS

ITEM XIV (A) R16-44 *Introduced by Alderman Johnston*	**A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri, to Authorize the City Administrator to Enter Into an Agreement With Lauber Municipal Law, LLC, as Special Counsel for the Marketplace Tax Increment Financing (TIF) and Economic Development (ED)** To provide the City of Grain Valley with consistent and effective legal counsel for the Marketplace TIF and other Economic Development

ITEM XIV (B) R16-45 *Introduced by Alderman Palecek*	**A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Appointing Brian Nolte to the Grain Valley Park Board for a Three Year Term** To maintain the 9 seats on the Grain Valley Park Board per state statute

ITEM XV: CITY ATTORNEY REPORT

- City Attorney Jim Cook

ITEM XVI: CITY ADMINISTRATOR & STAFF REPORTS

- City Administrator Ryan Hunt
- Community Development Director Ken Murphy
- Finance Director Cathy Bowden
- Deputy City Clerk Khalilah Holland
- Parks & Recreation Director Shannon Davies
- Chief of Police David Starbuck

ITEM XVII: BOARD OF ALDERMEN REPORTS & COMMENTS

- Alderman Dale Arnold
- Alderman Jeff Coleman
- Alderman Bob Headley
- Alderman Chuck Johnston
- Alderman Valerie Palecek
- Alderman Yolanda West

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
- 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 CITY OF GRAIN VALLEY BOARD OF ALDERMEN WILL TAKE PLACE NOVEMBER 28, 2016 AS A SPECIAL MEETING AT 6:30 P.M. TO BE HELD IN THE COUNCIL CHAMBERS OF GRAIN VALLEY CITY HALL

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

THE CITY OF GRAIN VALLEY IS INTERESTED IN EFFECTIVE COMMUNICATION FOR ALL PERSONS

UPON REQUEST, THE MINUTES FROM THIS MEETING CAN BE MADE AVAILABLE BY CALLING 816.847.6211

Consent Agenda

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MUNICIPAL DIVISION SUMMARY REPORTING FORM

Refer to instructions for directions and term definitions. Complete a report each month even if there has not been any court activity

I. COURT INFORMATION	Contact information same as last report ☐	
	Municipality: GRAIN VALLEY	Reporting Period: October, 2016
Mailing Address: 711 MAIN	Software Vendor: Tyler Technologies	
Physical Address: 711 MAIN	County JACKSON	Circuit: 16
Telephone Number: (816) 847-6240	Fax Number: (816) 847-6209	
Prepared By: Kari Boardman	E-mail Address kboardman@cityofgrainvalley.or	iNotes ☐
Municipal Judge(s): JOHN JACK	Prosecuting Attorney: JAMES COOK	

II. MONTHLY CASELOAD INFORMATION	Alcohol & Drug related Traffic	Other Traffic	Non-Traffic Ordinance
A. Cases *(citations / informations)* pending at start of month	165	647	205
B. Cases *(citations / informations)* filed	28	58	19
C. Cases *(citations / informations)* disposed			
1. jury trial *(Springfield, Jefferson County, and St. Louis County only)*	0	0	0
2. court / bench trial - GUILTY	0	0	0
3. court / bench trial - NOT GUILTY	0	0	0
4. plea of GUILTY in court	16	10	19
5. Violations Bureau Citations *(i.e., written plea of guilty)* and bond forfeitures by court order *(as payment of fines / costs)*	0	21	0
6. dismissed by court	4	13	15
7. *nolle prosequi*	0	0	0
8. certified for jury trial*(not heard in the Municipal Division)*	0	0	0
9. **TOTAL CASE DISPOSITIONS**	20	44	34
D. Cases (citations / informations) pending at end of month [pending caseload = (A + B) - C9]	173	661	190
E. Trial de Novo and / or appeal applications filed	0	0	0

III. WARRANT INFORMATION *(pre- & post-disposition)*	
1. # Issued during reporting period	28
2. # Served/withdrawn during reporting period	19
3. # Outstanding at end of reporting period	322

IV. PARKING TICKETS	
# Issued during period	7
☐ Court staff does not process parking tickets	

MUNICIPAL DIVISION SUMMARY REPORTING FORM

I. COURT INFORMATION	Municipality: GRAIN VALLEY	Reporting Period: October, 2016

V. DISBURSEMENTS

Excess Revenue (minor traffic violations, subject to the excess revenue percentage limitation)		Other Disbursements cont.	
Fines - Excess Revenue	$ 3,026.00	O/R CVC Paid to City	$ 20.35
Clerk Fee - Excess Revenue	$ 288.00		$
Crime Victims Compensation (CVG) Fund surcharge - Paid to City/Excess Revenue	$ 8.88		$
Bond forfeitures (paid to city) - Excess Revenue	$ 0.00		$
Total Excess Revenue	$ 3,322.88		$
Other Revenue (non-minor traffic and ordinance violations not subject to the excess revenue percentage limitation)			$
Fines - Other	$ 5,185.45		$
Clerk Fee - Other	$ 653.37		$
Judicial education Fund (JEF) ☒ Court does not retain funds for JEF	$ 0.00		$
Peace Officer Standard and Training (POST) Commission surcharge	$ 82.00		$
Crime Victims Compensation (CVC) Fund surcharge - Paid to state	$ 584.66		$
Law Enforcement Training (LET) Fund surcharge	$ 156.63		$
Domestic Violence Shelter surcharge	$ 304.00		$
Inmate Prisoner Detainee Security Fund surcharge	$ 0.00		$
Sheriff's Retirement Fund (SRF) surcharge	$ 228.16		$
Restitution	$ 1,180.81		$
Parking ticket revenue *(including penalties)*	$ 0.00		$
Bond forfeitures *(paid to city) - Other*	$ 0.00		$
Total Other Revenue	$ 8,375.08		$
Other Disbursements: Enter below additional surcharges and/or fees not listed above. Designate if subject to the excess revenue percentage limitation. Examples include, but are not limited to, arrest costs, witness fees, and board bill/jail costs.		**Total Other Disbursements**	$ 731.85
INCARCERATION REIMBURSEMENT	$ 309.50	**Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited**	$ 12,429.81
OFFICER REIMBURSEMENT DWI	$ 244.00	**Bond Refunds**	$ 3,544.00
EQUIPMENT REIMB DWI	$ 158.00	**Total Disbursements**	$ 15,973.81

GRAIN VALLEY PARK BOARD
MINUTES
MOU Workshop
October 4, 2016

Meeting called to order at 6:00 pm by President Jared English.

ROLL CALL:

PRESENT: Jared English (President), John Savala (Vice President), Brad Welle (Secretary), Norm Combs (Treasurer), Don Caslavka, Pam Coon, Nathan Hays, Derek Bell, Terry Hill, Alderman Valerie Palecek, Shannon Davies (Director)

ABSENT: Brad Welle (Secretary), Pam Coon, Nathan Hays

OLD BUSINESS:

a. **Park Board MOU – Group Discussion**
   i. City Administrator, Ryan Hunt was present to assist the Park Board in the development of the Memorandum of Understanding (MOU) between the Park Board and the Board of Aldermen.
   ii. Several issues were raised by the Park Board and discussed with Mr. Hunt.
   iii. We confirmed that there has been very little change to the transfers in to the Park & Recreation Fund from City funds. A table listing all transfers since 2005 was presented.
   iv. The Property Tax in essence equals the operating costs for parks so the board is looking for other revenue streams to build trails and make park improvements.
   v. We would like to keep the amount coming to the Park & Recreation Fund from the Capital Improvements Tax once the COP's for the community center expire. Mr. Hunt could not guarantee that we would continue to get all $250,000 but that we could work towards a % of that tax coming over to parks once we hit 2020. Mr. Hunt explained that the Capital Improvements Fund was not solely designated for parks when it was passed.
   vi. We need to work towards being in a position to issue the bonds for trails and park improvements in the future.
   vii. Regarding the ownership of Park land, the Park Board is currently listed as only owning Graystone Park. All other park properties show the City as the owner. This is something that needs to be looked into further.
   viii. Mr. Hunt agreed that from here on out, the park board needs to play an active role in the budget planning process for parks. We plan to have a couple representatives from the Park Board present at the upcoming BOA Budget Workshop on October 19th.

ix. Mr. Hunt also agreed to attend Park Board meetings quarterly so that he stays up to speed with what the Park Board is working on so that gets routinely communicated to the BOA.

ADJOURNMENT:

Motion by Norm Combs, seconded by Derek Bell, to adjourn. Motion carried.
Meeting adjourned at 8:14 pm.

Next regular meeting will be October 18, 2016.

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DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
NON-DEPARTMENTAL	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	PPO	161.58
			PPO	656.70
			HSA	465.77
			HSA	860.84
			HSA	112.72
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	2,319.88
		FAMILY SUPPORT PAYMENT CENTER	VANDER LINDEN CASE 6079233	184.62
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	800.76
		DELTA DENTAL OF MO LOCKBOX	DENTAL	77.26
			DENTAL	135.75
			DENTAL	54.50
		FRATERNAL ORDER OF POLICE	EMPLOYEE DEDUCTIONS	270.00
		AFLAC	AFLAC AFTER TAX	71.37
			AFLAC CRITICAL CARE	6.78
			AFLAC PRETAX	213.07
			AFLAC-W2 DD PRETAX	209.19
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	104.17
			FLEX PLAN	131.25
		ICMA RC	ICMA 457 %	312.38
			ICMA 457	365.75
		INTERNAL REVENUE SERVICE	FEDERAL WH	6,209.39
			SOCIAL SECURITY	3,728.73
			MEDICARE	872.08
		VISION SERVICE PLAN - IC	VISION	27.12
			VISION	21.01
			VISION	43.71
			VISION	26.55_
			TOTAL:	18,442.93
HR/CITY CLERK	GENERAL FUND	STANDARD INSURANCE CO	NOV 16 STANDARD LIFE INSUR	6.00
		THE EXAMINER	TIF ANNUAL STATEMENT	206.39
		VISION SERVICE PLAN - IC	PARRISH	11.06-
			TOTAL:	201.33
INFORMATION TECH	GENERAL FUND	NETSTANDARD INC	NOV MONTHLY IT SERVICES	1,421.64_
			TOTAL:	1,421.64
BLDG & GRDS	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	HSA	204.96
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	98.80
		KCP&L	600 BUCKNER TARSNEY	13.45
			800 MAIN (FAIRGROUND)	57.86
			CAPPELL & FRONT, PH, PUBLI	11.19
			618 JAMES ROLLO CT	69.08
			6100 S BUCKNER TARSNEY RD	120.51
			618 JAMES ROLLO CT	17.46
			711 MAIN ST	1,312.72
			620 JAMES ROLLO CT	64.49
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	50.00
		STANDARD INSURANCE CO	NOV 16 STANDARD LIFE INSUR	12.00
		GENERAL ELEVATOR	NOV MONTHLY ELEVATOR SERV	93.80
		WINDSTREAM COMMUNICATIONS	WINDSTREAM COMMUNICATIONS	348.94
		DELTA DENTAL OF MO LOCKBOX	DENTAL	18.46
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	74.70
			MEDICARE	17.47_
			TOTAL:	2,585.89

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
ADMINISTRATION	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	HSA	317.69
			HSA	148.60
			HSA	51.24
			BARTON	409.92
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	273.48
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	62.50
		STANDARD INSURANCE CO	NOV 16 STANDARD LIFE INSUR	21.00
		DELTA DENTAL OF MO LOCKBOX	DENTAL	30.12
			DENTAL	13.35
			DENTAL	13.85
		AFLAC	HUNT PREMIUMS	2.25
			HUNT PREMIUMS	27.96
			HUNT PREMIUMS	32.19
		PURCHASE POWER	POSTAGE METER REFILL	1,000.00
		ICMA RC	EMPLOYEE DEDUCTIONS	99.04
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	255.91
			MEDICARE	59.86
		VISION SERVICE PLAN - IC	VISION	7.29
		MOLLE CHEVROLET INC	CITY ADMIN TRUCK PURCHASE	13,425.00_
			TOTAL:	16,251.25
LEGAL	GENERAL FUND	JAMES T COOK	CITY ATTORNEY	937.50
		DYSART TAYLOR COTTER	GENERAL FEES & EXPENSES	989.61_
			TOTAL:	1,927.11
FINANCE	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	HSA	204.96
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	0.50
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	187.52
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	50.00
		STANDARD INSURANCE CO	NOV 16 STANDARD LIFE INSUR	12.00
		DELTA DENTAL OF MO LOCKBOX	DENTAL	9.23
			DENTAL	12.50
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	141.16
			MEDICARE	33.03_
			TOTAL:	650.90
COURT	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	HSA	204.96
		JAMES T COOK	CITY PROSECUTOR	1,475.00
		JOHN R JACK	NOV 16 JUDICIAL FEES	600.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	140.35
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	50.00
		STANDARD INSURANCE CO	NOV 16 STANDARD LIFE INSUR	12.00
		DELTA DENTAL OF MO LOCKBOX	DENTAL	18.46
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	112.11
			MEDICARE	26.22_
			TOTAL:	2,639.10
VICTIM SERVICES	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	HSA	297.19
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	110.55
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	50.00
		STANDARD INSURANCE CO	NOV 16 STANDARD LIFE INSUR	12.00
		DELTA DENTAL OF MO LOCKBOX	DENTAL	26.70
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	132.35
			MEDICARE	30.95_
			TOTAL:	659.74

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
FLEET	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	HSA	204.96
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	135.49
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	50.00
		STANDARD INSURANCE CO	NOV 16 STANDARD LIFE INSUR	6.00
		DELTA DENTAL OF MO LOCKBOX	DENTAL	24.99
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	101.69
			MEDICARE	23.78_
			TOTAL:	546.91
POLICE	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	PPO	297.19
			PPO	840.34
			HSA	594.38
			HSA	2,254.56
			HSA	1,680.68
			HSA	317.69
			BELLMYER	778.85-
			ROUNDING	0.16
		MISSOURI LAGERS	EMPLOYER CONTRIBUTIONS	3,290.28
			EMPLOYER CONTRIBUTIONS	0.07-
			MONTHLY CONTRIBUTIONS	253.63
		STATE BANK OF MISSOURI	NOV 16 COBAN LEASE	1,831.90
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	900.00
		STANDARD INSURANCE CO	NOV 16 STANDARD LIFE INSUR	288.00
		DELTA DENTAL OF MO LOCKBOX	DENTAL	80.10
			DENTAL	203.06
			DENTAL	165.45
			DENTAL	74.97
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	560.06
			BULK GASOHOL/DIESEL	46.69
			BULK GASOHOL/DIESEL	585.93
			BULK GASOHOL/DIESEL	86.52
			BULK GASOHOL/DIESEL	366.04
			BULK GASOHOL/DIESEL	39.38
		COMCAST	HIGH SPEED INTERNET	149.85
		CMI INC	INTOXILYZER 500	1,316.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	2,609.40
			MEDICARE	610.29
		VISION SERVICE PLAN - IC	ROUNDING	0.09-
			TOTAL:	18,663.54
ANIMAL CONTROL	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	TUTTLE	409.92_
			TOTAL:	409.92
PLANNING & ENGINEERING	GENERAL FUND	BLUE CROSS BLUE SHIELD OF KC	HSA	460.64
			HSA	276.69
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	423.16
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	145.00
		STANDARD INSURANCE CO	NOV 16 STANDARD LIFE INSUR	46.80
		DELTA DENTAL OF MO LOCKBOX	DENTAL	14.69
			DENTAL	43.39
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	71.35
			BULK GASOHOL/DIESEL	13.90
			BULK GASOHOL/DIESEL	21.11
		THE EXAMINER	CASE V16-002: ELECTRIC GUA	63.51
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	301.42
			MEDICARE	70.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
			TOTAL:	1,952.16
ECONOMIC DEVELOPMENT	TOURISM TAX FUND	BLUE OCEAN CONSULTING	ED TRACKER SOFTWARE	525.00_
			TOTAL:	525.00
NON-DEPARTMENTAL	PARK FUND	BLUE CROSS BLUE SHIELD OF KC	PPO	36.50
			HSA	193.68
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	334.47
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	90.21
		DELTA DENTAL OF MO LOCKBOX	DENTAL	16.83
			DENTAL	27.15
			DENTAL	1.21
		AFLAC	AFLAC CRITICAL CARE	3.48
			AFLAC PRETAX	18.17
			AFLAC-W2 DD PRETAX	18.66
		CITY OF GRAIN VALLEY -FLEX	FLEX - DEPENDENT CARE	229.16
			FLEX PLAN	91.67
		ICMA RC	ICMA 457 %	137.66
			ICMA 457	331.00
		INTERNAL REVENUE SERVICE	FEDERAL WH	1,000.96
			SOCIAL SECURITY	734.42
			MEDICARE	171.76
		VISION SERVICE PLAN - IC	VISION	6.08_
			TOTAL:	3,443.07
PARK ADMIN	PARK FUND	NETSTANDARD INC	NOV MONTHLY IT SERVICES	164.83
		BLUE CROSS BLUE SHIELD OF KC	HSA	63.54
			HSA	624.10
			HSA	41.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	415.95
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	120.00
		STANDARD INSURANCE CO	NOV 16 STANDARD LIFE INSUR	31.20
		WINDSTREAM COMMUNICATIONS	WINDSTREAM COMMUNICATIONS	58.15
		DELTA DENTAL OF MO LOCKBOX	DENTAL	6.02
			DENTAL	29.37
			DENTAL	3.70
			DENTAL	33.09
			DENTAL	2.50
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	183.87
			BULK GASOHOL/DIESEL	83.91
			BULK GASOHOL/DIESEL	111.61
		AFLAC	HUNT PREMIUMS	0.45
			HUNT PREMIUMS	5.59
			HUNT PREMIUMS	6.44
		ICMA RC	EMPLOYEE DEDUCTIONS	19.81
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	289.99
			MEDICARE	67.82
		VISION SERVICE PLAN - IC	VISION	1.46_
			TOTAL:	2,364.40
PARKS STAFF	PARK FUND	BLUE CROSS BLUE SHIELD OF KC	PPO	204.96
			HSA	409.92
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	142.87
		KCP&L	701 SW EAGLES PKWY	41.24
			ARMSTRONG PARK	218.12
			ARMSTRONG PARK DR	36.70

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
			ARMSTRONG PARK 098095	61.49
			800 MAIN (FAIRGROUND)	32.67
			ARMSTRONG PARK 017576	149.68
			28605 E HWY AA #4	31.62
			28605 E HWY AA #3	17.19
			28605 E HWY AA B3	17.19
			28605 E HWY AA #2	17.19
			JAMES ROLLO SHELTER #2	40.31
			MAIN-ARMSTRONG SHELTER 1	17.19
			618 JAMES ROLLO CT	34.54
			ARMSTRONG PARK	30.20
			6100 S BUCKNER TARSNEY RD	77.27
			28605 E HWY AA FOOTBALL F	233.14
			28605 E HWY AA EAST	47.35
			618 JAMES ROLLO CT	8.74
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	100.00
		STANDARD INSURANCE CO	NOV 16 STANDARD LIFE INSUR	36.00
		DELTA DENTAL OF MO LOCKBOX	DENTAL	55.38
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	250.78
			MEDICARE	58.65_
			TOTAL:	2,370.39
RECREATION	PARK FUND	ALLIED REFRESHMENT	CONCESSION DRINKS	86.00
		SAMS CLUB/GECRB	CONC PRODUCT & SUPPLIES	98.19
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	13.99
			SOCIAL SECURITY	1.58
			MEDICARE	3.27
			MEDICARE	0.37_
			TOTAL:	203.40
COMMUNITY CENTER	PARK FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	131.43
		KCP&L	713 MAIN ST	1,229.94
			713 MAIN #A	156.84
		STANDARD INSURANCE CO	NOV 16 STANDARD LIFE INSUR	12.00
		DELTA DENTAL OF MO LOCKBOX	DENTAL	18.46
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	177.16
			SOCIAL SECURITY	0.92
			MEDICARE	41.43
			MEDICARE	0.22_
			TOTAL:	1,768.40
NON-DEPARTMENTAL	TRANSPORTATION	BLUE CROSS BLUE SHIELD OF KC	PPO	32.31
			HSA	23.06
			HSA	215.20
			HSA	22.54
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	118.00
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	69.48
		DELTA DENTAL OF MO LOCKBOX	DENTAL	3.83
			DENTAL	16.29
			DENTAL	2.42
		AFLAC	AFLAC PRETAX	6.78
			AFLAC-W2 DD PRETAX	8.05
		ICMA RC	ICMA 457	21.75
		INTERNAL REVENUE SERVICE	FEDERAL WH	361.85
			SOCIAL SECURITY	219.77
			MEDICARE	51.39

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		VISION SERVICE PLAN - IC	VISION	1.11
			VISION	5.82
			VISION	1.77_
			TOTAL:	1,181.42
TRANSPORTATION	TRANSPORTATION	NETSTANDARD INC	NOV MONTHLY IT SERVICES	103.02
		BLUE CROSS BLUE SHIELD OF KC	PPO	59.44
			HSA	74.30
			HSA	184.45
			HSA	420.17
			HSA	63.54
		MISSOURI GAS ENERGY	CONCORD CIR GAS SERVICE	681.48
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	286.49
		KCP&L	655 SW EAGLES PKWY	29.47
			GRAIN VALLEY ST LIGHTS	6,429.35
			GRAIN VALLEY STREET LT	5,316.53
			GRAIN VALLEY ST LGHTS	75.32
			618 JAMES ROLLO CT	69.08
			AA HWY & SNI-A-BAR BLVD	24.74
			618 JAMES ROLLO CT	17.46
			711 MAIN ST	112.52
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	107.50
		STANDARD INSURANCE CO	NOV 16 STANDARD LIFE INSUR	30.60
		CENTRAL SALT LLC	STREET SALT	1,575.87
		GENERAL ELEVATOR	NOV MONTHLY ELEVATOR SERV	8.04
		WINDSTREAM COMMUNICATIONS	PHONE CHARGES 10/21-11/20	47.87
			WINDSTREAM COMMUNICATIONS	34.89
		DELTA DENTAL OF MO LOCKBOX	DENTAL	6.68
			DENTAL	23.99
			DENTAL	19.86
			DENTAL	5.00
		VANCE BROTHERS INC	ASPHALT - CIP	550.00
			CONCRETE - CIP	424.00
			ASPHALT	1,440.00
			ASPHALT	108.00
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	108.61
			BULK GASOHOL/DIESEL	106.06
			BULK GASOHOL/DIESEL	45.74
		PENNYS CONCRETE INC	CONCRETE	791.00
		MURPHY TRACTOR & EQUIPMENT CO.	WHEELE LOADER REPAIR	1,486.49
		GEIGER READY-MIX	CONCRETE - CIP	633.00
			CONCRETE	633.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	219.77
			MEDICARE	51.38_
			TOTAL:	22,404.71
NON-DEPARTMENTAL	WATER/SEWER FUND	BLUE CROSS BLUE SHIELD OF KC	PPO	129.27
			HSA	147.56
			HSA	860.85
			HSA	202.90
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	798.65
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	549.60
		DELTA DENTAL OF MO LOCKBOX	DENTAL	24.48
			DENTAL	65.16
			DENTAL	26.64
		AFLAC	AFLAC PRETAX	52.29

