



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

May 12, 2025

6:30 P.M.

Open to the Public

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

ITEM I: Call to Order

- Mayor Mike Todd

ITEM II: Roll Call

- City Clerk Jamie Logan

ITEM III: Invocation

- Faith United Methodist Church

ITEM IV: Pledge of Allegiance

- Alderman Kyle Sole

ITEM V: Approval of Agenda

- City Administrator Ken Murphy

ITEM VI: Proclamations

- None

ITEM VII: Public Comment

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

ITEM VIII: Consent Agenda

- April 28, 2025 – Board of Aldermen Regular Meeting Minutes
- May 12, 2025 – Accounts Payable

ITEM IX: Previous Business

- Liquor License JKEHP Three LLC DBA Iron Kettle Taphouse

ITEM X: New Business

- Mayor Pro-Tem & Board Liaison Appointments
- Liquor License JC-Arandas Inc. dba JC Arandas

ITEM XI: Presentations

- Grain Valley Chamber of Commerce Annual Update

ITEM XII: Public Hearing

- None

ITEM XIII: Resolutions

ITEM XIII (A) **A Resolution by the Board of Aldermen of the City of Grain Valley Reappointing Norm Combs, Shawn Brady, and Mike McCurdy to the Grain Valley Parks and Recreation Board for Three-Year Terms**
R25-27

*Introduced by
Alderman Ryan
Skinner*

To maintain the 9 seats on the Grain Valley Parks & Recreation Board

ITEM XIII (B) **A Resolution by the Board of Aldermen of the City of Grain Valley Appointing Darin Chance and Tyler Wells to Fill Unexpired Terms on the Grain Valley Parks and Recreation Board**
R25-28

*Introduced by
Jim Myers*

To maintain the 9 seats on the Grain Valley Parks & Recreation Board

ITEM XIV: Ordinances

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

2ND READ

*Introduced by
Alderman Brian
Bray*

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

ITEM XIV(B) **An Ordinance Amending Title IV (Land Use), Section 400.290 (Off-Street Parking and Loading Regulations) by Limiting Parking in the Rear Yard**
B25-08

2ND READ

*Introduced by
Alderman Rick
Knox*

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

ITEM XV: City Attorney Report

- City Attorney

ITEM XVI: City Administrator & Staff Reports

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

ITEM XVII: Board of Aldermen Reports & Comments

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

ITEM XVIII: Mayor Report

- Mayor Mike Todd

ITEM XIX: Executive Session

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

ITEM XX: Adjournment

Please Note

The next scheduled meeting of the Board of Aldermen meeting is on June 9, 2025 at 6:30 P.M.

The meeting will be in the Council Chambers of the Grain Valley City Hall.

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

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

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

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Consent

Agenda

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CITY OF GRAIN VALLEY
Board of Aldermen Meeting Minutes
Regular Session

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ITEM I: Call to Order

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Regular Session on April 28, 2025, at 6:30 p.m. in the Board Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Mike Todd

ITEM II: Roll Call

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

-QUORUM PRESENT-

ITEM III: Invocation

- Valley Community Church provided the invocation.

ITEM IV: Pledge of Allegiance

- The Pledge of Allegiance was led by Alderman Ryan Skinner

ITEM V: Approval of Agenda

- No changes

ITEM VI: Public Comment

- Scott Shafer, 1006 SW Shorthorn, thanked the outgoing board members (Tom Cleaver & Darren Mills) for their service

ITEM VII: Previous Consent Agenda

- April 14, 2025 – Board of Aldermen Regular Meeting Minutes
- April 28, 2025 – Accounts Payable
- *Alderman Skinner made a Motion to Accept the Previous Consent Agenda*
- *The Motion was Seconded by Alderman Bray*
 - *No discussion*
- *Motion to Approve the Previous Consent Agenda was voted on with the following voice vote:*
 - *Aye: Bray, Cleaver, Knox, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Motion Approved: 6-0-

ITEM VIII: Previous Business

- None

ELECTED OFFICIALS PRESENT

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

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

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

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ITEM IX: Presentations

- None

ITEM X: Resolutions

- None

ITEM XI: Ordinances

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

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

- *Alderman Skinner moved to accept the second reading of Bill No. **B25-05** and approve it as ordinance #2466*
- *The Motion was Seconded by Alderman Knox*
 - None
- *Motion to accept the second reading of Bill No. **B25-05** and approve it as ordinance #2466 was voted upon with the following roll call vote:*
 - *Aye: Bray, Cleaver, Knox, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Bill No. B25-05 Became Ordinance #2466 6-0-

Bill No. B25-06: An Ordinance Acknowledging the Certified Results of the General Election Held in the City of Grain Valley, Missouri on April 8, 2025

Bill No. B25-06 was read by City Clerk Jamie Logan for the first reading by title only

- *Alderman Sole moved to accept the first reading of Bill No. **B25-06** and bring it back for its second reading*
- *The Motion was Seconded by Alderman Mills*
 - Acknowledging the JCEB results
- *Motion to accept the first reading of Bill No. **B25-06** and bring it back for a second reading was voted on with the following voice vote:*
 - *Aye: Bray, Cleaver, Knox, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Motion Approved: 6-0-

ELECTED OFFICIALS PRESENT

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

ELECTED OFFICIALS ABSENT

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

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Bill No. B25-06: An Ordinance Acknowledging the Certified Results of the General Election Held in the City of Grain Valley, Missouri on April 8, 2025

Bill No. B25-06 was read by City Clerk Jamie Logan for the second reading by title only

- *Alderman Sole moved to accept the second reading of Bill No. **B25-06** and approve it as ordinance #2467*
- *The Motion was Seconded by Alderman Skinner*
 - None
- *Motion to accept the second reading of Bill No. **B25-06** and approve it as ordinance #2467 was voted upon with the following roll call vote:*
 - *Aye: Bray, Cleaver, Knox, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Bill No. B25-06 Became Ordinance #2467 6-0-

ITEM XII: Proclamations

- A Proclamation and plaque was presented for the Recognition of Service as Alderman Ward I to Tom Cleaver
- A Proclamation and plaque was presented for the Recognition of Service as Alderman Ward II to Darren Mills

ITEM XIII: Elected Officials Oath of Office

- Jamie Logan gave the oath of office to the following individuals:
 - Ward I: James Myers
 - Ward II: Lisa Limberg
 - Ward III: Brian Bray

ITEM XIV: New Business

- Liquor License JKEHP Three LLC DBA Iron Kettle Taphouse
- This is the first presentation for a liquor license application that has been submitted. This will be new ownership for the current Iron Kettle Brewery and it will become the Iron Kettle Taphouse. The application was sent to the police department for their review and the owner's fingerprints have been completed. There are some outstanding items (Jackson County liquor license is needed & the State of Missouri temporary license has been received) that need to be received before a license will be issued. There will be a second presentation at the next board meeting 5/12/25.
- The owner is here if you have any questions.

ELECTED OFFICIALS PRESENT

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

ELECTED OFFICIALS ABSENT

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

ITEM XV: Public Hearing

- Auto Tow & Recovery Requesting a Conditional Use Permit for a Vehicle Tow Yard

*-Mayor Todd opened the public hearing for **Auto Tow & Recovery Requesting a Conditional Use Permit for a Vehicle Tow Yard** at 6:44PM –*

- Mr. Martin stated Auto Tow Recovery LLC is requesting a CUP for an auto tow yard at 205 NW Harris Street and current zoning is C-1. The CUP is recommended for 2-years and need to provide a sight obscuring fence; this is recommended for approval by the Planning and Zoning commission and staff.
- *Mayor Todd opened the floor to citizens for comment at 6:45PM for **Auto Tow & Recovery Requesting a Conditional Use Permit for a Vehicle Tow Yard***
- *No Discussion*

*-Mayor Todd closed the public hearing for **Auto Tow & Recovery Requesting a Conditional Use Permit for a Vehicle Tow Yard** at 6:46PM-*

- City Code Chapter 400 Zoning Regulation Amendment Section 400.290 (Off-Street Parking and Loading Regulations) - Parking in Rear Yard.

*-Mayor Todd opened the public hearing for **City Code Chapter 400 Zoning Regulation Amendment Section 400.290 (Off-Street Parking and Loading Regulations) - Parking in Rear Yard** at 6:46PM –*

- Mr. Martin stated this would amend zoning section 400.290 of the code; this would be adding subsection 2 stating no more than 2 items from a list to include to include various trailers, boats, etc. may park in the back yard with lot sizes less than .75 acres in certain zonings. This would come with an exception that the storage of the vehicle/item cannot be readily visible from a public place or surrounding private property and doesn't apply to .75 acres or more.
- No question/discussion
- *Mayor Todd opened the floor to citizens for comment at 6:48PM for **City Code Chapter 400 Zoning Regulation Amendment Section 400.290 (Off-Street Parking and Loading Regulations) - Parking in Rear Yard***
- Dale Arnold; 31603 E Ryan Road- stated that this ordinance doesn't effect him. He feels the exception paragraph would cause considerable issues if a neighbor or someone driving by wants to complain; stated it would be an issue of enforcement for codes and the lot sizes, grandfathering, etc. He feels if the exception was removed, it would be

ELECTED OFFICIALS PRESENT

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

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

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

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more acceptable with being allowing 2 items to be parked on a lot. Otherwise, there will be lots of complaints with people not knowing about the exceptions/variables.

