



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

May 11, 2026

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 Bob Headley

ITEM II: Roll Call

- City Clerk Jamie Logan

ITEM III: Invocation

- Crossroads Church

ITEM IV: Pledge of Allegiance

- Alderman Rick Knox

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 27, 2026 – Board of Aldermen Regular Meeting Minutes
- May 11, 2026 – Accounts Payable

ITEM IX: Previous Business

- Liquor License Second Presentation
 - Captain's Pub GV, LLC

ITEM X: New Business

- Mayor Pro-Tem & Board Liaison Appointments

ITEM XI: Presentations

- None

ITEM XII: Public Hearing

- Conditional Use Permit – Elevate Cannabis/Liberty Swade Dispensary

ITEM XIII: Resolutions

ITEM XIII(A)
R26-26
Introduced by Alderman Jim Myers
A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Enter Into a Cooperative Agreement With the Grain Valley Chamber of Commerce

To continue the relationship between the city and the Grain Valley Chamber of Commerce

ITEM XIII(B)
R26-27
Introduced by Alderman Kyle Sole
A Resolution by the Board of Aldermen of the City of Grain Valley, Reappointing Becky Gray and Latisha Robinson to the Grain Valley Parks and Recreation Board for Three-Year Terms

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

ITEM XIII(C)
R26-28
Introduced by Alderman Brian Bray
A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Appointing Darren Mills to Fulfill the Unexpired Term of Commission Member Bob Headley to the Grain Valley Planning and Zoning Commission

To maintain the 7 seats on the Planning and Zoning Commission

ITEM XIII(D)
R26-29
Introduced by Alderman Rick Knox
A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Approve the Purchase for Roof Repairs and New Roof Membrane for City Hall

To repair leaks at the City Hall building and install a new membrane across the entire roof area to prevent future damage

ITEM XIII(E)
R26-30
Introduced by Alderman Lisa Limberg
A Resolution by the Board of Aldermen of the City of Grain Valley, Authorizing the City Administrator to Execute an Agreement with on Track Resources LLC for the Minter Road Water Main Replacement Project

To replace the existing 12-inch water main along Minter Road from Eagles Parkway approximately 1165 feet south, including all connections

ITEM XIII(F)
R26-31
Introduced by Alderman Jim Myers
A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Enter into an Agreement with Temp-Con LLC for HVAC Preventative Maintenance/Services

To approve the contract with Temp-Con LLC to provide HVAC and mechanical services on City owned buildings and equipment

ITEM XIII(G)
R26-32
Introduced by Alderman Kyle Sole
A Resolution of the Board of Aldermen of the City of Grain Valley Approving an Amendment to the City's Purchasing Policy Related to Cooperative Agreements

To amend the City Purchasing policy

ITEM XIV: Ordinances

ITEM XIV (A) **An Ordinance of the Board of Aldermen of the City of Grain Valley, Missouri, Amending Chapter 100 General Provisions Article III Penalties and Fines and Chapter 130 Municipal Court**
 B26-04
 2ND READ

*Introduced by
 Alderman Brian
 Bray*

To update Chapters 100 and 130 of the Municipal Code to reflect Supreme Court Mandates

ITEM XIV (B) **An Ordinance Changing the Zoning on Approximately 8.92 Acres from District C-2 (Central Business District) to District M-1 (Light Industrial District)**
 B26-05
 2ND READ

*Introduced by
 Alderman Rick
 Knox*

To request a change in zoning to allow light industrial development

ITEM XIV (C) **An Ordinance Changing the Zoning on Approximately 10.25 Acres from District A (Agriculture) to District M-1 (Light Industrial District)**
 B26-06
 2ND READ

*Introduced by
 Alderman Lisa
 Limberg*

To request a change in zoning to allow light industrial development

ITEM XIV (D) **An Ordinance by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Amend the 2026 Budget to Allocate Funding from Water Reserve Funds for the Construction of the Minter Road Water Main Replacement Project**
 B26-07
 1ST & 2ND READ

*Introduced by
 Alderman Jim
 Myers*

To provide the funding needed for the Minter Road Water Main Replacement project

ITEM XIV (E) **An Ordinance Approving A Conditional Use Permit for A Marijuana Dispensary**
 B26-08
 1ST READ

*Introduced by
 Alderman Kyle
 Sole*

To approve a Conditional Use Permit in accordance with City Code 400.240 for a proposed marijuana dispensary with drive-thru development on approximately 1.37-acre lot

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 Bob Headley

ITEM XIX: Closed 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 May 25, 2026 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.

Consent

Agenda

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ITEM I: Call to Order

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Regular Session on April 27, 2026, 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, Knox, Limberg-Gardner, Myers, Skinner, Sole*
- *Absent:*

-QUORUM PRESENT-

ITEM III: Invocation

- Pastor Cassidy from Faith United Methodist Church provided the invocation.

ITEM IV: Pledge of Allegiance

- The Pledge of Allegiance was led by Alderman Brian Bray

ITEM V: Approval of Agenda

- No changes

ITEM VI: Public Comment

- None

ITEM VII: Previous Consent Agenda

- March 23, 2026 – Board of Aldermen Regular Meeting Minutes
- April 27, 2026 – 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, Knox, Limberg-Gardner, Myers, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Motion Approved: 6-0-

ITEM VIII: Previous Business

- None

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Mayor Bob Headley
Alderman Brian Bray
Alderman Tom Cleaver
Alderman Rick Knox
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
Community Development Director Patrick Martin
City Clerk Jamie Logan
City Attorney Nicholas Purifoy

ITEM IX: Presentations

- None

ITEM X: Resolutions

Resolution No. R26-22 A Resolution Acknowledging the Certified Results of the General Election Held in the City of Grain Valley, Missouri April 7, 2026

- *Alderman Limberg-Gardner moved to approve Resolution No. R26-22*
- *The Motion was Seconded by Alderman Sole*
 - None
- *Motion to approve Resolution No. R26-22 was voted upon with the following voice vote:*
 - *Aye: Bray, Knox, Limberg-Myers, Myers, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Resolution No. R26-22 Approved: 6-0-

ITEM XI: Ordinances

- None

ITEM XII: Proclamations

- A Proclamation and plaque were presented in Recognition of Service as Mayor to Mike Todd by Mayor Pro-Tem Ryan Skinner
- Mayor Todd presented an unofficial proclamation to unofficially declare the dandelion as the official flower of Grain Valley and gave a farewell address.

ITEM XIII: Elected Officials Oath of Office

- Jamie Logan gave the oath of office to the following individuals:
 - Mayor: Bob Headley
 - Ward I: Kyle Sole
 - Ward II: Rick Knox
 - Ward III: Ryan Skinner
- Mayor Headley took his place at the dais.

ITEM XIV: New Business

- Grain Valley Band Parents Association; Mark Chatburn
 - City Clerk Logan stated the Grain Valley Band Parents Association have submitted an application. They are planning to operate in Price Chopper's

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Mayor Bob Headley
Alderman Brian Bray
Alderman Tom Cleaver
Alderman Rick Knox
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
Community Development Director Patrick Martin
City Clerk Jamie Logan
City Attorney Nicholas Purifoy

parking lot like in previous years. I am requesting a motion to approve the 2026 Application for a permit to sell fireworks pending receipt of outstanding items.

- *Alderman Knox made a Motion to Approve Grain Valley Band Parent Association's Application permits to Sell Fireworks*
- *The Motion was Seconded by Alderman Skinner*
 - *No discussion*
- *Motion to Approve Grain Valley Band Parent Association's Application for Permit to Sell Fireworks was voted on with the following voice vote:*
 - *Aye: Bray, Knox, Limberg-Gardner, Myers, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Motion Approved: 6-0-

- Grain Valley Economic Development Corporation; Cory Unrein
 - City Clerk Logan stated the *Grain Valley Economic Development Corporation* submitted an application to sell fireworks in the same location as previous years – the corner lot in front of Valley Socia/El Maguey; requested a motion to approve.
- *Alderman Limberg-Gardner made a Motion to Approve Grain Valley Economic Development Corporation's application for a permit to Sell Fireworks.*
- *The Motion was Seconded by Alderman Myers*
 - *No discussion*
- *Motion to Approve the Grain Valley Economic Development Corporation's application for a permit to Sell Fireworks was voted on with the following voice vote:*
 - *Aye: Bray, Knox, Limberg-Gardner, Myers, Skinner, Sole*
 - *Nay: None*
 - *Abstain: None*

-Motion Approved: 6-0-

- Liquor License – Captain's Pub GV, LLC
- This is the first presentation for a liquor license application that has been submitted. This will be new ownership of the Captain's Pub GV, LLC. The application was sent to the police department for their review and the owner's fingerprints have been completed. There are some outstanding items that need to be received before a license is issued. There will be a second presentation at the next board meeting on 5/11/26.

ITEM XV: Presentations

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Mayor Bob Headley
Alderman Brian Bray
Alderman Tom Cleaver
Alderman Rick Knox
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
Community Development Director Patrick Martin
City Clerk Jamie Logan
City Attorney Nicholas Purifoy

- Ms. Unrein presented to the board the annual Chamber report. She shared events that took place in this past year, cited new website launched, and marketing focus this past year.
- Shared a success story of the chamber being a resource to business owners.
- Work with city/school/community groups to come up with a 250th anniversary and created a website Grainvalley250.org
- A scholarship was provided to a Grain Valley student as a result of fundraising efforts.
- Chamber of Commerce participated in a Civics Bee.
- The board of directors focuses on efforts.

ITEM XVI: Public Hearing

Rezoning East Kansas City Industrial Park

- *Mayor Headley opened the public hearing **Rezoning East Kansas City Industrial Park at 6:56PM***
- Mr. Martin stated this is a request for rezoning – originally platted in 2022. This would rezone 8.92 acres to M-1 Light Industrial. This would allow flexibility in use. Planning and Zoning held a public hearing in March 2026. Staff recommends approval.
- Mr. Murphy stated this goes back close to what the original development that was planned and intended for this property. He stated this would be similar to what is already in that area.
- *Mayor Headley opened the floor to citizens for comment at 6:58 PM for **Rezoning East Kansas City Industrial Park***
 - *No Discussion*

*Mayor Headley closed the public hearing for **Rezoning East Kansas City Industrial Park at 6:58PM-***

Rezoning Seymour Road Industrial Park

- *Mayor Headley opened the public hearing for **Rezoning Seymour Road Industrial Park at 6:58PM –***
 - Mr. Martin stated this is requesting rezoning of 10.25 acres. This was annexed into the city in 1996 and has remained agricultural since then. This was also part of the March 2026 Planning and Zoning meeting. This would change the zoning to M-1. This is part of a flood plain. Staff recommends approval.
 - No discussion
- *Mayor Headley opened the floor to citizens for comment at 7:00 PM for **Rezoning Seymour Road Industrial Park at 7:00PM –***

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Mayor Bob Headley
Alderman Brian Bray
Alderman Tom Cleaver
Alderman Rick Knox
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
Community Development Director Patrick Martin
City Clerk Jamie Logan
City Attorney Nicholas Purifoy

- *No Discussion*

- *Mayor Headley closed the public hearing for **Rezoning Seymour Road Industrial Park** at 7:00 PM-*

ITEM XVI: Resolutions

Resolution No. R26-23 A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Execute an Agreement with Jackson County, Missouri Community Backed Anti-Crime Tax (COMBAT)

- *Alderman Myers moved to approve Resolution No. R26-23*
- *The Motion was Seconded by Alderman Sole*
 - This is a 2026-2027 contract. These funds are used to defray law enforcement-based initiatives such as DARE, anti-drug programs
- *Motion to approve Resolution No. R26-23 was voted upon with the following voice vote:*
 - *Aye: Bray, Knox, Limberg-Gardner, Myers, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Resolution No. R26-23 Approved: 6-0-

Resolution No. R26-24 A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Approve the Midwest Public Risk (MPR) 2026-2027 Plan Elections and Rates for Employee Health, Dental and Vision, Life and Disability Benefit Coverage

- *Alderman Skinner moved to approve Resolution No. R26-24*
- *The Motion was Seconded by Alderman Knox*
 - Benefit plan year is July 1-June 30 each year. This is not the same as what is budgeted on (calendar). There is only a 3% increase to coverage.
- *Motion to approve Resolution No. R26-24 was voted upon with the following voice vote:*
 - *Aye: Bray, Knox, Limberg-Gardner, Myers, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Resolution No. R26-24 Approved: 6-0-

Resolution No. R26-25 A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Enter into an Agreement with Utility Service

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Mayor Bob Headley
Alderman Brian Bray
Alderman Tom Cleaver
Alderman Rick Knox
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
Community Development Director Patrick Martin
City Clerk Jamie Logan
City Attorney Nicholas Purifoy

Company, Inc. to Provide Maintenance for City Owned Water Tanks and Tower

- *Alderman Sole moved to approve Resolution No. R26-25*
- *The Motion was Seconded by Alderman Skinner*
 - This is the company we have used for over 20 years – they handle the maintenance of our ground storage tanks.
 - This makes sure we pass DNR inspections and provide clean drinking water for Grain Valley
- *Motion to approve Resolution No. R26-25 was voted upon with the following voice vote:*
 - *Aye: Bray, Knox, Limberg-Gardner, Myers, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Resolution No. R26-25 Approved: 6-0-

ITEM XVII: Ordinances

Bill No. B26-04: An Ordinance of the Board of Aldermen of the City of Grain Valley, Missouri, Amending Chapter 100 General Provisions Article III Penalties and Fines and Chapter 130 Municipal Court

Bill No. B26-04 was read by Mayor Bob Headley for the first reading by title only

- *Alderman Bray moved to accept the first reading of Bill No. B26-04 and bring it back for its second reading at the next regular scheduled meeting*
- *The Motion was Seconded by Alderman Knox*
 - There was a recent Municipal court audit and there were a few items that needed to be adjusted.
 - No further discussion
- *Motion to accept the first reading of Bill No. B26-04 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-Gardner, Myers, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Motion Approved: 6-0-

Bill No. B26-05: An Ordinance Changing the Zoning on Approximately 8.92 Acres from District C-2 (Central Business District) to District M-1 (Light Industrial District)

Bill No. B26-05 was read by Mayor Bob Headley for the first reading by title only

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Mayor Bob Headley
Alderman Brian Bray
Alderman Tom Cleaver
Alderman Rick Knox
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
Community Development Director Patrick Martin
City Clerk Jamie Logan
City Attorney Nicholas Purifoy

- *Alderman Knox moved to accept the first reading of Bill No. **B26-05** and bring it back for its second reading at the next regular scheduled meeting*
- *The Motion was Seconded by Alderman Skinner*
 - This will go along with the first public hearing.
 - Alderman Bray asked if this faces the outer road; Mr. Murphy stated some of it is. It is a combination.
- *Motion to accept the first reading of Bill No. **B26-05** 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-Gardner, Myers, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Motion Approved: 6-0-

Bill No. B26-06: An Ordinance Changing the Zoning on Approximately 10.25 Acres from District A (Agriculture) to District M-1 (Light Industrial District)

Bill No. B26-06 was read by Mayor Bob Headley for the first reading by title only

- *Alderman Limberg-Gardner moved to accept the first reading of Bill No. **B26-06** and bring it back for its second reading at the next regular scheduled meeting*
- *The Motion was Seconded by Alderman Sole*
 - This goes along with the second public hearing. This used to be a driving range a long time ago.
- *Motion to accept the first reading of Bill No. **B26-06** 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-Gardner, Myers, Skinner, Sole*
 - *Nay:*
 - *Abstain:*

-Motion Approved: 6-0-

ITEM XVIII: City Attorney Report

- The City Official Training was kicked off last week.