DEPARTMENT	FUND	VENDOR NAME		DESCRIPTION	AMOUNT_
				AFLAC-W2 DD PRETAX	55.01
		MISCELLANEOUS	MILLER, KEITH	20-118900-16	65.54
			FAULKENBERRY, SEAN	20-120800-11	12.71
			THIELBAR, JET'AIME	20-122300-08	64.76
			NEGRETE, EDWARDO	20-151451-06	65.54
			TENNYSON, SHELLEY	20-152600-04	15.54
			ZEIH, KAILYN	20-562220-07	61.08
			CARTER, PAT	20-599320-03	15.54
			KSJ INVESTMENTS, LLC	20-605290-06	14.24
			GREESON, BRIAN	20-622680-02	14.64
			Y5 DEVELOPMENT	20-623150-00	48.77
			Y5 DEVELOPMENT	20-623620-00	15.54
			SHANNON, ASHLEY	20-701290-09	65.54
			PRICE, KIT	20-702480-01	64.24
		CITY OF GRAIN VALLEY -FLEX		FLEX - DEPENDENT CARE	83.33
		ICMA RC		ICMA 457 %	202.13
				ICMA 457	206.50
		INTERNAL REVENUE SERVICE		FEDERAL WH	2,527.44
				SOCIAL SECURITY	1,481.48
				MEDICARE	346.46
		VISION SERVICE PLAN - IC		VISION	10.51
				VISION	23.32
				VISION	7.08_
				TOTAL:	8,324.34
WATER	WATER/SEWER FUND	NETSTANDARD INC		NOV MONTHLY IT SERVICES	185.43
		BLUE CROSS BLUE SHIELD OF KC		PPO	118.88
				HSA	127.08
				HSA	237.75
				HSA	645.62
				HSA	840.33
				HSA	285.93
				DZEKUNKAS	409.92
				MARTIN	286.94-
				SELF	409.92
		PEREGRINE CORPORATION		OCT MONTHLY BILL PRINTING	643.95
				OCT MONTHLY BILL PRINTING	125.86
		MISSOURI LAGERS		MONTHLY CONTRIBUTIONS	951.48
		KCP&L		825 STONEBROOK DR	38.68
				1301 TYER RD UNIT A	58.32
				618 JAMES ROLLO CT	86.35
				110 SNI-A-BAR BLVD	52.10
				1301 TYER RD UNIT B	200.83
				618 JAMES ROLLO CT	21.83
				618 JAMES ROLLO CT UNIT B	2,305.78
				711 MAIN ST	225.04
				1012 STONEBROOK LN	37.13
		UMB BANK-HSA		HSA - GRAIN VALLEY, MO	332.50
		STANDARD INSURANCE CO		NOV 16 STANDARD LIFE INSUR	97.20
		GENERAL ELEVATOR		NOV MONTHLY ELEVATOR SERV	16.08
		WINDSTREAM COMMUNICATIONS		PHONE CHARGES 10/21-11/20	95.74
				WINDSTREAM COMMUNICATIONS	69.79
		DELTA DENTAL OF MO LOCKBOX		DENTAL	12.05
				DENTAL	21.36
				DENTAL	72.90
				DENTAL	39.72

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
			DENTAL	27.50
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	217.22
			BULK GASOHOL/DIESEL	212.15
			BULK GASOHOL/DIESEL	91.48
		AFLAC	HUNT PREMIUMS	0.90
			HUNT PREMIUMS	11.18
			HUNT PREMIUMS	12.88
		V F ANDERSON BUILDERS LLC	WATER MAIN REPLACEMENT	109,361.60
		MURPHY TRACTOR & EQUIPMENT CO.	WHEEL LOADER REPAIR	2,973.00
		ICMA RC	EMPLOYEE DEDUCTIONS	39.62
		NEPTUNE TECHNOLOGY GROUP INC	WATER METERS	9,100.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	740.78
			MEDICARE	173.25
		VISION SERVICE PLAN - IC	VISION	2.91
		MOLLE CHEVROLET INC	CITY ADMIN TRUCK PURCHASE	6,712.50_
			TOTAL:	138,155.58
SEWER	WATER/SEWER FUND	NETSTANDARD INC	NOV MONTHLY IT SERVICES	185.43
		BLUE CROSS BLUE SHIELD OF KC	PPO	118.87
			HSA	127.07
			HSA	237.75
			HSA	645.64
			HSA	840.35
			HSA	285.91
		PEREGRINE CORPORATION	OCT MONTHLY BILL PRINTING	643.96
			OCT MONTHLY BILL PRINTING	125.85
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	951.46
		KCP&L	925 STONE BROOK DR	17.19
			WOODLAND DR	157.78
			405 JAMES ROLLO DR	251.09
			1326 GOLFVIEW DR	36.99
			618 JAMES ROLLO CT	86.34
			WINDING CREEK SEWER	17.40
			618 JAMES ROLLO CT	21.84
			711 MAIN ST	225.03
			1201 SEYMOUR RD	17.26
			110 NW SNI-A-BAR BLVD	17.19
			1017 ROCK CREEK LN	17.19
		UMB BANK-HSA	HSA - GRAIN VALLEY, MO	332.50
		STANDARD INSURANCE CO	NOV 16 STANDARD LIFE INSUR	97.20
		GENERAL ELEVATOR	NOV MONTHLY ELEVATOR SERV	16.08
		WINDSTREAM COMMUNICATIONS	PHONE CHARGES 10/21-11/20	95.75
			WINDSTREAM COMMUNICATIONS	69.79
		BLUE SPRINGS WINWATER CO	MISC SEWER PIPE	510.00
		DELTA DENTAL OF MO LOCKBOX	DENTAL	12.05
			DENTAL	21.35
			DENTAL	72.92
			DENTAL	39.69
			DENTAL	27.47
		HAMPEL OIL INC	BULK GASOHOL/DIESEL	217.22
			BULK GASOHOL/DIESEL	212.15
			BULK GASOHOL/DIESEL	91.48
		AFLAC	HUNT PREMIUMS	0.90
			HUNT PREMIUMS	11.19
			HUNT PREMIUMS	12.87
		MURPHY TRACTOR & EQUIPMENT CO.	WHEEL LOADER REPAIR	2,973.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		ICMA RC	EMPLOYEE DEDUCTIONS	39.61
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	740.69
			MEDICARE	173.20
		VISION SERVICE PLAN - IC	VISION	2.91
		MOLLE CHEVROLET INC	CITY ADMIN TRUCK PURCHASE	6,712.50_
			TOTAL:	17,510.11
NON-DEPARTMENTAL	GENERAL FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	41.36
		DONALD THOMAS	HIBLER RESTITUTION	20.00
		HAMPEL OIL INC	CJC FUEL	197.68
			CJC FUEL	227.53
			CJC FUEL	262.98
		JRS ENTERPRISE GROUP LLC	DYCUS RESTITUTION	300.00
			DYCUS RESTITUTION	100.00
		MICHELLE BURGE	MONROE RESTITUTION	429.43
		JPNS CORP	LYON RESTITUTION	90.00
			LYON RESTITUTION	20.00
		HOPE HOUSE	OCT 16 DOMESTIC VIOLENCE	280.00
		MO DEPT OF REVENUE	OCT 16 CVC FUND	527.62
		MO DEPT OF PUBLIC SAFETY	OCT 16 TRAINING FUND	74.00
		LAUBER MUNICIPAL LAW LLC	SEPT MKTPL NID	3,297.50_
			TOTAL:	5,868.10
HR/CITY CLERK	GENERAL FUND	VALIDITY SCREENING SOLUTIONS	BODENHAMER SCREENING	45.00
		US HEALTHWORKS	BODENHAMER SCREENING	151.00
		WAGEWORKS	FLEX PLAN MONTHLY ADMIN/CO	72.50
		JACK A BOYER II	BODENHAMER POLYGRAPH	275.00_
			TOTAL:	543.50
BLDG & GRDS	GENERAL FUND	ENVIROSTAR WASTE SERVICE INC	OCT 16 DISPOSAL	49.68
		ORKIN	06/15/15 SERVICE	65.66
		KORNIS ELECTRIC SUPPLY INC	4) KT-LED 18T8-48GC-840-D	50.00
		HOME DEPOT CREDIT SERVICES	COAT HANGER	7.98_
			TOTAL:	173.32
ADMINISTRATION	GENERAL FUND	PEREGRINE CORPORATION	HOLIDAY INSERTS	400.00
		PETTY CASH	PUMPKINS & GOURDES	79.50
		ORI	TRAIL OR TREAT PORTABLE TO	325.00
		SAMS CLUB/GECRB	TRAIL OR TREAT SUPPLIES	367.22
		SHERWIN WILLIAMS	FIELD PAINT	37.00
		WALMART COMMUNITY	CANDY FOR TRAIL OR TREAT	124.58
		OFFICE DEPOT	PEN/TAPE/CALENDAR/PAPER	29.49
		GRAIN VALLEY MARKET	CHIPS/DRINKS FOR TRAIL OR	22.37
		KORNIS ELECTRIC SUPPLY INC	POLICE DEPT LIGHTS	11.33
		FASTENAL COMPANY	CAUTION TAPE: TRAIL OR TRE	32.81
		HOME DEPOT CREDIT SERVICES	PAINT FOR TRAIL OR TREAT	90.40
			LIGHT RETURN	31.84-
			TRAIL OR TREAT FENCING/HAY	367.62
			LIGHTS FOR HAYRIDE	31.84
			WOODBACKING/FRAMES	50.05
		MISCELLANEOUS	DAVE BARKER:	200.00
		MFA	100) 6' ORANGE T-POSTS	388.00
		LAUBER MUNICIPAL LAW LLC	SEPT ECONOMIC DEVELOPMENT	3,268.75_
			TOTAL:	5,794.12
ELECTED	GENERAL FUND	OFFICE DEPOT	DESKPAD/CALENDAR WALL	40.58

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
			PEN/TAPE/CALENDAR/PAPER	10.07_
			TOTAL:	50.65
FINANCE	GENERAL FUND	OFFICE DEPOT	1099 MISC FORMS/ENVELOPES	77.96_
			TOTAL:	77.96
COURT	GENERAL FUND	PETTY CASH	PRISONER MEAL	2.59
			PRISONER MEAL	4.79
		S & S PRINTING	1000) MUNICIPAL COURT ENVE	70.00_
			TOTAL:	77.38
FLEET	GENERAL FUND	ADVANCE AUTO PARTS	MICROFIBER TOWEL	19.99
			24) BRAKE CLEANER	47.76
			2) BLK NITRILE POWDER	32.62
		OREILLY AUTOMOTIVE INC	BARREL PUMP	44.99
			TRANSFER PMP	29.99
			CONNECTOR	29.75
			ATTACH TAPE	38.12
			5) 2.5 GAL OREILLY DEF	39.95
			CLEANER	15.77
			MIG WIRE	29.99
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	8.48
			PW/WOLTZ UNIFORMS	8.48
		FACTORY MOTOR PARTS CO	18) FOX DE-ICERRED	51.30_
			TOTAL:	397.19
POLICE	GENERAL FUND	BOARD OF POLICE COMMISSIONERS	HANDCUFF REFRESHER COURSE	25.00
		PETTY CASH	MONEY ORDER FOR REPORT	21.20
			BREAKFAST FOR VIPS	34.52
		ADVANCE AUTO PARTS	22" INSTINCT 1 EA TRINS	32.66
			AIR/FUEL FILTER	11.27
		OFFICE DEPOT	PEN/TAPE/CALENDAR/PAPER	29.49
		EAGLE VALLEY AUTOMOTIVE LLC	11 FORD CROWN VIC WHEEL AL	59.95
			13 FORD EXPLORER: WHEEL AL	59.95
		S & S PRINTING	GEIGER: BUSINESS CARDS	25.00
		METRO FORD	94 VALVE A	32.63
			94 VALVE A	32.63
			KNUCKLE	403.00
			BUSH	39.04
		REJIS COMMISSION	OCT 16 LEWEB SUBSCRIPTION	122.07_
			TOTAL:	928.41
PLANNING & ENGINEERING	GENERAL FUND	OFFICE DEPOT	PEN/TAPE/CALENDAR/PAPER	25.67
		EARL MADISON COMPANY LLC	855 SW LEE ANN DR	75.00
			524 NW HICKORY RIDGE DR	37.50
			507 NW HICKORY RIDGE	75.00
			506 NW HICKORY RIDGE DR	37.50
			199 SNI-A-BAR PKWY	75.00
			1104 NW SYCAMORE DR	50.00
			526 NW HICKORY RIDGE DR	37.50
			2107 NW CHERRY CT	37.50
			1102 NW SYCAMORE DR	75.00
			706 SW SHORTHORN DR	75.00
			505 NW HICKORY RIDGE	75.00
			1507 RUST RD	75.00
			1101 DEAN DR	75.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		HOME DEPOT CREDIT SERVICES	MEASURING WHEEL	59.47
		KLEINSCHMIDTS WESTERN STORE	MCINTIRE BOOTS	119.95_
			TOTAL:	1,005.09
NON-DEPARTMENTAL	PARK FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	16.43_
			TOTAL:	16.43
PARK ADMIN	PARK FUND	OFFICE DEPOT	PEN/TAPE/CALENDAR/PAPER	27.89_
			TOTAL:	27.89
PARKS STAFF	PARK FUND	ADVANCE AUTO PARTS	OIL 30W-HD	2.95
		ENVIROSTAR WASTE SERVICE INC	OCT 16 DISPOSAL	55.00
		RECOGNITION PLUS	ETCHED ALUMINUM PLAQUE	112.17
			9X12 ROSEWOOD PIANO FINISH	78.00
		OREILLY AUTOMOTIVE INC	SWITCH	3.99
		BLUE SPRINGS WINWATER CO	FOOTBALL FIELD WATER REPAI	90.00
		KORNIS ELECTRIC SUPPLY INC	INTERIOR DUSK TO DAWN LIGH	22.47
			GENERATOR PLUG & WIRE	178.66
		HOME DEPOT CREDIT SERVICES	PAINT	189.42
			4PK TOGGLE	8.98-
			FURNACE FILTER/LIGHT BULBS	33.95
		GOODYEAR COMMERCIAL TIRE	2) GY 245/75R17 WRL AT ADV	314.78
		CHUX TRUX	BKT KIT/BK SS SIDE ENTRY S	452.00_
			TOTAL:	1,524.41
RECREATION	PARK FUND	WALMART COMMUNITY	CANDY	6.98
			CANDY	8.96
			HALLOWEEN CANDY SCRAMBLE	20.66_
			TOTAL:	36.60
COMMUNITY CENTER	PARK FUND	MELODY TAYLOR	10/14-10/31 SILVERSNEAKERS	200.00
			10/17-10/31 SILVERSNEAKERS	75.00
		SHIFFLER EQUIPMENT SALES INC	JANITORIAL SUPPLIES	118.70
			UPRIGHT DUST PAN HANGER	7.73
		UNIFIRST CORPORATION	JANITORIAL SUPPLIES	78.92
			JANITORIAL SUPPLIES	74.02
		GENA KRUGER	09/29-10/27 THURS ZUMBA PT	136.80
		WALMART COMMUNITY	CANDY	0.94
			PRE-K PUMPKIN SUUPLIES	21.05
			PRE- K PUMPKINS	13.65
		OFFICE DEPOT	PEN/TAPE/CALENDAR/PAPER	27.89
		PRISCILLA YOUNG	09/20-10/25 YOGA FUSION PT	38.40
		ENVIROSTAR WASTE SERVICE INC	OCT 16 DISPOSAL	55.00
			OCT 16 DISPOSAL	21.60
		GRAIN VALLEY MARKET	BATTERIES	11.54
		KORNIS ELECTRIC SUPPLY INC	CC NORTH LIGHT	31.98
			CC NORTH LIGHT	15.99-
		JESSIE M GEIB	09/27-11/01 HOOP FIT FITNE	9.60
		FREDAH JOHNSTON	10/13-11/01 LINE DANCING	177.00
		ALEXANDER APPAREL	PARKS & REC SHIRTS	101.00_
			TOTAL:	1,184.83
NON-DEPARTMENTAL	TRANSPORTATION	KCMO CITY TREASURER	KC EARNINGS TAX WH	3.66_
			TOTAL:	3.66
TRANSPORTATION	TRANSPORTATION	CARTER WATERS	2) STRIP-EEZ ROEM RELEASE	32.75

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
			2) STRIP-EEZ ROEM RELEASE	128.66
			60) MASTERSEAL NP1 LIMESTO	289.16
		TANDEM TRUCK SALES & PAINTING INC	AIR CLEANER	83.20
			VALVE/ELBOW/REDUCER	4.26
			DRAIN VALVE	39.40
			VALVE KIT/DRAIN COCK	15.58
			90 ELBOW	8.99
		ADVANCE AUTO PARTS	48) OIL 15W40-ROTELLA	129.50
			24) OIL 15W40-ROTELLA	67.15-
			BATTERY-SILVER	90.00
		OFFICE DEPOT	PEN/TAPE/CALENDAR/PAPER	4.08
			HOLDER	1.84
		OREILLY AUTOMOTIVE INC	5GAL GEAR LUBE	26.00
			HYD HOSE/MEGACRIMP	66.52
		ORKIN	06/15/15 SERVICE	5.63
			SERVICE 10/17/16	10.50
		VANCE BROTHERS INC	VIRGIN SURFACE MIX	270.00
			APWA TYPE 3 RECYCLED SURFA	493.92
			VIRGIN SUFACE MIX	116.00
			VIRGIN SUFACE MIX	135.00
			FINE MIX	123.00
		HAMPEL OIL INC	CHEVRON DELO DRIVE TRAIN	18.04
		HOME DEPOT CREDIT SERVICES	3/8 X 1/2 X 30 BRAID FCT S	3.31
			15' TOW STRAP	17.40
		NAPA	RETURN	47.90-
			AUTRN295	47.98
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	19.38
			PW/WOLTZ UNIFORMS	19.38
		AES LAWNPARTS	KIT/KEY SWITCH/PRE-CLEANER	80.36
		VIKING-CIVES MIDWEST INC	BLADE CARBIDE 3/4 X 8 X48	455.00
			ANTI-SAIL, MUDFLAP,PER PAI	13.49
		SUMMIT TRUCK GROUP	HOSE XMSN/KIT FILTER	40.99
		GEIGER READY-MIX	1307 NW GOLFVIEW CT	406.50
		KLEINSCHMIDTS WESTERN STORE	ELLEDGE BOOTS	25.99
		GRAIN VALLEY RENTAL INC	16.8) PROPANE GALLON CHARG	60.48
			DAY RENTAL BOSCH HAMMER	10.40_
			TOTAL:	3,177.64
PUBLIC HEALTH	PUBLIC HEALTH	MARELLY AEDS & FIRST AID	PEDI-PADZ II	413.07_
			TOTAL:	413.07
NON-DEPARTMENTAL	MKT PLACE CID - PR	LAUBER MUNICIPAL LAW LLC	SEPT MKTPL NID	3,297.50-
			TOTAL:	3,297.50-
NON-DEPARTMENTAL	MKT PLACE CID - PR	LAUBER MUNICIPAL LAW LLC	SEPT MKTPL NID	3,297.50_
			TOTAL:	3,297.50
NON-DEPARTMENTAL	WATER/SEWER FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	25.07
		MO DEPT OF REVENUE	OCT 16 SALES TAX	3,548.34
			OCT 16 SALES TAX	70.97-
			TOTAL:	3,502.44
WATER	WATER/SEWER FUND	CARTER WATERS	2) STRIP-EEZ ROEM RELEASE	65.48
		TANDEM TRUCK SALES & PAINTING INC	AIR CLEANER	166.40
			VALVE/ELBOW/REDUCER	8.54
			DRAIN VALVE	78.80

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
			VALVE KIT/DRAIN COCK	31.16
			90 ELBOW	17.97
		ADVANCE AUTO PARTS	48) OIL 15W40-ROTELLA	259.01
			24) OIL 15W40-ROTELLA	134.30-
		VANCO SERVICES LLC	OCT 2016 GATEWAY ES20605	73.03
		OFFICE DEPOT	DESKPAD/CALENDAR WALL	10.71
			PEN/TAPE/CALENDAR/PAPER	7.28
			HOLDER	3.67
		ENVIROSTAR WASTE SERVICE INC	OCT 16 DISPOSAL	18.36
		OREILLY AUTOMOTIVE INC	5GAL GEAR LUBE	51.99
		ORKIN	06/15/15 SERVICE	11.25
			SERVICE 10/17/16	21.00
		MISSOURI ONE CALL SYSTEM INC	OCT 263 LOCATES	341.90
		BLUE SPRINGS WINWATER CO	MARKING PAINT	144.00
			60) SOFT COPPER TUBE	227.40
			BLUE FLAG/4X5 PLAIN W/21"	260.00
		HAMPEL OIL INC	CHEVRON DELO DRIVE TRAIN	36.09
		HOME DEPOT CREDIT SERVICES	3/8 X 1/2 X 30 BRAID FCT S	6.61
		NAPA	RETURN	95.80-
			AUTRN295	95.98
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	38.78
			PW/WOLTZ UNIFORMS	38.78
		VIKING-CIVES MIDWEST INC	ANTI-SAIL, MUDFLAP,PER PAI	26.98
		TYLER TECHNOLOGIES INC	NOV MONTHLY FEES	97.00
		SUMMIT TRUCK GROUP	HOSE XMSN/KIT FILTER	82.00
		NEPTUNE TECHNOLOGY GROUP INC	WATER METERS	19.02
		KLEINSCHMIDTS WESTERN STORE	ELLEDGE BOOTS	51.98
		GRAIN VALLEY RENTAL INC	DAY RENTAL BOSCH HAMMER	20.00_
			TOTAL:	2,081.07
SEWER	WATER/SEWER FUND	CARTER WATERS	2) STRIP-EEZ ROEM RELEASE	65.48
		TANDEM TRUCK SALES & PAINTING INC	AIR CLEANER	166.40
			VALVE/ELBOW/REDUCER	8.54
			DRAIN VALVE	78.80
			VALVE KIT/DRAIN COCK	31.16
			90 ELBOW	17.97
		ADVANCE AUTO PARTS	48) OIL 15W40-ROTELLA	259.01
			24) OIL 15W40-ROTELLA	134.31-
		VANCO SERVICES LLC	OCT 2016 GATEWAY ES20605	73.03
		OFFICE DEPOT	DESKPAD/CALENDAR WALL	29.43
			PEN/TAPE/CALENDAR/PAPER	6.85
			HOLDER	3.67
		ENVIROSTAR WASTE SERVICE INC	OCT 16 DISPOSAL	18.36
		OREILLY AUTOMOTIVE INC	5GAL GEAR LUBE	51.99
		ORKIN	06/15/15 SERVICE	11.25
			SERVICE 10/17/16	21.01
		BLUE SPRINGS WINWATER CO	7) MARKING PAINT	28.00
			BLUE FLAG/4X5 PLAIN W/21"	120.00
		HAMPEL OIL INC	CHEVRON DELO DRIVE TRAIN	36.09
		HOME DEPOT CREDIT SERVICES	3/8 X 1/2 X 30 BRAID FCT S	6.61
		NAPA	RETURN	95.80-
			AUTRN295	95.98
		CINTAS CORPORATION # 430	PW/WOLTZ UNIFORMS	38.78
			PW/WOLTZ UNIFORMS	38.78
		VIKING-CIVES MIDWEST INC	ANTI-SAIL, MUDFLAP,PER PAI	26.98
		TYLER TECHNOLOGIES INC	NOV MONTHLY FEES	97.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
		SUMMIT TRUCK GROUP	HOSE XMSN/KIT FILTER	82.00
		KLEINSCHMIDTS WESTERN STORE	ELLEDGE BOOTS	51.98
		GRAIN VALLEY RENTAL INC	DAY RENTAL BOSCH HAMMER	20.00