- Brian Schowengerdt; 780 E Ryan Rd;; He is not in favor of ordinances that speak out against what people can do on their property; he said the exception states if it is visible from public place or surrounding private property – he says the way his property fits, the grade of his property would allow everyone to still see in his yard- then someone can see it and complain- even with a privacy fence. He thinks this ordinance is based on aesthetics then they should worry about the car lots vs. what is seen in someone's backyard
- Alderman Skinner asked for clarification on the exception rule: His understanding is that if your yard is smaller than .75 with a privacy fence and people can't see it, then this doesn't apply. 2 can be parked on a lot under .75.

*-Mayor Todd closed the public hearing for **City Code Chapter 400 Zoning Regulation Amendment Section 400.290 (Off-Street Parking and Loading Regulations) - Parking in Rear Yard** at 6:53PM-*

ITEM XVI: Resolutions

Resolution No. R25-26 A Resolution by the Board of Aldermen of the City of Grain Valley, Authorizing the City Administrator to Execute an Agreement With Quality Custom Construction for the 2025 Concrete Replacement and Paving Program

- *Alderman Knox moved to approve Resolution No. R25-26*
- *The Motion was Seconded by Alderman Sole*
 - This went out to bid and this would replace curbs, sidewalks, ADA ramps; this was the low bid & have done the concrete work the past few years
- *Motion to approve Resolution No. R25-26 was voted upon with the following voice vote:*
 - Aye: Bray, Knox, Limberg, Myers, Skinner, Sole
 - Nay:
 - Abstain:

-Resolution No. R25-26 Approved: 6-0-

ITEM XVII: Ordinances

Bill No. B25-07: An Ordinance Approving a Conditional Use Permit for a Vehicle Tow Yard

Bill No. B25-07 was read by City Clerk Jamie Logan for the first reading by title only

- *Alderman Bray moved to accept the first reading of Bill No. **B25-07** and bring it back for*

ELECTED OFFICIALS PRESENT

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

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT
City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Chief Ed Turner
Finance Director Steven Craig
Parks and Recreation Director Shannon Davies
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its second reading at the next regular scheduled meeting

- *The Motion was Seconded by Alderman Sole*
 - This goes along with the first public hearing which allows for a CUP for a vehicle tow yard
- *Motion to accept the first reading of Bill No. **B25-07** and bring it back for a second reading at the next regular scheduled meeting was voted on with the following voice vote:*
 - *Aye: Bray, Knox, Limberg, Myers, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Motion Approved: 6-0-

Bill No. B25-08: An Ordinance Amending Title IV (Land Use), Section 400.290 (Off-Street Parking and Loading Regulations) by Limiting Parking in the Rear Yard

Bill No. B25-08 was read by City Clerk Jamie Logan for the first reading by title only

- *Alderman Knox moved to accept the first reading of Bill No. **B25-08** and bring it back for its second reading at the next regular scheduled meeting*
- *The Motion was Seconded by Alderman Skinner*
 - Mr. Murphy stated, this ordinance goes along with the 2nd public hearing. The bold part in the ordinance is the new section. No more than 2 of the things with lot sizes less than .75. If over .75 it doesn't apply. If less than .75, but cannot be seen, then it doesn't apply
 - Alderman Knox clarified if you can see from private property, does the rule apply if you can see from your deck a yard 4 houses down.
 - Mr. Murphy stated the general rule is two for any subdivision; neighbor in Alderman Knox's backyard example can park two items
 - Alderman Knox stated he doesn't feel it is written in a way that is confusing and would prefer to remove the exception language
 - Mr. Lauber stated 2 items can be parked now. The exception states you can have a 3rd unless it isn't visible by another person; bushes could be added to obscure the view. If you take the exception away, only two were allowed.
 - Alderman Skinner referenced back to the workshop about parking; there were examples where if a fence could be put up to hide them and they can park as many as they want
 - Alderman Knox states by sitting on a deck can see 4 houses over, he can complain and he doesn't like that.
 - Mr. Lauber stated if bushes were put up to shield the items, then more could be put up
 - Alderman Knox stated the hang up for him is being able to see from the deck
 - Alderman Bray asked who would enforce it; the code enforcement officer

ELECTED OFFICIALS PRESENT

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

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

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

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- Mr. Murphy stated lot size would be verified first before a violation letter is sent
- Alderman Bray stated he went all over the town and the people he spoke to didn't want the ordinance
- Alderman Knox stated his ward (the people he talked to and not just neighbors) is not in favor
- Alderman Bray stated he doesn't believe people want this
- Mr. Murphy stated this came back at the direction of the board and were directed to have a workshop
- Alderman Sole stated it was people in his ward asking for this. The workshop was a compromise of P&Z and the Board of Aldermen
- Alderman Skinner clarified the .75 lot size would affect him- but would be okay with his neighbor parking 3 RVs in their backyard and that is where the threshold came in. He said some of these houses have very small lots and jamming a bunch of items in their backyards can become a public safety issue; He stated the fence item – if people can't see in your backyard, then no one can have an opinion. If lots are big enough, then park what you want.
- Alderman Bray stated he hasn't seen a full backyard full of stuff in the City of Grain Valley; Alderman Bray stated he doesn't like above ground pools, trampolines and doesn't think thoughts on aesthetics should be in play
- Alderman Myers clarified 2 things – no big deal- the 3rd item is where the exception can come into play and this covers the majority of normal neighborhoods
- Alderman Knox brought up waverunners and they are smaller and asked how that would apply
- Alderman Bray asked for clarification of loaded/unloaded utility trailers; Mr. Murphy stated loaded could be with a bunch of brush
- *Motion to accept the first reading of Bill No. **B25-08** and bring it back for a second reading at the next regular scheduled meeting was voted on with the following voice vote:*
 - *Aye: Limberg, Myers, Skinner, Sole*
 - *Nay: Bray, Knox*
 - *Abstain:*

-Motion Approved: 4-2-

ITEM XVIII: City Attorney Report

- None

ITEM XIX: City Administrator & Staff Reports

- City Administrator Ken Murphy
 - Water is coming into the building official's office after the most recent rain and will be looked at
 - The second meeting in May falls on Memorial Day and stated he did not think there was any reason to have it at this point and staff could get their items on the May

ELECTED OFFICIALS PRESENT

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

ELECTED OFFICIALS ABSENT

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

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12 agenda.

- Alderman Skinner motion to cancel the May 26, 2025 Board of Aldermen meeting
- *The Motion was Seconded by Alderman Sole*
 - *No discussion*
- *Motion to cancel the May 26, 2025, Board of Aldermen meeting was voted on with the following voice vote:*
 - *Aye: Bray, Cleaver, Knox, Mills, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Motion Approved: 6-0-

- Deputy City Administrator Theresa Osenbaugh
 - None
- Police Chief Ed Turner
 - None
- Finance Director Steven Craig
 - None
- Parks & Recreation Director Shannon Davies
 - None
- Community Development Director Patrick Martin
 - None
- City Clerk Jamie Logan
 - None

ITEM XX: Board of Aldermen Reports & Comments

- Alderman Brian Bray
 - Welcomed the two new aldermen
 - Alderman Bray stated someone has reported the lives of the meeting are hard to hear
- Alderman Rick Knox
 - None
- Alderman Lisa Limberg
 - None
- Alderman James Myers
 - Thanked all that voted and are helping with the transition
- Alderman Ryan Skinner
 - Thanked the first responders that responded to the recent incident up north
- Alderman Kyle Sole
 - None

ELECTED OFFICIALS PRESENT

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

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Chief Ed Turner
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Parks and Recreation Director Shannon Davies
Community Development Director Patrick Martin
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City Attorney Joe Lauber

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ITEM XXI: Mayor Report

- Will designate board liaison roles at the next meeting

ITEM XXII: Executive Session

- None

ITEM XXIII: Adjournment

- The meeting adjourned at 7:17 P.M.