ITEM XIX: City Administrator & Staff Reports

- City Administrator Ken Murphy
 - Thanked Mayor Todd for his years of service.
 - Welcomed Mayor Headley to the board.
 - He welcomed the returning aldermen.
- Deputy City Administrator Theresa Osenbaugh
 - None

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Mayor Bob Headley
Alderman Brian Bray
Alderman Tom Cleaver
Alderman Rick Knox
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
Community Development Director Patrick Martin
City Clerk Jamie Logan
City Attorney Nicholas Purifoy

- Police Chief Ed Turner
 - First Community Blood Center Drive will take place 2-6 tomorrow.
- Finance Director Steven Craig
 - None
- Parks & Recreation Director Shannon Davies
 - None
- Community Development Director Patrick Martin
 - Front Street project update – approved last January and kicked off Spring 2025. It is nearing completion including some plantings and pavement markings.
 - Alderman Knox asked if there will be a center stripe; there will not. Alderman Knox stated it looks very nice and the residents are happy with it.
 - Alderman Bray asked about ADA parking in that area
- City Clerk Jamie Logan
 - None

ITEM XX: Board of Aldermen Reports & Comments

- Alderman Brian Bray
 - Thanked Mike for his service and Tosha and their whole family's service to the town.
 - Congratulated Mayor Headley on the election
 - He thanked the City Attorney for the research and information related to out of state landlords.
 - He has some feelings about county/city jurisdictions related to police powers
- Alderman Rick Knox
 - Thank you to Mike Todd for his years of service.
 - Congratulated Mayor Headley and he looks forward to working with him.
- Alderman Lisa Limberg-Gardner
 - Thank you to Mike Todd for all of his service over the years.
- Alderman James Myers
 - Congratulated Mayor on the election
 - Thanked Mike for his service
 - Likes the improvements on the new trail
- Alderman Ryan Skinner
 - Thanked Mike for his service on the Board of Aldermen and his guidance over the years.
 - Congratulated Mayor Headley on the election
 - He asked Mr. Martin what happens to City Streets when a developer moves on from a project. How does the city address these issues; each project has a 2-year warranty/maintenance bond. The city reinspects at that time.
 - Alderman Skinner asked about utilities come in and out of the city, are they held

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Mayor Bob Headley
Alderman Brian Bray
Alderman Tom Cleaver
Alderman Rick Knox
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
Community Development Director Patrick Martin
City Clerk Jamie Logan
City Attorney Nicholas Purifoy

to the same standards if in a utility easement; there aren't always permits required. If a subcontractor, there will be a license/enforcement that can take place

- Alderman Kyle Sole
 - Congratulations on the election to Mayor Headley and thank you to Mayor Todd

ITEM XXI: Mayor Report

- Thanked Mike Todd for his help and years of service. He knows how much Tosha and Harper have gone through and stated there are big shoes to fill.
- He thanked staff for helping him through the onboarding.
- He looks forward to work with the Board in the future.
- For the next meeting, board of aldermen liaison positions will be discussed and if the board has preferences, let Mayor know.

ITEM XXII: Executive Session

- None

ITEM XXIII: Adjournment

- The meeting adjourned at 7:20 P.M.

Minutes submitted by:

Jamie Logan
City Clerk

Date

Minutes approved by:

Bob Headley
Mayor

Date

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Mayor Bob Headley
Alderman Brian Bray
Alderman Tom Cleaver
Alderman Rick Knox
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
Community Development Director Patrick Martin
City Clerk Jamie Logan
City Attorney Nicholas Purifoy

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DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT			
NON-DEPARTMENTAL	GENERAL FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	53.64			
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	3,527.35			
		FRATERNAL ORDER OF POLICE	EMPLOYEE DEDUCTIONS	456.84			
		AFLAC	AFLAC AFTER TAX	43.77			
			AFLAC CRITICAL CARE	5.10			
			AFLAC PRETAX	260.26			
			AFLAC-W2 DD PRETAX	241.11			
			MIDWEST PUBLIC RISK	DENTAL	201.76		
				COPAY	284.90		
				COPAY	388.23		
				COPAY	399.70		
				QHDHP HSA	776.15		
				QHDHP HSA	1,566.96		
				QHDHP HSA	245.91		
				VISION	48.08		
				VISION	66.51		
				VISION	115.75		
				VISION	36.11		
			HSA BANK	HSA - GRAIN VALLEY, MO	572.99		
				HSA - GRAIN VALLEY, MO	728.60		
			THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2026 DISABILITY	743.55		
			CITY OF GRAIN VALLEY -FLEX	FLEX PLAN	50.00		
			MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	1,628.64		
				MISSIONSQUARE 457	1,119.80		
				MISSIONSQUARE ROTH IRA	345.09		
			INTERNAL REVENUE SERVICE	FEDERAL WH	9,556.04		
				SOCIAL SECURITY	6,895.35		
				MEDICARE	1,612.59		
			HAMPEL OIL DISTRIBUTORS INC	CJC FUEL	814.44		
				CJC FUEL	1,662.42		
				TOTAL:	34,447.64		
		HR/CITY CLERK	GENERAL FUND	VALIDITY SCREENING SOLUTIONS	SEASONAL SCREENINGS	520.00	
				MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	546.74	
				WAGWORKS INC	APR 2026 MONTHLY FEES	54.50	
				STANDARD INSURANCE CO	MAY 26 STANDARD LIFE INSUR	19.50	
				MIDWEST PUBLIC RISK	DENTAL	59.13	
					QHDHP HSA	278.24	
					QHDHP HSA	367.68	
					QHDHP HSA	325.31	
					HSA BANK	HSA - GRAIN VALLEY, MO	153.55
					THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2026 DISABILITY	31.82
	CONCENTRA MEDICAL CENTERS			DAVIES SCREENING	67.00		
				SEASONALS/LAVAR SCREENINGS	697.00		
				GEIVETT/BLEW/JURGENSMEYER	201.00		
	INTERNAL REVENUE SERVICE			SOCIAL SECURITY	215.54		
				MEDICARE	50.41		
				TOTAL:	3,587.42		
INFORMATION TECH	GENERAL FUND			NETSTANDARD INC	MONTHLY SERVICES	4,869.88	
			MONTHLY SERVICES	440.00			
			MONTHLY SERVICES	1,255.40			
		MID-AMERICA REGIONAL COUNCIL	REG AERIAL PHOTOGRAPHY 202	870.64			
		PETTY CASH	FB MARKETPLACE: PLOTTER PA	80.00			
		CDW GOVERNMENT	BROTHER 14FT CAR ADAPTER	54.94			
			PANORAMA 8-IN-1 SHARKFIN A	867.76			

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		VERIZON WIRELESS	TABLET CHARGES 03/20-04/19	40.04
		CENTRALSQUARE TECHNOLOGIES, LLC	RMS RENEWAL	<u>16,662.03</u>
			TOTAL:	25,140.69
BLDG & GRDS	GENERAL FUND	VERIZON WIRELESS	TABLET CHARGES 03/20-04/19	15.02
		EVERGY	1323-CAPPELL&FRONT/PH/PUBL	11.87
			1769 - 618 JAMES ROLLO CT	71.14
			2346 - 1608 NW WOODBURY	17.00
			4649- 618 JAMES ROLLO CT B	12.03
			5262 - 711 MAIN ST 70%	884.58
			8641 - 620 JAMES ROLLO CT	12.49
			9797 - 1805 NW WILLOW DR	19.90
		COMCAST	CITY HALL VOICE EDGE	<u>394.42</u>
			TOTAL:	1,438.45
ADMINISTRATION	GENERAL FUND	MID-AMERICA REGIONAL COUNCIL	2026 Fees	3,106.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	833.54
		STANDARD INSURANCE CO	MAY 26 STANDARD LIFE INSUR	19.50
		THERESA OSENBAUGH	OSENBAUGH: MCMA CONF MEALS	63.00
		MIDWEST PUBLIC RISK	DENTAL	30.11
			QHDHP HSA	524.31
		HSA BANK	HSA - GRAIN VALLEY, MO	79.47
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2026 DISABILITY	38.46
		VERIZON WIRELESS	CELLULAR SERVICE 03/19-04/	11.65
		CINTAS CORPORATION NO 2	CITY HALL LOGO MATS	36.02
		KENNETH MURPHY	MURPHY: MCMA CONF MEALS	63.00
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 EMPLOYER	39.33
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	382.32
			MEDICARE	<u>89.42</u>
			TOTAL:	5,316.13
ELECTED	GENERAL FUND	VERIZON WIRELESS	TABLET CHARGES 03/20-04/19	20.02
		MAYWOOD PRINTING CO., INC	PD/COURT/MAYOR BUSINESS CA	41.42
		ALL STAR AWARDS & AD SPECIALTIES, INC	MAYOR'S MAGNETIC NAME BADG	<u>29.31</u>
			TOTAL:	90.75
FINANCE	GENERAL FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	0.50
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	508.04
		STANDARD INSURANCE CO	MAY 26 STANDARD LIFE INSUR	13.00
		MIDWEST PUBLIC RISK	DENTAL	38.50
			QHDHP HSA	546.14
		HSA BANK	HSA - GRAIN VALLEY, MO	100.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2026 DISABILITY	28.20
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	218.45
			MEDICARE	51.09
		HOOD AND ASSOCIATES CPAS PC	2025 AUDIT	<u>8,500.00</u>
			TOTAL:	10,003.92
COURT	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	293.19
		STANDARD INSURANCE CO	MAY 26 STANDARD LIFE INSUR	13.00
		MIDWEST PUBLIC RISK	DENTAL	19.00
			DENTAL	1.83
			COPAY	781.15
			QHDHP HSA	25.90
		HSA BANK	HSA - GRAIN VALLEY, MO	4.74
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2026 DISABILITY	16.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	174.65
			MEDICARE	40.84
		MAYWOOD PRINTING CO., INC	PD/COURT/MAYOR BUSINESS CA	<u>41.43</u>
			TOTAL:	1,411.73
VICTIM SERVICES	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	279.55
		STANDARD INSURANCE CO	MAY 26 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	331.00
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2026 DISABILITY	16.65
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	189.29
			MEDICARE	<u>44.26</u>
			TOTAL:	998.59
FLEET	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	187.28
		STANDARD INSURANCE CO	MAY 26 STANDARD LIFE INSUR	6.50
		MIDWEST PUBLIC RISK	DENTAL	19.68
			COPAY	453.49
		NAPA AUTO PARTS	SYN BAY BOX/OIL DRY/AIR FI	289.95
			EURO-PASTE BRUSH/BARREL PU	139.86
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2026 DISABILITY	10.90
		CINTAS CORPORATION NO 2	PW/SWAN UNIFORMS	19.77
			PW/SWAN UNIFORMS	19.77
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	74.14
			MEDICARE	<u>17.34</u>
			TOTAL:	1,238.68
POLICE	GENERAL FUND	CITY OF BLUE SPRINGS	PRISONER HOUSING - MAR 202	900.00
		MISSOURI LAGERS	EMPLOYER CONTRIBUTIONS	10,760.18
			MONTHLY CONTRIBUTIONS	1,184.48
		STANDARD INSURANCE CO	MAY 26 STANDARD LIFE INSUR	390.00
		SIRCHIE ACQUISITION COMPANY, LLC	EVID TUBES/EVID TAPE/GUNPW	209.50
		T-MOBILE USA INC	PD CELLULAR SVC 03/21-04/2	899.76
			PD CELLULAR SVC 03/21-04/2	123.36
		MIDWEST PUBLIC RISK	DENTAL	266.00
			DENTAL	654.50
			CROWL-HUTCHENS	38.00-
			LAVAR	96.00
			THOMPSON, R.	38.00
			CROWL-HUTCHENS	662.00-
			LAVAR	1,324.00
			THOMPSON, R.	820.00
			CROWL-HUTCHENS	8.00-
			LAVAR	8.00
			THOMPSON, R.	8.00
			COPAY	1,349.10
			COPAY	2,050.00
			COPAY	887.10
			COPAY	781.15
			QHDHP HSA	2,730.75
			QHDHP HSA	2,979.00
			QHDHP HSA	5,028.80
			QHDHP HSA	632.60
		HSA BANK	HSA - GRAIN VALLEY, MO	600.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HSA - GRAIN VALLEY, MO	1,200.00
		NAPA AUTO PARTS	SYN BAY BOX/OIL DRY/AIR FI	58.55
			EURO-PASTE BRUSH/BARREL PU	105.80
			ENGINE OIL FILTER	135.12
			ENGINE OIL FILTER/AIR FILT	35.06
			ENGINE OIL FILTER	13.49
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2026 DISABILITY	658.87
		METRO FORD	PD VEHICLE REPAIR	737.79
		VERIZON WIRELESS	CELLULAR SERVICE 03/19-04/	499.92
			CELLULAR SERVICE 03/19-04/	93.22
		CINTAS CORPORATION NO 2	PD LOGO MAT	19.04
		EVERGY	4232 - 719 NW RD MIZE RD	4,012.79
		COMCAST	PD VOICE EDGE	536.36
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 EMPLOYER	75.00
		ROSS MILLER CLEANERS	DRY CLEANING: ET/JC	34.00
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	4,977.63
			MEDICARE	1,164.12
		MAYWOOD PRINTING CO., INC	PD/COURT/MAYOR BUSINESS CA	165.72
		EDWARD TURNER	TURNER: CHIEFS CONF MEALS	124.00
		THE FAGAN COMPANY	PD QUARTERLY SERVICE	800.00
		BAYSINGERS POLICE SUPPLY, INC	BREEDLOVE UNIFORM	35.49
			PALECEK UNIFORM	258.99
		AT&T MOBILITY	MAR 17 - APR 16 PD HOT SPO	84.25
		CYNTHIA JONES	JONES: MEALS FOR COURT/PA	298.00
		DUSTIN LANCASTER	LANCASTER: MEALS FOR DWI/T	151.00
		JOSEPH CHRISTIANSEN	CHRISTIANSEN: CHIEFS CONF	124.00
		ELLEN GREENBERG JACOBS	MARCH PA SERVICES	2,333.33
		HAMPEL OIL DISTRIBUTORS INC	FUEL	2,042.52
			FUEL	231.34
			FUEL	3,075.81
			FUEL	209.14
		EMMALYNN ROGERS	ROGERS: MEALS FOR DWI/TRF	151.00
			TOTAL:	58,453.63
ANIMAL CONTROL	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	233.49
		STANDARD INSURANCE CO	MAY 26 STANDARD LIFE INSUR	13.00
		T-MOBILE USA INC	PD CELLULAR SVC 03/21-04/2	30.84
		MIDWEST PUBLIC RISK	COPAY	410.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2026 DISABILITY	13.58
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	103.40
			MEDICARE	24.18
		MAYWOOD PRINTING CO., INC	PD/COURT/MAYOR BUSINESS CA	41.43
		HAMPEL OIL DISTRIBUTORS INC	FUEL	82.74
			FUEL	82.67
			TOTAL:	1,035.33
PLANNING & ENGINEERING	GENERAL FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,169.33
		MISSOURI VOCATIONAL ENTERPRISES	FLAT PLATES	15.50
		PETTY CASH	DOLLAR GENERAL: BATTERIES	11.95
		STANDARD INSURANCE CO	MAY 26 STANDARD LIFE INSUR	40.95
		MIDWEST PUBLIC RISK	DENTAL	37.95
			DENTAL	44.00
			QHDHP HSA	78.06
			QHDHP HSA	991.89
		HSA BANK	HSA - GRAIN VALLEY, MO	164.47
			HSA - GRAIN VALLEY, MO	14.29