* REFUND CHECKS *

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT_
NON-DEPARTMENTAL	WATER/SEWER FUND	LYMAN, DUSTIN	US REFUNDS	100.00
		PUDERBAUGH, JAN	US REFUNDS	50.00_
			TOTAL:	1,405.04

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

100	GENERAL FUND	81,268.14
170	TOURISM TAX FUND	525.00
200	PARK FUND	12,939.82
210	TRANSPORTATION	26,767.43
230	PUBLIC HEALTH	413.07
320	MKT PLACE CID - PR#2	0.00
600	WATER/SEWER FUND	170,978.58
	GRAND TOTAL:	292,892.04

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-CITY OF GRAIN VALLEY
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 10/15/2016 THRU 11/04/2016
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
CHECK DATE: 0/00/0000 THRU 99/99/9999

PRINT OPTIONS

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

PACKET OPTIONS

INCLUDE REFUNDS: YES
INCLUDE OPEN ITEM:YES

Ordinances

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CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM		
MEETING DATE	November 14, 2016	
BILL NUMBER	B16-23	
AGENDA TITLE	**AN ORDINANCE AMENDING SECTION 415 OF THE GRAIN VALLEY CODE OF ORDINANCES TO COMPLY WITH THE LATEST FEMA REQUIREMENTS FOR FLOODPLAIN MANAGEMENT**	
REQUESTING DEPARTMENT	Community Development	
PRESENTER	Ken Murphy, Community Development Director	
FISCAL INFORMATION	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available:	N/A
	New Appropriation Required:	[ ] Yes [X] No
PURPOSE	The City of Grain Valley is a member of the National Flood Insurance Program (NFIP) and must update all necessary ordinances and Flood Insurance Rate Map (FIRM) panel numbers to remain a member.	
BACKGROUND	FEMA has revised and updated the Flood Insurance Rate Maps (FIRM) for Jackson County.	
SPECIAL NOTES	FEMA has reviewed and approves the amended section 415 of the Grain Valley Code of Ordinances.	
ANALYSIS	N/A	
PUBLIC INFORMATION PROCESS	N/A	
BOARD OR COMMISSION RECOMMENDATION	N/A	
DEPARTMENT RECOMMENDATION	Staff Recommends Approval	

REFERENCE DOCUMENTS ATTACHED	Ordinance, Memo, Amended Chapter 415, Revised Chapter 415

CITY OF GRAIN VALLEY | **STATE OF MISSOURI**

BILL NO. *B16-23*

INTRODUCED BY:
ALDERMAN ARNOLD

ORDINANCE NO. _____
SECOND READING _____
FIRST READING _____

AN ORDINANCE AMENDING SECTION 415 OF THE GRAIN VALLEY CODE OF ORDINANCES TO COMPLY WITH THE LATEST FEMA REQUIREMENTS FOR FLOODPLAIN MANAGEMENT

WHEREAS, the Legislature of the State of Missouri has in section 89.020 of the Revised Statutes of Missouri, as amended, delegated the responsibilities to local governmental units to adopt floodplain management regulations designated to protect the health, safety, and general welfare; and

WHEREAS, the Federal Emergency Management Agency (FEMA) has made changes to 44 Code of Federal Regulations (CFR) Section 60.3(d) of the National Flood Insurance Program (NFIP) regulations; and

WHEREAS, the City must meet the requirements of the new regulations in order to remain in the NFIP program.

WHEREAS, the Board of Aldermen of the City of Grain Valley, Missouri, has determined that it is in the best interest of the City to amend Section 415 to remain in the NFIP program.

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

SECTION 1: Section 415 of the Grain Valley Code of Ordinances is hereby amended as set forth in Attachment A.

Read two times and PASSED by the Board of Aldermen this _____ day of _____, *2016*, the aye and nay votes being recorded as follows:

ALDERMAN ARNOLD	_____	ALDERMAN HEADLEY	_____
ALDERMAN JOHNSTON	_____	ALDERMAN PALECEK	_____
ALDERMAN WEST	_____	ALDERMAN COLEMAN	_____

MAYOR _____
(in the event of a tie only)

Approved as to form:

_____
James Cook
City Attorney

_____
Mike Todd
Mayor

ATTEST:

_____

Khalilah Holland
Deputy City Clerk

Memorandum

To: Ken Murphy

From: Richard Arroyo, P.E.

Date: 10-25-16

Re: FEMA Ordinance Update to Adopt new FIRM maps

For the last several years the Federal Emergency Management Agency (FEMA) has been in the process of updating the Flood Insurance Rate Maps (FIRM's) with new hydrological data and topography for Jackson County Missouri. The City of Grain Valley has participated in the National Flood Insurance Program (NFIP) since1976 and has adopted Ordinance 415 to reflect the necessary steps to protect and develop within flood prone areas. This program allows citizens to purchase flood insurance for properties that may be in or outside flood zone areas as shown on the FEMA FIRM maps. Periodically FEMA updates the flood hazard areas as delineated on the FIRM maps and requires the local government to adopt and amend those ordinances with updated information to remain in the NFIP. This ordinance amendment replaces the existing Floodplain Management Ordinance 415 with the new required language and map panel numbers for Jackson County within our community. The new FIRM maps will become effective on January 20, 2017.

Chapter 415
Flood Hazard Prevention

Editor's Note — Ord. no. ~~1857, adopted September 11, 2006~~ XXXX, adopted November XX, 2016, repealed ch. 415 "flood hazard prevention" and enacted new provisions set out herein. Former ch. 415 derived from ord. no. ~~1277 §370, 6-14-1999~~1857, adopted September 11, 2006.

Article I
Statutory Authorization, Findings of Fact and Purposes

Section 415.010 **Statutory Authorization, Findings of Fact and Purposes.**
[~~Ord. No. 1857, 9-11-2006~~ Ord. No. XXXX, 11-XX-2016]

A. *Statutory Authorization.* The legislature of the State of Missouri has in Section 79.110 ~~89.020~~, RSMo., as amended, delegated the responsibility to local governmental units to adopt floodplain management regulations designed to protect the health, safety and general welfare. Therefore, the Board of Aldermen of Grain Valley, Missouri, ordains as follows.

B. *Findings Of Fact.*

1. *Flood losses resulting from periodic inundation.* The special flood hazard areas of Grain Valley, Missouri, are subject to inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief and impairment of the tax base; all of which adversely affect the public health, safety and general welfare.

2. *General causes of the flood losses.* These flood losses are caused by:

a. The cumulative effect of development in any delineated floodplain causing increases in flood heights and velocities; and

b. The occupancy of flood hazard areas by uses vulnerable to floods, hazardous to others, inadequately elevated or otherwise unprotected from flood damages.

3. *Methods used to analyze flood hazards.* The Flood Insurance Study (FIS) that is the basis of this Chapter uses a standard engineering method of analyzing flood hazards which consists of a series of interrelated steps.

a. Selection of a base flood that is based upon engineering calculations, which permit a consideration of such flood factors as its expected frequency of occurrence, the area inundated and the depth of inundation. The base flood selected for this Chapter is representative of large floods which are characteristic of what can be expected to occur on the particular streams subject to this Chapter. It is in the general order of a flood which could be expected to have a one percent (1%) chance of occurrence in any one (1) year as delineated on the Federal Insurance Administrator's FIS for Jackson County, Missouri, dated January 20, 2017 ~~September 29, 2006~~, as amended, and illustrative materials dated January 20, 2017 ~~September 29, 2006~~, as amended, and any future revisions thereto.

b. Calculation of water surface profiles are based on a standard hydraulic engineering analysis of the capacity of the stream channel and overbank areas to convey the regulatory flood.

c. Computation of a floodway required to convey this flood without increasing flood heights more than one (1) foot at any point.

d. Delineation of floodway encroachment lines within which no development is permitted that would cause any increase in flood height.

e. Delineation of flood fringe, i.e., that area outside the floodway encroachment lines but still subject to inundation by the base flood.

C. *Statement Of Purpose.* It is the purpose of this Chapter to promote the public health, safety and general welfare; to minimize those losses described in Subsection **(B)(1)** above; to establish or maintain the community's eligibility for participation in the National Flood Insurance Program (NFIP) as defined in 44 Code of Federal Regulations (CFR) 59.22(a)(3); and to meet the requirements of 44 CFR 60.3(d) by applying the provisions of this Chapter to:

1. Restrict or prohibit uses that are dangerous to health, safety or property in times of flooding or cause undue increases in flood heights or velocities.

2. Require uses vulnerable to floods, including public facilities that serve such uses, be provided with flood protection at the time of initial construction.

3. Protect individuals from buying lands that are unsuited for the intended development purposes due to the flood hazard.

~~4. Assure that eligibility is maintained for property owners in the community to purchase flood insurance in the Federal Flood Insurance Program.~~

Article II
General Provisions

Section 415.020 **Definitions.**
[~~Ord. No. 1857, 9-11-2006~~ Ord. No. XXXX, 11-XX-2016]

Unless specifically defined below, words or phrases used in this Chapter shall be interpreted so as to give them the same meaning they have in common usage and to give this Chapter its most reasonable application.

ACCESSORY STRUCTURE
Means the same as *APPURTENANT STRUCTURE*.

ACTUARIAL RATES
See *RISK PREMIUM RATES.*

ADMINISTRATOR
The Federal Insurance Administrator.

AGENCY
The Federal Emergency Management Agency (FEMA).

AGRICULTURAL COMMODITIES

Means agricultural products and livestock.

AGRICULTURAL STRUCTURE

Means any structure used exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities.

APPEAL

A request for review of the Floodplain Administrator's interpretation of any provision of this Chapter or a request for a variance.

APPURTENANT STRUCTURE

A structure that is on the same parcel of property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.

AREA OF SPECIAL FLOOD HAZARD

The land in the floodplain within a community subject to a one percent (1%) or greater chance of flooding in any given year.

BASE FLOOD

The flood having a one percent (1%) chance of being equaled or exceeded in any given year.

BASEMENT

Any area of the structure having its floor subgrade (below ground level) on all sides.

BUILDING

See *STRUCTURE*.

CHIEF EXECUTIVE OFFICER OR CHIEF ELECTED OFFICIAL

The official of the community who is charged with the authority to implement and administer laws, ordinances and regulations for that community.

COMMUNITY

Any state or area or political subdivision thereof, which has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction.

DEVELOPMENT

Any manmade change to improved or unimproved real estate including, but not limited to, buildings or other structures, levees, levee systems, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

ELEVATED BUILDING

For insurance purposes, a non-basement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings or columns.

ELIGIBLE COMMUNITY OR PARTICIPATING COMMUNITY

A community for which the Administrator has authorized the sale of flood insurance under the National Flood Insurance Program (NFIP).

EXISTING CONSTRUCTION

For the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. *"Existing construction"* may also be referred to as *"existing structures"*.

EXISTING MANUFACTURED HOME PARK OR SUBDIVISION

A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION

The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads).

FLOOD OR FLOODING

A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland and/or the unusual and rapid accumulation or runoff of surface waters from any source.

FLOOD BOUNDARY AND FLOODWAY MAP (FBFM)

An official map of a community on which the Administrator has delineated both special flood hazard areas and the designated regulatory floodway.

FLOOD ELEVATION DETERMINATION

A determination by the Administrator of the water surface elevations of the base flood, that is, the flood level that has a one percent (1%) or greater chance of occurrence in any given year.

FLOOD ELEVATION STUDY

An examination, evaluation and determination of flood hazards.

FLOOD FRINGE

The area outside the floodway encroachment lines but still subject to inundation by the regulatory flood.

FLOOD HAZARD BOUNDARY MAP (FHBM)

An official map of a community, issued by the Administrator, where the boundaries of the flood areas having special flood hazards have been designated as (unnumbered or numbered) A Zones.

FLOOD INSURANCE RATE MAP (FIRM)

An official map of a community on which the Administrator has delineated both the special flood hazard areas and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY (FIS)

An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations.

FLOODPLAIN OR FLOOD-PRONE AREA

Any land area susceptible to being inundated by water from any source (see *"FLOODING"*).

FLOODPLAIN MANAGEMENT

The operation of an overall program of corrective and preventive measures for reducing flood damage including, but not limited to, emergency preparedness plans, flood control works and floodplain management regulations.

FLOODPLAIN MANAGEMENT REGULATIONS

Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain and grading ordinances) and other applications of Police power. The term describes such State or local regulations, in any combination thereof, that provide standards for the purpose of flood damage prevention and reduction.

FLOODPROOFING

Any combination of structural and non-structural additions, changes or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities or structures and their contents.

FLOODWAY OR REGULATORY FLOODWAY

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.

FLOODWAY ENCROACHMENT LINES

The lines marking the limits of floodways on Federal, State and local floodplain maps.

FREEBOARD

A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. *"Freeboard"* tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as bridge openings and the hydrological effect of urbanization of the watershed.

FUNCTIONALLY DEPENDENT USE

A use that cannot perform its intended purpose unless it is located or carried out in close proximity to water. This term includes only docking facilities and facilities that are necessary for the loading and unloading of cargo or passengers, but does not include long-term storage or related manufacturing facilities.

HIGHEST ADJACENT GRADE

The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HISTORIC STRUCTURE

Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

3. Individually listed on a State inventory of historic places in States with historic preservation programs which have been approved by the Secretary of the Interior; or

4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

a. By an approved State program as determined by the Secretary of the Interior, or

b. Directly by the Secretary of the Interior in States without approved programs.

LOWEST FLOOR

The lowest floor of the lowest enclosed area, including basement. An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable floodproofing design requirements of this Chapter.

MANUFACTURED HOME

A structure, transportable in one (1) or more sections, that is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term *"manufactured home"* does not include a *"recreational vehicle"*.

MANUFACTURED HOME PARK OR SUBDIVISION

A parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

MAP

The Flood Hazard Boundary Map (FHBM), Flood Insurance Rate Map (FIRM) or the Flood Boundary and Floodway Map (FBFM) for a community issued by the Federal Emergency Management Agency (FEMA).

MARKET VALUE OR FAIR MARKET VALUE

An estimate of what is fair, economic, just and equitable value under normal local market conditions.

MEAN SEA LEVEL

For purposes of the National Flood Insurance Program (NFIP), the National Geodetic Vertical Datum (NGVD) of 1929 or other datum to which base flood elevations shown on a community's Flood Insurance Rate Map (FIRM) are referenced.

NEW CONSTRUCTION

For the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, *"new construction"* means structures for which the "start of construction" commenced on or after the effective date of the floodplain management regulations adopted by a community and includes any subsequent improvements to such structures.

NEW MANUFACTURED HOME PARK OR SUBDIVISION

A manufactured home park or subdivision for which the construction of facilities for servicing the lot on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by the community.

NFIP

The National Flood Insurance Program (NFIP).

100-YEAR FLOOD

See *BASE FLOOD.*

PARTICIPATING COMMUNITY , also known as an ELIGIBLE COMMUNITY

A community in which the administrator has authorized the sale of flood insurance.

PERSON

Includes any individual or group of individuals, corporation, partnership, association or any other entity, including Federal, State and local governments and agencies.

PRINCIPALLY ABOVE GROUND

At least fifty-one percent (51%) of the actual cash value of the structure, less land value, is above ground.

RECREATIONAL VEHICLE

A vehicle which is:

1. Built on a single chassis;

2. Four hundred (400) square feet or less when measured at the largest horizontal projections;

3. Designed to be self-propelled or permanently towable by a light-duty truck; and

4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for

recreational, camping, travel or seasonal use.

REMEDY A VIOLATION

To bring the structure or other development into compliance with Federal, State or local floodplain management regulations or, if this is not possible, to reduce the impacts of its non-compliance.

REPETITIVE LOSS

Means flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, equals or exceeds twenty-five percent of the market value of the structure before the damage occurred.

RISK PREMIUM RATES

Those rates established by the Administrator pursuant to individual community studies and investigations which are undertaken to provide flood insurance in accordance with Section 1307 of the National Flood Disaster Protection Act of 1973 and the accepted actuarial principles. *"Risk premium rates"* include provisions for operating costs and allowances.

SPECIAL FLOOD HAZARD AREA

See *AREA OF SPECIAL FLOOD HAZARD*.

SPECIAL HAZARD AREA

An area having special flood hazards and shown on a FHBM, FIRM or FBFM as Zones (unnumbered or numbered) A and AE.

START OF CONSTRUCTION

Includes substantial improvements and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement or other improvements were within one hundred eighty (180) days of the permit date. The *"actual start"* means either the first (1st) placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation such as clearing, grading and filling, the installation of streets and/or walkways, excavation for a basement, footings, piers, foundations, the erection of temporary forms, nor installation on the property of accessory structures, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the *"actual start of construction"* means the first (1st) alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

STATE COORDINATING AGENCY

That agency of the State Government or other office designated by the Governor of the State or by State Statute at the request of the Administrator to assist in the implementation of the National Flood Insurance Program (NFIP) in that State.

STRUCTURE

For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. *"Structure"*, for insurance purposes, means a walled and roofed building, other than a gas or liquid storage tank, that is principally above ground and affixed to a permanent site, as well as a manufactured home on a

permanent foundation. For the latter purpose, the term includes a building while in the course of construction, alteration or repair, but does not include building materials or supplies intended for use in such construction, alteration or repair, unless such materials or supplies are within an enclosed building on the premises.

SUBSTANTIAL DAMAGE

~~Damage of any origin sustained by a structure whereby the cost of restoring the structure to predamaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.~~

Means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. The term includes Repetitive Loss buildings (see definition).

For the purposes of this definition, “repair” is considered to occur when the first repair or reconstruction of any wall, ceiling, floor, or other structural part of the building commences. The term does not apply to:

a.) Any project for improvement of a building required to comply with existing health, sanitary, or safety code specifications which have been identified by the Code Enforcement Official and which are solely necessary to assure safe living conditions, or

b.) Any alteration of a “historic structure” provided that the alteration will not preclude the structure’s continued designation as a “historic structure”, or

c.) Any improvement to a building.

SUBSTANTIAL IMPROVEMENT

~~Any reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The term does not, however, include either:~~

~~1. Any project for improvement of a structure to correct existing violations of State or local health, sanitary or safety code specifications that have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or~~

~~2. Any alteration of a "historic structure", provided that the alteration will not preclude the structures continued designation as a "historic structure".~~

Means any combination of reconstruction, alteration, or improvement to a building, taking place during a 10 year period**,** in which the cumulative percentage of improvement equals or exceeds fifty percent of the current market value of the building. For the purposes of this definition, an improvement occurs when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the building. This term includes structures, which have incurred “repetitive loss” or “substantial damage”, regardless of the actual repair work done**.**

The term does not apply to:

a.) any project for improvement of a building required to comply with existing health, sanitary, or safety code specifications which have been identified by the Code Enforcement Official and which are solely necessary to assure safe living conditions, or

b.) Any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure." Or

c.) Any building that has been damaged from any source or is categorized as repetitive loss.

SUBSTANTIALLY IMPROVED EXISTING MANUFACTURED HOME PARKS OR SUBDIVISIONS

Is where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

VARIANCE

A grant of relief by the community from the terms of a floodplain management regulation. Flood insurance requirements remain in place for any varied use or structure and cannot be varied by the community.

VIOLATION

The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications or other evidence of compliance required by this Chapter is presumed to be in violation until such time as that documentation is provided.

WATER SURFACE ELEVATION

The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum where specified), of floods of various magnitudes and frequencies in the floodplain.

Section 415.030 **General Provisions.**
[~~Ord. No. 1857, 9-11-2006~~ Ord. No. XXXX, 11-XX-2016]

A. *Lands To Which This Chapter Applies.* This Chapter shall apply to all lands within the jurisdiction of the City of Grain Valley identified as numbered and unnumbered A Zones and AE Zones on the Flood Insurance Rate Map (FIRM) Jackson County Panels ~~29095CO211F, 29095CO212F, 29095CO213F, 29095CO214F, 29095CO218F, 29095CO326F, 29095CO327F, 29095CIND1A and 29095CIND2A dated September 29, 2006~~ 29095C0330G, 29095C0336G, 29095C0337G, 29095C0338G, 29095C0339G 29095C0343G, 29095C0451G, and 29095C0452G dated January 20, 2017, as amended, and any future revisions thereto. In all areas covered by this Chapter, no development shall be permitted except through the issuance of a floodplain development permit granted by the Board of Aldermen or its duly designated representative under such safeguards and restrictions as the Board of Aldermen or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community and as specifically noted in Article ~~III~~ **IV**.

B. *The Enforcement Officer.* The Community Development Director shall designate an enforcement officer under this Chapter. The enforcement officer shall have the title of Floodplain Administrator.

~~C. *Rules For Interpretation Of District Boundaries.* The boundaries of the Floodway and Floodway Fringe Overlay Districts are shown on the Flood Insurance Rate Map with the Community Panels listed in Subsection **(A)**, and are hereby adopted as a part of the official Zoning Map. The regulatory flood elevation for the point in question shall be the governing factor in locating the district boundary on the land. The person contesting the location of the district boundary shall be given a reasonable opportunity to present his case and to submit his own technical evidence, if he so desires. In A Zones or the absence of FIA BFE data and floodway data, engineering calculations will be required to establish the base flood elevation for residential and non-residential structures. Engineering calculations must be computed using a format that is accepted by the Army Corps of Engineers such as Hec-2 or Hec-Raz hydraulic modeling program.~~

~~D~~C. *Compliance.* No development located within the special flood hazard areas of this community shall be located, extended, converted or structurally altered without full compliance with the terms of this Chapter and other applicable regulations.

~~E~~D. *Abrogation ~~A~~and Greater Restrictions.* It is not intended by this Chapter to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this Chapter imposes greater restrictions, the provisions of this Chapter shall prevail. All other ordinances inconsistent with this Chapter are hereby repealed to the extent of the inconsistency only.

~~F~~E. *Interpretation.* In their interpretation and application, the provisions of this Chapter shall be held to be minimum requirements, shall be liberally construed in favor of the Governing Body and shall not be deemed a limitation or repeal of any other powers granted by State Statutes.

~~G~~F. *Warning And Disclaimer Of Liability.* The degree of flood protection required by this Chapter is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions or the flood heights may be increased by manmade or natural causes, such as ice jams and bridge openings restricted by debris. This Chapter does not imply that areas outside the floodway and flood fringe or land uses permitted within such areas will be free from flooding or flood damage. This Chapter shall not create a liability on the part of the City of Grain Valley, any officer or employee thereof for any flood damages that may result from reliance on this Chapter or any administrative decision lawfully made thereunder.

~~H~~G. *Severability.* If any Section, clause, provision or portion of this Chapter is adjudged unconstitutional or invalid by a court of appropriate jurisdiction, the remainder of this Chapter shall not be affected thereby.