Minutes submitted by:

Jamie Logan
City Clerk

Date

Minutes approved by:

Mike Todd
Mayor

Date

ELECTED OFFICIALS PRESENT

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

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

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

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DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
NON-DEPARTMENTAL	GENERAL FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	58.55
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	3,295.84
		FRATERNAL ORDER OF POLICE	EMPLOYEE DEDUCTIONS	431.46
		HAMPEL OIL INC	CJC FUEL	1,267.15
		AFLAC	AFLAC AFTER TAX	43.77
			AFLAC CRITICAL CARE	5.10
			AFLAC PRETAX	311.18
			AFLAC-W2 DD PRETAX	369.98
		MIDWEST PUBLIC RISK	DENTAL	187.21
			COPAY	138.25
			COPAY	499.10
			COPAY	193.90
			QHDHP HSA	865.41
			QHDHP HSA	1,319.74
			QHDHP HSA	81.28
			VISION	52.08
			VISION	60.25
			VISION	104.64
			VISION	20.12
		HSA BANK	HSA - GRAIN VALLEY, MO	408.99
			HSA - GRAIN VALLEY, MO	563.05
		CITY OF GRAIN VALLEY -FLEX	FLEX PLAN	20.00
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	1,568.94
			MISSIONSQUARE 457	900.04
			MISSIONSQUARE ROTH IRA	300.55
		INTERNAL REVENUE SERVICE	FEDERAL WH	9,482.22
			SOCIAL SECURITY	6,374.76
			MEDICARE	<u>1,490.88</u>
			TOTAL:	30,414.44
HR/CITY CLERK	GENERAL FUND	VALIDITY SCREENING SOLUTIONS	BACKGROUND CHECKS	503.30
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	484.07
		WAGEWORKS INC	APR 2025 MONTHLY FEES	59.00
		STANDARD INSURANCE CO	MAY 25 STANDARD LIFE INSUR	19.50
		MIDWEST PUBLIC RISK	DENTAL	59.17
			QHDHP HSA	270.42
			QHDHP HSA	357.30
			QHDHP HSA	316.24
		HSA BANK	HSA - GRAIN VALLEY, MO	153.74
		CONCENTRA MEDICAL CENTERS	LUNN/COMPTON SCREENINGS	130.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	202.69
			MEDICARE	<u>47.40</u>
			TOTAL:	2,602.83
INFORMATION TECH	GENERAL FUND	VERIZON WIRELESS	TABLET CHARGES 01/20-02/19	<u>40.04</u>
			TOTAL:	40.04
BLDG & GRDS	GENERAL FUND	COMCAST	HIGH SPEED INTERNET	151.85
		VERIZON WIRELESS	TABLET CHARGES 01/20-02/19	15.02
		EVERGY	1323-CAPPELL&FRONT/PH/PUBL	11.39
			1769 - 618 JAMES ROLLO CT	84.46
			2346 - 1608 NW WOODBURY	35.00
			4649- 618 JAMES ROLLO CT B	7.45
			5262 - 711 MAIN ST 70%	780.05
			8641 - 620 JAMES ROLLO CT	11.53
			9797 - 1805 NW WILLOW DR	18.48

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		COMCAST	CITY HALL VOICE EDGE	<u>389.74</u>
			TOTAL:	1,504.97
ADMINISTRATION	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	675.61
		SAMS CLUB/SYNCHRONY BANK	SAM'S CLUB ORDER	149.84
		OFFICE DEPOT	SHARPIES/STAPLER/BINDER CL	17.77
		STANDARD INSURANCE CO	MAY 25 STANDARD LIFE INSUR	19.50
		THERESA OSENBAUGH	OSENBAUGH: MCMA CONF MEALS	67.00
		HD GRAPHICS & APPAREL	ADMIN	1,168.44
		MIDWEST PUBLIC RISK	DENTAL	30.17
			QHDHP HSA	509.76
		HSA BANK	HSA - GRAIN VALLEY, MO	79.68
		VERIZON WIRELESS	CELLULAR SERVICE 03/19-04/	11.65
		CINTAS CORPORATION # 430	CITY HALL LOGO MATS	35.04
		KENNETH MURPHY	MURPHY: MCMA CONF MEALS	67.00
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 EMPLOYER	39.42
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	352.60
			MEDICARE	<u>82.47</u>
			TOTAL:	3,305.95
ELECTED	GENERAL FUND	HD GRAPHICS & APPAREL	ELECTED	264.68
		VERIZON WIRELESS	TABLET CHARGES 01/20-02/19	<u>20.02</u>
			TOTAL:	284.70
FINANCE	GENERAL FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	0.50
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	449.29
		STANDARD INSURANCE CO	MAY 25 STANDARD LIFE INSUR	13.00
		MIDWEST PUBLIC RISK	DENTAL	38.50
			QHDHP HSA	530.30
		HSA BANK	HSA - GRAIN VALLEY, MO	100.00
		BAKER TILLY MUNICIPAL ADVISORS, LLC	ARPA FINANCIAL MGMT SERVIC	152.50
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	201.42
			MEDICARE	<u>47.11</u>
			TOTAL:	1,532.62
COURT	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	250.09
		STANDARD INSURANCE CO	MAY 25 STANDARD LIFE INSUR	13.00
		MIDWEST PUBLIC RISK	DENTAL	19.00
			DENTAL	1.02
			COPAY	398.00
			QHDHP HSA	14.00
		HSA BANK	HSA - GRAIN VALLEY, MO	2.64
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	174.10
			MEDICARE	40.72
		VERTEX CORPORATION	4/8 STANDARD INTERPRETATIO	<u>226.02</u>
			TOTAL:	1,138.59
VICTIM SERVICES	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	247.23
		STANDARD INSURANCE CO	MAY 25 STANDARD LIFE INSUR	13.00
		T-MOBILE USA INC	PD CELLULAR SVC 03/21-04/2	30.84
		MIDWEST PUBLIC RISK	DENTAL	19.00
			QHDHP HSA	321.00
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	181.83
			MEDICARE	<u>42.53</u>
			TOTAL:	930.43

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
POLICE	GENERAL FUND	CITY OF BLUE SPRINGS	INMATE HOUSING	540.00
		MISSOURI LAGERS	EMPLOYER CONTRIBUTIONS	10,007.29
			MONTHLY CONTRIBUTIONS	1,044.89
		SAMS CLUB/SYNCHRONY BANK	SUGAR/COFFEE/CREAMER	25.24
			SAM'S CLUB ORDER	40.96
			SAM'S CLUB ORDER	112.12
		OFFICE DEPOT	SHARPIES/STAPLER/BINDER CL	4.79
			PENS	37.69
		STANDARD INSURANCE CO	MAY 25 STANDARD LIFE INSUR	377.00
		HAMPEL OIL INC	FUEL	2,162.47
		T-MOBILE USA INC	PD CELLULAR SVC 03/21-04/2	370.08
			PD CELLULAR SVC 03/21-04/2	61.68
		JACKSON COUNTY DRUG TASK FORCE	JAG INVESTMENT 2025	100.00
		MIDWEST PUBLIC RISK	DENTAL	228.00
			DENTAL	616.00
			COX	1,158.00
			CROWL-HUTCHENS	642.00
			COPAY	654.75
			COPAY	1,194.00
			COPAY	1,722.90
			COPAY	758.10
			QHDHP HSA	3,181.80
			QHDHP HSA	2,889.00
			QHDHP HSA	4,184.10
		HSA BANK	HSA - GRAIN VALLEY, MO	600.00
			HSA - GRAIN VALLEY, MO	1,100.00
		VERIZON WIRELESS	CELLULAR SERVICE 03/19-04/	626.26
			CELLULAR SERVICE 03/19-04/	93.20
		CINTAS CORPORATION # 430	PD LOGO MAT	18.52
		EVERGY	4232 - 719 NW RD MIZE RD	3,998.18
		DREW'S DIESEL INC	VEHICLE 1463	1,731.15
			OIL CHANGE (NON DIESEL)	69.47
			DIAGNOSIS	125.00
		COMCAST	PD VOICE EDGE	510.30
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 EMPLOYER	150.00
		ROSS MILLER CLEANERS	DRY CLEANING: TURNER/AREND	56.70
		BLUE SPRINGS SERVICE CENTER INC	TUBLESS VALVE ASSEMBLY/CMP	133.60
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	4,633.02
			MEDICARE	1,083.53
		REJIS COMMISSION	APR 2025 LEWEB SUBSCRIPTIO	356.57
		THE FAGAN COMPANY	HVAC MAINTENANCE	800.00
		AT&T MOBILITY	MAR 17 - APR 16 PD HOT SPO	83.75
		CYNTHIA JONES	JONES: MACA SPRING CONF ME	317.00
		VIKING CLOUD, INC	SECURE PCI SERVICES	124.42
			SECURE PCI SERVICES	<u>89.00</u>
			TOTAL:	48,812.53
ANIMAL CONTROL	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	201.76
		STANDARD INSURANCE CO	MAY 25 STANDARD LIFE INSUR	13.00
		HAMPEL OIL INC	FUEL	63.65
		T-MOBILE USA INC	PD CELLULAR SVC 03/21-04/2	30.84
		MIDWEST PUBLIC RISK	COPAY	398.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	96.22
			MEDICARE	<u>22.50</u>
			TOTAL:	825.97