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2026 DISABILITY	68.67
		METRO FORD	4 WHEEL THRUST ANGLE ALIGN	179.62
		VERIZON WIRELESS	CELLULAR SERVICE 03/19-04/	121.63
			CELLULAR SERVICE 03/19-04/	6.99
			CELLULAR SERVICE 03/19-04/	11.65
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 EMPLOYER	60.28
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	559.95
			MEDICARE	130.96
		ODP BUSINESS SOLUTIONS LLC	COPY PAPER/SHARPIE/RUBBERB	113.06
		HAMPEL OIL DISTRIBUTORS INC	FUEL	44.04
			FUEL	96.97
			TOTAL:	3,962.21
NON-DEPARTMENTAL	PARK FUND	KCMO CITY TREASURER	KC EARNINGS TAX WH	24.38
		MO DEPT OF REVENUE	MISSOURI WITHHOLDING	590.02
		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	53.85
			AFLAC-W2 DD PRETAX	137.26
		MISCELLANEOUS DOMINIC ERVIN	DOMINIC ERVIN:	50.00
		LIFE LINE SCREENING	LIFE LINE SCREENING:	150.00
		MIDWEST PUBLIC RISK	DENTAL	32.70
			QHDHP HSA	260.32
			QHDHP HSA	20.37
			QHDHP HSA	178.18
			VISION	9.56
			VISION	24.58
			VISION	2.16
			VISION	8.78
		HSA BANK	HSA - GRAIN VALLEY, MO	217.29
			HSA - GRAIN VALLEY, MO	303.26
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	578.89
			MISSIONSQUARE 457	445.30
			MISSIONSQUARE ROTH IRA	307.82
			MISSIONSQUARE ROTH IRA	322.91
		INTERNAL REVENUE SERVICE	FEDERAL WH	1,615.93
			SOCIAL SECURITY	1,389.85
			MEDICARE	325.08
			TOTAL:	7,540.80
PARK ADMIN	PARK FUND	NETSTANDARD INC	MONTHLY SERVICES	811.65
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,263.66
		STANDARD INSURANCE CO	MAY 26 STANDARD LIFE INSUR	35.10
		MIDWEST PUBLIC RISK	DENTAL	22.66
			DENTAL	57.33
			HALLIER	38.00
			HALLIER	820.00
			HALLIER	8.00
			COPAY	410.00
			QHDHP HSA	706.91
			QHDHP HSA	63.77
			QHDHP HSA	70.14
			QHDHP HSA	61.46
		HSA BANK	HSA - GRAIN VALLEY, MO	7.32

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			HSA - GRAIN VALLEY, MO	148.91
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2026 DISABILITY	69.42
		VERIZON WIRELESS	CELLULAR SERVICE 03/19-04/	166.75
			TABLET CHARGES 03/20-04/19	20.02
		COMCAST	CITY HALL VOICE EDGE	65.74
			COMM CENTER VOICE EDGE	181.66
			PARKS MAINT VOICE EDGE	41.51
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 EMPLOYER	7.13
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	530.69
			MEDICARE	124.12
		BOLEY UTILITIES CONSTRUCTION, LLC	Boring for Water Line	2,500.00
		HAMPEL OIL DISTRIBUTORS INC	FUEL	461.91
			FUEL	<u>720.36</u>
			TOTAL:	9,414.22
PARKS STAFF	PARK FUND	A&A ELECTRICAL INC	REPLACE SHELTER 3 BAD BREA	79.00
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	1,173.25
		STANDARD INSURANCE CO	MAY 26 STANDARD LIFE INSUR	52.00
		KORNIS ELECTRIC SUPPLY INC	1/2IN PVC CONDUIT	18.06
		HOME DEPOT CREDIT SERVICES	KLEAN STRIP XYLENE/FLAT WA	32.24
			RAIN-X/SEPTIC SAVER/SOAP R	84.83
			COBRA TORK/FLAT WASHERS	70.64
		MIDWEST PUBLIC RISK	DENTAL	57.00
			DENTAL	38.50
			QHDHP HSA	993.00
			QHDHP HSA	632.60
		HSA BANK	HSA - GRAIN VALLEY, MO	225.00
			HSA - GRAIN VALLEY, MO	100.00
		NAPA AUTO PARTS	HI POWER IND V-BELT	24.99
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2026 DISABILITY	67.71
		EVERGY	1095 - 701 SW EAGLES PWKY	164.39
			1107 - ARMSTRONG PARK	136.62
			1279 - ARMSTRONG PARK DR	18.51
			1326-ARMSTRONG PK CONC 098	20.78
			1409 - ARMSTRONG PK 017576	189.26
			1740 - 28605 E HWY AA	38.70
			1762 - JAMES ROLLO SHELTER	29.94
			1763- MAIN-ARMSTRONG SHELTER	10.00
			1769 - 618 JAMES ROLLO CT	35.56
			1770- ARMSTRONG PK-SANTA H	65.64
			1772 - 6100 S BUCKNER TARS	86.12
			1794 - 28605 E OLD 40 HWY	10.59
			4343 - 28605 E HWY AA FOOT	181.46
			4649- 618 JAMES ROLLO CT B	6.02
		LAWN & LEISURE	WEEDEATER STRING & MIX OIL	146.82
			FLEXIBLE OIL DRAINS	69.66
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	489.21
			MEDICARE	114.41
		PROFESSIONAL TURF PRODUCTS	CAP, DIESEL 3-1/2" VENTED	44.52
		ADVANCED TURF SOLUTIONS, INC	ROUNDUP QUIKPRO	<u>345.00</u>
			TOTAL:	5,852.03
RECREATION	PARK FUND	HASTY AWARDS	PREK SOCCER MEDALS	96.19
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	58.38
			MEDICARE	<u>13.68</u>
			TOTAL:	168.25

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT		
COMMUNITY CENTER	PARK FUND	MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	561.76		
		SAMS CLUB/SYNCHRONY BANK	COFFEE/ICED TEA	77.52		
		STANDARD INSURANCE CO	MAY 26 STANDARD LIFE INSUR	26.00		
		MIDWEST PUBLIC RISK	DENTAL	19.00		
			DENTAL	36.67		
		QHDHP HSA	520.25			
			331.00			
		HSA BANK	HSA - GRAIN VALLEY, MO	75.00		
			HSA - GRAIN VALLEY, MO	95.26		
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2026 DISABILITY	33.40		
		VERIZON WIRELESS	CELLULAR SERVICE 03/19-04/	41.61		
		EVERGY	6300 - 713 MAIN ST - COMM	1,223.15		
			9669 - 713 MAIN #A - PAVIL	156.84		
		MARY ALLGRUNN	04/14-04/23 LINE DANCING	137.40		
		TIFFANI KEY	04/13-04/24 SS CIRCUIT CLA	125.00		
			04/13-04/24 SS CLASSIC CLA	125.00		
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	311.57		
			MEDICARE	72.87		
		DON FETHKENHER	04/11/26 YOUTH POTTERY CLA	385.00		
		TREVIPAY - WALMART	HAND SOAP/DISINFECTING WIP	53.81		
			2 FOLDING CARD TABLES	<u>85.94</u>		
			TOTAL:	4,494.05		
		POOL	PARK FUND	CDW GOVERNMENT	VERKADA ANGLE MOUNT 30 DEG	<u>135.59</u>
					TOTAL:	135.59
		NON-DEPARTMENTAL	TRANSPORTATION	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	120.25
					AFLAC	AFLAC PRETAX
					AFLAC-W2 DD PRETAX	12.84
MIDWEST PUBLIC RISK	DENTAL			12.76		
	QHDHP HSA			39.73		
	QHDHP HSA			83.44		
	QHDHP HSA			32.48		
	VISION			1.60		
	VISION			2.37		
	VISION			4.40		
VISION	1.60					
	HSA BANK			HSA - GRAIN VALLEY, MO	17.05	
	HSA - GRAIN VALLEY, MO			43.62		
THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2026 DISABILITY			30.02		
MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %			92.14		
	MISSIONSQUARE 457			68.31		
	MISSIONSQUARE ROTH IRA			41.16		
INTERNAL REVENUE SERVICE	FEDERAL WH			321.62		
	SOCIAL SECURITY			301.71		
	MEDICARE			<u>70.56</u>		
	TOTAL:	1,313.80				
TRANSPORTATION	TRANSPORTATION	A&A ELECTRICAL INC	FIRE DEPT INSPECTION REPAI	43.20		
			NETSTANDARD INC	MONTHLY SERVICES	486.99	
			MONTHLY SERVICES	88.00		
			MONTHLY SERVICES	251.08		
			MONTHLY SERVICES	0.02-		
		FELDMANS FARM & HOME	50# K-31 FESCUE	149.98		
		MID-AMERICA REGIONAL COUNCIL	2026 Fees	621.20		
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	645.29		