~~I. *Appeal To Board Of Adjustment.*~~

~~1. Where a request for a permit to develop is denied by the Floodplain Administrator, the applicant may apply for such permit or variance to the Board of Adjustment.~~

~~2. The Board of Adjustment may grant or deny such request by appropriate resolution adopted within thirty (30) days after the date of such application to the Board of Adjustment.~~

~~J. *Duties And Responsibilities Of Floodplain Administrator.* Duties of the Floodplain Administrator shall include, but not be limited to:~~

~~1. Review of all applications for floodplain permits to assure that sites are reasonably safe from flooding~~

~~and that the floodplain development permit requirements of this Chapter have been satisfied;~~

~~2. Review of all applications for floodplain development permits for proposed development to assure that all necessary permits have been obtained from Federal, State or local law;~~

~~3. Review all subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposal will be reasonably safe from flooding;~~

~~4. Issue floodplain development permits for all approved applications;~~

~~5. Notify adjacent communities and the State Emergency Management Agency prior to any alteration or relocation of watercourse and submit evidence of such notification to the Federal Emergency Management Agency (FEMA);~~

~~6. Assure that maintenance is provided within the altered or relocated portion of any watercourse so that the flood-carrying capacity is not diminished;~~

~~7. Verify and maintain a record of the actual elevation (in relation to mean sea level) of the lowest floor, including basement, of all new or substantially improved structures;~~

~~8. Verify and maintain a record of the actual elevation (in relation to mean sea level) that the new or substantially improved non-residential structures have been floodproofed; and~~

~~9. When floodproofing techniques are utilized for a particular non-residential structure, the Floodplain Administrator shall require certification from a registered professional engineer or architect.~~

Article III
~~Development Permit~~ Administration

Section 415.040 ~~Development Permit~~ Administration.
[~~Ord. No. 1857, 9-11-2006~~ Ord. No. XXXX, 11-XX-2016]

A. *Permit Required.* ~~No person, firm or corporation shall initiate any development within Floodway and Floodway Fringe Overlay Districts or cause the same to be done without first obtaining a separate permit for development for each such building, structure or other development. Subdivisions of land larger than five (5) acres or fifty (50) lots shall also require base flood evaluation data along with a permit application.~~ A floodplain development permit shall be required for all proposed construction or other development, including the placement of manufactured homes, in the areas described in 415.030, Subsection A. No person, firm, corporation, or unit of government shall initiate any development or substantial-improvement or cause the same to be done without first obtaining a separate floodplain development permit for each structure or other development.

B. ~~*Application For Permit*~~ *Designation of Floodplain Administrator*. ~~To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished for that purpose. Every such application shall:~~

~~1. Identify and describe the work to be covered by the permit for which application is made.~~

~~2. Describe the land on which the proposed work is to be done by lot, block, tract and house and street address, or similar description that will readily identify and definitely locate the proposed building or work.~~

~~3. Indicate the use or occupancy for which the proposed work is intended.~~

~~4. Be accompanied by plans and specifications for proposed construction.~~

~~5. Be signed by the permittee or his authorized agent who may be required to submit evidence to indicate such authority.~~

~~6. Be accompanied by elevations (in relation to mean sea level) of the lowest floor (including basement) or, in the case of floodproofed non-residential structures, the elevation to which it has been floodproofed.~~

~~7. Give such other information as reasonably may be required by the Floodplain Administrator including, but not limited to:~~

~~a. Evidence that the site of the proposed development is reasonably safe from flooding and that all necessary permits have been received as required by Federal or State law (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S. Code 1334).~~

~~b. Evidence that the community downstream from the development and the State Emergency Management Agency (SEMA) have been notified prior to any alterations or relocation of a watercourse and evidence of such notification to the Federal Insurance Administration.~~

~~c. Evidence that maintenance is provided within the altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished.~~

~~8. Specify whether development is located in designated flood fringe or floodway.~~

~~9. Indicate the assessed value of the structure and the fair market value of the improvement.~~

~~10. Be signed by the permittee or his authorized agent who may be required to submit evidence to indicate such authority.~~ It is hereby made the duty of the Community Development Director or designee to appoint a Floodplain Administrator to implement the provisions of Chapter 415.

C. *Duties and Responsibilities of Floodplain Administrator*. Duties of the Floodplain Administrator shall include, but not be limited to:

1. Review of all applications for floodplain development permits to assure that sites are reasonably safe from flooding and that the floodplain development permit requirements of this ordinance have been satisfied;

2. Review of all applications for floodplain development permits for proposed development to assure that all necessary permits have been obtained from Federal, State, or local governmental agencies from which prior approval is required by Federal, State, or local law;

3. Review all subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding;

4. Issue floodplain development permits for all approved applications;

5. Notify adjacent communities and the Missouri State Emergency Management Agency (Mo SEMA) prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency (FEMA);

6. Assure that the flood carrying capacity is not diminished and shall be maintained within the altered or relocated portion of any watercourse.

7. Verify and maintain a record of the actual elevation (in relation to mean sea level) of the lowest floor, including basement, of all new or substantially improved structures;

8. Verify and maintain a record of the actual elevation (in relation to mean sea level) that the new or substantially improved non-residential structures have been floodproofed;

9. When floodproofing techniques are utilized for a particular non-residential structure, the Floodplain Administrator shall require certification from a registered professional engineer or architect.

D. *Application for Floodplain Development Permit.* To obtain a Floodplain Development Permit, the applicant shall first file an application in writing on a form furnished for that purpose. Every Floodplain Development Permit application shall:

1. Describe the land on which the proposed work is to be done by lot, block and tract, house and street address, or similar description that will readily identify and specifically locate the proposed structure or work;
2. Identify and describe the work to be covered by the floodplain development permit;

3. Indicate the use or occupancy for which the proposed work is intended;

4. Indicate the assessed value of the structure and the fair market value of the improvement;

5. Specify whether development is located in designated flood fringe or floodway;

6. Identify the existing base flood elevation and the elevation of the proposed development;

7. Give such other information as reasonably may be required by the Floodplain Administrator;

8. Be accompanied by plans and specifications for proposed construction; and

9. Be signed by the permittee or his authorized agent who may be required to submit evidence to indicate such authority.

Article IV

~~Establishment of Zoning Districts~~ Provisions for Flood Hazard Reduction

Section 415.050 ~~Establishment of Zoning Districts~~ **Provisions for Flood Hazard Reduction**.
[~~Ord. No. 1857, 9-11-2006~~ Ord. No. XXXX, 11-XX-2016]

~~The mapped floodplain areas within the jurisdiction of this Chapter are hereby divided into the two (2) following districts: a Floodway Overlay District (FW) and Floodway Fringe Overlay District (FF) identified in the Flood Insurance Study and shown on the Flood Boundary and Floodway Maps. The boundaries of these districts shall become part of the official Zoning Map. Within these districts all uses not meeting the standards of this Chapter and those standards of the underlying zoning district shall be prohibited. These zones shall be consistent with the numbered and unnumbered A Zones as identified on the official FIRM and identified in the Flood Insurance Study provided by the Federal Insurance Administration~~.

A. *General Standards*

1. No permit for floodplain development shall be granted for new construction, substantial-improvements, and other improvements, including the placement of manufactured homes, within any numbered or unnumbered A zones and AE zones, unless the conditions of this Subsection are satisfied.

2. All areas identified as unnumbered A zones on the FIRM are subject to inundation of the 100-year flood; however, the base flood elevation is not provided. Development within unnumbered A zones is subject to all provisions of this ordinance. If Flood Insurance Study data is not available, the community shall obtain, review, and reasonably utilize any base flood elevation or floodway data currently available from Federal, State, or other sources.

3. Until a floodway is designated, no new construction, substantial improvements, or other development, including fill, shall be permitted within any numbered A zone or AE zone on the FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

4. All new construction, subdivision proposals, substantial-improvements, prefabricated structures, placement of manufactured homes, and other developments shall require:

   a. design or adequate anchorage to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;

   b. construction with materials resistant to flood damage;

   c. utilization of methods and practices that minimize flood damages;

d. all electrical, heating, ventilation, plumbing, air-conditioning equipment, and other service facilities be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;

e. new or replacement water supply systems and/or sanitary sewage systems be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and on-site waste disposal systems be located so as to avoid impairment or contamination; and

f. subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, located within special flood hazard areas are required to assure that:

(1) All such proposals are consistent with the need to minimize flood damage;

(2) All public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage;

(3) Adequate drainage is provided so as to reduce exposure to flood hazards; and

(4) All proposals for development, including proposals for manufactured home parks and subdivisions, of five (5) acres or fifty (50) lots, whichever is lesser, include within such proposals base flood elevation data.

5. *Storage, material, and equipment*

a. The storage or processing of materials within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited.

b. Storage of other material or equipment may be allowed if not subject to major damage by floods, if firmly anchored to prevent flotation or if readily removable from the area within the time available after a flood warning.

6. *Nonconforming Use* A structure, or the use of a structure or premises that was lawful before the passage or amendment of the ordinance, but which is not in conformity with the provisions of this ordinance, may be continued subject to the following conditions:

a. If such structure, use, or utility service is discontinued for three (3) consecutive months, any future use of the building shall conform to this ordinance.

b. If any nonconforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than 50 percent of the pre-damaged market value of the structure. This limitation does not include the cost of any alteration to comply with existing state or local health, sanitary, building, safety codes, regulations or the cost of any alteration of a structure listed on the National Register of Historic Places, the State Inventory of Historic Places, or local inventory of historic places upon determination.

B. *Specific Standards*

1. In all areas identified as numbered and unnumbered A zones and AE zones, where **base flood elevation** data have been provided, as set forth in Article **IV**, Subsection **(A)(2)**, the following provisions are required:

a. *Residential Construction*

New construction or substantial-improvement of any residential structures, including manufactured homes, shall have the lowest floor, including basement, elevated to one (1) foot above the base flood elevation. An elevation certificate certified by a registered professional engineer, or architect, shall be provided.

b. *Non-Residential Construction*

New construction or substantial-improvement of any commercial, industrial, or other non-residential structures, including manufactured homes, shall have the lowest floor, including basement, elevated to one (1) foot above the base flood elevation or, together with attendant utility and sanitary facilities, be floodproofed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this section are satisfied. Such certification shall be provided to the Floodplain Administrator as set forth in Article **III**, Subsection **(C)(9)**.

c. Require, for all new construction and substantial-improvements that fully enclosed areas below lowest floor used solely for parking of vehicles, building access, or storage in an area other than a basement and that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer, or architect or meet or exceed the following minimum criteria:

(1) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided; and

(2) The bottom of all opening shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

C. *Manufactured Homes*

1. All manufactured homes to be placed within all unnumbered and numbered A zones and AE zones, on the community's FIRM shall be required to be installed using methods and practices that minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors.

2. Require manufactured homes that are placed or substantially improved within unnumbered or numbered A zones and AE zones, on the community's FIRM on sites:

a. outside of manufactured home park or subdivision;

b. in a new manufactured home park or subdivision;

c. in an expansion to and existing manufactured home park or subdivision; or

d. in an existing manufactured home park or subdivision on which a manufactured home has incurred substantial-damage as the result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to one (1) foot above the base flood elevation and be securely attached to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

3. Require that manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within all unnumbered and numbered A zones and AE zones, on the community's FIRM, that are not subject to the provisions of Article **IV**, Subsection **(C)(2)** of this ordinance, be elevated so that either:

   a. the lowest floor of the manufactured home is at one (1) foot above the base flood level; or

   b. the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-six (36) inches in height above grade and be securely attached to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

D. *Floodway*. Located within areas of special flood hazard established in Article **II**, Section 415.030, Subsection **(A)** are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters that carry debris and potential projectiles, the following provisions shall apply:

1. The community shall select and adopt a regulatory floodway based on the principle that the area chosen for the regulatory floodway must be designed to carry the waters of the base flood without increasing the water surface elevation of that flood more than one foot at any point.

2. The community shall prohibit any encroachments, including fill, new construction, substantial- improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in **any** increase in flood levels within the community during the occurrence of the base flood discharge.

3. If Article **IV**, Subsection **(D)(2)** is satisfied, all new construction and substantial-improvements shall comply with all applicable flood hazard reduction provisions of Article **IV**.

4. In unnumbered A zones, the community shall obtain, review, and reasonably utilize any base flood elevation or floodway data currently available from Federal, State, or other sources as set forth in Article **IV**, Subsection **(A)(2)**.

E. *Recreational Vehicles*

1. Require that recreational vehicles placed on sites within all unnumbered and numbered A zones and AE zones on the community's FIRM either:

   a. be on the site for fewer than 180 consecutive days,

   b. be fully licensed and ready for highway use*; **or**

   c. meet the permitting, elevation, and the anchoring requirements for manufactured homes of this ordinance.

   *A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanently attached additions.

Article V

~~Standards for the Floodway Overlay District and the Floodway Fringe Overlay District~~ Floodplain Management Variance Procedures

Section 415.060 ~~Standards for the Floodway Overlay District and the Floodway Fringe Overlay District.~~ Floodplain Management Variance Procedures.

[~~Ord. No. 1857, 9-11-2006~~ Ord. No. XXXX, 11-XX-2016]

~~A. In all areas of special flood hazards, the following provisions are required:~~

~~1. No permit for development shall be granted for new construction or substantial improvements within all numbered and unnumbered A Zones unless the conditions of this Section are satisfied.~~

~~2. All new construction and substantial improvements shall be located such that the lowest floor elevation is no less than one (1) foot above the base flood elevation or, in the event that construction below that elevation is permitted, it must be anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.~~

~~3. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.~~

~~4. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage.~~

~~5. No development, including landfill, may be permitted within Zones A1-30 and AE on the City's FIRM unless the applicant for the land use has demonstrated that the proposed use, when combined with all other existing and reasonably anticipated uses, will not increase the water surface elevation of the 100-year flood more than one (1) foot on the average cross section of the reach in which the development or landfill is located as shown on the Flood Insurance Rate Study incorporated by reference (Subsection **(B)(3)(a)** of Section **415.010**).~~

~~6. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters.~~

~~7. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.~~

~~8. Storage or processing of materials that are in time of flooding buoyant, flammable, explosive or could be injurious to human, animal or plant life is prohibited.~~

~~9. Storage of other material or equipment may be allowed if not subject to major damage by floods and firmly anchored to prevent flotation or if readily removable from the area within the time available after flood warning.~~

~~10. Subdivision proposals and other proposed new development shall be required to assure that:~~

~~a. All such proposals are consistent with the need to minimize flood damage;~~

~~b. All public utilities and facilities, such as sewer, gas, electrical and water systems, are located, elevated and constructed to minimize or eliminate flood damage;~~

~~c. Adequate drainage is provided so as to reduce exposure to flood hazards; and~~

~~d. Proposals for development include within such proposals the regulatory flood elevation.~~

~~11. All utility and sanitary facilities shall be floodproofed up to the regulatory flood protection elevation so that any space below the regulatory flood protection elevation is watertight with walls substantially impermeable to the passage of water with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effect of buoyancy.~~

~~12. In all unnumbered A Zones where Flood Insurance Study data is not furnished, any base flood elevation and floodway data currently available from Federal, State or other sources will be used.~~

A. *Establishment of Appeal Board.* The Zoning Board of Adjustment as established by the City of Grain Valley shall hear and decide appeals and requests for variances from the floodplain management requirements of this ordinance.

B. *Responsibility of Appeal Board.* Where an application for a floodplain development permit or request for a variance from the floodplain management regulations is denied by the Floodplain Manager, the applicant may apply for such floodplain development permit or variance directly to the Zoning Board of Adjustment, as defined in Article **V**, Subsection **(A)**.

The Zoning Board of Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the Floodplain Manager in the enforcement or administration of this ordinance.

C. *Further Appeals.* Any person aggrieved by the decision of the Zoning Board of Adjustment or any taxpayer may appeal such decision to the Jackson County Circuit Court as provided in RSMo 89.110.

D. *Floodplain Management Variance Criteria.* In passing upon such applications for variances, the Zoning Board of Adjustment shall consider all technical data and evaluations, all relevant factors, standards specified in other sections of this ordinance, and the following criteria:

1. The danger to life and property due to flood damage;
2. Tthe danger that materials may be swept onto other lands to the injury of others;
3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
4. The importance of the services provided by the proposed facility to the community;
5. The necessity to the facility of a waterfront location, where applicable;
6. The availability of alternative locations, not subject to flood damage, for the proposed use;
7. The compatibility of the proposed use with existing and anticipated development;
8. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
9. The safety of access to the property in times of flood for ordinary and emergency vehicles;
10. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters, if applicable, expected at the site; and,
11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems; streets; and bridges.

E. *Conditions for Approving floodplain Management Variances.*

1. Generally, variances may be issued for new construction and substantial-improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items 2 through 6 below have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.

2. Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places, the State Inventory of Historic Places, or local inventory of historic places upon determination provided the proposed activity will not preclude the structure=s continued historic designation.

3. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

4. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

5. Variances shall only be issued upon (a) a showing of good and sufficient cause, (b) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (c) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

6. A community shall notify the applicant in writing over the signature of a community official that (1) the issuance of a variance to construct a structure below base flood level will result in increased premium rates for flood insurance up to amounts as high as $25.00 for $100.00 of insurance coverage and (2) such construction below the base flood level increases risks to life and property. Such notification shall be maintained with the record of all variance actions as required by this ordinance.

Article VI
~~Floodway Overlay District~~ Penalties for Violation

Section 415.070 ~~Permitted Uses.~~ Penalties for Violation
[~~Ord. No. 1857, 9-11-2006~~ Ord. No. XXXX, 11-XX-2016]

~~Any encroachments, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway, shall be prohibited unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.~~

Violation of the provisions of this ordinance or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with granting of variances) shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than $ 500.00, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City of Grain Valley or other appropriate authority from taking such other lawful action as is necessary to prevent or remedy any violation.

Article VII
~~Floodway Fringe Overlay District~~ Amendments

Section 415.080 ~~Permitted Uses.~~ Amendments
[~~Ord. No. 1857, 9-11-2006~~ Ord. No. XXXX, 11-XX-2016]

~~Any use permitted in Section **415.070** shall be permitted in the Floodway Fringe Overlay District. Other uses which are permitted by the appropriate zoning district shall be permitted subject to the standards set forth in Section **415.090**. No use shall be permitted in the district unless the standards of Section **415.060** are met.~~

~~Section 415.090 **Standards for the Floodway Fringe Overlay District.**~~
~~**[Ord. No. 1857, 9-11-2006]**~~

~~A. *Residential*. New construction or substantial improvements of residential structures shall have the lowest floor, including basement, elevated to at least one (1) foot above the base flood elevation.~~

~~B. *Non-Residential*. New construction or substantial improvements of non-residential structures shall have the lowest floor, including basement, elevated to at least one (1) foot above the base flood elevation or, together with attendant utility and sanitary facilities, shall be floodproofed up to one (1) foot above the regulatory flood elevation or, together with attendant utility and sanitary facilities, be floodproofed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this Section are satisfied. Such certification shall be provided to the Floodplain Administrator as set forth in this Chapter.~~

~~C. *Areas Below Base Flood Elevation (BFE).* For all new construction and substantial improvements, that fully enclosed areas below lowest floor used for parking of vehicles, buildings access or storage in an area other than a basement and that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:~~

~~1. A minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided; and~~

~~2. The bottom of all openings shall be no higher than one (1) foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.~~

~~D. *Recreational Vehicles*. Require that recreational vehicles placed on sites within all floodplain districts shall be on the site for fewer than one hundred eighty (180) consecutive days and be fully licensed and ready for highway use or meet the permitting, elevating and the anchoring requirements for manufactured homes of this Section. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanently attached additions.~~

~~E. *Manufactured Homes*. All manufactured homes to be placed within all floodplain districts shall be required to be installed using methods and practices that minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors.~~

~~F. Manufactured homes that are placed or substantially improved within floodplain districts outside of manufactured home parks or subdivisions or in new manufactured home parks or subdivisions and/or~~

~~expansion to an existing manufactured home park or subdivision on which a manufactured home has incurred substantial damage as the result of a flood shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to one (1) foot above the base flood elevation and be securely attached to an adequately anchored foundation system to resist flotation, collapse and lateral movement.~~

~~G. New manufactured homes, manufactured homes that are substantially improved, manufactured home parks and manufactured home subdivisions or expansions of the same shall be elevated to one (1) foot above the base flood elevation and comply with the following requirements:~~

~~1. Over-the-top ties shall be provided at each of the four (4) corners of the manufactured home with two (2) additional ties per side at the intermediate locations and manufactured homes less than fifty (50) feet long requiring one (1) additional tie per side.~~

~~2. Frame ties shall be provided at each corner of the home with five (5) additional ties per side at intermediate points and manufactured homes less than fifty (50) feet long requiring four (4) additional ties per side.~~

~~3. All components of the anchoring system shall be capable of carrying a force of four thousand eight hundred (4,800) pounds.~~

~~4. Any additions to manufactured homes shall be similarly anchored.~~

~~5. All manufactured homes to be placed or substantially improved shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at least one (1) foot above the base flood elevation and be securely anchored to an adequately anchored foundation system in accordance with the provisions of Subsection **(C)(1)** hereof.~~

~~H. New construction and substantial improvements with fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria: A minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one (1) foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.~~

~~Article VIII~~
~~**Certification and Information**~~

~~Section 415.100 **Floodproofing.**~~
~~**[Ord. No. 1857, 9-11-2006]**~~

~~A. Applicants for a development permit for a floodproofed structure shall provide certification by a registered professional engineer or architect that the floodproofing plans are adequate to be watertight with walls impermeable to the passage of water and withstand the hydrostatic and hydrodynamic forces associated with the 100-year flood.~~

~~B. Floodproofing of residential structures will not be allowed unless an exception is specifically granted from the provisions of this Chapter by the Administrator of the Federal Insurance Administration.~~

~~C. *Elevation Of Property*. The applicant shall provide information identifying the elevation of the property in relation to mean sea level of the lowest floor (including the basement of the proposed structure) to which structures are floodproofed. In addition, the applicant shall provide this information for the second (2nd) lowest floor when the lowest floor is below grade on one (1) or~~

more sides.

D. The Community Development Department will maintain the records of certification when issuing development permits in conformance with this Section.

Article IX
Floodplain Management Variance Procedures

Section 415.110 **Adjustment Board.**
[Ord. No. 1857, 9-11-2006]

A. The Board of Zoning Adjustments as established by the Board of Aldermen shall hear and decide appeals and requests for variances from the floodplain management requirements of this Chapter.

B. *Board Responsibilities.*

1. Where an application for a floodplain development permit or request for a variance from the floodplain management regulations is denied by the Floodplain Administrator, the applicant may apply for such floodplain development permit or variance directly to the Board of Zoning Adjustments as defined in this Chapter.

2. The Board of Zoning Adjustments shall hear and decide appeals when it is alleged that there is an error in any requirement, decision or determination made by the Floodplain Administrator in the enforcement or administration of this Chapter.

C. *Further Appeals.* Any person aggrieved by the decision of the Board of Zoning Adjustments or any taxpayer may appeal such decision to the Jackson County Circuit Court of Missouri as provided in Section 89.090, RSMo.