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
PLANNING & ENGINEERING GENERAL FUND		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	976.26
		SAMS CLUB/SYNCHRONY BANK	SUGAR/COFFEE/CREAMER	42.48
			SAM'S CLUB ORDER	142.24
			COFFEE	46.48
		OFFICE DEPOT	MOUSEPAD/COPY PAPER/WRISTW	41.99
			SHARPIES	9.40
		STANDARD INSURANCE CO	MAY 25 STANDARD LIFE INSUR	40.95
		HAMPEL OIL INC	FUEL	38.12
		HD GRAPHICS & APPAREL	CD	898.04
			SPRING UNIFORMS	26.00
		MIDWEST PUBLIC RISK	DENTAL	37.93
			DENTAL	43.99
			QHDHP HSA	75.61
			QHDHP HSA	961.86
		HSA BANK	HSA - GRAIN VALLEY, MO	164.44
			HSA - GRAIN VALLEY, MO	14.26
		VERIZON WIRELESS	CELLULAR SERVICE 03/19-04/	121.62
			CELLULAR SERVICE 03/19-04/	6.99
			CELLULAR SERVICE 03/19-04/	11.65
			TABLET CHARGES 01/20-02/19	3.00
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 EMPLOYER	60.29
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	532.89
			MEDICARE	124.63
		VIKING CLOUD, INC	SECURE PCI SERVICES	124.42
			SECURE PCI SERVICES	89.00
			TOTAL:	4,634.54
NON-DEPARTMENTAL	PARK FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	24.95
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	621.69
		PETTY CASH	MONKEY MTN FLOAT	150.00
			ARMSTRONG FLOAT	150.00
			MONKEY MTN EMERGENCY CHANG	100.00
		FAMILY SUPPORT PAYMENT CENTER	SMITH CASE 91316387	92.31
		AFLAC	AFLAC PRETAX	56.56
			AFLAC-W2 DD PRETAX	140.55
		MISCELLANEOUS LIFE LINE SCREENING	LIFE LINE SCREENING:	150.00
		GV ALUMNI ASSOCIATION	GV ALUMNI ASSOCIATION:	150.00
		JANET MORRIS	JANET MORRIS:	50.00
		MIDWEST PUBLIC RISK	DENTAL	32.89
			QHDHP HSA	255.57
			QHDHP HSA	19.76
			QHDHP HSA	173.16
			VISION	10.35
			VISION	16.66
			VISION	1.07
			VISION	8.78
		HSA BANK	HSA - GRAIN VALLEY, MO	156.46
			HSA - GRAIN VALLEY, MO	206.09
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	493.82
			MISSIONSQUARE 457	337.78
			MISSIONSQUARE ROTH IRA	245.53
			MISSIONSQUARE ROTH IRA	85.25
		INTERNAL REVENUE SERVICE	FEDERAL WH	1,422.92
			SOCIAL SECURITY	1,184.84
			MEDICARE	277.12
			TOTAL:	6,614.11

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
PARK ADMIN	PARK FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,080.89
		STANDARD INSURANCE CO	MAY 25 STANDARD LIFE INSUR	35.10
		HAMPEL OIL INC	FUEL	590.00
		HD GRAPHICS & APPAREL	P&R	274.56
		MIDWEST PUBLIC RISK	DENTAL	3.65
			DENTAL	57.30
			QHDHP HSA	686.25
			QHDHP HSA	61.73
			QHDHP HSA	68.01
			QHDHP HSA	59.58
		HSA BANK	HSA - GRAIN VALLEY, MO	7.31
			HSA - GRAIN VALLEY, MO	148.86
		VERIZON WIRELESS	CELLULAR SERVICE 03/19-04/	166.63
			TABLET CHARGES 01/20-02/19	20.02
		COMCAST	CITY HALL VOICE EDGE	64.96
			COMM CENTER VOICE EDGE	181.13
			PARKS MAINT VOICE EDGE	41.41
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 EMPLOYER	7.12
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	492.55
			MEDICARE	<u>115.20</u>
			TOTAL:	4,162.26
PARKS STAFF	PARK FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	833.82
		STANDARD INSURANCE CO	MAY 25 STANDARD LIFE INSUR	39.00
		MIDWEST PUBLIC RISK	DENTAL	38.00
			DENTAL	38.50
			QHDHP HSA	642.00
			QHDHP HSA	614.15
		HSA BANK	HSA - GRAIN VALLEY, MO	150.00
			HSA - GRAIN VALLEY, MO	100.00
		EVERGY	1095 - 701 SW EAGLES PWKY	165.99
			1107 - ARMSTRONG PARK	130.46
			1279 - ARMSTRONG PARK DR	13.36
			1326-ARMSTRONG PK CONC 098	25.66
			1409 - ARMSTRONG PK 017576	180.64
			1740 - 28605 E HWY AA	33.37
			1762 - JAMES ROLLO SHELTER	24.12
			1763- MAIN-ARMSTRONG SHELTER	10.00
			1769 - 618 JAMES ROLLO CT	42.22
			1770- ARMSTRONG PK-SANTA H	50.69
			1772 - 6100 S BUCKNER TARS	79.59
			1794 - 28605 E OLD 40 HWY	10.00
			4343 - 28605 E HWY AA FOOT	218.03
			4649- 618 JAMES ROLLO CT B	3.71
		DREW'S DIESEL INC	OIL CHANGE (NON DIESEL)	134.20
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	370.61
			MEDICARE	<u>86.68</u>
			TOTAL:	4,034.80
RECREATION	PARK FUND	HD GRAPHICS & APPAREL	PRESCHOOL SOCCER	387.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	20.81
			MEDICARE	<u>4.88</u>
			TOTAL:	412.69
COMMUNITY CENTER	PARK FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	496.65
		SAMS CLUB/SYNCHRONY BANK	SAM'S CLUB ORDER	40.96

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		STANDARD INSURANCE CO	MAY 25 STANDARD LIFE INSUR	26.00
		MIDWEST PUBLIC RISK	DENTAL	19.00
			DENTAL	37.48
			QHDHP HSA	516.30
			QHDHP HSA	321.00
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00
			HSA - GRAIN VALLEY, MO	97.36
		VERIZON WIRELESS	CELLULAR SERVICE 03/19-04/	41.60
		EVERGY	6300 - 713 MAIN ST - COMM	1,098.35
			9669 - 713 MAIN #A - PAVIL	163.05
		MARY ALLGRUNN	04/15-04/24 LINE DANCING	100.80
		TIFFANI KEY	04/14-04/25 SS CIRCUIT CLA	150.00
			04/14-04/25 SS CLASSIC CLA	150.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	300.87
			MEDICARE	70.36
		VIKING CLOUD, INC	SECURE PCI SERVICES	124.42
			SECURE PCI SERVICES	<u>89.00</u>
			TOTAL:	3,918.20
NON-DEPARTMENTAL	TRANSPORTATION	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	141.64
		AFLAC	AFLAC PRETAX	16.11
			AFLAC-W2 DD PRETAX	12.83
		CIRCUIT COURT OF JACKSON COUNTY	MICHEAL MYERS	32.14
		MIDWEST PUBLIC RISK	DENTAL	12.75
			COPAY	38.78
			QHDHP HSA	38.61
			QHDHP HSA	81.06
			QHDHP HSA	31.57
			VISION	2.17
			VISION	2.20
			VISION	3.20
		HSA BANK	HSA - GRAIN VALLEY, MO	16.10
			HSA - GRAIN VALLEY, MO	39.22
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	96.96
			MISSIONSQUARE 457	77.03
			MISSIONSQUARE ROTH IRA	38.35
		INTERNAL REVENUE SERVICE	FEDERAL WH	394.82
			SOCIAL SECURITY	313.17
			MEDICARE	<u>73.24</u>
			TOTAL:	1,461.95
TRANSPORTATION	TRANSPORTATION	A&A ELECTRICAL INC	REPLACE SMOKE DETECTOR IN	40.20
		SUPERIOR BOWEN ASPHALT CO LLC	ASPHALT MATERIALS	622.98
		FELDMANS FARM & HOME	50# K-31 FESCUE	129.98
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	680.02
		SAMS CLUB/SYNCHRONY BANK	SUGAR/COFFEE/CREAMER	3.30
			SAM'S CLUB ORDER	18.14
			SAM'S CLUB ORDER	3.18
		OFFICE DEPOT	MOUSEPAD/COPY PAPER/WRISTW	19.74
		STANDARD INSURANCE CO	MAY 25 STANDARD LIFE INSUR	30.55
		BLUE SPRINGS WINWATER CO	RETURN TINT SAFETY GLASSES	31.20-
			SUB TRASH PUMP	75.84
		VANCE BROTHERS LLC	ASPHALT MATERIALS	1,444.44
		HAMPEL OIL INC	FUEL	98.65
		HOME DEPOT CREDIT SERVICES	DIABLO 12" 8TPI CARB THK M	21.47
			SS CLAMPS	57.46

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TAPE MEASURE/METAL CUTTING	6.18
		HD GRAPHICS & APPAREL	PW	87.26
			SPRING UNIFORMS	199.00
		MIDWEST PUBLIC RISK	DENTAL	15.06
			DENTAL	51.69
			COPAY	79.60
			COPAY	151.62
			QHDHP HSA	181.67
			QHDHP HSA	254.41
			QHDHP HSA	278.96
			QHDHP HSA	122.83
		HSA BANK	HSA - GRAIN VALLEY, MO	59.45
			HSA - GRAIN VALLEY, MO	74.27
		VERIZON WIRELESS	CELLULAR SERVICE 03/19-04/	6.99
			CELLULAR SERVICE 03/19-04/	32.00
			TABLET CHARGES 01/20-02/19	3.00
			TABLET CHARGES 01/20-02/19	32.04
		CINTAS CORPORATION # 430	PW UNIFORMS	26.19
			PW UNIFORMS	26.19
			PW UNIFORMS	26.19
		EVERGY	1294 - 655 SW EAGLES PKWY	22.42
			1769 - 618 JAMES ROLLO CT	84.46
			3141 - AA HWY & SNI-A-BAR	18.58
			3332 - 702 SW EAGLES PKWY	19.22
			4086 - GRAIN VALLEY ST LIG	16,247.98
			4649- 618 JAMES ROLLO CT B	7.45
			5262 - 711 MAIN ST 6%	66.86
		COMCAST	CITY HALL VOICE EDGE	38.97
			PW VOICE EDGE	18.26
		COMCAST	PUMP STATION INTERNET	27.60
		KLEINSCHMIDTS WESTERN STORE	HAWKINS UNIFORM	37.99
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	313.19
			MEDICARE	73.23
		ANTHONY HAWKINS	HAWKINS: WELSH PARTY FOOD	22.53
		CRAWFORD, MURPHY & TILLY INC	EAGLES PARKWAY IMPROVEMEN	5,672.50
			TOTAL:	27,600.59
PUBLIC HEALTH	PUBLIC HEALTH	SAMS CLUB/SYNCHRONY BANK	SAM'S CLUB ORDER	21.98
			TOTAL:	21.98
TIF-OLD TOWN MKT PLACE OLD TOWNE TIF		OLD TOWNE MARKETPLACE LLC	PROPERTY TAX RECEIVED	3,260.31-
			CJC	4,179.40
			JACO	6,269.10
			ZOO	1,135.98
			CITY	28,369.10
			TOTAL:	36,693.27
CAPITAL IMPROVEMENTS	CAPITAL PROJECTS F	CDW GOVERNMENT	PRINTER AND MOUNT	582.77
		COUNTY LINE AUTO PARTS	2017 TAHOE 2ND SEAT (REAR	475.00
			TOTAL:	1,057.77
NON-DEPARTMENTAL	ARPA FUND	HOEFER WELKER LLC	CITY FACILITY DESIGN APR 2	286.26
		CRAWFORD, MURPHY & TILLY INC	NE INTERCEPTOR	2,030.00
			TOTAL:	2,316.26
NON-DEPARTMENTAL	INTRCHG TIF- PR #1	BAKER TILLY MUNICIPAL ADVISORS, LLC	TIF PROJ #1,3, 4 COSTS	457.50