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		MISSOURI VOCATIONAL ENTERPRISES	FLAT PLATES	9.20
		STANDARD INSURANCE CO	MAY 26 STANDARD LIFE INSUR	30.55
		ALLIED FENCE & SECURITY OF KANSAS CORP	GATE REPAIR	74.00
		VANCE BROTHERS LLC	COMMERCIAL SURFACE	33.50
		HOME DEPOT CREDIT SERVICES	2X4-12FT PREMIUM FIRS	12.24
		MENARD, INC	DOUBLE J HOOK/TALL FESCUE/	293.82
		MIDWEST PUBLIC RISK	DENTAL	15.07
			DENTAL	51.70
			COPAY	164.00
			QHDHP HSA	187.29
			QHDHP HSA	196.25
			QHDHP HSA	287.37
			QHDHP HSA	126.52
		HSA BANK	HSA - GRAIN VALLEY, MO	44.47
			HSA - GRAIN VALLEY, MO	74.29
		NAPA AUTO PARTS	OIL FILTER/CABIN AIR FILTE	6.17
		CORE & MAIN LP	HYDRANT BUDDY	1,100.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2026 DISABILITY	42.76
		VERIZON WIRELESS	CELLULAR SERVICE 03/19-04/	6.99
			CELLULAR SERVICE 03/19-04/	40.33
			TABLET CHARGES 03/20-04/19	32.04
		CINTAS CORPORATION NO 2	PW/SWAN UNIFORMS	26.21
			PW/SWAN UNIFORMS	26.21
		GRAINGER	FIRE EXTINGUISHER/TRIANGLE	52.44
		CRAFCO INC	SQUEEGEE W/54" HANDLE	50.97
		EVERGY	1294 - 655 SW EAGLES PKWY	22.59
			1769 - 618 JAMES ROLLO CT	71.14
			3141 - AA HWY & SNI-A-BAR	19.00
			3332 - 702 SW EAGLES PKWY	20.45
			4086 - GRAIN VALLEY ST LIG	16,321.20
			4649- 618 JAMES ROLLO CT B	12.03
			5262 - 711 MAIN ST 6%	75.83
		COMCAST	CITY HALL VOICE EDGE	39.45
			PW VOICE EDGE	20.34
		COMCAST	PUMP STATION INTERNET	29.25
		SCHULTE SUPPLY INC	PERMA PATCH	1,182.50
		LAWN & LEISURE	BPMR7A	1.58
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	301.67
			MEDICARE	70.55
		BIG O'S EQUIPMENT RENTAL & SALES LLC	.5 YARD CONCRETE (SALE)	215.00
		HAMPEL OIL DISTRIBUTORS INC	FUEL	55.93
			FUEL	<u>89.74</u>
			TOTAL:	23,818.36
PUBLIC HEALTH	PUBLIC HEALTH	SAMS CLUB/SYNCHRONY BANK	COFFEE/ICED TEA	<u>10.68</u>
			TOTAL:	10.68
NON-DEPARTMENTAL		DOWNTOWN CAPT IMPV J M FAHEY CONSTRUCTION COMPANY	FRONT STREET PROJECT	<u>174,821.10</u>
			TOTAL:	174,821.10
NON-DEPARTMENTAL		MKTPL TIF-PR#2 SPE UMB BANK	PROJECT #2 ZOO	6,901.18
			PROJECT #2 CITY SALES	74,964.79
			CID/USE CAPTURED	<u>30,979.39</u>
			TOTAL:	112,845.36
NON-DEPARTMENTAL		MKT PL CID-PR2 SAL UMB BANK	CID/USE UNCAPTURED	30,050.00

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
			TOTAL:	30,050.00
NON-DEPARTMENTAL	WATER/SEWER FUND	MO DEPT OF REVENUE	MISSOURI WITHHOLDING	1,056.88
		MO DEPT OF REVENUE	APR 26 SALES TAX	4,458.81
			APR 26 SALES TAX	89.18-
		AFLAC	AFLAC PRETAX	113.94
			AFLAC-W2 DD PRETAX	88.01
		MISCELLANEOUS	ALEXANDER, KEN	26.32
			CAMPOS, KAYLYNN	30.66
			MENDES, GARRETT	65.33
			WORKMAN, JUSTICE	59.08
			MEADOWS, NORA	83.46
			SAXTON, JENNIFER	117.57
			LANGLEY, TARELL	52.05
			DORR, BENJAMIN	45.68
			CONNER, KRISSY	15.33
			CONNER, KRISSY	65.33
			WILLARD, KRISTINA	65.33
			CRONIN, ALLYSSIA	3.96
			REYNOLDS, AMANDA	14.41
			HOWE, IAN	65.33
			BAGSHAW, SHERRI	48.23
			SELF, JASON	15.33
			RADLEY, TREVOR	15.33
			PAGEL, ANGELA	5.63
			CLAWSON, CALEB	15.33
			GEIGER, NIKKI	39.16
			PRIESMEYER, SUSIE	132.21
			SARNA, KATHLEEN	28.69
			HALL, TANLI	65.33
		MIDWEST PUBLIC RISK	DENTAL	85.28
			COPAY	125.57
			QHDHP HSA	429.85
			QHDHP HSA	415.23
			QHDHP HSA	193.03
			VISION	12.76
			VISION	18.54
			VISION	31.69
			VISION	9.51
		HSA BANK	HSA - GRAIN VALLEY, MO	128.91
			HSA - GRAIN VALLEY, MO	433.09
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2026 DISABILITY	128.43
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 %	623.30
			MISSIONSQUARE 457	871.59
			MISSIONSQUARE ROTH IRA	498.84
		INTERNAL REVENUE SERVICE	FEDERAL WH	3,136.05
			SOCIAL SECURITY	2,383.60
			MEDICARE	557.46
			TOTAL:	16,786.27
WATER	WATER/SEWER FUND	A&A ELECTRICAL INC	FIRE DEPT INSPECTION REPAI	86.40
		NETSTANDARD INC	MONTHLY SERVICES	973.98
			MONTHLY SERVICES	176.00
			MONTHLY SERVICES	502.16
		PEREGRINE CORPORATION	50% UTILITY STMTS	110.91
			50% POSTAGE	899.16

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
		MID-AMERICA REGIONAL COUNCIL	2026 Fees	1,242.40
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	2,633.69
		MISSOURI VOCATIONAL ENTERPRISES	FLAT PLATES	18.40
		STANDARD INSURANCE CO	MAY 26 STANDARD LIFE INSUR	105.95
		ALLIED FENCE & SECURITY OF KANSAS CORP	GATE REPAIR	148.00
		MIDWEST PUBLIC RISK	DENTAL	61.12
			DENTAL	172.83
			COPAY	328.00
			COPAY	216.81
			QHDHP HSA	1,013.20
			QHDHP HSA	932.40
			QHDHP HSA	715.00
			QHDHP HSA	375.96
		HSA BANK	HSA - GRAIN VALLEY, MO	189.64
			HSA - GRAIN VALLEY, MO	304.48
		AA QUARRY LLC	1IN ROCK	1,908.42
		NAPA AUTO PARTS	OIL FILTER/CABIN AIR FILTE	12.34
		CORE & MAIN LP	HYDRANT BUDDY	2,200.00
			B/O UPPER ROD OL/LOWER ROD	430.82
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2026 DISABILITY	161.23
		VERIZON WIRELESS	CELLULAR SERVICE 03/19-04/	16.31
			CELLULAR SERVICE 03/19-04/	11.65
			CELLULAR SERVICE 03/19-04/	80.66
			TABLET CHARGES 03/20-04/19	64.06
		CINTAS CORPORATION NO 2	PW/SWAN UNIFORMS	52.43
			PW/SWAN UNIFORMS	52.43
		GRAINGER	FIRE EXTINGUISHER/TRIANGLE	104.86
		CRAFCO INC	SQUEEGEE W/54" HANDLE	101.94
		EVERGY	0575 - 825 STONE BROOK DR	11.29
			1162 - 1301 TYER RD UNIT A	72.10
			1320 - 300 SW BUCKNER TARS	11.25
			1769 - 618 JAMES ROLLO CT	88.92
			4199 - 110 SNI-A-BAR BLVD	53.79
			4224 - 1301 TYER RD UNIT B	590.82
			4649 - 618 JAMES ROLLO CT	1,742.49
			4649- 618 JAMES ROLLO CT B	15.04
			5262 - 711 MAIN ST 12%	151.64
			7202 - 1012 STONEBROOK LN	53.69
		COMCAST	CITY HALL VOICE EDGE	78.88
			PW VOICE EDGE	40.69
		COMCAST	PUMP STATION INTERNET	58.49
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 EMPLOYER	21.63
		TYLER TECHNOLOGIES INC	JUNE 2026 MONTHLY FEES	97.00
		LAWN & LEISURE	BPMR7A	3.16
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	1,191.82
			MEDICARE	278.76
		BOLEY UTILITIES CONSTRUCTION, LLC	BORE ON EAGLE RIDGE	2,500.00
		CRAWFORD, MURPHY & TILLY INC	WATER TOWER SERVICES	2,315.00
			MINTER ROAD WATER MAIN	17,955.00
		VIKING CLOUD, INC	NETWORK TESTING PCI	6,733.97
		HAMPEL OIL DISTRIBUTORS INC	FUEL	251.71
			FUEL	403.81
		HOOD AND ASSOCIATES CPAS PC	2025 AUDIT	4,250.00
		HERCULES INDUSTRIES INC	700B 1-1/2" TO MASTER KEYS	576.82
			TOTAL:	55,951.41

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
SEWER	WATER/SEWER FUND	A&A ELECTRICAL INC	FIRE DEPT INSPECTION REPAI	86.40
		NETSTANDARD INC	MONTHLY SERVICES	973.98
			MONTHLY SERVICES	176.00
			MONTHLY SERVICES	502.16
		PEREGRINE CORPORATION	50% UTILITY STMTS	110.92
			50% POSTAGE	899.16
		MID-AMERICA REGIONAL COUNCIL	2026 Fees	1,242.40
		MISSOURI LAGERS	MONTHLY CONTRIBUTIONS	2,633.69
		MISSOURI VOCATIONAL ENTERPRISES	FLAT PLATES	18.40
		STANDARD INSURANCE CO	MAY 26 STANDARD LIFE INSUR	105.95
		ALLIED FENCE & SECURITY OF KANSAS CORP	GATE REPAIR	148.00
		MIDWEST PUBLIC RISK	DENTAL	61.09
			DENTAL	172.83
			COPAY	328.00
			COPAY	216.80
			QHDHP HSA	1,013.21
			QHDHP HSA	932.38
			QHDHP HSA	715.01
			QHDHP HSA	375.95
		HSA BANK	HSA - GRAIN VALLEY, MO	189.63
			HSA - GRAIN VALLEY, MO	304.48
		NAPA AUTO PARTS	OIL FILTER/CABIN AIR FILTE	12.34
		CORE & MAIN LP	HYDRANT BUDDY	2,200.00
		THE LINCOLN NATIONAL LIFE INSURANCE CO	MAY 2026 DISABILITY	161.23
		VERIZON WIRELESS	CELLULAR SERVICE 03/19-04/	16.32
			CELLULAR SERVICE 03/19-04/	11.66
			CELLULAR SERVICE 03/19-04/	80.66
			TABLET CHARGES 03/20-04/19	64.06
		CINTAS CORPORATION NO 2	PW/SWAN UNIFORMS	52.43
			PW/SWAN UNIFORMS	52.43
		GRAINGER	FIRE EXTINGUISHER/TRIANGLE	104.86
		CRAFCO INC	SQUEEGEE W/54" HANDLE	101.94
		EVERGY	0691 - 925 STONE BROOK	10.00
			1161 - WOODLAND DR	337.53
			1364 - 405 JAMES ROLLO DR	371.16
			1753 - 1326 GOLFFVIEW DR, S	49.11
			1769 - 618 JAMES ROLLO CT	88.92
			3191 - WINDING CREEK SEWER	10.00
			4649- 618 JAMES ROLLO CT B	15.04
			5262 - 711 MAIN ST 12%	151.64
			6289 - 110 NW SNI-A-BAR PK	10.00
			8641 - 1017 ROCK CREEK LN	10.00
		COMCAST	CITY HALL VOICE EDGE	78.88
			PW VOICE EDGE	40.69
		COMCAST	PUMP STATION INTERNET	58.49
		MISSIONSQUARE RETIREMENT	MISSIONSQUARE 457 EMPLOYER	21.63
		TYLER TECHNOLOGIES INC	JUNE 2026 MONTHLY FEES	97.00
		LAWN & LEISURE	BPMR7A	3.16
		INTERNAL REVENUE SERVICE	SOCIAL SECURITY	1,191.80
			MEDICARE	278.68
		VIKING CLOUD, INC	NETWORK TESTING PCI	6,733.98
		HAMPEL OIL DISTRIBUTORS INC	FUEL	251.71
			FUEL	403.81
		HOOD AND ASSOCIATES CPAS PC	2025 AUDIT	<u>4,250.00</u>
			TOTAL:	28,527.60

DEPARTMENT	FUND	VENDOR NAME	DESCRIPTION	AMOUNT
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===== FUND TOTALS =====
100 GENERAL FUND                147,125.17
200 PARK FUND                    27,604.94
210 TRANSPORTATION              25,132.16
230 PUBLIC HEALTH                10.68
286 DOWNTOWN CAPT IMPV FUND     174,821.10
302 MKTPL TIF-PR#2 SPEC ALLOC   112,845.36
321 MKT PL CID-PR2 SALES/USE    30,050.00
600 WATER/SEWER FUND           101,265.28
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                                GRAND TOTAL:    618,854.69
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TOTAL PAGES: 12

SELECTION CRITERIA

SELECTION OPTIONS

VENDOR SET: 01-CITY OF GRAIN VALLEY
VENDOR: All
CLASSIFICATION: All
BANK CODE: All
ITEM DATE: 4/18/2026 THRU 5/01/2026
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

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Resolutions

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

MEETING DATE	05/11/2026	
BILL NUMBER	R26-26	
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A COOPERATIVE AGREEMENT WITH THE GRAIN VALLEY CHAMBER OF COMMERCE	
REQUESTING DEPARTMENT	Administration	
PRESENTER	Ken Murphy, City Administrator	
FISCAL INFORMATION	Cost as recommended:	\$10,000
	Budget Line Item:	170-70-72000
	Balance Available:	\$19,676
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To continue the relationship between the city and the Grain Valley Chamber of Commerce	
BACKGROUND	The city has been a community partner with the Chamber of Commerce for a number of years and is at the end of the most current agreement with the organization.	
SPECIAL NOTES	The Chamber of Commerce presented to the Board of Aldermen on April 27, 2026.	
ANALYSIS	This agreement between the City and Chamber is important to continue to advance Grain Valley in supporting current and future businesses to ensure they have the resources and support necessary to succeed. This is a one year agreement and we will evaluate future agreements when that time comes.	
PUBLIC INFORMATION PROCESS	Not Applicable	
BOARD OR COMMISSION RECOMMENDATION	Not Applicable	

DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Resolution, Agreement

CITY OF
GRAIN VALLEY

STATE OF
MISSOURI

May 11, 2026

RESOLUTION NUMBER
R26-26

**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY
AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A COOPERATIVE
AGREEMENT WITH THE GRAIN VALLEY CHAMBER OF COMMERCE**

WHEREAS, the Board of Aldermen of the City of Grain Valley, Missouri is dedicated to the constant improvement of the City of Grain Valley through investment in the Grain Valley Chamber of Commerce; and

WHEREAS, the Grain Valley Chamber of Commerce was formed to assist and aid Grain Valley businesses with any assistance they may need; and

WHEREAS, the City of Grain Valley is a major financial contributor to the Chamber, and both organizations desire to memorialize their operational and strategic partnership through the formal adoption of an agreement for services.