D. *Floodplain Management Variance Criteria.* In passing upon such applications for variances, the Board of Zoning Adjustments shall consider all technical data and evaluations, all relevant factors, standards specified in other Sections of this Chapter and the following criteria:

1. The danger to life and property due to flood damage;

2. The danger that materials may be swept onto other lands to the injury of others;

3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

4. The importance of the services provided by the proposed facility to the community;

5. The necessity to the facility of a waterfront location, where applicable;

6. The availability of alternative locations not subject to flood damage for the proposed use;

7. The compatibility of the proposed use with existing and anticipated development;

8. The relationship of the proposed use to the Comprehensive Plan and floodplain management program for the proposed use;

9. The safety of access to the property in times of flood for ordinary and emergency vehicles;

10. The expected heights, velocity, duration, rate of rise and sediment transport of the floodwaters, if applicable, expected at the site; and

~~11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems; streets; and bridges.~~

~~E. *Conditions For Approving Floodplain Management Variances.*~~

~~1. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half (½) acre or less in size and such lot is contiguous to and surrounded by lots with existing structures constructed below the regulatory flood protection elevation, providing Subparagraphs (2) through (5) below have been fully considered. As the lot size increases beyond the one-half (½) acre, the technical justification required for issuing the variance increases.~~

~~2. Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places, the State Inventory of Historic Places, or Local Inventory of Historic Places upon determination provided proposed activity will not preclude the structure's continued historic designation.~~

~~3. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.~~

~~4. Variances shall only be issued upon:~~

~~a. A showing of good and sufficient cause;~~

~~b. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and~~

~~c. A determination that the variance issuance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local or State laws or ordinances.~~

~~5. A community shall be notified in writing by the community officer that:~~

~~a. The issuance of a variance to construct a structure below base flood level will result in increased premium rates for flood insurance; and~~

~~b. Such construction below the base flood level increases risk to life and property.~~

~~c. Such notification shall be maintained with the record of all variance actions as required by this Chapter.~~

~~Article X~~
~~**Non-Conforming Use**~~

~~Section 415.120 **Non-Conforming Use.**~~
~~**[Ord. No. 1857, 9-11-2006]**~~

~~A. A structure or the use of a structure or premises which was lawful before the passage or amendment of this Chapter but which is not in conformity with the provisions of this Chapter may be continued subject to the following instructions:~~

~~1. No such use or substantial improvement of that use shall be expanded, changed, enlarged or altered in a way which increases its non-conformity.~~

~~2. If such use is discontinued for three (3) consecutive months, any future use of the building premises shall conform to this Chapter.~~

~~3. Uses or adjuncts thereof which are or become nuisances shall not be entitled to continue as non-conforming uses.~~

~~B. If any non-conforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than fifty percent (50%) of the market value of the structure before the damage occurred except if it is reconstructed in conformity with the provisions of this Chapter. This limitation does not include the cost of any alteration to comply with existing State or local health, sanitary, building or safety codes or regulations or the cost of any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.~~

~~Article XI~~
~~**Violations**~~

~~Section 415.130 **Penalties for Violation.**~~
~~**[Ord. No. 1857, 9-11-2006]**~~

~~Violation of the provisions of this Chapter or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with granting of variances) shall constitute a misdemeanor. Any person who violates this Chapter or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than five hundred dollars ($500.00) and, in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City of Grain Valley or other appropriate authority from taking such other lawful action as is necessary to prevent or remedy any violation.~~

~~Article XII~~
~~**Amendments**~~

~~Section 415.140 **Process for Amending These Regulations.**~~
~~**[Ord. No. 1857, 9-11-2006]**~~

~~The regulations, restrictions and boundaries set forth in this Chapter may from time to time be amended, supplemented, changed or appealed to reflect any and all changes in the National Flood Disaster Protection Act of 1973; provided however, that no such action may be taken until after a public hearing in relation thereto, at which parties of interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearing shall be published in a newspaper of general circulation in the City of Grain Valley. At least twenty (20) days shall elapse between the date of this publication and the public hearing. A copy of such amendments will be provided to the Region VII office of the Federal Emergency Management Agency (FEMA). The regulations of this Chapter are in compliance with the National Flood Insurance Program (NFIP) regulations.~~

The regulations, restrictions, and boundaries set forth in this ordinance may from time to time be amended, supplemented, changed, or appealed to reflect any and all changes in the National Flood Disaster Protection Act of 1973, provided, however, that no such action may be taken until after a public hearing in relation thereto, at which parties of interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearing shall be published in a newspaper of general circulation in the City of Grain Valley least 20 days shall elapse between the date of this publication and the public hearing. A copy of such amendments will be provided to the Region VII office of the Federal Emergency Management Agency (FEMA). The regulations of this ordinance are in compliance with the National Flood Insurance Program (NFIP) regulations.

Chapter 415
Flood Hazard Prevention

Editor's Note — Ord. no. 2397, adopted November 28, 2016, repealed ch. 415 "flood hazard prevention" and enacted new provisions set out herein. Former ch. 415 derived from ord. no. 1857, adopted September 11, 2006.

Article I
Statutory Authorization, Findings of Fact and Purposes

Section 415.010 **Statutory Authorization, Findings of Fact and Purposes.**
[Ord. No. 2397, 11-28-2016]

A. *Statutory Authorization.* The legislature of the State of Missouri has in Section 79.110, RSMo., as amended, delegated the responsibility to local governmental units to adopt floodplain management regulations designed to protect the health, safety and general welfare. Therefore, the Board of Aldermen of Grain Valley, Missouri, ordains as follows.

B. *Findings of Fact.*

1. *Flood losses resulting from periodic inundation.* The special flood hazard areas of Grain Valley, Missouri, are subject to inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief and impairment of the tax base; all of which adversely affect the public health, safety and general welfare.

2. *General causes of the flood losses.* These flood losses are caused by:

a. The cumulative effect of development in any delineated floodplain causing increases in flood heights and velocities; and

b. The occupancy of flood hazard areas by uses vulnerable to floods, hazardous to others, inadequately elevated or otherwise unprotected from flood damages.

3. *Methods used to analyze flood hazards.* The Flood Insurance Study (FIS) that is the basis of this Chapter uses a standard engineering method of analyzing flood hazards which consists of a series of interrelated steps.

a. Selection of a base flood that is based upon engineering calculations, which permit a consideration of such flood factors as its expected frequency of occurrence, the area inundated and the depth of inundation. The base flood selected for this Chapter is representative of large floods which are characteristic of what can be expected to occur on the particular streams subject to this Chapter. It is in the general order of a flood which could be expected to have a one percent (1%) chance of occurrence in any one (1) year as delineated on the Federal Insurance Administrator's FIS for Jackson County, Missouri, dated January 20, 2017, as amended, and illustrative materials dated January 20, 2017, as amended, and any future revisions thereto.

b. Calculation of water surface profiles are based on a standard hydraulic engineering analysis of the capacity of the stream channel and overbank areas to convey the regulatory flood.

c. Computation of a floodway required to convey this flood without increasing flood heights more than one (1) foot at any point.

d. Delineation of floodway encroachment lines within which no development is permitted that would cause any increase in flood height.

e. Delineation of flood fringe, i.e., that area outside the floodway encroachment lines but still subject to inundation by the base flood.

C. *Statement of Purpose.* It is the purpose of this Chapter to promote the public health, safety and general welfare; to minimize those losses described in Subsection **(B) (1)** above; to establish or maintain the community's eligibility for participation in the National Flood Insurance Program (NFIP) as defined in 44 Code of Federal Regulations (CFR) 59.22(a)(3); and to meet the requirements of 44 CFR 60.3(d) by applying the provisions of this Chapter to:

1. Restrict or prohibit uses that are dangerous to health, safety or property in times of flooding or cause undue increases in flood heights or velocities.

2. Require uses vulnerable to floods, including public facilities that serve such uses, be provided with flood protection at the time of initial construction.

3. Protect individuals from buying lands that are unsuited for the intended development purposes due to the flood hazard.

Article II
General Provisions

Section 415.020 **Definitions.**
[Ord. No. 2397, 11-28-2016]

Unless specifically defined below, words or phrases used in this Chapter shall be interpreted so as to give them the same meaning they have in common usage and to give this Chapter it’s most reasonable application.

ACCESSORY STRUCTURE
Means the same as *APPURTENANT STRUCTURE*.

ACTUARIAL RATES
See *RISK PREMIUM RATES*.

ADMINISTRATOR
The Federal Insurance Administrator.

AGENCY
The Federal Emergency Management Agency (FEMA).

AGRICULTURAL COMMODITIES
Means agricultural products and livestock.

AGRICULTURAL STRUCTURE
Means any structure used exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities.

APPEAL
A request for review of the Floodplain Administrator's interpretation of any provision of this Chapter

or a request for a variance.

APPURTENANT STRUCTURE

A structure that is on the same parcel of property as the principal structure to be insured and the use of which is incidental to the use of the principal structure.

AREA OF SPECIAL FLOOD HAZARD

The land in the floodplain within a community subject to a one percent (1%) or greater chance of flooding in any given year.

BASE FLOOD

The flood having a one percent (1%) chance of being equaled or exceeded in any given year.

BASEMENT

Any area of the structure having its floor subgrade (below ground level) on all sides.

BUILDING

See *STRUCTURE*.

CHIEF EXECUTIVE OFFICER OR CHIEF ELECTED OFFICIAL

The official of the community who is charged with the authority to implement and administer laws, ordinances and regulations for that community.

COMMUNITY

Any state or area or political subdivision thereof, which has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction.

DEVELOPMENT

Any manmade change to improved or unimproved real estate including, but not limited to, buildings or other structures, levees, levee systems, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

ELEVATED BUILDING

For insurance purposes, a non-basement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings or columns.

ELIGIBLE COMMUNITY OR PARTICIPATING COMMUNITY

A community for which the Administrator has authorized the sale of flood insurance under the National Flood Insurance Program (NFIP).

EXISTING CONSTRUCTION

For the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. *"Existing construction"* may also be referred to as *"existing structures"*.

EXISTING MANUFACTURED HOME PARK OR SUBDIVISION

A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads) is

completed before the effective date of the floodplain management regulations adopted by a community.

EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION

The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads).

FLOOD OR FLOODING

A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland and/or the unusual and rapid accumulation or runoff of surface waters from any source.

FLOOD BOUNDARY AND FLOODWAY MAP (FBFM)

An official map of a community on which the Administrator has delineated both special flood hazard areas and the designated regulatory floodway.

FLOOD ELEVATION DETERMINATION

A determination by the Administrator of the water surface elevations of the base flood, that is, the flood level that has a one percent (1%) or greater chance of occurrence in any given year.

FLOOD ELEVATION STUDY

An examination, evaluation and determination of flood hazards.

FLOOD FRINGE

The area outside the floodway encroachment lines but still subject to inundation by the regulatory flood.

FLOOD HAZARD BOUNDARY MAP (FHBM)

An official map of a community, issued by the Administrator, where the boundaries of the flood areas having special flood hazards have been designated as (unnumbered or numbered) A Zones.

FLOOD INSURANCE RATE MAP (FIRM)

An official map of a community on which the Administrator has delineated both the special flood hazard areas and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY (FIS)

An examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations.

FLOODPLAIN OR FLOOD-PRONE AREA

Any land area susceptible to being inundated by water from any source (see *"FLOODING"*).

FLOODPLAIN MANAGEMENT

The operation of an overall program of corrective and preventive measures for reducing flood damage including, but not limited to, emergency preparedness plans, flood control works and floodplain management regulations.

FLOODPLAIN MANAGEMENT REGULATIONS

Zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain and grading ordinances) and other applications of Police power. The term describes such State or local regulations, in any combination thereof that provide standards for the purpose of flood damage prevention and reduction.

FLOODPROOFING

Any combination of structural and non-structural additions, changes or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities or structures and their contents.

FLOODWAY OR REGULATORY FLOODWAY

The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot.

FLOODWAY ENCROACHMENT LINES

The lines marking the limits of floodways on Federal, State and local floodplain maps.

FREEBOARD

A factor of safety usually expressed in feet above a flood level for purposes of floodplain management. *"Freeboard"* tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as bridge openings and the hydrological effect of urbanization of the watershed.

FUNCTIONALLY DEPENDENT USE

A use that cannot perform its intended purpose unless it is located or carried out in close proximity to water. This term includes only docking facilities and facilities that are necessary for the loading and unloading of cargo or passengers, but does not include long-term storage or related manufacturing facilities.

HIGHEST ADJACENT GRADE

The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

HISTORIC STRUCTURE

Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;

3. Individually listed on a State inventory of historic places in States with historic preservation programs which have been approved by the Secretary of the Interior; or

4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:

a. By an approved State program as determined by the Secretary of the Interior, or

b. Directly by the Secretary of the Interior in States without approved programs.

LOWEST FLOOR

The lowest floor of the lowest enclosed area, including basement. An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable flood proofing design requirements of this Chapter.

MANUFACTURED HOME

A structure, transportable in one (1) or more sections, that is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term *"manufactured home"* does not include a *"recreational vehicle"*.

MANUFACTURED HOME PARK OR SUBDIVISION

A parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

MAP

The Flood Hazard Boundary Map (FHBM), Flood Insurance Rate Map (FIRM) or the Flood Boundary and Floodway Map (FBFM) for a community issued by the Federal Emergency Management Agency (FEMA).

MARKET VALUE OR FAIR MARKET VALUE

An estimate of what is fair, economic, just and equitable value under normal local market conditions.

MEAN SEA LEVEL

For purposes of the National Flood Insurance Program (NFIP), the National Geodetic Vertical Datum (NGVD) of 1929 or other datum to which base flood elevations shown on a community's Flood Insurance Rate Map (FIRM) are referenced.

NEW CONSTRUCTION

For the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, *"new construction"* means structures for which the "start of construction" commenced on or after the effective date of the floodplain management regulations adopted by a community and includes any subsequent improvements to such structures.

NEW MANUFACTURED HOME PARK OR SUBDIVISION

A manufactured home park or subdivision for which the construction of facilities for servicing the lot on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by the community.

NFIP

The National Flood Insurance Program (NFIP).

100-YEAR FLOOD

See *BASE FLOOD*.

PARTICIPATING COMMUNITY, also known as an ELIGIBLE COMMUNITY

A community in which the administrator has authorized the sale of flood insurance.

PERSON

Includes any individual or group of individuals, corporation, partnership, association or any other entity, including Federal, State and local governments and agencies.

PRINCIPALLY ABOVE GROUND

At least fifty-one percent (51%) of the actual cash value of the structure, less land value, is above ground.

RECREATIONAL VEHICLE

A vehicle which is:

1. Built on a single chassis;

2. Four hundred (400) square feet or less when measured at the largest horizontal projections;

3. Designed to be self-propelled or permanently towable by a light-duty truck; and

4. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

REMEDY A VIOLATION

To bring the structure or other development into compliance with Federal, State or local floodplain management regulations or, if this is not possible, to reduce the impacts of its non-compliance.

REPETITIVE LOSS

Means flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, equals or exceeds twenty-five percent of the market value of the structure before the damage occurred.

RISK PREMIUM RATES

Those rates established by the Administrator pursuant to individual community studies and investigations which are undertaken to provide flood insurance in accordance with Section 1307 of the National Flood Disaster Protection Act of 1973 and the accepted actuarial principles. *"Risk premium rates"* include provisions for operating costs and allowances.

SPECIAL FLOOD HAZARD AREA

See *AREA OF SPECIAL FLOOD HAZARD*.

SPECIAL HAZARD AREA

An area having special flood hazards and shown on a FHBM, FIRM or FBFM as Zones (unnumbered or numbered) A and AE.

START OF CONSTRUCTION

Includes substantial improvements and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement or other improvements were within one hundred eighty (180) days of the permit date. The *"actual start"* means either the first (1st) placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, any work beyond

the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation such as clearing, grading and filling, the installation of streets and/or walkways, excavation for a basement, footings, piers, foundations, the erection of temporary forms, nor installation on the property of accessory structures, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the *"actual start of construction"* means the first (1st) alteration of any wall, ceiling, floor or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

STATE COORDINATING AGENCY

That agency of the State Government or other office designated by the Governor of the State or by State Statute at the request of the Administrator to assist in the implementation of the National Flood Insurance Program (NFIP) in that State.

STRUCTURE

For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. *"Structure"*, for insurance purposes, means a walled and roofed building, other than a gas or liquid storage tank that is principally above ground and affixed to a permanent site, as well as a manufactured home on a permanent foundation. For the latter purpose, the term includes a building while in the course of construction, alteration or repair, but does not include building materials or supplies intended for use in such construction, alteration or repair, unless such materials or supplies are within an enclosed building on the premises.

SUBSTANTIAL DAMAGE

Means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. The term includes Repetitive Loss buildings (see definition).

For the purposes of this definition, “repair” is considered to occur when the first repair or reconstruction of any wall, ceiling, floor, or other structural part of the building commences. The term does not apply to:

a.) Any project for improvement of a building required to comply with existing health, sanitary, or safety code specifications which have been identified by the Code Enforcement Official and which are solely necessary to assure safe living conditions, or

b.) Any alteration of a “historic structure” provided that the alteration will not preclude the structure’s continued designation as a “historic structure”, or

c.) Any improvement to a building.

SUBSTANTIAL IMPROVEMENT

Means any combination of reconstruction, alteration, or improvement to a building, taking place during a 10 year period**,** in which the cumulative percentage of improvement equals or exceeds fifty percent of the current market value of the building. For the purposes of this definition, an improvement occurs when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the building. This term includes structures, which have incurred “repetitive loss” or “substantial damage”, regardless of the actual repair work done**.**

The term does not apply to:

a.) any project for improvement of a building required to comply with existing health, sanitary, or safety code specifications which have been identified by the Code Enforcement Official and which are solely necessary to assure safe living conditions, or

b.) Any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure." Or

c.) Any building that has been damaged from any source or is categorized as repetitive loss.

SUBSTANTIALLY IMPROVED EXISTING MANUFACTURED HOME PARKS OR SUBDIVISIONS

Is where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction or improvement commenced.

VARIANCE

A grant of relief by the community from the terms of a floodplain management regulation. Flood insurance requirements remain in place for any varied use or structure and cannot be varied by the community.

VIOLATION

The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications or other evidence of compliance required by this Chapter is presumed to be in violation until such time as that documentation is provided.

WATER SURFACE ELEVATION

The height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum where specified), of floods of various magnitudes and frequencies in the floodplain.

Section 415.030 **General Provisions.**
[Ord. No. 2397, 11-28-2016]

A. *Lands to Which This Chapter Applies.* This Chapter shall apply to all lands within the jurisdiction of the City of Grain Valley identified as numbered and unnumbered A Zones and AE Zones on the Flood Insurance Rate Map (FIRM) Jackson County Panels 29095C0330G, 29095C0336G, 29095C0337G, 29095C0338G, 29095C0339G 29095C0343G, 29095C0451G, and 29095C0452G dated January 20, 2017, as amended, and any future revisions thereto. In all areas covered by this Chapter, no development shall be permitted except through the issuance of a floodplain development permit granted by the Board of Aldermen or its duly designated representative under such safeguards and restrictions as the Board of Aldermen or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community and as specifically noted in Article **IV**.

B. *The Enforcement Officer.* The Community Development Director shall designate an enforcement officer under this Chapter. The enforcement officer shall have the title of Floodplain Administrator.

C. *Compliance.* No development located within the special flood hazard areas of this community shall be located, extended, converted or structurally altered without full compliance with the terms of this Chapter and other applicable regulations.

D. *Abrogation and Greater Restrictions.* It is not intended by this Chapter to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this Chapter imposes greater restrictions, the provisions of this Chapter shall prevail. All other ordinances inconsistent with this Chapter are hereby repealed to the extent of the inconsistency only.

E. *Interpretation.* In their interpretation and application, the provisions of this Chapter shall be held to be minimum requirements, shall be liberally construed in favor of the Governing Body and shall not be deemed a limitation or repeal of any other powers granted by State Statutes.

F. *Warning and Disclaimer Of Liability.* The degree of flood protection required by this Chapter is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions or the flood heights may be increased by manmade or natural causes, such as ice jams and bridge openings restricted by debris. This Chapter does not imply that areas outside the floodway and flood fringe or land uses permitted within such areas will be free from flooding or flood damage. This Chapter shall not create a liability on the part of the City of Grain Valley, any officer or employee thereof for any flood damages that may result from reliance on this Chapter or any administrative decision lawfully made thereunder.

G. *Severability.* If any Section, clause, provision or portion of this Chapter is adjudged unconstitutional or invalid by a court of appropriate jurisdiction, the remainder of this Chapter shall not be affected thereby.

Article III
Administration

Section 415.040 **Administration.**

[Ord. No. 2397, 11-28-2016]

A. *Permit Required.* A floodplain development permit shall be required for all proposed construction or other development, including the placement of manufactured homes, in the areas described in 415.030, Subsection A. No person, firm, corporation, or unit of government shall initiate any development or substantial-improvement or cause the same to be done without first obtaining a separate floodplain development permit for each structure or other development.

B. *Designation of Floodplain Administrator.* It is hereby made the duty of the Community Development Director or designee to appoint a Floodplain Administrator to implement the provisions of Chapter 415.

C. *Duties and Responsibilities of Floodplain Administrator.* Duties of the Floodplain Administrator shall include, but not be limited to:

1. Review of all applications for floodplain development permits to assure that sites are reasonably safe from flooding and that the floodplain development permit requirements of this ordinance have been satisfied;

2. Review of all applications for floodplain development permits for proposed development to assure that all necessary permits have been obtained from Federal, State, or local governmental agencies from which prior approval is required by Federal, State, or local law;

3. Review all subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding;

4. Issue floodplain development permits for all approved applications;

5. Notify adjacent communities and the Missouri State Emergency Management Agency (Mo SEMA) prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency (FEMA);

6. Assure that the flood carrying capacity is not diminished and shall be maintained within the altered or relocated portion of any watercourse.

7. Verify and maintain a record of the actual elevation (in relation to mean sea level) of the lowest floor, including basement, of all new or substantially improved structures;

8. Verify and maintain a record of the actual elevation (in relation to mean sea level) that the new or substantially improved non-residential structures have been flood proofed;

9. When flood proofing techniques are utilized for a particular non-residential structure, the Floodplain Administrator shall require certification from a registered professional engineer or architect.

D. *Application for Floodplain Development Permit.* To obtain a Floodplain Development Permit, the applicant shall first file an application in writing on a form furnished for that purpose. Every Floodplain Development Permit application shall:

1. Describe the land on which the proposed work is to be done by lot, block and tract, house and street address, or similar description that will readily identify and specifically locate the proposed structure or work;
2. Identify and describe the work to be covered by the floodplain development permit;

3. Indicate the use or occupancy for which the proposed work is intended;

4. Indicate the assessed value of the structure and the fair market value of the improvement;

5. Specify whether development is located in designated flood fringe or floodway;

6. Identify the existing base flood elevation and the elevation of the proposed development;

7. Give such other information as reasonably may be required by the Floodplain Administrator;

8. Be accompanied by plans and specifications for proposed construction; and

9. Be signed by the permittee or his authorized agent who may be required to submit evidence to indicate such authority.

Article IV
Provisions for Flood Hazard Reduction

Section 415.050 **Provisions for Flood Hazard Reduction.**

[Ord. No. 2397, 11-28-2016]

A. *General Standards*

1. No permit for floodplain development shall be granted for new construction, substantial-improvements, and other improvements, including the placement of manufactured homes, within any numbered or unnumbered A zones and AE zones, unless the conditions of this Subsection are satisfied.