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	457.50
NON-DEPARTMENTAL	INTERCHANGE TIF #1	BAKER TILLY MUNICIPAL ADVISORS, LLC	TIF PROJ #1,3, 4 COSTS	457.50
			TOTAL:	457.50
NON DEPARTMENTAL	TIF PROJECT #3	BAKER TILLY MUNICIPAL ADVISORS, LLC	TIF PROJ #1,3, 4 COSTS	915.00
			TOTAL:	915.00
NON DEPARTMENTAL	INTERCHANGE TIF #4	BAKER TILLY MUNICIPAL ADVISORS, LLC	TIF PROJ #1,3, 4 COSTS	915.00
			TOTAL:	915.00
DEBT SERVICE	DEBT SERVICE FUND	RITZ & ASSOCIATES PA	2022A DEFESANCE	1,000.00
			TOTAL:	1,000.00
NON-DEPARTMENTAL	WATER/SEWER FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	1,044.33
		MO DEPT OF REVENUE	APR 25 SALES TAX	4,014.73
			APR 25 SALES TAX	80.29-
		AFLAC	AFLAC PRETAX	124.66
			AFLAC-W2 DD PRETAX	101.12
		CIRCUIT COURT OF JACKSON COUNTY	MICHEAL MYERS	128.54
	MISCELLANEOUS	ALL PRO 2 LLC	10-301000-06	237.46
		NEELY, HEATHER	20-100500-04	65.33
		DENGLER, MELANIE	20-102200-08	15.33
		CASTRO, ROBERT	20-105100-11	65.33
		EWING, NOAH	20-107600-08	30.66
		STROUP, MICHAEL	20-107800-01	15.33
		OLTMAN, EVELYN	20-117800-15	23.60
		EMBREE, DERRICK	20-117900-14	6.78
		AZ-ZUBAIR, BAYYAN	20-152650-19	54.36
		BROWN, AMPORN	20-199830-15	65.33
		SMITH, JENNIFER N	20-567233-06	65.33
		TAYLOR, KATIE	20-567723-06	65.33
		LAMB, MICHAELA	20-568151-01	15.33
		ASHLEY, CODY	20-569118-02	63.67
		LOGAN JR, BUFORD	20-588410-04	83.46
		ECIRCUITS, LLC	20-589003-01	63.98
		COMSTOCK, LINDA	20-589414-04	68.78
		GRAY, JIM L	20-623360-02	7.92
		MOORE, SHIRA	20-680750-03	65.33
		SHANAHAN, LASHAWN	20-680792-04	65.33
		WIGGINS, SYDNEY	20-700170-15	64.44
		STORTS, PAIGE	20-701450-11	15.33
		ANDERSON, JACKIE	20-701870-06	12.31
		GANNUSHKIN, GRIGORIY	20-711181-02	33.46
		UTTER, PAUL	20-713049-01	12.01
		ALFREY, THOMAS	10-216900-03	165.70
		ELARA ONE PROPERTY M	10-830370-10	15.33
		HOLLIS, CRAIG	20-151630-02	28.00
	MIDWEST PUBLIC RISK		DENTAL	80.65
			COPAY	155.12
			QHDHP HSA	418.21
			QHDHP HSA	403.29
			QHDHP HSA	187.54
			VISION	9.57
			VISION	16.92
			VISION	13.09

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			VISION	15.90
		HSA BANK	HSA - GRAIN VALLEY, MO	113.85
			HSA - GRAIN VALLEY, MO	390.61
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	774.15
			MISSIONSQUARE 457	890.15
			MISSIONSQUARE ROTH IRA	454.85
		INTERNAL REVENUE SERVICE	FEDERAL WH	3,178.66
			SOCIAL SECURITY	2,276.63
			MEDICARE	<u>532.43</u>
			TOTAL:	16,735.26
WATER	WATER/SEWER FUND	A&A ELECTRICAL INC	REPLACE SMOKE DETECTOR IN	80.40
		PEREGRINE CORPORATION	BILL PRINT AND MAIL	728.47
			BILL PRINT AND MAIL	97.89
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	2,404.95
		SAMS CLUB/SYNCHRONY BANK	SUGAR/COFFEE/CREAMER	6.59
			SAM'S CLUB ORDER	36.28
			SAM'S CLUB ORDER	6.37
			SAM'S CLUB ORDER	149.34
		OFFICE DEPOT	MOUSEPAD/COPY PAPER/WRISTW	39.48
			SHARPIES/STAPLER/BINDER CL	6.82
		STANDARD INSURANCE CO	MAY 25 STANDARD LIFE INSUR	102.70
		TRI-COUNTY WATER AUTHORITY	MAR 2025 TRI COUNTY WATER	48,849.81
			MAR 2025 TRI COUNTY WATER	94,251.75
		BLUE SPRINGS WINWATER CO	FLG RS VALVE/MEGAFLANGE FL	2,789.00
			RETURN TINT SAFETY GLASSES	62.40-
			SS CLAMP/SS FCC	486.00
			CREDIT TO INV # 113655-01	2,789.00-
			GATE VALVE REPAIR	2,789.00
			SUB TRASH PUMP	151.70
		STEVEN SMITH	3000) #10 WINDOW ENVELOPES	155.00
		HAMPEL OIL INC	FUEL	443.92
		HOME DEPOT CREDIT SERVICES	DIABLO 12" 8TPI CARB THK M	42.94
			TAPE MEASURE/METAL CUTTING	12.38
		HD GRAPHICS & APPAREL	FINANCE	373.10
			PW	174.51
			SPRING UNIFORMS	398.00
		MIDWEST PUBLIC RISK	DENTAL	61.09
			DENTAL	163.81
			WELSH	1,544.00-
			COPAY	159.20
			COPAY	311.10
			QHDHP HSA	983.93
			QHDHP HSA	1,032.12
			QHDHP HSA	693.90
			QHDHP HSA	364.82
		HSA BANK	HSA - GRAIN VALLEY, MO	219.57
			HSA - GRAIN VALLEY, MO	304.45
		VERIZON WIRELESS	CELLULAR SERVICE 03/19-04/	16.31
			CELLULAR SERVICE 03/19-04/	11.65
			CELLULAR SERVICE 03/19-04/	64.02
			TABLET CHARGES 01/20-02/19	7.01
			TABLET CHARGES 01/20-02/19	64.06
		CINTAS CORPORATION # 430	PW UNIFORMS	52.40
			PW UNIFORMS	52.40
			PW UNIFORMS	52.40