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 agrees that the Grain Valley Chamber of Commerce shall, in consideration of a one year agreement and financial support from the City in the amount of \$10,000, provide the following services for Grain Valley as set forth in Exhibit A.

PASSED and APPROVED, via voice vote, (__ -__) this 11th Day of May, 2026.

Bob Headley
Mayor

ATTEST:

Jamie Logan
City Clerk

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Grain Valley Chamber of Commerce
506 N Main ST, Grain Valley, MO 64029
(816) 867-0277
info@growgrainvalley.org
http://www.growgrainvalley.org



City of Grain Valley
Attn: Ken Murphy
711 N Main ST
Grain Valley, MO 64029

INVOICE

Invoice Number: 1285
Date: 04/30/2026

Sales Item	Price	Qty	Total
Chamber Membership Dues	\$10000.00	1	\$10000.00
Annual Membership Dues			
Grain Valley Champion			
30 Apr 2026 - 29 Apr 2027			
City of Grain Valley			

Subtotal:	\$10000.00
Discount:	\$0.00
Sales Tax:	\$0.00
Convenience Fee:	\$0.00
Total:	\$10000.00

BALANCE DUE \$10000.00

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

MEETING DATE	5/11/2026	
BILL NUMBER	R26-27	
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, REAPPOINTING BECKY GRAY AND LATISHA ROBINSON 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 11, 2026

RESOLUTION NUMBER
R26-27

**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY,
REAPPOINTING BECKY GRAY AND LATISHA ROBINSON 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, Becky Gray and LaTisha Robinson are duly qualified citizens of Grain Valley; and

WHEREAS, Becky Gray and LaTisha Robinson desire to serve their community by participating on the Parks and Recreation Board; and

WHEREAS, the Mayor of Grain Valley, Bob Headley, wishes to reappoint Becky Gray and LaTisha Robinson 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 Becky Gray and LaTisha Robinson to the Grain Valley Parks and Recreation Board.

SECTION 2: Becky Gray and LaTisha Robinson shall be appointed to a term of three years as prescribed by state statute.

PASSED and APPROVED, via voice vote, (-) this __ Day of _____, 2026.

Bob Headley
Mayor

ATTEST:

Jamie Logan
City Clerk

[R26-27]

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

MEETING DATE	5/11/2026	
BILL NUMBER	R26-28	
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI APPOINTING DARREN MILLS TO FULFILL THE UNEXPIRED TERM OF COMMISSION MEMBER BOB HEADLEY TO THE GRAIN VALLEY PLANNING AND ZONING COMMISSION	
REQUESTING DEPARTMENT	Community Development Department	
PRESENTER	Patrick Martin, Director of Community Development	
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 7 seats on the Planning and Zoning Commission.	
BACKGROUND	Mr. Headley resigned due to winning the mayoral election, and Darren Mills applied to serve on the Planning and Zoning Commission. Mr. Headley's unexpired term ends October 23, 2027.	
SPECIAL NOTES	N/A	
ANALYSIS	N/A	
PUBLIC INFORMATION PROCESS	N/A	
BOARD OR COMMISSION RECOMMENDATION	N/A	
DEPARTMENT RECOMMENDATION	Staff Recommends Approval	

REFERENCE DOCUMENTS ATTACHED	Resolution
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CITY OF
GRAIN VALLEY

STATE OF
MISSOURI

May 11, 2026

RESOLUTION NUMBER
R26-28

**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY,
MISSOURI APPOINTING DARREN MILLS TO FULFILL THE UNEXPIRED TERM OF
COMMISSION MEMBER BOB HEADLEY TO THE GRAIN VALLEY PLANNING AND
ZONING COMMISSION**

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

WHEREAS, prescribed by State Statute and the ordinances of the City of Grain Valley, Missouri, the Planning and Zoning Commission was formed; and

WHEREAS, Darren Mills is a duly qualified Grain Valley citizen and desires to serve community by participating on the Planning and Zoning Commission; and

WHEREAS, the Mayor of Grain Valley, Bob Headley, wishes to appoint Darren Mills to the Planning and Zoning Commission.

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

SECTION 1: Confirm the Mayor's appointment of Darren Mills to the Grain Valley Planning and Zoning Commission.

SECTION 2: The Mayor and Board of Aldermen extend to Darren Mills their sincerest appreciation, in advance, for his time and consideration in serving the community.

PASSED and APPROVED, via voice vote, (-) this 11th Day of May, 2026.

Bob Headley
Mayor

ATTEST:

Jamie Logan
City Clerk

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

MEETING DATE	05/11/2026	
BILL NUMBER	R26-29	
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO APPROVE THE PURCHASE FOR ROOF REPAIRS AND NEW ROOF MEMBRANE FOR CITY HALL.	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT	
PRESENTER	Patrick Martin, Director of Community Development	
FISCAL INFORMATION	Cost as recommended:	\$56,150.00
	Budget Line Item:	100-09-76900 28,075.00 600-60-76900 14,037.50 600-65-76900 14,037.50
	Balance Available	\$56,150.00
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To repair leaks at the City Hall building and install a new membrane across the entire roof area to prevent future damage.	
BACKGROUND	Currently the roof has experienced leaks in several spots. To prevent more damage, it was identified to be fixed and new membrane installed in the 2026 budget. Staff sought out local vendors to participate in the quoting and bidding process. The best bid came from a Grain Valley based company among others outside of the city. Commercial Roofing Services, INC., was identified as best bid.	
SPECIAL NOTES	The entire roof at City Hall will receive repairs and new install to the roof membrane.	
ANALYSIS	N/A	
PUBLIC INFORMATION PROCESS	N?A	

BOARD OR COMMISSION RECOMMENDATION	N/A
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Resolution, Quote for work

CITY OF
GRAIN VALLEY

STATE OF
MISSOURI

May 11, 2026

RESOLUTION NUMBER
R26-29

**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY,
MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO APPROVE THE PURCHASE
FOR ROOF REPAIRS AND NEW ROOF MEMBRANE FOR CITY HALL.**

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

WHEREAS, the Board of Aldermen adopted the 2026 budget which appropriating funds for the roof repair on December 8, 2025 via Ordinance 25-19; and

WHEREAS, the recommendation is in accordance with the adopted purchasing policy and the approved budget for the roof repair at the City Hall facility; and

WHEREAS, upon execution of this agreement the City of Grain Valley will receive roof repairs and a new roof membrane to the City Hall facility.

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

SECTION 1: The City Administrator is authorized to enter into an agreement with Commercial Roofing Services, INC., for roof repairs, and new membrane on the roof of the City Hall facility.

PASSED and APPROVED, via voice vote, (____ - ____) this 11th Day of May, 2026.

Bob Headley
Mayor

ATTEST:

Jamie Logan
City Clerk

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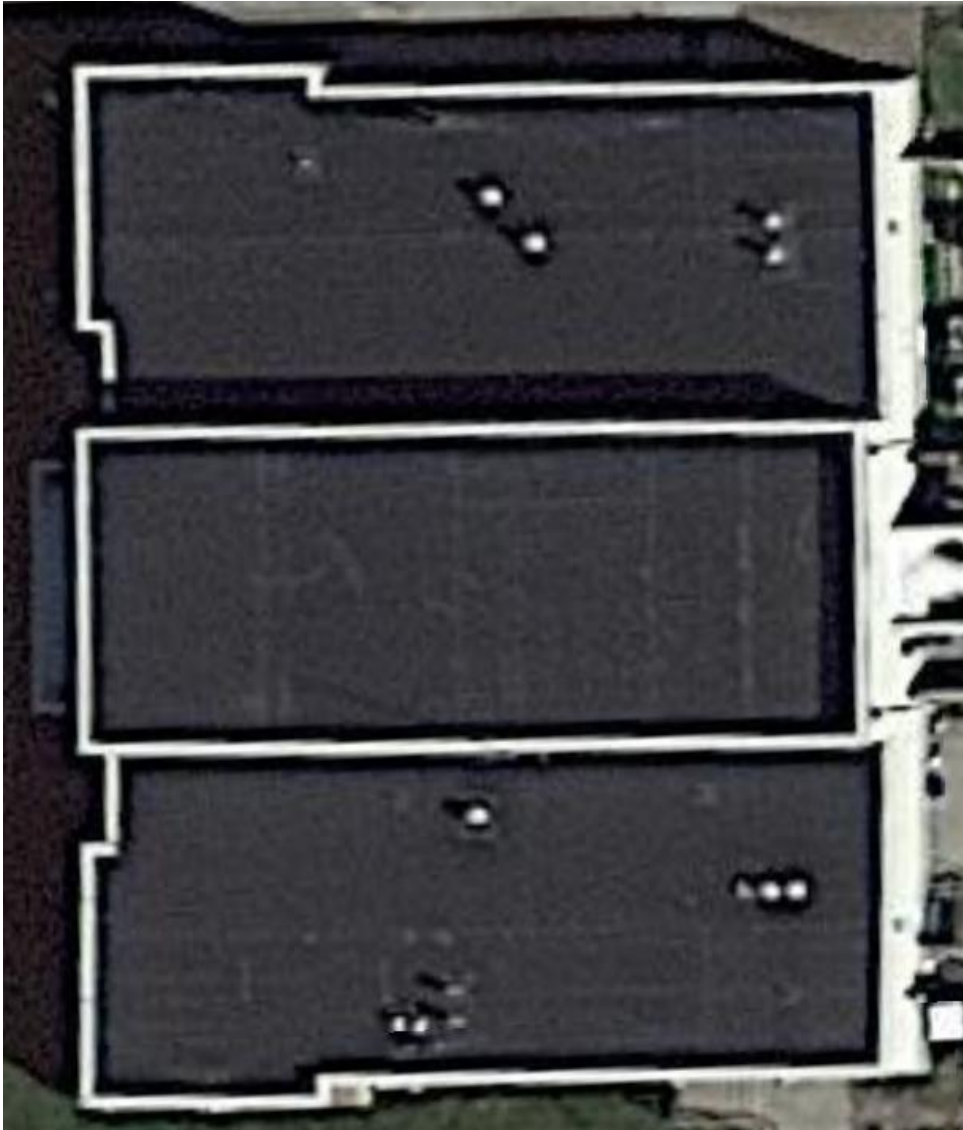


January 7, 2026
Proposal #25P084CE - Revised

Grain Valley City Hall
711 Main Street
Grain Valley, MO 64029
Attn: Mike Russell

Re: Roofing Proposal

The following is our proposed scope of work for the three flat roofs with existing EPDM roof systems.





January 7, 2026
Proposal #25P084CE - Revised

Grain Valley City Hall
711 Main Street
Grain Valley, MO 64029
Attn: Mike Russell

Re: Roofing Proposal

Scope of Work: Mechanically Attached TPO Roof System.

1. Set up job safety and equipment prior to job start.
2. Inspect existing roof system for possible deterioration of insulation or decking. Any damaged insulation or decking will need to be replaced at an additional cost borne by the owner. Insulation will be at a unit cost of **\$4.10** per sq. ft.; Decking at a unit cost of **\$15.75** per sq. ft.
3. Provide relief cuts in existing EPDM membrane as necessary.
4. Over the existing EPDM roof system, we will install a new **white mechanically attached 45mil TPO roof system**. The white roof is much cooler and energy efficient.
5. We will install new roof top obstruction/penetration flashings and membrane wall flashings.
6. Furnish and install new 24ga prefinished sheet metal gravel stop and TPO cover-strip at perimeter walls. (Standard manufacture's colors)
7. Provide complete cleanup of work area.
8. Provide a 15-year manufactures NDL warranty.