2. All areas identified as unnumbered A zones on the FIRM are subject to inundation of the 100-year flood; however, the base flood elevation is not provided. Development within unnumbered A zones is subject to all provisions of this ordinance. If Flood Insurance Study data is not available, the community shall obtain, review, and reasonably utilize any base flood elevation or floodway data currently available from Federal, State, or other sources.

3. Until a floodway is designated, no new construction, substantial improvements, or other development, including fill, shall be permitted within any numbered A zone or AE zone on the FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

4. All new construction, subdivision proposals, substantial-improvements, prefabricated structures, placement of manufactured homes, and other developments shall require:

   a. design or adequate anchorage to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;

   b. construction with materials resistant to flood damage;

   c. utilization of methods and practices that minimize flood damages;

   d. all electrical, heating, ventilation, plumbing, air-conditioning equipment, and other service facilities be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;

   e. new or replacement water supply systems and/or sanitary sewage systems be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and on-site waste disposal systems be located so as to avoid impairment or contamination; and

   f. subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, located within special flood hazard areas are required to assure that:

      (1) All such proposals are consistent with the need to minimize flood damage;

      (2) All public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage;

      (3) Adequate drainage is provided so as to reduce exposure to flood hazards; and

      (4) All proposals for development, including proposals for manufactured home parks and subdivisions, of five (5) acres or fifty (50) lots, whichever is lesser, include within such proposals base flood elevation data.

5. *Storage, material, and equipment*

   a. The storage or processing of materials within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited.

b. Storage of other material or equipment may be allowed if not subject to major damage by floods, if firmly anchored to prevent flotation or if readily removable from the area within the time available after a flood warning.

6. *Nonconforming Use* A structure, or the use of a structure or premises that was lawful before the passage or amendment of the ordinance, but which is not in conformity with the provisions of this ordinance, may be continued subject to the following conditions:

a. If such structure, use, or utility service is discontinued for three (3) consecutive months, any future use of the building shall conform to this ordinance.

b. If any nonconforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than 50 percent of the pre-damaged market value of the structure. This limitation does not include the cost of any alteration to comply with existing state or local health, sanitary, building, safety codes, regulations or the cost of any alteration of a structure listed on the National Register of Historic Places, the State Inventory of Historic Places, or local inventory of historic places upon determination.

B. *Specific Standards*

1. In all areas identified as numbered and unnumbered A zones and AE zones, where **base flood elevation** data have been provided, as set forth in Article **IV**, Subsection **(A)(2)**, the following provisions are required:

a. *Residential Construction*

New construction or substantial-improvement of any residential structures, including manufactured homes, shall have the lowest floor, including basement, elevated to one (1) foot above the base flood elevation. An elevation certificate certified by a registered professional engineer, or architect, shall be provided.

b. *Non-Residential Construction*

New construction or substantial-improvement of any commercial, industrial, or other non-residential structures, including manufactured homes, shall have the lowest floor, including basement, elevated to one (1) foot above the base flood elevation or, together with attendant utility and sanitary facilities, be flood proofed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall certify that the standards of this section are satisfied. Such certification shall be provided to the Floodplain Administrator as set forth in Article **III**, Subsection **(C)(9)**.

c. Require, for all new construction and substantial-improvements that fully enclosed areas below lowest floor used solely for parking of vehicles, building access, or storage in an area other than a basement and that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer, or architect or meet or exceed the following minimum criteria:

(1) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided; and

(2) The bottom of all opening shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

C. *Manufactured Homes*

1. All manufactured homes to be placed within all unnumbered and numbered A zones and AE zones, on the community's FIRM shall be required to be installed using methods and practices that minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors.

2. Require manufactured homes that are placed or substantially improved within unnumbered or numbered A zones and AE zones, on the community's FIRM on sites:

   a. outside of manufactured home park or subdivision;

   b. in a new manufactured home park or subdivision;

   c. in an expansion to and existing manufactured home park or subdivision; or

   d. in an existing manufactured home park or subdivision on which a manufactured home has incurred substantial-damage as the result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to one (1) foot above the base flood elevation and be securely attached to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

3. Require that manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within all unnumbered and numbered A zones and AE zones, on the community's FIRM, that are not subject to the provisions of Article **IV**, Subsection **(C)(2)** of this ordinance, be elevated so that either:

   a. the lowest floor of the manufactured home is at one (1) foot above the base flood level; or

   b. the manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than thirty-six (36) inches in height above grade and be securely attached to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

D. *Floodway*. Located within areas of special flood hazard established in Article **II**, Section **415.030**, Subsection **(A)** are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of flood waters that carry debris and potential projectiles, the following provisions shall apply:

1. The community shall select and adopt a regulatory floodway based on the principle that the area chosen for the regulatory floodway must be designed to carry the waters of the base flood without increasing the water surface elevation of that flood more than one foot at any point.

2. The community shall prohibit any encroachments, including fill, new construction, substantial- improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in

accordance with standard engineering practice that the proposed encroachment would not result in **any** increase in flood levels within the community during the occurrence of the base flood discharge.

3. If Article **IV**, Subsection **(D) (2)** is satisfied, all new construction and substantial-improvements shall comply with all applicable flood hazard reduction provisions of Article **IV**.

4. In unnumbered A zones, the community shall obtain, review, and reasonably utilize any base flood elevation or floodway data currently available from Federal, State, or other sources as set forth in Article **IV**, Subsection **(A) (2)**.

E. *Recreational Vehicles*

1. Require that recreational vehicles placed on sites within all unnumbered and numbered A zones and AE zones on the community's FIRM either:

   a. be on the site for fewer than 180 consecutive days,

   b. be fully licensed and ready for highway use*; **or**

   c. meet the permitting, elevation, and the anchoring requirements for manufactured homes of this ordinance.

   *A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanently attached additions.

Article V
Floodplain Management Variance Procedures

Section 415.060 **Floodplain Management Variance Procedures.**
[Ord. No. 2397, 11-28-2016]

A. *Establishment of Appeal Board.* The Zoning Board of Adjustment as established by the City of Grain Valley shall hear and decide appeals and requests for variances from the floodplain management requirements of this ordinance.

B. *Responsibility of Appeal Board.* Where an application for a floodplain development permit or request for a variance from the floodplain management regulations is denied by the Floodplain Manager, the applicant may apply for such floodplain development permit or variance directly to the Zoning Board of Adjustment, as defined in Article **V**, Subsection **(A)**.

   The Zoning Board of Adjustment shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the Floodplain Manager in the enforcement or administration of this ordinance.

C. *Further Appeals.* Any person aggrieved by the decision of the Zoning Board of Adjustment or any taxpayer may appeal such decision to the Jackson County Circuit Court as provided in RSMo 89.110.

D. *Floodplain Management Variance Criteria.* In passing upon such applications for variances, the Zoning Board of Adjustment shall consider all technical data and evaluations, all relevant factors, standards specified in other sections of this ordinance, and the following criteria:

1. The danger to life and property due to flood damage;

2. The danger that materials may be swept onto other lands to the injury of others;

3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

4. The importance of the services provided by the proposed facility to the community;

5. The necessity to the facility of a waterfront location, where applicable;

6. The availability of alternative locations, not subject to flood damage, for the proposed use;

7. The compatibility of the proposed use with existing and anticipated development;

8. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;

9. The safety of access to the property in times of flood for ordinary and emergency vehicles;

10. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters, if applicable, expected at the site; and,

11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems; streets; and bridges.

E. *Conditions for Approving floodplain Management Variances.*

1. Generally, variances may be issued for new construction and substantial-improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing items 2 through 6 below have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.

2. Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places, the State Inventory of Historic Places, or local inventory of historic places upon determination provided the proposed activity will not preclude the structure=s continued historic designation.

3. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

4. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

5. Variances shall only be issued upon (a) a showing of good and sufficient cause, (b) a determination that failure to grant the variance would result in exceptional hardship to the applicant, and (c) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

6. A community shall notify the applicant in writing over the signature of a community official that (1) the issuance of a variance to construct a structure below base flood level will result in increased premium rates for flood insurance up to amounts as high as $25.00 for $100.00 of insurance coverage and (2) such construction below the base flood level increases risks to life and property. Such notification shall be maintained with the record of all variance actions as required by this ordinance.

Article VI
Penalties for Violation

Section 415.070 **Penalties for Violation.**
[Ord. No. 2397, 11-28-2016]

Violation of the provisions of this ordinance or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with granting of variances) shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than $ 500.00, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues shall be considered a separate offense. Nothing herein contained shall prevent the City of Grain Valley or other appropriate authority from taking such other lawful action as is necessary to prevent or remedy any violation.

Article VII
Amendments

Section 415.080 **Amendments**
[Ord. No. 2397, 11-28-2016]

The regulations, restrictions, and boundaries set forth in this ordinance may from time to time be amended, supplemented, changed, or appealed to reflect any and all changes in the National Flood Disaster Protection Act of 1973, provided, however, that no such action may be taken until after a public hearing in relation thereto, at which parties of interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearing shall be published in a newspaper of general circulation in the City of Grain Valley least 20 days shall elapse between the date of this publication and the public hearing. A copy of such amendments will be provided to the Region VII office of the Federal Emergency Management Agency (FEMA). The regulations of this ordinance are in compliance with the National Flood Insurance Program (NFIP) regulations.

CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM		
MEETING DATE	11/14/2016	
BILL NUMBER	B16-24	
AGENDA TITLE	**AN ORDINANCE APPROVING THE 2017 FISCAL YEAR BUDGET, COMPREHENSIVE FEE SCHEDULE AND COMPENSATION PLAN OF THE CITY OF GRAIN VALLEY, MISSOURI**	
REQUESTING DEPARTMENT	Administration and Finance	
PRESENTER	Ryan Hunt, City Administrator Cathy Bowden, Finance Director	
FISCAL INFORMATION	Cost as recommended:	Not Applicable
	Budget Line Item:	All
	Balance Available:	Not Applicable
	New Appropriation Required:	[ ] Yes [X] No
PURPOSE	To adopt the balanced budget, comprehensive fee schedule, and compensation plan for the 2017 Fiscal Year for the City of Grain Valley, Missouri	
BACKGROUND	All specific information regarding budget documents provided to the Board of Aldermen for reference	
SPECIAL NOTES	The City staff has prepared the attached balanced budget through meetings and work sessions with the Mayor & Board of Aldermen.	
ANALYSIS	None	
PUBLIC INFORMATION PROCESS	The Board of Aldermen held a budget Work Sessions on Wednesday, October 5, October 19 and November 2, 2016.	
BOARD OR COMMISSION RECOMMENDATION	None	
DEPARTMENT RECOMMENDATION	Staff Recommends Approval	

REFERENCE DOCUMENTS ATTACHED	Ordinance, Budget Letter, 2017 Line Item Summary, Comprehensive Fee Schedule & 2017 Compensation Plan

CITY OF GRAIN VALLEY	**STATE OF MISSOURI**

BILL NO. *B16-24* ORDINANCE NO. _____

SECOND READING _____

INTRODUCED BY: FIRST READING _____

ALDERMAN WEST

AN ORDINANCE APPROVING THE 2017 FISCAL YEAR BUDGET, COMPREHENSIVE FEE SCHEDULE AND COMPENSATION PLAN OF THE CITY OF GRAIN VALLEY, MISSOURI

WHEREAS, the Board of Aldermen has appointed the City Administrator to prepare and submit the 2017 budget, comprehensive fee schedule and compensation plan; and

WHEREAS, the City Administrator has worked closely with the Finance Director, all Department Directors and City staff to develop and prepare the 2017 budget; and

WHEREAS, the 2017 budget is a balanced budget as required by the Statutes in the State of Missouri; and

WHEREAS, this appropriation order and the budget outline, which are attached hereto; and are a part of this ordinance may not be amended except by written ordinance of the Board of Aldermen; and

WHEREAS, Notwithstanding the above, the City Administrator is hereby authorized, in his discretion to make adjustments, revisions or amendments to a particular expense object code/line item within the adopted budget only, and without further order of the Board of Aldermen only in the following circumstances:

- the adjustment, revision or amendment is requested in writing by the department/expenditure authority from whose account the change is proposed to be made;
- the City Finance Director certifies in writing that sufficient unencumbered funds exist for the proposed adjustment, revision or amendment;
- the total amount of the adjustment, revision or amendment does not exceed the overall budget amount as adopted herein; and
- this authorization shall not be construed to allow increases in the total appropriation for a particular fund.

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

SECTION 1:

(100)	**GENERAL FUND**	
	Total Revenues	$ 3,681,804
	Expenditures	
	HR/City Clerk	$ 181,759
	Information Tech	106,684
	Building & Grounds	108,518
	Administration	385,889
	Elected	81,377
	Legal	90,000
	Finance	119,141
	Court	133,676
	Victim Services	80,760
	Fleet Maintenance	44,044
	Police	2,022,368
	Animal Control	58,973
	Planning & Engineering	227,352
	Total Expenditures	$ 3,640,541
	Balance	*$ 41,263*
(170)	**TOURISM TAX**	
	Total Revenues	$ 65,000
	Total Expenditures	65,000
	Balance	*$ 0*
(200)	**PARK FUND**	
	Total Revenues	$1,314,630
	Expenditures	
	Park Administration	$ 471,189
	Park	246,643
	Recreation	29,375
	Community Center	418,554
	Pool	147,784
	Total Park Expenditures	$1,313,545
	Balance	*$ 1,085*
(210)	**TRANSPORTATION FUND**	
	Total Revenues	$ 847,500
	Total Expenditures	$ 785,134
	Balance	*$ 62,366*
(230)	**PUBLIC HEALTH FUND**	
	Total Revenues	$ 93,400
	Total Expenditures	93,000
	Balance	*$ 400*

(250)	**OLD TOWNE TIF FUND**		
	Total Revenues	$	380,000
	Total Expenditures	$	380,000
	Balance	**$**	0
(280)	**CAPITAL PROJECTS FUND**		
	Total Revenues	$	350,000
	Total Expenditures	$	350,000
	Balance	*$*	*0*
(290)	**GENERAL OBLIGATION BOND FUND**		
	Total Revenues	$	0
	Total Expenditures	$	0
	Balance	*$*	*0*
(295)	**2011 GENERAL OBLIGATION BOND FUND**		
	Total Revenues (Fund Balance)	$	785,000
	Total Expenditures	$	785,000
	Balance	**$**	*0*
(300)	**MARKETPLACE TIF PROJECT #2**		
	Total Revenues	$	8,000
	Total Expenditures	$	8,000
	Balance	*$*	*0*
(301)	**MARKETPLACE TIF RESERVE PROJECT #2**		
	Total Revenues	$	75,000
	Total Expenditures	$	55,000
	Balance	*$*	*20,000*
(302)	**MARKETPLACE TIF SPECIAL ALLOCATION PROJECT #2**		
	Total Revenues	$	165,000
	Total Expenditures	$	165,000
	Balance	*$*	*0*
(305)	**MARKETPLACE TIF IDA BONDS PROJECT #2**		
	Total Revenues	$	191,770
	Total Expenditures	$	190,000
	Balance	*$*	*1,770*
(310)	**MARKETPLACE NID PROJECT #2**		
	Total Revenues	$	76,000
	Total Expenditures	$	76,000
	Balance	*$*	*0*
(320)	**MARKETPLACE CID PROJECT #2**		
	Total Revenues	$	0
	Total Expenditures	$	0
	Balance	*$*	*0*

(321)	**MARKETPLACE CID-PROJECT #2 SALES/USE**	
	Total Revenues	$ 120,050
	Total Expenditures	$ 120,050
	Balance	*$ 0*
(325)	**MARKETPLACE CID-PROJECT #1A SALES/USE**	
	Total Revenues	$ 80,050
	Total Expenditures	$ 0
	Balance	*$ 80,050*
(400)	**DEBT SERVICE FUND**	
	Total Revenues	$1,784,000
	Total Expenditures	$1,745,000
	Balance	*$ 39,000*
(600)	**WATER/SEWER FUND**	
	Total Revenues	$5,739,216
	Expenditures	
	Water	2,862,008
	Sewer	2,149,421
	Total Expenditures	$5,011,429
	Balance	*$ 727,787*

Read two times and PASSED by the Board of Aldermen this _____ day of _____, *2016*, the aye and nay votes being recorded as follows:

ALDERMAN ARNOLD	_____	ALDERMAN HEADLEY	_____
ALDERMAN JOHNSTON	_____	ALDERMAN PALECEK	_____
ALDERMAN COLEMAN	_____	ALDERMAN WEST	_____

MAYOR _____
(in the event of a tie only)

Approved as to form:

_____
James Cook
City Attorney

_____
Mike Todd
Mayor

ATTEST:

_____
Khalilah Holland
Deputy City Clerk

November 14, 2016

To: Honorable Mayor and Board of Aldermen

From: Ryan Hunt, City Administrator

FISCAL YEAR 2017 BUDGET

Attached you will find the balanced, 2017 Grain Valley Budget. All Funds meet and/or exceed the GASB 54 requirement of 25% of annual expenditures in fund balance reserves. I applaud your efforts in working with staff to come up with a fiscally responsible budget that addresses the growing needs of our growing community. This budget contains all items, additions and deletions that were discussed at the October 5th, October 19th and November 2nd budget work sessions.

Over the last decade, the City has invested in infrastructure and other improvements that have made it suitable for quality residential, commercial and industrial development. With this budget we enter into the 3rd year of a marked increase in development. Accordingly, we will continue to invest in the infrastructure and services that make Grain Valley an attractive place to live and do business. As always, the challenge is to remain mindful of our continued commitment to Grain Valley. That commitment is tested every day as we strive to provide efficient, high quality City services to our businesses and residents, both new and established alike.

In 2016, all of the governmental fund revenues continued to increase. As you know, all funds (except for Water/Sewer) are considered governmental funds. In the General Fund, revenues have posted increases for the past 6 years. In 2015, we saw a 4% revenue increase over 2014 and in 2016 we have a year to date increase of 8% from 2015. The expenditures from this fund are not limited to a specific use and can be used for any operation of the City. The main source of General Fund is property tax, sales tax and various development fees. These revenues are used to provide a variety of services including Administration, Public Safety, Animal Control, Planning and Engineering, just to name a few.

Like the General Fund, the Park Fund has seen a continued increase in tax revenues. Unlike the General Fund, these revenues are to be used for expenditures related specifically to the operation of Parks and Recreation. The revenues for the Park Fund come from a variety of sources, but mainly property tax, sales tax, and user fees (i.e. pool admission, activity fees). Additionally, the Park Fund is supported by multiple funds throughout the City in the form of intergovernmental subsidies. Approximately 26% of the $1.3 million annual operating budget is paid for by sources other than Park Fund revenues. This support comes from the General, Public Health, Capital Projects and Transportation Funds.

Like other governmental fund, the Transportation Fund continues to experience growth in its revenues. This fund is supported by taxes collected specifically for the construction and maintenance of City streets and Right of Ways (ROW). Vehicle sales tax, motor fuel taxes and a portion of all sales tax are collected and used to make sure our City streets are properly maintained.

Although it is not the same force at work, the Water/Sewer Fund revenues also continue to trend upwards. In 2016 the Water/Sewer fund will see a 6% increase over 2015 and a total overall increase of 15% over the 2014 revenues. The continued revenue increase can be directly associated to the continued growth in new construction, as water and sewer rates plateaued in 2015. The Water/Sewer Fund is the City's only enterprise fund. An enterprise fund is an account that exists solely from the collection of user fees. This fund receives no sales tax and therefor does not always trend the same as the governmental funds. This revenue comes from charges associated to water and sewer usage, collected by the City through water bills. Additionally, the fund is heavily influenced by development, as it collects water and sewer tap fees on newly constructed homes and businesses. The key to maintaining a healthy Water/Sewer Fund is accounting for tap fees, but not completely relying on them for operations. Development volatility can have a drastic impact on the Water/Sewer Fund if too much interest is placed in development fees.

In 2017, the City will continue to invest in infrastructure and personnel resources to ensure top notch infrastructure and service delivery. The capital expenditures can be seen in the "Capital Equipment and Project Highlights" exhibit, beginning on page VI. The largest capital outlay is in Parks and Recreation, followed closely by Transportation, but every department has capital needs identified in this budget.

To keep up with our expansion, while maintaining efficient service there are several personnel changes included in this year's budget. One of the most significant changes is to create a fulltime Assistant City Administrator position. This position will be filled in house by the promotion of Ken Murphy and the City Engineer position will be merged with the Director of Community Development. There is also a recommendation for additional department restructuring in Community Development. This change will allow the City to make the most of the existing personnel, by creating new crew leader positions in the Public Works division. This is accomplished by promoting existing staff members whom have emerged as leaders in the day to day operations of the division. The other personnel increase included in the budget relate to a 2% Cost of Living Adjustment (COLA) and 2% merit raise for all City staff. As you can see in by increasing ending cash balances, this adjustment is sustainable and will not rely on the use of any reserve funding.

OVERVIEW

The 2017 budget revenues (including transfers between funds) total $14,255,550 and the expenditures total $13,383,649. See the table below for total 2017 budget revenues and expenses:

Fund	Revenues	Expenditures
General	$3,681,804	$3,640,541
Tourism / Economic Dev.	$65,000	$65,000
Park	$1,314,630	$1,313,545
Transportation	$847,500	$785,134
Public Health	$93,400	$93,000
TIF: Old Towne	$380,000	$380,000
Capital Projects	$350,000	$350,000
Debt Services	$1,784,000	$1,745,000
Water/Sewer (water) (sewer)	$5,739,216	$2,862,008 $2,149,421
TOTAL:	**$14,255,550**	**$13,383,649**

Based on 2016 and 2017 estimates, the ending cash balance for each fund continues to grow as we stay within budget. You can see that we have steadily increased our reserves as demonstrated in the end cash balance. The bottom line of the table shows the increase in reserves over the previous years.

Ending Cash Balance					
	Dec 13	**Dec 14**	**Dec 15**	**Dec 16**	**Dec 17**
FUND	**Audited**	**Audited**	**Audited**	**Estimated**	**Estimated**
100-GENERAL	$2,131,381	$1,726,646	$2,271,854	$2,282,535.00	$ 2,306,528.00
200-PARK	$332,736	$358,553	$936,829	$ 546,618	$ 419,583
210-TRANSPORTATION	$130,877	$208,079	$416,849	$ 448,727	$ 511,578
230-PUBLIC HEALTH	$147,050	$170,302	$135,372	$ 120,272	$ 120,672
400-DEBT SERVICE	$1,831,875	$1,157,223	$1,773,853	$ 1,829,853	$ 1,865,853
600-WATER/SEWER	$3,014,486	$2,763,284	$3,363,735	$ 3,294,999	$ 4,045,016
TOTAL ENDING CASH BALANCE	$7,588,405	$6,384,087	$8,898,492	$8,523,004	$9,269,230
% OF GROWTH OVER PREVIOUS YEAR		-16%	39%	-4%	9%

As with our ending cash balance, the ending ***unrestricted*** cash balance has also increased. This represents funding that the City has in reserve accounts that is not obligated to debt, debt coverage ratios or any other restricted use.