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		EVERGY	0575 - 825 STONE BROOK DR	49.49
			1162 - 1301 TYER RD UNIT A	137.96
			1320 - 300 SW BUCKNER TARS	10.91
			1769 - 618 JAMES ROLLO CT	105.57
			4199 - 110 SNI-A-BAR BLVD	53.22
			4224 - 1301 TYER RD UNIT B	440.77
			4649 - 618 JAMES ROLLO CT	1,571.05
			4649- 618 JAMES ROLLO CT B	9.31
			5262 - 711 MAIN ST 12%	133.72
			7202 - 1012 STONEBROOK LN	63.75
		COMCAST	CITY HALL VOICE EDGE	77.95
			PW VOICE EDGE	36.54
		COMCAST	PUMP STATION INTERNET	55.18
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 EMPLOYER	21.58
		TYLER TECHNOLOGIES INC	MAY 2025 MONTHLY FEES	97.00
		KLEINSCHMIDTS WESTERN STORE	HAWKINS UNIFORM	75.98
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	1,139.63
			MEDICARE	266.55
		ANTHONY HAWKINS	HAWKINS: WELSH PARTY FOOD	45.05
		VIKING CLOUD, INC	SECURE PCI SERVICES	62.21
			SECURE PCI SERVICES	<u>44.50</u>
			TOTAL:	159,293.16
SEWER	WATER/SEWER FUND	A&A ELECTRICAL INC	REPLACE SMOKE DETECTOR IN	80.40
		CITY OF BLUE SPRINGS	1ST QTR 2025 SEWER USAGE	162,080.61
		PEREGRINE CORPORATION	BILL PRINT AND MAIL	728.48
			BILL PRINT AND MAIL	97.89
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	2,398.87
		SAMS CLUB/SYNCHRONY BANK	SUGAR/COFFEE/CREAMER	6.59
			SAM'S CLUB ORDER	36.28
			SAM'S CLUB ORDER	6.37
		OFFICE DEPOT	MOUSEPAD/COPY PAPER/WRISTW	39.48
			SHARPIES/STAPLER/BINDER CL	6.82
		STANDARD INSURANCE CO	MAY 25 STANDARD LIFE INSUR	102.70
		BLUE SPRINGS WINWATER CO	RETURN TINT SAFETY GLASSES	62.40-
			SUB TRASH PUMP	151.70
		STEVEN SMITH	3000) #10 WINDOW ENVELOPES	155.00
		HAMPEL OIL INC	FUEL	443.92
		HOME DEPOT CREDIT SERVICES	DIABLO 12" 8TPI CARB THK M	42.94
			TAPE MEASURE/METAL CUTTING	12.38
		HD GRAPHICS & APPAREL	FINANCE	373.10
			PW	174.51
			SPRING UNIFORMS	398.00
		MIDWEST PUBLIC RISK	DENTAL	61.10
			DENTAL	163.04
			COPAY	159.20
			COPAY	295.38
			QHDHP HSA	983.92
			QHDHP HSA	1,032.12
			QHDHP HSA	693.88
			QHDHP HSA	364.83
		HSA BANK	HSA - GRAIN VALLEY, MO	219.55
			HSA - GRAIN VALLEY, MO	304.42
		VERIZON WIRELESS	CELLULAR SERVICE 03/19-04/	16.31
			CELLULAR SERVICE 03/19-04/	11.65
			CELLULAR SERVICE 03/19-04/	64.02

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TABLET CHARGES 01/20-02/19	7.01
			TABLET CHARGES 01/20-02/19	64.06
		CINTAS CORPORATION # 430	PW UNIFORMS	52.40
			PW UNIFORMS	52.40
			PW UNIFORMS	52.40
		EVERGY	0691 - 925 STONE BROOK	10.00
			1161 - WOODLAND DR	287.99
			1364 - 405 JAMES ROLLO DR	294.29
			1753 - 1326 GOLFFVIEW DR, S	74.08
			1769 - 618 JAMES ROLLO CT	105.57
			3191 - WINDING CREEK SEWER	10.00
			4649- 618 JAMES ROLLO CT B	9.31
			5262 - 711 MAIN ST 12%	133.72
			6289 - 110 NW SNI-A-BAR PK	10.00
			8641 - 1017 ROCK CREEK LN	10.00
		COMCAST	CITY HALL VOICE EDGE	77.95
			PW VOICE EDGE	36.54
		COMCAST	PUMP STATION INTERNET	55.18
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 EMPLOYER	21.59
		TYLER TECHNOLOGIES INC	MAY 2025 MONTHLY FEES	97.00
		KLEINSCHMIDTS WESTERN STORE	HAWKINS UNIFORM	75.98
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	1,136.97
			MEDICARE	265.88
		ANTHONY HAWKINS	HAWKINS: WELSH PARTY FOOD	45.05
		VIKING CLOUD, INC	SECURE PCI SERVICES	62.21
			SECURE PCI SERVICES	44.50
			TOTAL:	174,735.14

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

100	GENERAL FUND	96,027.61
200	PARK FUND	19,142.06
210	TRANSPORTATION	29,062.54
230	PUBLIC HEALTH	21.98
250	OLD TOWNE TIF	36,693.27
280	CAPITAL PROJECTS FUND	1,057.77
285	ARPA FUND	2,316.26
325	INTRCHG TIF- PR #1A	457.50
326	INTERCHANGE TIF #1B	457.50
330	TIF PROJECT #3	915.00
340	INTERCHANGE TIF #4	915.00
400	DEBT SERVICE FUND	1,000.00
600	WATER/SEWER FUND	350,763.56

 GRAND TOTAL: 538,830.05

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-CITY OF GRAIN VALLEY
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 4/19/2025 THRU 5/02/2025
ITEM AMOUNT: 99,999,999.00CR THRU 99,999,999.00
GL POST DATE: 0/00/0000 THRU 99/99/9999
CHECK DATE: 0/00/0000 THRU 99/99/9999

PAYROLL SELECTION

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

PRINT OPTIONS

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

PACKET OPTIONS

INCLUDE REFUNDS: YES
INCLUDE OPEN ITEM: YES

Ordinances

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CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM		
MEETING DATE	4/28/2025, 05/12/2025	
BILL NUMBER	B25-07	
AGENDA TITLE	AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR A VEHICLE TOW YARD	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT DEPARTMENT	
PRESENTER	PATRICK MARTIN, DIRECTOR	
FISCAL INFORMATION	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To approve a conditional use permit to allow the applicant to operate a vehicle tow yard on approximately 0.5-acre lot.	
BACKGROUND	The property is zoned District C-1 (Central Business District). legally described as CANNONS FIRST; LOTS 1-5 BLK 2 – 1st Plat AKA 205 NW Harris Street.	
SPECIAL NOTES	This is a new Conditional Use Permit.	
ANALYSIS	Please refer to Staff Report	
PUBLIC INFORMATION PROCESS	Public notice was given in the Examiner as required by State Statute and property owners of record within 185 feet of the applicant's property were notified by letter.	
BOARD OR COMMISSION RECOMMENDATION	The Planning and Zoning Commission held a public hearing on Wednesday, April 9, 2025. The Commission recommends approval of the conditional use permit subject to the following conditions: 1) The Conditional Use Permit will expire 2 years from the date of the Board of Aldermen ordinance. 2) The applicant shall maintain an opaque, sight-obscuring seven (7) foot high fence using the materials allowed in the City's zoning regulations, Section 400.230 C.9, shielding view of the tow yard from street and surrounding properties.	

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

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B25-07

ORDINANCE NO.
SECOND READING
FIRST READING

April 28, 2025 (6-0)

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

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

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

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

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

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

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

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

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

Read two times and PASSED by the Board of Aldermen this ____ day of May, 2025, the aye0
and nay votes being recorded as follows:

ALDERMAN BRAY _____
ALDERMAN LIMBERG _____
ALDERMAN SKINNER _____

ALDERMAN KNOX _____
ALDERMAN MYERS _____
ALDERMAN SOLE _____

Mayor _____ (in the event of a tie only)

Approved as to form:

Lauber Municipal Law
City Attorney

Mike Todd
Mayor

ATTEST:

Jamie Logan
City Clerk

Under Review

Active

Application Review Status

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

Fees		Payments		
Conditional Use	\$500.00	02/07/2025	Card Visa *0417	\$500.00
Subtotal	\$500.00	Total Paid		\$500.00
Amount Paid	\$500.00			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

First Name

Michelle

Last Name

Adamson

Phone Number

(816) 463-1389

Email

auto.towkc@gmail.com

Do you have an additional contact person?

No

Project Street Address

205 Harris St

City
Grain Valley

State
MO

Zip Code
64029

Zoning District
C-1 Central Business District

First Name
Nick

Last Name
Logan

Phone Number
(816) 215-8204

Street Address
1315 sw Foxtail Dr

City
Grain Valley

State
MO

Zip Code
64029

Please provide a legal description of subject property

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

Please depict general location of site

 Loading map...

Please provide a written description of the proposal

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

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

 205 Harris St.pdf

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

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

What type of project is this?

Special/Conditional Use Permit

Please provide a description of the project

205 Harris St would like to use for a tow lot

Company Name

Auto Tow & Recovery

Street Address

Po Box 179

City

grain valley

State

MO

Zip Code

64029

Signature

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

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STAFF REPORT

Auto Tow and Recovery LLC

April 9, 2025

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

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

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

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

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

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

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



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

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

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

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







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COMMERCIAL LEASE AGREEMENT

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

WITNESSETH:

ARTICLE I

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

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

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

Landlord certifies the area is currently zoned as "C1" Commercial.

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

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

ARTICLE II

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

ARTICLE III

Rent:

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

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

Subject to annexed addendum attached.

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

ARTICLE IV

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

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

ARTICLE V

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

immediately.

ARTICLE VI

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

~~Tenant shall (if applicable):~~

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

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

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

ARTICLE VII

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

ARTICLE VIII

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

ARTICLE IX

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

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

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

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

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

ARTICLE X

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

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

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

ARTICLE XI

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

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

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

ARTICLE XII

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

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

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

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

ARTICLE XIII

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

- (a) arising from any act or omission that may be caused by the negligence of Tenant or of any person or corporation under Tenant's control, or
- (b) arising from any accident, injury or damage to person or property during the term hereof in or about the demised premises, or
- (c) arising from any accident, injury or damage to personal property occurring outside of the demised premises where such accident, injury or damage results or is claimed to have resulted from any act or omission that may be due to negligence on the part of Tenant, or Tenant's licensees, agents, invitees, servants or employees.