Not Included:

1. Interior protection.
2. Wood blocking.
3. Walk pads.
4. All sheet metal flashings not specified above.
5. Coping cap.
6. Collector heads and downspouts.
7. Canopies.
8. Additional R-Value.
9. Masonry.
10. Tapered insulation.
- 11. HVAC disconnect & reconnect.**
- 12. Electrical or Plumbing.**
- 13. Any unforeseen or preexisting conditions that may arise during construction.**
- 14. Taxes and Bonds.**

PRICE: \$56,150.00

***P.O. Box 1401 Blue Springs, MO 64013 Phone: 816-228-5588 Fax: 816-228-9171
Commercialroofingsvc.com***

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

MEETING DATE	05/11/2026	
BILL NUMBER	R26-30	
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH ON TRACK RESOURCES LLC FOR THE MINTER ROAD WATER MAIN REPLACEMENT PROJECT	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT	
PRESENTER	Patrick Martin, Community Development Director	
FISCAL INFORMATION	Cost as recommended:	Contract \$340,289.91
	Budget Line Item:	600-60-79400
	Balance Available	\$390,000.00
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To replace the existing 12-inch water main along Minter Road from Eagles Parkway approximately 1165 feet south, including all connections.	
BACKGROUND	Staff posted a legal advertisement and posted the bid on the City's web site. Bids were received on April 15, 2026 for the Minter Road water main replacement project consisting of a total replacement of the water main. Two (2) bids were received with On Track Resources LLC submitting the lowest and best bid. This project was originally planned for 2025.	
SPECIAL NOTES	N/A	
ANALYSIS	Project bids received on April 15, 2026, with the lowest responsible bid submitted by On Track Resources LLC. References were checked. The bid amount is within budget and the bid is below the Engineer's estimate.	
PUBLIC INFORMATION PROCESS	Project was publicly advertised in March 16, 2026, and Bids were publicly opened on April 15, 2026.	
BOARD OR COMMISSION RECOMMENDATION	N/A	

DEPARTMENT RECOMMENDATION	The Community Development Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Resolution, On Track Resources contract, Bid Tabulation

CITY OF
GRAIN VALLEY

STATE OF
MISSOURI

May 11, 2026
RESOLUTION NUMBER
R26-30

**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY,
AUTHORIZING THE CITY ADMINISTRATOR TO EXECUTE AN AGREEMENT WITH ON
TRACK RESOURCES LLC FOR THE MINTER ROAD WATER MAIN REPLACEMENT
PROJECT**

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

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

WHEREAS, On Track Resources LLC submitted the lowest responsible, responsive bid for the project.

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

SECTION 1: The City Administrator is hereby authorized to enter into an agreement with On Track Resources for the construction of the Minter Road Water Main Replacement:

PASSED and APPROVED, via voice vote, (-) this 11th Day of May, 2026

Bob Headley
Mayor

ATTEST:

Jamie Logan
City Clerk

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DAY OF BID – BID OPENING SUMMARY
CRAWFORD, MURPHY & TILLY, INC.
CONSULTING ENGINEERS

CLIENT: THE CITY OF GRAIN VALLEY CMT JOB NO.: 25008776.00

NAME OF JOB: MINTER ROAD WATER MAIN REPLACEMENT

BIDS RECEIVED: 2 DATE: 4/15/2026 TIME: 1:00 PM

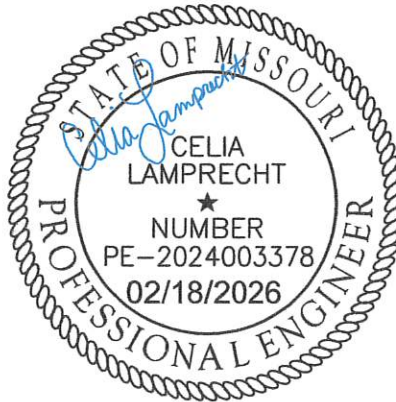
CONTRACTOR	BID
On Track Resources, LLC	\$ 340,289.91
Wiedenmann, Inc.	\$ 368,900.00
	\$
	\$
	\$
	\$
	\$
	\$
	\$
ENGINEER'S OPINION OF PROBABLE COST	\$ 375,000.00

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City of Grain Valley, Missouri

WATER TECHNICAL SPECIFICATIONS FOR

MINTER ROAD WATER MAIN REPLACEMENTS GV WO 25-02



Prepared by:

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

February 2026

CITY OF GRAIN VALLEY, MISSOURI
("Owner")

COMMUNITY DEVELOPMENT DEPARTMENT

WATER TOWER UPGRADE

ADVERTISEMENT FOR BIDS

Sealed Bids will be received by the City of Grain Valley at City Hall, 711 Main Street, Grain Valley, Missouri until **1:00 p.m. on April 14, 2026**. At said place and time, all Bids that have been duly received will be publicly opened and read aloud in the Lower Level Conference Room on Microsoft Teams. See Pre-Bid and Bid Opening Meetings Section for Microsoft Teams meeting ID and Passcode.

The Work is generally described as follows:

Approximately 1,235 linear feet of 12" water main replacement along Minter Road from SW Eagles Parkway and extending south along Minter Road. The project consists of connections to two existing 12" DIP mains along SW Eagles Parkway, a 8" DIP water main along SW Eagles Way and an existing 8" DIP main along Blue Branch Drive.

All Bids must be in accordance with the Bidding Documents, including, Drawings, Specifications, and Contract Documents on file at the Community Development Department, located in City Hall, 711 Main Street, Grain Valley, Missouri.

Copies of plans, specifications, bid documents, and other Contract Documents can be seen and downloaded on-line at www.cityofgrainvalley.org. Information regarding this project can be found under the "Bid Notices" link on the website. Prospective bidders desiring hard copies of the Contract Documents for use in preparing bids may obtain a set of such documents from the City of Grain Valley Community Development Department, 711 S. Main Street, Grain Valley, MO 64029. Any questions regarding the project, plans, specification, or bid documents should be directed to CMT and copy Patrick Martin, City Representative at (816) 847-6221 or pmartin@cityofgrainvalley.org.

Bids will be received on a unit price basis.

Each Bid shall be accompanied by a certified check, made payable to the City of Grain Valley, Missouri in an amount not less than five percent (5%) of the total Bid or by a Bid Bond with a Surety licensed to do business in the State of Missouri in the amount of five percent (5%) of the total Bid. This Security may be retained by the Owner until the Contract for the Project has been fully executed.

The Contractor and all subcontractors will be required to comply with all applicable Federal and State labor regulations including Equal Employment Opportunity, Non-segregated Facilities, Minimum Wage Rates and Affirmative Action requirements. The City of Grain Valley hereby notifies all Bidders that it will affirmatively ensure that in any Contract entered into pursuant to this Advertisement, minority business enterprises will be afforded full opportunity to submit Bids without discrimination, regardless of race, color, or national origin in consideration for any award.

Wage rates paid for Work for this Project shall be at least equal to the prevailing wage rates as determined by the Division of Labor Standards of the State of Missouri.

The project contractor and each subcontractor shall require each on-site employee to complete the ten-hour safety program required under Section 292.675, RSMo, within 30 days of beginning any of the work on the project if he or she has not previously completed the program or does not have documentation of having done so.

All bids are subject to the Buy Local/American policy and any other applicable purchasing statutes of the State of Missouri.

No bidder may withdraw its Bid within 90 days after the actual date of the opening of Bids. The City of Grain Valley will evaluate bids based on the most responsive and responsible bid. The contract award is subject to Board of Aldermen approval and certification by the Purchasing Officer, as required by Article III, Section E and Article IX of the City's Purchasing Policy. The City of Grain Valley, Missouri reserves the right to award the Contract by sections, to reject any or all Bids, and to waive any informalities or irregularities therein.

Owner: City of Grain Valley, Missouri

Advertisement Date: 3/14/2026

PRE-BID CONFERENCE

A mandatory pre-bid conference will be held on Microsoft Teams at 10:00AM on March 31, 2026. See Pre-Bid and Bid Opening Meetings Section for Microsoft Teams meeting ID and Passcode. Representatives of Owner will be present to discuss the Project. Bidders are required to attend and participate in the conference. Owner will transmit to all prospective Bidders of record such Addenda as Owner considers necessary in response to questions arising at the conference. Oral statements may not be relied upon and will not be binding or legally effective.

END OF DOCUMENT A

BID BOND

Any singular reference to Bidder, Surety, Owner or other party shall be considered plural where applicable.

BIDDER (Name and Address):

On Track Resources, LLC

845 Golf Rd, Lexington, Mo 64067

OWNER (Name and Address):

City of Grain Valley, Missouri

711 Main Street

Grain Valley, MO 64029

SURETY (Name and Address of Principal Place of Business):

Philadelphia Indemnity Insurance Company

One Bala Plaza, suite 100, Bala Cynwyd, PA 19004

PROJECT

Date: 4-15-26

Amount: 5% of total amount

Description (Name and Location):

Minter Road Water Main Replacement

BOND

Date: 4-15-26

Amount: 5% of total amount

Surety and Bidder, intending to be legally bound hereby, subject to the terms printed on the reverse side hereof, do each cause this Payment Bond to be duly executed on its behalf by its authorized officer, agent or representative.

BIDDER AS PRINCIPAL

Company: On Track Resources LLC (Corp. Seal)

Signature: *Damon Colvert*

Name and Title: Damon Colvert / member

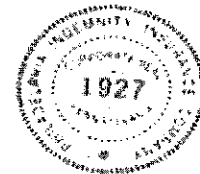
SURETY

Company: _____ (Corp. Seal)

Signature: *Sam Sealer*

Name and Title: Sam Sealer Attorney in Fact

(Attach certified Power of Attorney)



PHILADELPHIA INDEMNITY INSURANCE COMPANY

One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **Sam Sealer of Sealer Business Group, LLC dba SBG Bonding** its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed **\$50,000,000**.

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November, 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF MARCH, 2021.



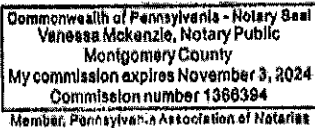
(Seal)

John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

On this 5th day of March, 2021 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Notary Public:

Vanessa McKenzie



residing at:

Bala Cynwyd, PA

My commission expires:

November 3, 2024

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5th day March, 2021 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this 15th day of April, 2026

Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY



4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

ARTICLE 5 - BASIS OF BID

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

Minter Road Water Main Replacement

Item No.	Description*	Units	Quantity	Unit Price	Total Price (\$)
1	Mobilization/Demobilization	1	LS	31,304. ⁹⁸	31,304. ⁹⁸
2	12" C900 DR18 w/ Tracer Wire	1,180	LF	124. ⁰⁴	146,367. ²⁰
3	8" C900 DR 18 w/ Tracer Wire	70	LF	158. ⁵⁹	11,101. ³⁰
4	Fittings	28	EA	1241. ⁶⁶	34,766. ⁴⁸
5	Fire Hydrant Assembly	2	EA	9905. ³⁷	19,810. ⁷⁴
6	Valves	9	EA	3863. ⁹⁷	34,775. ⁷³
7	Water Service Transfers	4	EA	3704. ³⁷	14,817. ⁴⁸
8	Erosion Control	1	LS	2360. ⁰⁰	2360. ⁰⁰
9	Traffic Control	1	LS	7500. ⁰⁰	7500. ⁰⁰
10	Testing & Disinfection	1	LS	2500. ⁰⁰	2500. ⁰⁰
11	Construction Staking	1,250	LF	3. ⁰⁰	3750. ⁰⁰
12	As-Built Drawings	1	LS	2500. ⁰⁰	2500. ⁰⁰
13	Seeding Restoration	275	SY	13. ⁶⁴	3751. ⁰⁰
14	Asphalt Restoration	120	SY	65. ⁰⁰	7800. ⁰⁰

15	Gravel Restoration	25	SY	25.00	625.00
16	Sidewalk & Curb Restoration	95	SY	180.00	17,100.00
Total Amount of Base Bid					340,829.91

Three Hundred Forty Thousand Eight Hundred Twenty-Nine and Ninety-one
Total Amount of Base Bid for Project (Typed or Written) *cents*

ON TRACK Resources LLC
Firm Name

The City reserves the right to adjust quantities for budget purposes.

Bidder acknowledges that (1) each Bid Unit Price includes an amount considered by Bidder to be adequate to cover Contractor's overhead and profit for each separately identified item, and (2) estimated quantities are not guaranteed, and are solely for the purpose of comparison of Bids and final payment for all unit price Bid items will be based on actual quantities, determined as provided in the Contract Documents.

ARTICLE 6 - TIME OF COMPLETION

- 6.01 Bidder agrees that the Work will be substantially complete within the number of calendar days listed in the Bid Form and will be completed and ready for final payment in accordance with Paragraph 14.10 of the General Conditions within 15 days of final punch list.
- 6.02 Bidder accepts the provisions of the Agreement as to liquidated damages.

ARTICLE 7 - ATTACHMENTS TO THIS BID

- 7.01 The following documents are to be submitted with and made a condition of this Bid:
 - A. Required Bid Security;
 - B. Bidders Affidavit;
 - C. E-Verify Affidavit;
 - D. List of Proposed Subcontractors;
 - E. List of Proposed Suppliers;
 - F. List of Equipment;
 - G. List of Contracts on Hand;
 - H. Evidence of authority to do business in the state of Missouri; or a written covenant to obtain such license within the time for acceptance of Bids;
 - I. Contractor's License No.: **[or]** Evidence of Bidder's ability to obtain a State Contractor's License and a covenant by Bidder to obtain said license within the time for acceptance of Bids;
 - J. Product Substitution Form 00 43 25.

ARTICLE 1- BID RECIPIENT

1.01 This Bid is submitted to:

**City of Grain Valley, Missouri
C/O Patrick Martin, City Representative
711 Main Street
Grain Valley, Missouri 64029**

1.02 The undersigned Bidder proposes and agrees, if this Bid is accepted, to enter into an Agreement with Owner in the form included in the Bidding Documents to perform all Work as specified or indicated in the Bidding Documents for the prices and within the times indicated in this Bid and in accordance with the other terms and conditions of the Bidding Documents.

ARTICLE 2 - BIDDER'S ACKNOWLEDGEMENTS

2.01 Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 90 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request of Owner.