Ending Unrestricted Cash Balance					
	Dec 13	**Dec 14**	**Dec 15**	**Dec 16**	**Dec 17**
FUND	**Audited**	**Audited**	**Audited**	**Estimated**	**Estimated**
100-GENERAL	$1,726,646	$ 1,900,469	$ 2,244,302	$2,254,983.00	$ 2,278,976.00
200-PARK	$ 358,553	$ 508,795	$ 700,411	$ 681,618	$ 554,583
210-TRANSPORTATION	$ 208,079	$ 248,417	$ 416,613	$ 448,491	$ 511,342
230-PUBLIC HEALTH	$ 170,302	$ 97,045	$ 135,372	$ 120,272	$ 120,672
400-DEBT SERVICE	$1,157,223	$ 1,220,012	$ 1,773,853	$ 1,829,853	$ 1,865,853
600-WATER/SEWER	$1,911,374	$ 1,911,374	$ 2,529,853	$ 2,461,117	$ 3,211,134
TOTAL UNRESTRICTED CASH	$5,532,177	$ 5,886,112	$ 7,800,404	$ 7,796,334	$ 8,542,560
% OF GROWTH OVER PREVIOUS YEAR		6%	33%	0%	10%

Capital Equipment and Project Highlights

GENERAL (100) FUND

The General Fund of the City of Grain Valley accounts for all transactions not required to be accounted for in other funds. As the City's major operating fund, the General Fund accounts for ordinary operating expenditures financed primarily by property taxes, sales tax and charges for services.

Department	Item Description	2017 Cost
IT	Network Switches	$6,600
IT	Asset Management Software (Split between GF/T/W/S)	$2,380
Administration	Sni-A-Bar Farms Debt Service	$42,500
Administration	City Administrator Vehicle Lease	$10,000
Building & Grounds	Sni-A-Bar Farm Improvements	$25,000
Police	Ford Utility Vehicles	$28,500
Police	Video/Mobile Data Computer Lease	$1,832
Police	Police Vehicle Equipment Package	$5,000
TOTAL		$121,812

PARK (200) FUND

The Park Fund accounts for Parks and Recreation property tax, sales tax, and user fees collected for the purpose of providing parks services for the City. This includes land purchasing, parks constructing, equipping, maintaining, and operating the parks and recreation facilities.

Department	Item Description	2017 Cost
Park Administration	Air Condition Armstrong Concessions	$2,550
Park Administration	Air Condition MM Concessions	$2,550
Park Administration	P&R Chevrolet Pick-up w/Dump Bed	$33,500
Park Administration	JD Commercial 36in Mower	$5,200
Park Administration	JD Commercial 52in Mower	$6,800
Park Administration	2017 Trailer (Bobcat)	$4,500
Park Administration	2017 Trailer (Mower)	$3,000
Park Administration	Butterfly Trail Restroom	$20,000
Park Administration	Dillingham Trail	$135,000
Pool	Pool Deck Loungers	$3,000
Pool	Air Condition Pool Concessions	$2,770
TOTAL		$218,870

TRANSPORTATION (210) FUND

The Transportation Fund accounts for the operations and maintenance of roads and bridges within the City. Financing is provided primarily by a ½ cent transportation sales tax and other intergovernmental revenues from the State.

Department	Item Description	2017 Cost
Transportation	Annual Concrete Maintenance	$30,000
Transportation	Hereford Drive CIP Overlay	$32,800
Transportation	RD Mize/OOIDA Drive CIP Overlay	$64,377
Transportation	SAB Traffic Circle CIP Overlay	$33,700
Transportation	Ridgeview Drive CIP Overlay	$20,000
Transportation	Harvest Drive CIP Overlay	$26,800
TOTAL		$207,677

WATER/SEWER (600) FUND

The Water/Sewer Fund is considered an enterprise fund and operates similar to a business. This fund collects user fees (water and sewer usage fees) to finance the operation of the City's water, sewer and storm water utilities. The usage of these funds is restricted to the operation and improvement of the utilities. It is important to note, that the General Fund can subsidize and support the Water/Sewer Fund, but that use of Water/Sewer Funds for general governmental purposes are very restrictive.

Department	Item Description	2017 Cost
Sewer	Wet Well Re-Lining of Tyer Road Lift Station	$35,000
TOTAL		$35,000

COST SHARE: TRANSPORTATION (210), WATER/SEWER (600) FUND(S)

Some equipment, fees and salaries are split between multiple funds. The most common occurrence of this is a cost share for Public Works related equipment. Typically, Public Works items are shared for use between Transportation, Water and Sewer. For that reason, the City splits the cost to ensure that no specific fund is being improperly used for another purpose.

Department	Item Description	2017 Cost
Water/Sewer	Sni-A-Bar Farms Debt Service	$42,500
Water/Sewer	City Administrator Vehicle Lease	$10,000
Water/Sewer	Sni-A-Bar Farm Improvements	$25,000
All	Skid Steer Lease	$15,000
All	Mini Excavator	$80,000
All	Light Tower	$10,000
All	Light Upgrades to Maintenance	$6,000
TOTAL		$188,500

I appreciate the opportunity to serve in this community. None of this would be possible without the input and hard work of our City staff. As elected officials and staff members continue to collaborate, we are able to work toward the shared vision of Grain Valley. Thank you to all of the staff and elected officials who worked to prepare, review and refine the 2017 Budget.

City of Grain Valley
2017 Compensation Plan

Title	*Grade*	*Minimum*	*Median*	*Maximum*	
Concessions Worker - Seasonal	1	Minimum Wage	8.75	10.00	Hourly
Community Center Front Desk Attendant			1,517	1,733	Monthly
Seasonal Park Maintenance Worker			18,198	20,796	Annually
Swim Instructor					
Building Maintenance Worker	2	12.08	14.71	17.35	Hourly
Receptionist/Cashier		2,094	2,551	3,007	Monthly
		25,128	30,606	36,084	Annually
Animal Control Officer	3	13.32	16.17	19.01	Hourly
Codes & Inspections Assistant		2,309	2,802	3,295	Monthly
Park Maintenance Worker		27,708	33,624	39,540	Annually
Police Clerk					
Public Works Maintenance Assistant					
Public Works Maintenance Worker					
Accounting Clerk	4	15.06	18.25	21.44	Hourly
Court Administrator		2,610	3,163	3,716	Monthly
Utility Clerk		31,320	37,956	44,592	Annually
Victim Advocate					
Assistant to the Director of Community Development	5	16.04	19.51	22.98	Hourly
Codes Enforcement Officer		2,780	3,382	3,983	Monthly
Executive Administrative Assistant		33,365	40,579	47,792	Annually
Fleet Maintenance					
GIS/IT Specialist					
Permit Technician					
*Police Officer (Including SRO & Reserve)					
Public Works Crew Leader					
Recreation Supervisor					
Utility Billing Supervisor					
Accountant	6	18.27	22.21	26.15	Hourly
Building Official		3,167	3,850	4,533	Monthly
Community Center Manager		38,004	46,200	54,396	Annually
Detective					
Executive Administrative Assistant/Deputy City Clerk					
Park Maintenance Superintendent					
Public Information Officer					
Public Works Maintenance Superintendent					
City Clerk	7	19.84	24.15	28.46	Hourly
City Planner		3,438	4,185	4,932	Monthly
Police Department Operations Manager		41,259	50,223	59,187	Annually
Sergeant					
Captain	8	28.68	34.79	40.90	Hourly
City Engineer		4,971	6,030	7,089	Monthly
		59,652	72,360	85,068	Annually
Chief of Police	9	29.29	35.88	42.47	Hourly
Community Development Director		5,076	6,219	7,362	Monthly
Finance Director		60,916	74,628	88,339	Annually
Parks & Recreation Director					
	10	36.02	42.43	48.83	Hourly
Assistant City Administrator		6,243	7,354	8,464	Monthly
		74,922	88,245	101,568	Annually

** Police Officer Beginning Annual Salary is $37,000*

Compiled by the City of Grain Valley
Office of the City Administrator

Updated 11/2016

2017 City of Grain Valley
Comprehensive Fee Schedule

Fee Type	Description	2015	2016	2017	2018	2019	2020
Public Works							
Planning & Zoning Application Fee	Preliminary Plat/Per Lot	$200.00 + 5	$200.00 + 5	$200.00 + 5	$200.00 + 5	$200.00 + 5	$200.00 + 5
	Final Plat/Per Lot	$300.00 + 10	$300.00 + 10	$300.00 + 10	$300.00 + 10	$300.00 + 10	$300.00 + 10
	Lot Split	$300.00 + 10	$300.00 + 10	$300.00 + 10	$300.00 + 10	$300.00 + 10	$300.00 + 10
	Annexation	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00
	Re-Zoning	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00
	Variance	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00
	Conditional/Special Use Permit	$250.00	$250.00	$250.00	$250.00	$250.00	$250.00
Water Connection Fee (Builder's Permit)	*Meter Size*						
	5/8"	$3,828.00	$3,828.00	$3,828.00	$3,828.00	$3,828.00	$3,828.00
	3/4"	$3,828.00	$3,828.00	$3,828.00	$3,828.00	$3,828.00	$3,828.00
	1"	$8,316.00	$8,316.00	$8,316.00	$8,316.00	$8,316.00	$8,316.00
	2"	$26,070.00	$26,070.00	$26,070.00	$26,070.00	$26,070.00	$26,070.00
	3"	$60,825.00	$60,825.00	$60,825.00	$60,825.00	$60,825.00	$60,825.00
	4"	$97,218.00	$97,218.00	$97,218.00	$97,218.00	$97,218.00	$97,218.00
	6"	$187,809.00	$187,809.00	$187,809.00	$187,809.00	$187,809.00	$187,809.00
	Additional Meter	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00
Sewer Connection Fee (Builder's Permit)	*Users*						
	Single	$1,700.00	$1,700.00	$1,700.00	$1,700.00	$1,700.00	$1,700.00
	Two	$2,100.00	$2,100.00	$2,100.00	$2,100.00	$2,100.00	$2,100.00
	Three	$2,700.00	$2,700.00	$2,700.00	$2,700.00	$2,700.00	$2,700.00
	Four	$3,300.00	$3,300.00	$3,300.00	$3,300.00	$3,300.00	$3,300.00
	Increase per Inch	$1,800.00	$1,800.00	$1,800.00	$1,800.00	$1,800.00	$1,800.00
Building Permit Fee (Builders Permit)	Construction Fee = >$50,000	$400 + 0.4% of Construction Value	$400 + 0.4% of Construction Value	$400 + 0.4% of Construction Value	$400 + 0.4% of Construction Value	$400 + 0.4% of Construction Value	$400 + 0.4% of Construction Value
	Construction Fee = <$50,000	0.8% of Construction Value	0.8% of Construction Value	0.8% of Construction Value	0.8% of Construction Value	0.8% of Construction Value	0.8% of Construction Value
	Commercial Plan Review	65% of Cost of Permit	65% of Cost of Permit	65% of Cost of Permit	65% of Cost of Permit	65% of Cost of Permit	65% of Cost of Permit
	Residential Plan Review	40% of Cost of Permit	40% of Cost of Permit	40% of Cost of Permit	40% of Cost of Permit	40% of Cost of Permit	40% of Cost of Permit
	Marketing Fee	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Re-Inspection Fee after 2 Failures	$45.00	$45.00	$45.00	$45.00	$45.00	$45.00
	Over 30 Day Admin Fee	$50.00	$50.00	$50.00	$50.00	$50.00	$50.00

2017 City of Grain Valley
Comprehensive Fee Schedule

Fee Type	Description		2015	2016	2017	2018	2019	2020
	Minimum Permit Fee		$30.00	$30.00	$30.00	$30.00	$30.00	$30.00
Right of Way Fees	Non-Roadway Inspection		$35.00	$35.00	$35.00	$35.00	$35.00	$35.00
	Roadway Inspection		$70.00	$70.00	$70.00	$70.00	$70.00	$70.00
	Roadway Reinspection		$25.00	$25.00	$25.00	$25.00	$25.00	$25.00
Miscellaneous Fees	Water Sprinkler Permit		$20.00	$20.00	$20.00	$20.00	$20.00	$20.00
	Meter/Tap Reinspect Fee		$35.00	$35.00	$35.00	$35.00	$35.00	$35.00
	New Blasting Permit		$100.00	$100.00	$100.00	$100.00	$100.00	$100.00
	Blasting Permit Renewal		$25.00	$25.00	$25.00	$25.00	$25.00	$25.00
	Temporary Sign Fee		$35.00	$35.00	$35.00	$35.00	$35.00	$35.00
	Fence Permit		$35.00	$35.00	$35.00	$35.00	$35.00	$35.00
Developer Construction Fees (Construction Permit)	*% Shown is Percentage Paid to City*							
	Construction Plan Review	100%	$340.00	$340.00	$340.00	$340.00	$340.00	$340.00
	Linear Foot Roadway	3%	$203.00	$203.00	$203.00	$203.00	$203.00	$203.00
	Linear Foot Sanitary Sewer 8"	3%	$35.00	$35.00	$35.00	$35.00	$35.00	$35.00
	Linear Foot Sanitary Sewer 10"	3%	$37.00	$37.00	$37.00	$37.00	$37.00	$37.00
	Linear Foot Sanitary Sewer 12"	3%	$40.00	$40.00	$40.00	$40.00	$40.00	$40.00
	Linear Foot Storm Sewer 12"	3%	$36.00	$36.00	$36.00	$36.00	$36.00	$36.00
	Linear Foot Storm Sewer 15"	3%	$41.00	$41.00	$41.00	$41.00	$41.00	$41.00
	Linear Foot Storm Sewer 18"	3%	$43.00	$43.00	$43.00	$43.00	$43.00	$43.00
	Linear Foot Storm Sewer 24"	3%	$48.00	$48.00	$48.00	$48.00	$48.00	$48.00
	Linear Foot Storm Sewer 30"	3%	$52.00	$52.00	$52.00	$52.00	$52.00	$52.00
	Linear Foot Storm Sewer 36"	3%	$59.00	$59.00	$59.00	$59.00	$59.00	$59.00
	Linear Foot Storm Sewer 42"	3%	$66.00	$66.00	$66.00	$66.00	$66.00	$66.00
	Linear Foot Water Line 6"	3%	$17.00	$17.00	$17.00	$17.00	$17.00	$17.00
	Linear Foot Water Line 8"	3%	$21.00	$21.00	$21.00	$21.00	$21.00	$21.00
	Linear Foot Water Line 12"	3%	$28.00	$28.00	$28.00	$28.00	$28.00	$28.00
	Traffic Sign & Street Sign	100%	$260.00	$260.00	$260.00	$260.00	$260.00	$260.00
	North Outfall Sewer Basin Per Acre	100%	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00
	Water Usage Per Linear Foot	2%	$5.74	$5.74	$5.74	$5.74	$5.74	$5.74
	Street Light Pole Upgrade Each	100%	$2,500.00	$2,500.00	$2,500.00	$2,500.00	$2,500.00	$2,500.00
Books	Standard Details Book		$25.00	$25.00	$25.00	$25.00	$25.00	$25.00
	Planning & Zoning Code		$25.00	$25.00	$25.00	$25.00	$25.00	$25.00

2017 City of Grain Valley
Comprehensive Fee Schedule

Fee Type	Description	2015	2016	2017	2018	2019	2020
City Clerk							
Occupational Licenses	Application Fee	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00
	Late Fee	N/A	N/A	N/A	N/A	N/A	N/A
	Renewals After July 15th	$1.25	$1.25	$1.25	$1.25	$1.25	$1.25
	Renewals After August 15th	$2.50	$2.50	$2.50	$2.50	$2.50	$2.50
	Renewals After September 15th	$3.75	$3.75	$3.75	$3.75	$3.75	$3.75
	Renewals After October 15th	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00
	Renewals After November 15th	$6.25	$6.25	$6.25	$6.25	$6.25	$6.25
	Temporary Contractor Fee (2 per year)	$20.00	$20.00	$20.00	$20.00	$20.00	$20.00
	Change of Information Fee	$1.00	$1.00	$1.00	$1.00	$1.00	$1.00
	Hotels & Motels-Per Occupant Room Fee	$10.00	$10.00	$10.00	$10.00	$10.00	$10.00
Liquor Licenses	Retail-Off Premise Only (3.2% Beer)	$22.50	$22.50	$22.50	$22.50	$22.50	$22.50
	Retail-On/Off Premise Only (3.2% Beer)	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00
	Retail-Off Premise Only (5% Beer)	$22.50	$22.50	$22.50	$22.50	$22.50	$22.50
	Retail-On/Off Premise Only (5% Beer)	$22.50	$22.50	$22.50	$22.50	$22.50	$22.50
	Retail-Off Premise Only (Intoxicating Liquor/5% Beer)	$150.00	$150.00	$150.00	$150.00	$150.00	$150.00
	Retail-On/Off Premise (Intoxicating Liquor)	$350.00	$350.00	$350.00	$350.00	$350.00	$350.00
	Temporary Permit for sale by the drink	$37.50	$37.50	$37.50	$37.50	$37.50	$37.50
	Restaurant/Bar On/Off Premise (Intoxicating Liquor)	$450.00	$450.00	$450.00	$450.00	$450.00	$450.00
	Restaurant/Bar Sunday On/Off Premise (Intoxicating Liquor)	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00
	Limited-On Premise Only (3.2% Beer)	$15.00	$15.00	$15.00	$15.00	$15.00	$15.00
	Retail Sunday-Off Premise Only (Intoxicating Liquor)	$300.00	$300.00	$300.00	$300.00	$300.00	$300.00

2017 City of Grain Valley
Comprehensive Fee Schedule

Fee Type	Description	2015	2016	2017	2018	2019	2020
	Retail-Off Premise Only (Intoxicating Liquor) "Convenience Store"	$150.00	$150.00	$150.00	$150.00	$150.00	$150.00
	Convention Trade Area-On/Off Premise (Intoxicating Liquor)	$300.00	$300.00	$300.00	$300.00	$300.00	$300.00
Fireworks Sales	Permit Fee	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00
Sunshine Requests	Binder	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00
	Applies When Copies Exceed 4 Pages						
	Per Page Copy Fee (8.5" x. 11")	$0.10	$0.10	$0.10	$0.10	$0.10	$0.10
	Per Page Copy Fee (8.5" x 14")	$0.30	$0.30	$0.30	$0.30	$0.30	$0.30
	Per Page Copy Fee (11" x 17")	$0.50	$0.50	$0.50	$0.50	$0.50	$0.50
	Video Transfer/Copy Fee	$15.00	$15.00	$15.00	$15.00	$15.00	$15.00
Elections	Candidate Filing Fee	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00
Human Resources							
Application	Police Officer Test	$25.00	$25.00	$0.00	$0.00	$0.00	$0.00

2017 City of Grain Valley
Comprehensive Fee Schedule

Fee Type	Description	2015	2016	2017	2018	2019	2020
Police Department							
Police Reports	Accident or Incident Reports	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00
	Copies of In-Car Camera Video	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00
Fingerprinting Fees	Applicant or CCW Cards	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00
Special Event Permit	Block Parties	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00
	Parades, Boot Blocks, Walk/Run, Fireworks, Concerts, Etc.	$15.00	$15.00	$15.00	$15.00	$15.00	$15.00
Solicitors Permit	Initial Application	$25.00	$30.00	$30.00	$35.00	$35.00	$35.00
	Additional Solicitors added under initial application (cost per card/person)	$5.00	$5.00	$5.00	$5.00	$5.00	$5.00
Animal Control Fees							
Animal License	Dog or Cat	$10.00	$10.00	$10.00	$10.00	$10.00	$10.00
	Dog or Cat (3 year tag)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	Late Fee	$10.00	$10.00	$10.00	$10.00	$10.00	$10.00
	Exotic (other than domesticated dog or cat)	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00
	Late Fee	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00
Animal Impound	1st Impound fee	$35.00	$35.00	$35.00	$35.00	$35.00	$35.00
	Charge Per Day	$10.00	$10.00	$12.50	$12.50	$12.50	$12.50
	2nd Impound Fee	$50.00	$50.00	$50.00	$50.00	$50.00	$50.00
	Charge Per Day	$12.50	$12.50	$15.00	$15.00	$15.00	$15.00
	3rd Impound Fee	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00
	Charge Per Day	$15.00	$15.00	$17.50	$17.50	$17.50	$17.50
Animal Surrender	Domesticated Animals Only	$65.00	$65.00	$75.00	$75.00	$75.00	$75.00

2017 City of Grain Valley
Comprehensive Fee Schedule

Fee Type	Description	2015	2016	2017	2018	2019	2020
Community Center							
Multi-Purpose Room Rental	Large Group	$80.00	$80.00	$80.00	$85.00	$85.00	$85.00
	Large Group Security Deposit	$150.00	$150.00	$150.00	$150.00	$150.00	$150.00
	Small Group	$50.00	$50.00	$50.00	$55.00	$55.00	$55.00
	Small Group Security Deposit	$50.00	$50.00	$50.00	$50.00	$50.00	$50.00
Gym Rental	Per Hour - Resident	$25.00	$30.00	$30.00	$30.00	$30.00	$30.00
	Per Hour - Non-Resident	$40.00	$45.00	$45.00	$45.00	$45.00	$45.00
	Daily Pass <18	$2.00	$3.00	$3.00	$3.00	$3.00	$3.00
	Daily Pass >18	$4.00	$5.00	$5.00	$5.00	$5.00	$5.00
Wynonna Burgess Meeting Room Rental	Per Hour - Resident	$30.00	$30.00	$30.00	$30.00	$30.00	$30.00
	Per Hour - Non-Resident	$45.00	$45.00	$45.00	$45.00	$45.00	$45.00
	Security Deposit	$25.00	$25.00	$25.00	$25.00	$25.00	$25.00
Community Center Kitchen	Kitchen Rental	$30.00	$30.00	$30.00	$30.00	$30.00	$30.00
Fitness Center Pass	Walk-in	$4.00	$5.00	$5.00	$5.00	$5.00	$5.00
	Individual Monthly Pass - Resident	$30.00	$30.00	$30.00	$30.00	$30.00	$30.00
	Individual Monthly Pass - Non-Resident	$35.00	$35.00	$35.00	$35.00	$35.00	$35.00
	Individual Yearly Pass - Resident	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00
	Individual Yearly Pass - Non-Resident	$225.00	$225.00	$225.00	$225.00	$225.00	$225.00
	Couple Yearly Pass - Resident	$275.00	$275.00	$275.00	$275.00	$275.00	$275.00
	Couple Yearly Pass - Non-Resident	$325.00	$325.00	$325.00	$325.00	$325.00	$325.00
	Family/Corporate Yearly Pass - Resident	$350.00	$350.00	$350.00	$350.00	$350.00	$350.00
	Family/Corporate Yearly Pass - Non-Resident	$400.00	$400.00	$400.00	$400.00	$400.00	$400.00
	Senior Individual Lifetime Pass - Resident	FREE	FREE	FREE	FREE	FREE	FREE
	Senior Individual Lifetime Pass - Non-Resident	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00
	Senior Couple Lifetime Pass - Resident	FREE	FREE	FREE	FREE	FREE	FREE
	Senior Couple Lifetime Pass - Non-Resident	$150.00	$150.00	$150.00	$150.00	$150.00	$150.00
Community Center/Aquatic Center							
Combination Pass	Family - Resident	$425.00	$425.00	$425.00	$425.00	$425.00	$425.00
	Family - Non-Resident	$525.00	$525.00	$525.00	$525.00	$525.00	$525.00
Aquatic Center							
Pool Pass	Day <4	FREE	FREE	FREE	FREE	FREE	FREE
	Pass >4	$4.00	$5.00	$5.00	$5.00	$5.00	$5.00
	Individual Season - Resident	$60.00	$65.00	$65.00	$65.00	$65.00	$65.00
	Individual Season - Non-Resident	$90.00	$95.00	$95.00	$95.00	$95.00	$95.00
	Family Season - Resident	$110.00	$120.00	$120.00	$120.00	$120.00	$120.00
	Family Season - Non-Resident	$170.00	$190.00	$190.00	$190.00	$190.00	$190.00

2017 City of Grain Valley
Comprehensive Fee Schedule

Fee Type	Description	2015	2016	2017	2018	2019	2020
Pool Rental	Rental (Up to 30 People)	$145.00	$145.00	$150.00	$150.00	$150.00	$150.00
	Rental (30 up to 75 People)	$185.00	$185.00	$190.00	$190.00	$190.00	$190.00
	Rental (75 People and Over)	$225.00	$225.00	$230.00	$230.00	$230.00	$230.00
Parks							
Shelter Rental	Per Time Block	$25.00	$25.00	$30.00	$30.00	$30.00	$30.00
	All Day	$40.00	$40.00	$45.00	$45.00	$45.00	$45.00
Pavilion Rental	Per Hour	$35.00	$35.00	$35.00	$35.00	$40.00	$40.00
	Security Deposit	$50.00	$50.00	$50.00	$50.00	$55.00	$55.00
Athletic Field	Per Hour	$15.00	$20.00	$20.00	$20.00	$20.00	$20.00
	All Day - Armstrong Park	$75.00	$100.00	$100.00	$100.00	$100.00	$100.00
	All Day - Monkey Mtn.	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00
	Field Set-up	$20.00	$20.00	$25.00	$25.00	$25.00	$25.00
	Field Lighting (Per Hour)	$15.00	$15.00	$20.00	$20.00	$20.00	$20.00
Permits							
Permits	Alcohol Permit	$35.00	$35.00	$35.00	$35.00	$35.00	$35.00

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CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM		
MEETING DATE	11/14/2016	
BILL NUMBER	B16-25	
AGENDA TITLE	**AN ORDINANCE CALLING AN ELECTION IN THE CITY OF GRAIN VALLEY, MISSOURI ON APRIL 4, 2017**	
REQUESTING DEPARTMENT	City Administrator	
PRESENTER	Ryan Hunt, City Administrator	
FISCAL INFORMATION	Cost as recommended:	$11,0000
	Budget Line Item:	100-11-78400
	Balance Available:	$20,000 (2017 Fiscal Year Budget)
	New Appropriation Required:	[ ] Yes [X] No
PURPOSE	To give notice of the annual City of Grain Valley, Missouri General Municipal Election	
BACKGROUND	Notice, via ordinance, must be issued by the City Clerk, as the election authority, before candidates can file for election as required by Missouri State Statute	
SPECIAL NOTES	The first day for candidates to file for the General Municipal Election will be Tuesday, December 13, 2016; and the last day for candidacy filing will be Tuesday, January 17, 2017. Lottery selection on Wednesday, January 18, 2016 at 3:00 p.m. will determine ballot placement	
ANALYSIS	Not Applicable	
PUBLIC INFORMATION PROCESS	Notice of City of Grain Valley, Missouri General Municipal Election will be posted in The Examiner on Tuesday, December 6, 2016, outside City Hall, and on the City's webpage.	