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

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

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

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

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

ARTICLE XIV

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

ARTICLE XV

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

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

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

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

ARTICLE XVI

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

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

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

Landlord and Tenant agree --

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

ARTICLE XVII

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

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

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

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

ARTICLE XVIII

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

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

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

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

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

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

ARTICLE XIX

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

ARTICLE XX

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

ARTICLE XXI

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

ARTICLE XXII

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

ARTICLE XXIII

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

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

ARTICLE XXIV

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

ARTICLE XXV

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

ARTICLE XXVI

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

ARTICLE XXVII

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

ARTICLE XXVIII

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

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

ARTICLE XXIX

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

ARTICLE XXX

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

ARTICLE XXXI

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

ARTICLE XXXII

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

ARTICLE XXXIII

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

ARTICLE XXXIV

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

ARTICLE XXXV

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

ARTICLE XXXVI

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

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

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

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

ARTICLE XXXVII

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

ARTICLE XXXVIII

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

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

Dynamic Property LLC

BY _____

Date _____

Auto Tow & Recovery LLC

BY Shelly Adamson, Agent

Date _____

ADDENDUM/SPECIAL TERMS

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

Dynamic Property LLC

BY _____

Date _____

Michelle Adamson

Auto Tow & Recovery LLC

BY Shelly Adamson, Agent

Date 2/1/25



April 10, 2025

Dear Property Owner:

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

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

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

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

Sincerely,

A handwritten signature in black ink that reads "Patrick Martin". The signature is written in a cursive, flowing style.

Patrick Martin

Community Development Director

711 Main Street
Grain Valley, MO 64029
816.847.6200

cityofgrainvalley.org

LIFE OUTSIDE THE LINES

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AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

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

Publication Dates:

- Apr 12, 2025

Printer's Fee: \$79.45

India Johnston

Agent

VERIFICATION

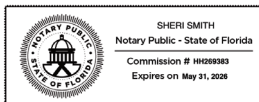
State of Florida
County of Broward

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

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.



CITY OF GRAIN VALLEY Board of Aldermen PUBLIC HEARING

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

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

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

All interested parties are encouraged to attend.

Published in the Examiner, Apr 12, 2025

3370490

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CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM		
MEETING DATE	04/28/2025, 05/12/2025	
BILL NUMBER	B25-08	
AGENDA TITLE	AN ORDINANCE AMENDING TITLE IV (LAND USE), SECTION 400.290 (OFF-STREET PARKING AND LOADING REGULATIONS) BY LIMITING PARKING IN THE REAR YARD	
REQUESTING DEPARTMENT	Community Development	
PRESENTER	Patrick Martin, Community Development Director	
FISCAL INFORMATION	Cost as recommended:	N/A
	Budget Line Item:	N/A
	Balance Available	N/A
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To allow no more than two of the following items: automobile, boat, unloaded utility trailer, Recreational Vehicle (RV), non-motorized camper are allowed to park in the rear yard on property occupied with a residence in certain zoning districts.	
BACKGROUND	Since June of 2022, there has been discussion regarding this section and looking at the issue of parking in the rear yard in residential districts on the grass. There have been several meetings and several draft amendments that have been reviewed and revised.	
SPECIAL NOTES	N/A	
ANALYSIS	N/A	
PUBLIC INFORMATION PROCESS	The public hearing was advertised in the Examiner on Sunday, April 13, 2025.	
BOARD OR COMMISSION RECOMMENDATION	The Planning and Zoning Commission held a public hearing on April 9, 2025. The Commission voted 5 to 0 to recommend approval of the code amendment.	
DEPARTMENT RECOMMENDATION	Staff Recommends Approval	

REFERENCE DOCUMENTS ATTACHED	Ordinance, Planning and Zoning Commission Resolution 2025-01, Staff Report, Public Notice Affidavit
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**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B25-08

ORDINANCE NO.
SECOND READING
FIRST READING

April 28, 2025 (4-2)

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

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

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

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

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

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

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

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

Section 400.290 (Off-Street Parking And Loading Regulations)

10. Additional Parking Regulations.

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

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

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

automobile

boat

unloaded utility trailer,

Recreational Vehicle (RV)

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

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

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

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

ALDERMAN BRAY _____
ALDERMAN LIMBERG _____
ALDERMAN SKINNER _____

ALDERMAN KNOX _____
ALDERMAN MYERS _____
ALDERMAN SOLE _____

Mayor _____ (in the event of a tie only)

Approved as to form:

Lauber Municipal Law
City Attorney

Mike Todd
Mayor

ATTEST:

Jamie Logan
City Clerk



STAFF REPORT

City Code Chapter 400 – Zoning Regulation Amendment – Section 400.290

April 9th, 2025

ACTION:

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

ANAYLSIS:

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

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

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

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

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

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

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



Page 2, Staff Report

According to City Code Section 400.271 (A)(3), a property owner would lose the right to Non-Conforming Use if the use is discontinued for a period of twelve (12) months or more.

If they are gone for more than 12 months, the non-conforming use that was grandfathered will be abandoned by the property owner.

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

PUBLIC INFORMATION AND PROCESS:

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

STAFF RECOMMENDATION:

Staff recommends approval.

RESOLUTION NO: 2025-01

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

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

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

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

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

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

Section 400.290 (Off-Street Parking And Loading Regulations)

10. Additional Parking Regulations.

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

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

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

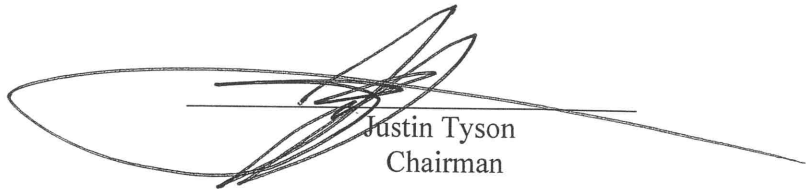
- **automobile**
- **boat**

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

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

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

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


Justin Tyson
Chairman

ATTEST:


Jamie Logan, City Clerk



AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

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

Publication Dates:

- Apr 12, 2025

Printer's Fee: \$79.45

India Johnston

Agent

VERIFICATION

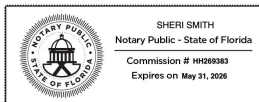
State of Florida
County of Broward

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

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.



CITY OF GRAIN VALLEY Board of Aldermen PUBLIC HEARING

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

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

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

All interested parties are encouraged to attend.

Published in the Examiner, Apr 12, 2025

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Resolutions

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

MEETING DATE	5/12/2025	
BILL NUMBER	R25-27	
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, REAPPOINTING NORM COMBS, SHAWN BRADY, AND MIKE MCCURDY TO THE GRAIN VALLEY PARKS AND RECREATION BOARD FOR THREE-YEAR TERMS	
REQUESTING DEPARTMENT	Parks and 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:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To maintain the 9 seats on the Grain Valley Parks & Recreation Board	
BACKGROUND	The Grain Valley Parks & Recreation Board terms begin June 1 of each year.	
SPECIAL NOTES	N/A	
ANALYSIS	N/A	
PUBLIC INFORMATION PROCESS	N/A	
BOARD OR COMMISSION RECOMMENDATION	Park Board Recommends Approval	
DEPARTMENT RECOMMENDATION	Staff Recommend Approval	
REFERENCE DOCUMENTS ATTACHED		

CITY OF
GRAIN VALLEY

STATE OF
MISSOURI

May 12, 2025

RESOLUTION NUMBER
R25-27

**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY,
REAPPOINTING NORM COMBS, SHAWN BRADY, AND MIKE MCCURDY TO THE GRAIN
VALLEY PARKS AND RECREATION BOARD FOR THREE-YEAR TERMS**

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

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

WHEREAS, Norm Combs, Shawn Brady, and Mike McCurdy are duly qualified citizens of Grain Valley; and

WHEREAS, Norm Combs, Shawn Brady, and Mike McCurdy desire to serve their community by participating on the Parks and Recreation Board; and

WHEREAS, the Mayor of Grain Valley, Mike Todd, wishes to reappoint Norm Combs, Shawn Brady, and Mike McCurdy to the Parks and Recreation 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 reappointment of Norm Combs, Shawn Brady, and Mike McCurdy to the Grain Valley Parks and Recreation Board.

SECTION 2: Norm Combs, Shawn Brady, and Mike McCurdy shall be appointed to a term of three years as prescribed by state statute.

PASSED and APPROVED, via voice vote, (-) this __ Day of _____, 2025.