ARTICLE 3 - BIDDER'S REPRESENTATIONS

3.01 In submitting this Bid, Bidder represents that:

A. Bidder has examined and carefully studied the Bidding Documents, and any data and reference items identified in the Bidding Documents, and hereby acknowledges receipt of the following Addenda:

Addendum No.	Addendum, Date
<u>No 1</u>	<u>April 6th, 2026</u>
_____	_____
_____	_____
_____	_____

- B. Bidder may request to visit the Site and adjacent areas, and become familiar with and satisfied itself as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- C. Bidder is familiar with and has satisfied itself as to all Laws and Regulations that may affect cost, progress, and performance of the Work.
- D. Bidder has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or adjacent to the Site and all drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings, and (2) reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, especially with respect to Technical Data in such reports and drawings.

Addendum No. 1

DATE: April 6, 2026

FROM: City of Grain Valley
Minter Road Water Main Replacement

Crawford, Murphy & Tilly, Inc.
1100 Main Street Suite 1210
Kansas City, Mo 64105
816.607.5921

TO: PROSPECTIVE BIDDERS

SUBJECT: ADDENDUM NO. 1 TO THE BIDDING DOCUMENTS FOR:
Minter Road Water Main Replacement
CMT Project No. 25008776.00

This addendum forms a part of the bidding and contract documents and modifies the original bidding documents, dated March 2026. Acknowledge receipt of this addendum in space provided on Bid Form. **FAILURE TO DO SO MAY SUBJECT BIDDER TO DISQUALIFICATION.**

This Addendum consists of 272 pages including attachments.

Plan Sheets

1. On all sheets: Replace any reference to Field-Lok gaskets with Certa-Lok Restrained C900 DR18.
2. SHEET 2 of 7 – NOTES & LEGEND: Add the following WATER NOTE 19.
 19. CONTRACTOR SHALL COMPLY WITH ALL MISSOURI DEPARTMENT OF NATURAL RESOURCES (MDNR) MINIMUM DESIGN STANDARDS FOR MISSOURI COMMUNITY WATER SYSTEMS AND CITY OF GRAIN VALLEY STANDARDS, INSTALLING EMBEDMENT MATERIAL USING THE MORE RESTRICTIVE (SMALLER) MAXIMUM AGGREGATE SIZE REQUIRED BY EITHER STANDARD; EMBEDMENT MATERIAL FOR PLASTIC PIPE SHALL HAVE A MAXIMUM PARTICLE DIAMETER OF ½ INCH FOR 4-INCH PIPE, ¾ INCH FOR 6- AND 8-INCH PIPE, AND 1 INCH FOR PIPE 10 INCHES AND LARGER; GRANULAR BEDDING SHALL BE CRUSHED ROCK OR PEA GRAVEL WITH NOT LESS THAN 95% PASSING ¾ INCH (95% PASSING 1 INCH FOR 30-INCH AND LARGER PIPE) AND NOT LESS THAN 95% RETAINED ON 3/8 INCH, AND SHALL BE PLACED IN LAYERS NOT EXCEEDING 6 INCHES AND COMPACTED BY SLICING WITH A SHOVEL OR BY VIBRATION.

Attachments

1. Pre-Bid Conference Attendance Sheet
2. Pre-Bid Conference PowerPoint Slides
3. Signed & Sealed Specifications

Except as modified herein, all provisions remain in full force and effect. Whenever this addendum conflicts with the advertised Bidding Documents, Contract Documents, Specifications and Construction Plans dated March 2026, this addendum shall govern.

END OF SECTION.

AFFIDAVIT of COMPLIANCE

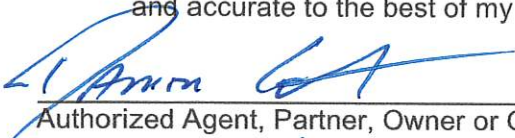
(Section 285.530.2, Revised Statutes of Missouri)

State of Missouri _____)
County Ray) ss:

Now this 13 day of April, 2026` the undersigned being first duly sworn, deposes and says:

1. I am more than 18 years of age.
2. I make this affidavit from my personal knowledge of the facts stated herein or upon information and facts available to me as a duly authorized owner, partner, corporate, or LLC officer or Human Relations Director of On Tapete Resources LLC ("Contractor").
3. I am authorized to make this affidavit on behalf of Contractor.
4. I state and affirm that Contractor is enrolled and is currently participating in E-Verify, a federal work authorization program or another equivalent electronic verification of work authorization program operated by the United States Department of Homeland Security under the Immigration Reform and Control Act of 1986.
5. Further, Contractor does not knowingly employ any person who is an unauthorized alien.
6. Further, Contractor has performed an electronic verification check as described above on all workers hired since January 1, 2009 or obtained documents required for completion of a Federal 1-9 form before it began participating in E-Verify.
7. Attached to this affidavit is a true and accurate copy of Contractor's Memorandum of Understanding with the United States concerning the use of E-Verify.

I certify under penalty of perjury that the statements above are complete, true and accurate to the best of my knowledge and belief.


Authorized Agent, Partner, Owner or Officer

Damon Colvert
Printed Name

MEMBER
Title

If Contractor has a Human Relations Director or equivalent that person must sign as an affiant as well.

I certify under penalty of perjury that the statements above are complete, true and accurate to the best of my knowledge and belief.

Human Relations Director

Printed Name

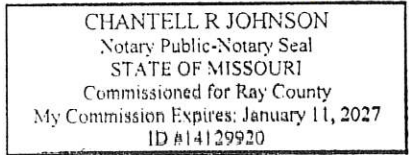
Title

Subscribed and sworn to before me this 13 day of April, 2026.

Chantell R. Johnson
Notary Public

My commission expires:


1/11/27



This form is promulgated pursuant to 15CSR 60-15.020. Use of this form is not required but the Attorney General has deemed this affidavit sufficient in form to satisfy the requirements of section 285.540 RSMo., Supp. 2008.

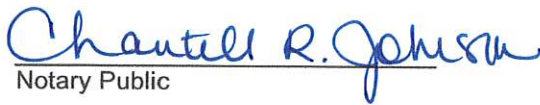
I further depose and state that Bidder has not received any payment or gratuity from a Subcontractor or Supplier, as an inducement for the award of a subcontract or a purchase order.

The undersigned further warrants that he or she has the authority to execute this affidavit on behalf of the Bidder.



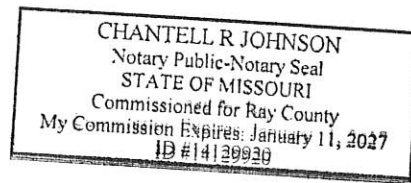
Signature

Before me, a Notary Public, personally appeared to me known to be the person who executed the within Bidder's Affidavit, and acknowledged to me that he/she executed the same for the purposes therein stated.


Notary Public

My commission expires:

1/11/27



(This Affidavit must be executed)

STATE OF Missouri)
) SS
COUNTY OF Ray)

Damon Colvert

being first duly sworn, deposes and says that he is MEMBER

(Sole Owner, a Partner, President, Secretary, etc.) of On Track Resources LLC

_____ the party making
the foregoing proposal or bid; that such bid is genuine and not collusive or sham; that said Bidder has not
colluded, conspired, connived, or agreed, directly or indirectly with any Bidder or person, to put in a sham
bid, or that such other person shall refrain from bidding, and has not in any manner, directly or indirectly
sought by agreement or collusion or communication or conference, with any person, to fix the bid price of
affiant or any other Bidder, or to fix any overhead, profit, or cost element of said Bid price, or of that of any
other Bidder, or to secure any advantage against the Owner, or any person interested in the proposed
Contract; and that all statements contained in said proposal or bid are true; and further, that such Bidder
has not, directly or indirectly submitted this Bid, or the contents thereof, or divulged information or data
relative thereto to any association or to any member or agent thereof.


_____ Affiant

Subscribed and sworn to before me this 13 day of April, 20 26.

Chantell R. Johnson
Notary Public

My Commission Expires: 1/11/27

CHANTELL R JOHNSON
Notary Public-Notary Seal
STATE OF MISSOURI
Commissioned for Ray County
My Commission Expires: January 11, 2027
ID #14129920

END OF DOCUMENT 00 45 19

BIDDING REQUIREMENTS

Document 00 43 36 -- Proposed Subcontractors

1.01 The following information gives the name, business address, and portion of work (description of work to be done) for each subcontractor, subconsultant, structural engineer, and engineer of record that will be used in the work if the Bidder is awarded the Contract. List all subcontractors, subconsultants and engineers regardless of dollar value of work. The listed subcontractors shall be used. Completion of the following is required. Failure to complete this form may result in an unresponsive bid.

A. Type of Work: Staking / As Bld
Dollar Value of Work: 3,750.00 / 3,000.00
Name: Snyder and Associates
Address: 201 NW 72nd St. Gladstone, Mo.
Street City

B. Type of Work: Asphalt
Dollar Value of Work: 7,800.00
Name: Metro Asphalt
Address: 3811 N Cobble RD Independence, Mo.
Street City

C. Type of Work: TRAFFIC Control
Dollar Value of Work: 10,000.00
Name: COMPASS
Address: 6923 E. 39th St KC, Mo.
Street City

D. Type of Work: Hydro Vac
Dollar Value of Work: 15,000.00
Name: KC Hydro Services
Address: 132 S 17th St KC, KS
Street City

E. Type of Work: _____

Dollar Value of Work: _____

Name: _____

Address: _____
Street City

F. Type of Work: _____

Dollar Value of Work: _____

Name: _____

Address: _____
Street City

G. Type of Work: _____

Dollar Value of Work: _____

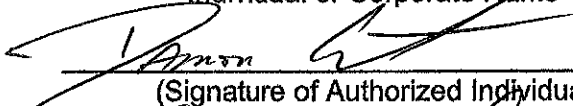
Name: _____

Address: _____
Street City

1.02 SIGNATURE OF BIDDER

ON Track Resources LLC
Individual or Corporate Name

By


(Signature of Authorized Individual)

Damon Calcutt
(Name of Authorized Individual)

Address

845 Golf Rd
Lexington, Mo. 64067

END OF DOCUMENT 00 43 36

BIDDING REQUIREMENTS

Document 00 43 25 - Proposed Product Substitutions

1.01 The Total Base Bid Amount includes only those products specified in the Bidding Documents. Following is a list of substitute products which Bidder proposes to furnish on this project, with the difference in price being added to or deducted from the Total Bid Amount.

1.02 Bidder understands that the acceptance of any proposed substitution is at the Owner's option. Approval or rejection of any substitutions listed below will be indicated after executing the Contract.

1.03 **PRODUCT SUBSTITUTION LIST**

<u>MANUFACTURER'S NAME AND PRODUCT</u>	<u>ADD</u>	<u>DEDUCT</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

1.04 Bidder's proposal shall be in accordance with the provisions of Section 01 60 00 - Product Requirements.

1.05 **EVALUATION**

A. Contract award will be made in accordance with Instructions to Bidders. Only the successful Bidder's Proposed Product Substitution List will be evaluated.

1.06 **SIGNATURE OF BIDDER**

ON Track Resources LLC
Individual or Corporate Name

By Damon Calvert

Address 845 Golf Rd.

Lexington, Mo. 641067

END OF DOCUMENT 00 43 25

On Track Resources LLC

Item Type	Item Description	Purchase Price	Quantity	Entity
Volvo	2025 ECR 235 EL Excavator	280,000.00	1	OTRC
Volvo	2026 ECR 145 EL Excavator	210,000.00	1	OTRC
Bobcat	2026 T770	84,000.00	1	OTR
Bobcat	2026 T770	84,000.00	1	OTR
Bobcat	2024 E 42 Mini	Lease	1	OTRC
Bobcat	2026 E 42 Mini	Lease	1	OTRC
Bobcat	2024 T 66 Skid steer	Lease	1	OTRC
Ditch Witch	2021 RT 125 Plow	315,000.00	1	OTRC
Vermeer	2021 24X40 HDD Drill	420,000.00	1	OTRC
Vermeer	2018 24x40 HDD Drill	160,000.00	1	OTRC
Load Trail	2023 24K 32'	28,000.00	1	OTRC
Load Trail	2024 45k 30'	36,000.00	1	OTRC
Caterpillar	2019 D4k2 LGP Dozer	320,000.00	1	OTRC
Kenworth	2024 Railroad Grapple Truck	525,000.00	1	OTR
Kenworth	2023 Railroad Grapple Truck	478,000.00	1	OTR
Kenworth	2019 Railroad Grapple Truck	327,000.00	1	OTR
Kenworth	2018 Railroad Grapple Truck	325,000.00	1	OTR
Kenworth	2019 Railroad Grapple Truck	235,000.00	1	OTR
Ford	2019 450 Crew Cab	42,000.00	1	OTRC
Ford	2019 350 Crew Cab Service Truck	45,000.00	1	OTRC
GMC	2008 Kodiak Water Truck	50,000.00	1	OTRC
Chevy	2008 Kodiak Water Truck	45,000.00	1	OTRC
Load trail	2024 Trailer	8,000.00	1	OTR
Trailerman Trailers	2022 Trailer 22'	8,000.00	1	OTR
Load Trail	2022 Trailer 22'	8,000.00	1	OTR

Item Type	Item Description	Purchase Price	Quantity	Entity
Load trail	2021 Trailer 22'	8,000.00	1	OTR
Ford	2017 F150	37,360.00	1	OTRC

Signature
Your signature

K. 00 45 19 - Non-Collusion Affidavit.

L. All manufactured goods or commodities used or supplied under this contract must meet the requirements of the Domestic Products Procurement law RSMo 34.350 - RSMo 34.359. Compliance certification must be submitted if awarded project.

7.02 The terms used in this Bid with initial capital letters have the meanings stated in the Instructions to Bidders, the General Conditions, and the Supplementary Conditions.