BOARD OR COMMISSION RECOMMENDATION	Not Applicable
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Ordinance & 2017 Missouri Election Calendar

CITY OF GRAIN VALLEY | **STATE OF MISSOURI**

BILL NO. *B16-25*

INTRODUCED BY:
ALDERMAN ARNOLD

ORDINANCE NO. _____
SECOND READING _____
FIRST READING _____

AN ORDINANCE CALLING AN ELECTION IN THE CITY OF GRAIN VALLEY, MISSOURI ON APRIL 4, 2017

WHEREAS, it is necessary and proper for the City of Grain Valley, Missouri to hold regular elections in accordance with the revised statutes of the State of Missouri and the City of Grain Valley, Missouri Municipal Code of Ordinances; and

WHEREAS, the City Clerk, as the Election Official for the City of Grain Valley, is required by Missouri State statute to propose an ordinance calling a municipal election.

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

SECTION 1: An election is hereby called for the 4th day of April, 2017 for the purpose of electing Alderman Ward I for a two year term.

SECTION 2: An election is hereby called for the 4th day of April, 2017 for the purpose of electing Alderman Ward II for a two year term.

SECTION 3: An election is hereby called for the 4th day of April, 2017 for the purpose of electing Alderman Ward III for a two year term.

Read two times and PASSED by the Board of Aldermen this _____ day of _____, *2016*, the aye and nay votes being recorded as follows:

ALDERMAN ARNOLD	_____	ALDERMAN COLEMAN	_____
ALDERMAN HEADLEY	_____	ALDERMAN JOHNSTON	_____
ALDERMAN PALECEK	_____	ALDERMAN WEST	_____

MAYOR _____
(in the event of a tie only)

Approved as to form:

James Cook City Attorney	Mike Todd Mayor

ATTEST:

Khalilah Holland
Deputy City Clerk

2017 ELECTION CALENDAR

Jackson County Board of Election Commissioners
P. O. Box 296
Independence, Missouri 64051
Phone: (816) 325-4600

OFFICIAL ELECTION DAY	TYPE OF ELECTION	DEADLINE FOR ENTITIES TO CERTIFY ELECTIONS TO ELECTION AUTHORITY	VOTER REGISTRATION DEADLINE
FEBRUARY 7, 2017	SPECIAL BOND ELECTIONS ONLY	NOVEMBER 29, 2016	JANUARY 11, 2017
APRIL 4, 2017	GENERAL MUNICIPAL ELECTION	JANUARY 24, 2017	MARCH 8, 2017
AUGUST 8, 2017	SPECIAL ELECTION	MAY 30, 2017	JULY 12, 2017
NOVEMBER 7, 2017	SPECIAL ELECTION	AUGUST 29, 2017	OCTOBER 11, 2017
FEBRUARY 6, 2018	SPECIAL BOND ELECTIONS ONLY	NOVEMBER 28, 2017	JANUARY 10, 2018

JACKSON COUNTY BOARD OF ELECTION COMMISSIONERS

Mary Ellen Miller, Chairman
Colleen M. Scott, Secretary
Michael K. Whitehead, Member
Vacant, Member

Robert C. Nichols, Jr., Director
Tammy L. Brown, Director

http://jcebmo.org

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Resolutions

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CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM		
MEETING DATE	11/14/2016	
BILL NUMBER	R16-44	
AGENDA TITLE	**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI, TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH LAUBER MUNICIPAL LAW, LLC, AS SPECIAL COUNSEL FOR THE MARKETPLACE TAX INCREMENT FINANCING (TIF) AND ECONOMIC DEVELOPMENT (ED)**	
REQUESTING DEPARTMENT	Administration	
PRESENTER	Ryan Hunt, City Administrator	
FISCAL INFORMATION	Cost as recommended:	Costs will be based on the hours needed
	Budget Line Item:	Professional Services
	Balance Available:	Much of the time will be reimbursed by the project.
	New Appropriation Required:	[ ] Yes [X] No
PURPOSE	To provide the City of Grain Valley with consistent and effective legal counsel for the Marketplace TIF and other Economic Development	
BACKGROUND	Lauber Municipal Law, LLC, has been the legal counsel for the TIF and ED since 2008. They have established a working relationship and have a great deal of history and understanding of the City of Grain Valley projects.	
SPECIAL NOTES	None	
ANALYSIS	None	

PUBLIC INFORMATION PROCESS	None
BOARD OR COMMISSION RECOMMENDATION	None
DEPARTMENT RECOMMENDATION	Staff recommends approval
REFERENCE DOCUMENTS ATTACHED	Resolution & Engagement Agreement

CITY OF GRAIN VALLEY | **STATE OF MISSOURI**

October 24, 2016

RESOLUTION NUMBER
R16-44

SPONSORED BY
ALDERMAN JOHNSTON

A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI, TO AUTHORIZE THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH LAUBER MUNICIPAL LAW, LLC, AS SPECIAL COUNSEL FOR THE MARKETPLACE TAX INCREMENT FINANCING (TIF) AND ECONOMIC DEVELOPMENT (ED)

WHEREAS, The City of Grain Valley, Missouri, has an established working relationship with Lauber Municipal Law, LLC and they have an extensive knowledge of the history of the projects; and

WHEREAS, the City of Grain Valley is experiencing increased interest in the TIF and other development opportunities; and

WHEREAS, the Board of Aldermen recognize the importance of confident and efficient legal counsel for proper development; and

WHEREAS, the Board of Aldermen have reviewed this recommendation and believe it to be in the best interest of the City of Grain Valley.

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

SECTION 1: The City Administrator shall enter into an agreement with Lauber Municipal Law, LLC for Marketplace TIF and economic development legal services.

SECTION 2: The engagement agreement and terms with Lauber Municipal Law, LLC is attached for reference.

PASSED and APPROVED, via voice vote, (-) this __ Day of _____, 2016.

_____
Mike Todd
Mayor

ATTEST:

_____
Khalilah Holland
Deputy City Clerk

LAUBER MUNICIPAL LAW, LLC

Serving those who serve the public

September 20, 2016

Mr. Ryan Hunt
City Administrator
City of Grain Valley
700 Main Street
Grain Valley, Missouri 64029

Re: Fee Increase for Special Counsel Legal Services for Economic Development Matters

Dear Ryan:

As we discussed earlier in the year, to assist the City with financial concerns I agreed in January 2013 to reduce my rates for the provision of economic development legal services from $225 per hour down to $215 per hour from that time until January 1, 2016. I did this despite the fact that my then-current rate for such services was $245 per hour. Additionally, I have held my pricing for economic development work not subject to a funding agreement at $180 per hour since I began representing the City in 2008. I have honored my commitment to provide reduced rates well beyond the time frame required. However, increased costs and changed market conditions since 2013 require me to raise the rates we charge the City for these important services.

Effective October 1, 2016, it will be necessary for us to set the City's rates for economic development legal services which are subject to reimbursement from a funding agreement or economic development source to $245 per hour for me and my senior associates and $225 per hour for all other attorneys. For work not subject to reimbursement pursuant to a funding agreement, we will provide these services at $195 per hour for me and my senior associate attorneys and $175 per hour for all other attorneys. Any work that can be completed by our law clerk or paralegal (non-attorneys) will be billed at $50 per hour. I have included a separate Engagement Letter specifying the exact details of the proposal should you agree to accept this proposal. I am excited about the opportunity to continue to grow Grain Valley with you.

250 NE Tudor Road • Lee's Summit, MO 64086 • Office (816)525-7881
www.laubermunicipallaw.com

Very truly yours,

LAUBER MUNICIPAL LAW, LLC

Joseph G. Lauber

LAUBER MUNICIPAL LAW, LLC

Serving those who serve the public

September 20, 2016

Mr. Ryan Hunt
City Administrator
City of Grain Valley
700 Main Street
Grain Valley, Missouri 64029

Re: Provision of Special Counsel Legal Services for Expansion of Marketplace TIF Project – City of Grain Valley

Dear Ryan:

You have requested that I serve as special counsel to the City of Grain Valley (the "City") for tax increment financing and economic development financing issues arising within the City on an as-needed basis (collectively, the "Matters"). I am submitting this letter to you to serve as the written agreement for my firm's engagement to provide legal services to the City concerning the Matters. We look forward to serving as special counsel for this engagement.

The City will be our client for this engagement. I will be responsible for the engagement on behalf of the Firm. The scope of this engagement will be limited to the provision of legal services for the Matters described above unless otherwise directed by you. Our fees for this engagement will be based upon and billed at an hourly rate, at quarter-hour increments, for purposes of this engagement for the time devoted to it. Our hourly rates for this engagement are as follows: Joe Lauber and Senior Associate Attorneys $245 and other attorneys $225 for work paid or reimbursed in accordance with a funding agreement between the City and a developer, or paid or reimbursed through a redevelopment or cooperative agreement associated with a funding mechanism requested by a developer or other applicant, whether or not at the City's request. Alternatively, the hourly rates for work that is <u>not</u> paid or reimbursed in accordance with a funding agreement between the City and a developer, or paid or reimbursed through a redevelopment or cooperative agreement associated with a funding mechanism requested by a developer or other applicant, whether or not at the City's request are as follows: Joe Lauber and Senior Associate Attorneys $195, and all other attorneys $175 per hour. For any type of work being done for the City by our Law Clerk or Paralegal (non-attorneys) will be billed at $50 per hour. We will not charge for the drive time to and from City Hall for City business.

The enclosed Additional Terms of Engagement shall govern the relationship unless otherwise agreed in this engagement letter, but please note the following:

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www.laubermunicipallaw.com

- We will not charge the City for local facsimiles;
- We will not charge the City for long-distance telephone charges (including facsimiles);
- We will not charge the City for in-house photocopies which do not exceed 100 copies in a month;
- We do not charge for regular mail;
- We will not bill the City for time spent traveling to and from our office in Lee's Summit to City Hall in Grain Valley; and
- All hourly rates are subject to annual adjustment on January 1 of each year based on the Consumer Price Index (CPI-U) as described in the enclosed Additional Terms of Engagement. The first such adjustment under this engagement would not become effective until January 1, 2018.

If you have any questions concerning the terms of this engagement, or if you ever have a question about our charges, or their reasonableness, please contact me at your convenience to discuss the matter. Our continuation of engagement as special counsel for the City will begin upon my receipt of a signed copy of this agreement (by fax, mail or hand delivery). Thank you for choosing Lauber Municipal Law, LLC, to provide these important legal services to the City. We look forward to a continued good and productive relationship.

Very truly yours,

LAUBER MUNICIPAL LAW, LLC

Joseph G. Lauber

Joseph G. Lauber

Enclosure

ACCEPTED AND AGREED:

_____ _____

(date)

Mike Todd
Mayor
City of Grain Valley, Missouri

LAUBER MUNICIPAL LAW, LLC

Serving those who serve the public

Additional Terms of Engagement

Lauber Municipal Law, LLC, appreciates the opportunity to serve you. Our goal is to provide legal services that address your legal needs effectively and efficiently through our office in Lee's Summit.

The following information explains the client service practices and billing procedures that apply to our representation of your interests (unless you have reached a different written understanding with us). We encourage you to discuss these practices with us whenever you have questions during the course of this engagement.

Provision of Legal Services. This engagement is for provision of professional legal services, and not for the provision of business, personal, accounting, technical or other advice not constituting legal services. It is agreed that the client is not relying upon counsel in this engagement for advice in areas other than professional legal services, even if such matters should be discussed in connection with the engagement.

Entire Agreement. The accompanying engagement letter together with these Additional Terms of Engagement shall constitute the entire agreement between us concerning the engagement, and shall not be modified or supplemented, except in a subsequent writing signed by the parties.

Subcontractors. From time-to-time, it may be necessary for us to engage subcontractors to assist in the provision of services to you. It is agreed that we are not authorized to engage any such subcontractors without the prior approval of the Board of Aldermen.

Periodic Billings for Legal Services. Unless other arrangements have been made, it is our policy to render periodic statements for legal services on a monthly basis. We will base these periodic statements on the hourly rates set forth in the attached Engagement Letter. Statements will be due upon presentation, and are to be paid no later than 30 days following the invoice date. If any statement amount remains unpaid 60 days after the invoice date, the Firm reserves the right to terminate its services, consistent with applicable Rules of Professional Conduct.

Annual CPI Rate Adjustment for Inflation. All hourly rates for legal services provided by the Firm are subject to annual adjustment for inflation based upon the unadjusted 12 months ended for December of the immediately preceding year published for the United States federal Bureau of Labor Standards National Consumer Price Index (CPI-U), which adjustment shall become effective January 1 of each year. The first such adjustment under this engagement would not become effective until January 1, 2018.

Client Disbursements. Most matters require, from time to time, certain monetary advances to be made on your behalf by the Firm. Some "client disbursements" represent out-of-pocket charges that the Firm advances, while others represent internal costs (including costs such as fees for service of process, court filing fees, deliveries, etc.). It is understood that while acting as your lawyers, we have the authority to use our best judgment in making such expenditures on your behalf. Unless we have made prior arrangements with you, we will send you monthly billings for client disbursements incurred during the preceding month.

Substantial individual items in excess of $250, such as expert witness fees, the costs of deposition transcripts, etc., may be billed directly to you by the vendor of such services.

File Retention. After the Firm's services conclude, we will, upon your request, deliver the file for this engagement to you. If you do not request the file, we will retain it for a period of ten years after the matter is closed. If you do not request delivery of the file before the end of the ten year period, the Firm will have no further obligation to retain the file and may, at our discretion, destroy it without further notice to you. At any point during the ten year period, you may request delivery of the file.

Disbursements and Other Charges. We also will charge the City for certain expense items listed below that we provide in connection with our legal services:

Photocopying. We will not charge the City for in-house photocopies which do not exceed 100 copies in a month. If in-house photocopies exceed 100 in a month, then we reserve the right to charge $0.12 per page (or the Firm's cost, whichever is less) but only for each page over 100 in number. If the need for an outside copying job (e.g., Kinko's) arises, we only bill the actual cost incurred for photocopying without markup.

Computer Research. We do not charge for the Firm's service agreement with WestlawNext or other electronic provider of legal research resources.

Telecommunications. We do not charge for local or long-distance phone calls or facsimiles.

Mail/Messengers. We do not charge for regular mail; however, bulk mailings, packages and special postal services may be charged at the Firm's actual cost. Messengers are used as appropriate to assure expedited delivery. The actual cost of such messenger services is charged without markup.

Travel. We will not bill the City for time spent traveling for City business to and from our office in Lee's Summit to City Hall in Grain Valley.

Internet Usage. We may be asked to use the Internet as a means for communicating about matters concerning your representation. Any such communication could be randomly intercepted and otherwise used or disclosed by anyone, including someone specifically interested in your matter or business. This could cause you to lose your confidentiality and attorney/client privilege protections. However, to facilitate your representation, you approve the use of Internet communications during your representation by us unless we are instructed otherwise.

Termination of Services. You may choose to terminate the services of Lauber Municipal Law, LLC, at your discretion by giving us thirty (30) days written notice of termination. We retain the right to cease performing legal services and to terminate my legal representation for any reason consistent with ethical rules, including conflicts of interest or the failure to pay legal fees and expenses when due. Termination by me will be effective upon thirty (30) das written notice delivered to the City. Our termination or your termination of services does not affect your obligation to pay legal fees and expenses incurred prior to the effective date of such termination.

Questions. One of our goals is to ensure that legal services are delivered effectively and efficiently, and that all billings are accurate and understandable. Please direct any questions about services, billing, or payment status of your account to Joe Lauber.

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CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM		
MEETING DATE	November 14, 2016	
RESOLUTION NUMBER	R16-45	
AGENDA TITLE	**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY APPOINTING BRYAN NOLTE TO THE GRAIN VALLEY PARK BOARD FOR A THREE YEAR TERM**	
REQUESTING DEPARTMENT	Parks & Recreation	
PRESENTER	Shannon Davies, Director of Parks and Recreation	
FISCAL INFORMATION	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available:	N/A
	New Appropriation Required:	[ ] Yes [X] No
PURPOSE	To maintain the 9 seats on the Grain Valley Park Board per state statute.	
BACKGROUND	This seat was vacated back in October of 2016 by John Savala.	
SPECIAL NOTES	None	
ANALYSIS	None	
PUBLIC INFORMATION PROCESS	The P&R Department solicited applications for members to sit on the Park Board	
BOARD OR COMMISSION RECOMMENDATION	Park Board Recommends Approval	
DEPARTMENT RECOMMENDATION	Staff Recommends Approval	
REFERENCE DOCUMENTS ATTACHED	Park Board Application	

CITY OF GRAIN VALLEY | **STATE OF MISSOURI**

November 14, 2016

RESOLUTION NUMBER
R16-45

SPONSORED BY
ALDERMAN PALECEK

A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY APPOINTING BRYAN NOLTE TO THE GRAIN VALLEY PARK BOARD FOR A THREE YEAR TERM

WHEREAS, the Board of Aldermen of Grain Valley, Missouri is dedicated to the constant improvement of our community by enlisting the assistance of qualified citizen participants; and

WHEREAS, prescribed by State Statute and the Ordinances of the City of Grain Valley, the Grain Valley Park Board was formed; and

WHEREAS, Bryan Nolte is a duly qualified citizen of Grain Valley and desires to serve his community by participating on the Park Board; and

WHEREAS, the Mayor of Grain Valley, Mike Todd, wishes to appoint Bryan Nolte to the Park Board.

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

SECTION 1: that the Board of Aldermen of the City of Grain Valley, Missouri confirm the Mayor's appointment of Bryan Nolte to the Grain Valley Park Board.

SECTION 2: Bryan Nolte is appointed to a three year term.

PASSED and APPROVED, via voice vote, (-) this __ Day of _____, 2016.

_____
Mike Todd
Mayor

ATTEST:

_____
Khalilah Holland
Deputy City Clerk

CITY OF GRAIN VALLEY
BOARDS & COMMISSIONS APPLICATION

Name: Nolte | Bryan | Douglas
Last | First | Middle

Address: 822 NW Cedar Ln., Grain Valley, MO 64029 3
Street | City | Zip Code | Ward

Contact Info.: 816-400-2819 | Same | Same | N/A
Day Phone | Evening Phone | Cell Phone | Fax

bnolte34@gmail.com or bryan.nolte@waldinger.com
Email Address

Education: Lafayette CO C-1 | Higginsville, MO | 2002
High School | City/State | Year of Graduation

Trade/College/University | Degree | Year of Graduation

University of Illinios-Chicago | Bus. Mgmt. | 2006
Post Graduate Schooling | Degree | Year of Graduation

I would like to serve on the following Board/Commission for the City of Grain Valley:

_____ Board of Zoning Adjustments
_____ Economic Development Task Force
_____ Planning & Zoning Commission
_____ TIF Commission
_____ Construction Board of Appeals
X Parks & Recreation Board
_____ Public Works Committee
_____ Transportation Committee

Please state why you would like to serve on this Board or Commission:
(Attach Additional Page if Necessary)

My wife and I moved to Grain Valley in 2010 and have started our family here. Since we have lived here we have made friends (cont.)

Community Involvement:

Organization	Positions Held	Membership Date(s)

Do you have business or property interests that might place you in a conflict of interest situation should you be appointed to this Board/Commission? If so, please explain:

No

City of Grain Valley
711 Main Street
Grain Valley, Missouri 64029
Phone: 816.847.6200 Fax: 816.847.6209

Office Use Only
Date Received: _____
Received By: _____

(cont.)

from Grain Valley, been to several events and have decided that this will be a place that we will call home for many years to come. With that being said, I feel it is time for myself to get more involved in the community and I believe my experience would be best served on the Park Board. In my career I have served as the Recreation Supervisor for the City of Odessa and the City of Pleasant Hill, Director of Parks, Recreation and Facilities for the City of Pleasant Hill, Assistant To The City Administrator at the City of Pleasant Hill, Facilities Administrator for Jackson County, and most recently made the switch from local government to the private side. With my experience and positive attitude I believe I could be an asset to the City and Park Board in helping push the department towards its goals and mission statement.