Mike Todd
Mayor

ATTEST:

Jamie Logan
City Clerk

[R25-27]

CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM		
MEETING DATE	05/12/2025	
BILL NUMBER	R25-28	
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY APPOINTING DARIN CHANCE AND TYLER WELLS TO FILL UNEXPIRED TERMS ON THE GRAIN VALLEY PARKS AND RECREATION BOARD	
REQUESTING DEPARTMENT	Parks and 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:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To maintain the 9 seats on the Grain Valley Parks & Recreation Board	
BACKGROUND	Grain Valley Parks & Recreation Board terms begin June 1 of each year. Terms are 3-years in length.	
SPECIAL NOTES	Darin Chance and Tyler Wells would be appointed to fulfill the unexpired Park Board terms of Adam Hoover and Lisa Limberg , both of which expire on May 31, 2027.	
ANALYSIS	N/A	
PUBLIC INFORMATION PROCESS	N/A	
BOARD OR COMMISSION RECOMMENDATION	Park Board Recommends Approval	
DEPARTMENT RECOMMENDATION	Staff Recommend Approval	
REFERENCE DOCUMENTS ATTACHED	Boards and Commissions Application	

CITY OF
GRAIN VALLEY

STATE OF
MISSOURI

May 12, 2025

RESOLUTION NUMBER
R25-28

**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY
APPOINTING DARIN CHANCE AND TYLER WELLS TO FILL UNEXPIRED TERMS ON THE
GRAIN VALLEY PARKS AND RECREATION BOARD**

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

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

WHEREAS, Darin Chance and Tyler Wells are duly qualified citizens of Grain Valley; and

WHEREAS, Darin Chance and Tyler Wells desire to serve their community by participating on the Parks and Recreation Board; and

WHEREAS, Darin Chance and Tyler Wells will be fulfilling existing terms on the Park Board that expire on May 31, 2027; and

WHEREAS, the Mayor of Grain Valley, Mike Todd, wishes to appoint Darin Chance and Tyler Wells to the Parks and Recreation Board.

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

SECTION 1: The Board of Aldermen of the City of Grain Valley, Missouri confirm the Mayor Mike Todd's appointment of Darin Chance and Tyler Wells to the Grain Valley Parks and Recreation Board.

SECTION 2: Darin Chance and Tyler Wells shall be appointed to fulfill existing terms that expire on May 31, 2027, and as prescribed by state statute.

Mike Todd
Mayor

ATTEST:

Jamie Logan
City Clerk

Staff Reports

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Community Development
Patrick Martin, Director

**Board of Aldermen Report
May 12, 2025**

(For the Month of April; 2025 YTD)

Permits Issued – 60; YTD 175

Single Family – 0; YTD 0
Duplex – 0; YTD 0
Tri-plex – 0; YTD 0
Four-plex – 0; YTD 0
Commercial New – 0; YTD 0
Commercial Other – 1; YTD 7
Residential Other – 13; YTD 52
Fence – 17; YTD 34
Roof -16; YTD 36
Pools – 1; YTD 3
Irrigation – 3; YTD 5
Solar – 1; YTD 2
Right-of-Way – 6; YTD 13
Signs – 1; YTD 19
Planning/Zoning – 1; YTD 5

Codes Enforcement & Inspections – 154; YTD 479

Total Building Inspections – 81; YTD 132
 Residential – 65; YTD 183
 Commercial – 16; YTD 26
 Misc. Stops- 0; YTD 0
Code Violation Inspections – 73; YTD 317
 New – 43; YTD 120
 Closed- 30; YTD 197
Utility Inspections – 0; YTD 8
 Sewer – 2; YTD 7
 Water – 2; YTD 8
 Sidewalks – 3; YTD 8
 Driveways – 2; YTD 11
 Final Grade – 0; YTD 0
 PW Finals – 2; YTD 16
 Erosion control- 164; YTD 315

Public Works

Work Orders Completed – 123; YTD 391
Utility Locate Requests – 243; YTD 797
Water Main Taps – 4; YTD 8
Water Meters –
 New Construction Install – 2; YTD 7
 Repairs/replacements – 19; YTD 71
Water Sampling for MoDNR Permit – Completed 15 state water samples.

Additional Items –

Additional for Public Works:

Community Development
Patrick Martin, Director

- The Public Works crew responded quickly to a water main break on Clover Drive and Foxtail Drive. After resolving the break, they repaired the road using asphalt and a roller to address the sinkholes caused by water seeping underneath the roads surface. Additional water breaks were reported and repaired at the corner of Christie Lane and Sni-a-bar and on SW Eagles Parkway, thanks to alerts from residents who called them in.
- With the high winds and storms we've had recently, several street signs and stop signs were knocked down. The crew promptly rehung and resecured them to keep our streets safe and navigable.
- The team also performed their own fleet maintenance tasks by replacing a broken blade on the wheel loader, which of course saved us time and resources.
- Lastly, the Public Works division celebrated the retirement of one of our own, Bill Welsh. He retired from the city with 13+ years of service to our community and we wish him well in his new chapter of life.

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.

<u>I. COURT INFORMATION</u>		Municipality: GRAIN VALLEY		Reporting Period: Apr 1, 2025 - May 1, 2025	
Mailing Address: 711 MAIN STREET, GRAIN VALLEY, MO 64029					
Physical Address: 711 MAIN STREET, GRAIN VALLEY, MO 64029			County: Jackson County		Circuit: 16
Telephone Number:			Fax Number:		
Prepared by: Bethany Searcy			E-mail Address:		
Municipal Judge:					
<u>II. MONTHLY CASELOAD INFORMATION</u>					
	Alcohol & Drug Related Traffic	Other Traffic	Non-Traffic Ordinance		
A. Cases (citations/informations) pending at start of month	58	650	602		
B. Cases (citations/informations) filed	4	40	23		
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	2		
4. plea of GUILTY in court	2	35	17		
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)	0	5	0		
6. dismissed by court	0	3	0		
7. <i>nolle prosequi</i>	2	3	22		
8. certified for jury trial (not heard in Municipal Division)	0	0	0		
9. TOTAL CASE DISPOSITIONS	4	46	41		
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]	58	644	584		
E. Trial de Novo and/or appeal applications filed	0	0	1		
<u>III. WARRANT INFORMATION (pre- & post-disposition)</u>			<u>IV. PARKING TICKETS</u>		
1. # Issued during reporting period	43	1. # Issued during period		0	
2. # Served/withdrawn during reporting period	58	<input type="checkbox"/> Court staff does not process parking tickets			
3. # Outstanding at end of reporting period	1,093				

MUNICIPAL DIVISION SUMMARY REPORTING FORM

COURT INFORMATION	Municipality: GRAIN VALLEY	Reporting Period: Apr 1, 2025 - May 1, 2025
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<u>V. DISBURSEMENTS</u>			
Excess Revenue (minor traffic and municipal ordinance violations, subject to the excess revenue percentage limitation)		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 and witness fees.	
Fines - Excess Revenue	\$3,871.00	Court Automation	\$355.09
Clerk Fee - Excess Revenue	\$452.73	Overpayments Detail Code	\$180.00
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$13.96	Total Other Disbursements	\$535.09
Bond forfeitures (paid to city) - Excess Revenue	\$0.00	Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$9,055.50
Total Excess Revenue	\$4,337.69	Bond Refunds	\$3,118.00
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)		Total Disbursements	\$12,173.50
Fines - Other	\$3,309.50		
Clerk Fee - Other	\$156.00		
Judicial Education Fund (JEF) <input type="checkbox"/> Court does not retain funds for JEF	\$0.00		
Peace Officer Standards and Training (POST) Commission surcharge	\$50.72		
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$361.69		
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$4.81		
Law Enforcement Training (LET) Fund surcharge	\$100.00		
Domestic Violence Shelter surcharge	\$200.00		
Inmate Prisoner Detainee Security Fund surcharge	\$0.00		
Restitution	\$0.00		
Parking ticket revenue (including penalties)	\$0.00		
Bond forfeitures (paid to city) - Other	\$0.00		
Total Other Revenue	\$4,182.72		



HUMAN RESOURCES

MEMORANDUM

TO: Mayor & Board of Aldermen
FROM: Khalilah Holland, Human Resources Administrator
CC: Ken Murphy, City Administrator
DATE: May 7, 2025
SUBJECT: Human Resources Update

April in Review

- Completion of IRS Affordable Care Act requirement
- Approval of 2025-2026 Health Benefits and employee open enrollment preparation
- Virtual informational meeting with Sigma Tactical Health & Wellness; program identifies individual police officers who are at risk for cardiac event
- Research of recruitment agencies for the City Engineer position
- Coordination of the fulfillment for the Deputy Court Clerk role
- Emergency Weather Preparedness Drills at each city facilities
- Assigned newly Elected Official paperwork
- Quarterly payroll filing
- Quarterly Safety Committee meeting
- PSHRA-KC Chapter meeting: HR Data Initiatives and AI Integration

Current Positions Available

Full-Time

Position	Date Open	Applicants	Status
Fleet Technician	8/07/2024	17	(1) Conditional Offer
Park Maintenance	12/10/2024	39	(1) Conditional Offer
City Engineer	12/20/2024	20	Accepting Applications
Police Officer (2)	1/02/2025	12	(2) Conditional Offers; Accepting Applications
Public Works Maintenance Worker (2)	3/21/2025	10	Accepting Applications; (1) Conditional Offer

Part-Time & Seasonal

Position	Date Open	Applicants	Status
Public Works Maintenance Worker	4/28/2025	0	Accepting Applications



HUMAN RESOURCES

Recently Filled Positions

- Lloyd Snow, Public Works Maintenance Worker – May 12th
- (9) Concession Attendants/Swim Instructors
- (4) Concession Attendants

Retirement

- Bill Welsh, Public Works Crew Leader – 13 years

May Anniversaries

<u>Name</u>	<u>Department</u>	<u>Years of Service</u>
Jennifer Weems	Fin	22
Steven Craig	Fin	6
Jamie Logan	Admin	6
Tiffany Lor	Admin	3
Matt Shull	PD	1
Isaiah Cox	PD	1