ARTICLE 9 - BID SUBMITTAL

BIDDER: *[Indicate correct name of bidding entity]*

ON TRACK Resources LLC

By:
[Signature]

[Signature]

[Printed name]

{If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.}

Attest:

[Signature]

[Printed name]

Damon Culvert

Title:

MEMBER

Submittal Date:

April 15th, 2026

Address for giving notices:

845 Golf RD
Lexington, Mo. 64067

Telephone Number:

816-240-5772

Fax Number:

-

Contact Name and e-mail address:

Damon Culvert Damon@onTrackResource.com

Bidder's License No.:

(where applicable)



State of Missouri
John R. Ashcroft, Secretary of State
 Corporations Division
 PO Box 778 / 600 W. Main St., Rm. 322
 Jefferson City, MO 65102

LC001680974
Date Filed: 12/17/2019
John R. Ashcroft
Missouri Secretary of State

Articles of Organization

(Submit with filing fee of \$105.00)

1. The name of the limited liability company is

On Track Resources LLC

(Must include "Limited Liability Company," "Limited Company," "LC," "L.C.," "L.L.C.," or "LLC")

2. The purpose(s) for which the limited liability company is organized:

Other miscellaneous durable goods merchant wholesaler

3. The name and address of the limited liability company's registered agent in Missouri is:

<u>Justin Alan Beal</u>	<u>845 Golf Rd</u>	<u>Lexington MO 64067</u>
<i>Name</i>	<i>Street Address: May not use PO Box unless street address also provided</i>	<i>City/State/Zip</i>

4. The management of the limited liability company is vested in: managers members *(check one)*

5. The events, if any, on which the limited liability company is to dissolve or the number of years the limited liability company is to continue, which may be any number or perpetual: Perpetual

(The answer to this question could cause possible tax consequences, you may wish to consult with your attorney or accountant)

6. The name(s) and street address(es) of each organizer *(PO box may only be used in addition to a physical street address):*

(Organizer(s) are not required to be member(s), manager(s) or owner(s))

<i>Name</i>	<i>Address</i>	<i>City/State/Zip</i>
<u>Beal, Justin</u>	<u>845 Golf Rd</u>	<u>Lexington MO 64067</u>
<u>Calvert, Damon</u>	<u>12664 Hwy 13</u>	<u>Richmond MO 64085</u>
<u>Fiene, Cameron</u>	<u>2601 Franklin Ave</u>	<u>Lexington MO 64067</u>

7. Series LLC (OPTIONAL) Pursuant to Section 347.186, the limited liability company may establish a designated series in its operating agreement. The names of the series must include the full name of the limited liability company and are the following:

New Series:

The limited liability company gives notice that the series has limited liability.

New Series:

The limited liability company gives notice that the series has limited liability.

New Series:

The limited liability company gives notice that the series has limited liability.

(Each separate series must also file an Attachment Form LLC 1A.)

Name and address to return filed document:	
Name:	<u>Justin Alan Beal</u>
Address:	<u>Email: jbeal@ngzimmer.com</u>
City, State, and Zip Code:	_____

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

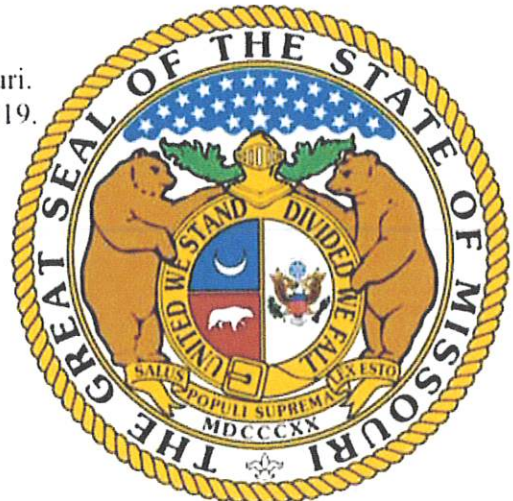
On Track Resources LLC
LC001680974

filed its Articles of Organization with this office on the 17th day of December, 2019, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 17th day of December, 2019, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.
Done at the City of Jefferson, this 17th day of December, 2019.


Secretary of State



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

MEETING DATE	5/11/2026	
BILL NUMBER	R26-31	
AGENDA TITLE	A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH TEMP-CON LLC FOR HVAC PREVENTATIVE MAINTENANCE/SERVICES	
REQUESTING DEPARTMENT	Community Development Department	
PRESENTER	Patrick Martin, Community Development Director	
FISCAL INFORMATION	Cost as recommended:	Refer to TEMP-CON LLC response to RFP.
	Budget Line Item:	100-09-76900 (60%) 200-25-76900 (10%) 210-55-76900 (6%) 600-60-76900 (12%) 600-65-76900 (12%)
	Balance Available:	\$35,400 for Term and Supply contracts.
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To approve the contract with Temp-Con LLC to provide HVAC and mechanical services on City owned buildings and equipment	
BACKGROUND	<p>Any past agreement with Mechanical Contractors will expire on the 28th of May and the City went through the RFP process to solicit bids for services starting on the 29th of May. We had four contractors submit bid proposals.</p> <p>Temp-Con LLC U.S. Engineering Services LLC Cullen Mechanical Rand Construction Company</p>	
SPECIAL NOTES	Advertised as RFP no. 2026-01	

ANALYSIS	All submissions received were reviewed by committee and ranked based on qualifications, references, response time and cost.
PUBLIC INFORMATION PROCESS	RFP advertised in the Examiner on February 14 th , 2026 as well as notification sent to prospective bidder and posted on the City website.
BOARD OR COMMISSION RECOMMENDATION	None
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Resolution, Bid proposal and contract

CITY OF
GRAIN VALLEY

STATE OF
MISSOURI

May 11, 2026

R26-31

**A RESOLUTION BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY
AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH
TEMP-CON LLC FOR HVAC PREVENTATIVE MAINTENANCE/SERVICES**

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

WHEREAS, the Board of Aldermen adopted the 2026 budget that appropriated funds for the maintenance of City facilities on December 8, 2025 Via Ordinance 25-19; and

WHEREAS, the Board of Aldermen understand the importance of maintaining City facilities; and

WHEREAS, Temp-Con LLC has the experience and resources necessary to provide the City with the desired services; and

WHEREAS, Temp-Con LLC was selected through an RFP process.

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

SECTION 1: The City Administrator is hereby authorized to enter into an agreement with Temp-Con LLC for HVAC and mechanical services.

PASSED and APPROVED, via voice vote, (-) this 11th Day of May, 2026.

Bob Headley
Mayor

ATTEST:

Jamie Logan
City Clerk

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Temp-Con, LLC

April 24, 2026

City of Grain Valley
Attn: Procurement Department
711 Main Street
Grain Valley, MO 64029

RE: Preventative Maintenance/Services RFP #2026-01

Dear Selection Committee,

On behalf of **Temp-Con, LLC**, I am pleased to submit our proposal in response to the City of Grain Valley's **Preventative Maintenance/Services RFP #2026-01**. We appreciate the opportunity to partner with the City in maintaining reliable, efficient, and safe mechanical systems across your facilities.

Our team brings extensive experience in commercial HVAC preventative maintenance, system optimization, and responsive service. We understand the importance of maintaining uninterrupted operations within municipal environments and are committed to delivering a structured, proactive maintenance program that minimizes downtime, extends equipment life, and ensures predictable budgeting.

What differentiates our approach is a disciplined focus on accountability and measurable performance. We emphasize detailed inspection protocols, clear documentation, and data-driven recommendations to support long-term asset management. Our technicians are highly trained, safety-focused, and equipped to service a wide range of equipment types and system configurations commonly found in municipal buildings.

In addition, we pride ourselves on communication and partnership. The City can expect consistent reporting, transparent pricing, and a responsive service team that aligns with your operational priorities. Our goal is to serve not simply as a vendor, but as a trusted advisor supporting the City's facilities and infrastructure.

We are confident in our ability to deliver value, reliability, and professionalism consistent with the City of Grain Valley's expectations. Thank you for your consideration of our proposal. We welcome the opportunity to discuss our qualifications further and answer any questions you may have.

Sincerely,



Todd Davisson

Business Development Manager

Temp-Con

(816) 506-3915

todd@tempcon.net



EXHIBIT "A" NON-COLLUSION CERTIFICATION

STATE OF ^{Kansas} ~~MISSOURI~~
CITY/COUNTY OF: Johnson

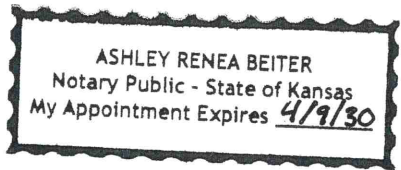
Luke chambers being first duly sworn deposes,
(First Name, Last Name)
and says they are President
(Title of Person Signing)
of Temp-Con, LLC
(Name of Bidding Company)

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

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

BY [Signature]
BY _____
BY _____

SWORN to before me this 24 day of April 2026.



[Signature]
(Notary Public)

My Commission Expires 4/9/2030

711 Main Street
Grain Valley, MO 64029
816.847.6200



2026
REQUEST FOR PROPOSALS FOR
HVAC PREVENTATIVE MAINTENANCE/SERVICES
RFP #2026-01

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

Four (4) Signed Copies
MUST BE RECEIVED BY:
3:00 P.M. APRIL 28, 2026

Please mark your submittal "Sealed Proposal –2026 HVAC Preventative Maintenance/Services" and send it to:

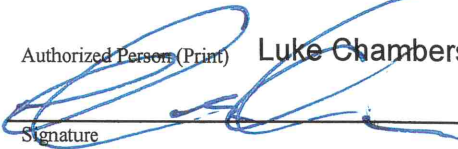
City of Grain Valley
Attention: Mike Russell, Building Official
711 Main St.
Grain Valley, Missouri 64029
816-847-6226

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

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

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

Company Name Temp-Con
10601 W 79th Street
Address
Shawnee, KS 66214
City/State/Zip
(913) 768-4888
Telephone # Fax #
TempConServiceWO@tempcon.net
E-mail

Authorized Person (Print) Luke Chambers

Signature
President
Title
April 23, 2026 93-2963785
Date Tax ID #
LLC
Entity Type

711 Main Street
Grain Valley, MO 64029
816.847.6200



FORM NO. 1

CITY OF GRAIN VALLEY, MISSOURI
HVAC SERVICES RFP

CONTRACTOR QUALIFICATION FORM

Full Legal Business Name: Temp-Con, LLC

Address: 10601 W 79th Street, Shawnee, KS 66217

Contact Name & Title: Todd Davisson, Business Development Manager

Type of Business:

X : Corporation
: Partnership
: Individual
: Other, Explain:

How many years has your business operated without interruption? 40

How many years has your business performed commercial HVAC Services? 40

Has your business been in bankruptcy, reorganization, or receivership in the last five (5) years? If yes, explain: No

Describe the services offered by your business. Temp-Con provides commercial only HVAC, refrigeration, and plumbing service, maintenance, and repair. We also provide installation, equipment change out, ductwork fabrication, and design and build services.

Would your business provide us with a dedicated technician, when possible, who has a minimum of three (3) years of commercial service experience and/or relevant certification? Explain: Yes, when possible, we would identify a technician with a minimum of 3-years commercial service experience. Our aim is to have one primary senior service technician assigned to the City of Grain Valley in order to improve continuity of service and familiarity of buildings and equipment.



FORM NO. 2

CITY OF GRAIN VALLEY, MISSOURI
HVAC SERVICES RFP.
CONTRACTORS QUALIFICATION FORM, CONT.

List the pertinent experience and certification of the key individuals of your organization who would be involved with our account.

Type text here

Our VP of Service Operations, David Carlton has 30+ years commercial experience in all facets of HVAC, refrigeration, and plumbing. Our Service Manager and Estimation Manager Joel Roberts and Brian Meyer, respectively, each have more than 15 years experience.

Our senior technicians planned to service the City of Grain Valley, has over 8 years of commercial HVAC experience. Todd Davisson has 8 years commercial HVAC experience.

List any of the requirements in the scope of work you are not able to accommodate. Discuss any exceptions, special conditions, other fees, other services or deviations from the requested scope or other information defined in this proposal.

We are able and exceptionally qualified to perform all elements and aspects of the scope of work in this proposal.



FORM NO. 3

CITY OF GRAIN VALLEY, MISSOURI
HVAC SERVICES RFP
CONTRACTOR REFERENCE FORM

A minimum of three references are required. All references must be from customers for whom your business has completed work similar to the specifications of this proposal. Additional pages may be attached if necessary.

References for Temp-Con, LLC

Business Name Redeemer Church
Street Address 9333 W 159th Street
City, State & Zip Overland Park, KS 66221
Contact Person Name & Title Jon Meyers
Phone, fax and email (913) 685-2322 / jmeyers@redeemer-pca.org
Describe Scope of Work and approx. dates of service
Full service maintenance, time and material repair and service for all HVAC systems.
Work has included equipment change out and scheduling.

Business Name Ambassador Hotel
Street Address 1111 Grand Blvd.
City, State & Zip Kansas City, MO 64106
Contact Person Name & Title Salvador Zamora, Lead Engineer
Phone, fax and email (559) 681-9857 / szamora@ambassadorhc.com
Describe Scope of Work and approx. dates of service
Full service maintenance, time and material repair and service for all HVAC systems.
Work has included equipment change out and scheduling.

Business Name Capital Assets & Development
Street Address 1200 Lake St. Louis Boulevard, Suite 218
City, State & Zip Lake St. Louis, MO 63367
Contact Person Name & Title Julie Graziano, Office Administrator
Phone, fax and email (314) 374-7535 / admin@capitaladi.com
Describe Scope of Work and approx. dates of service
We provide complete HVAC maintenance and service/repair work for multiple properties including critical medical office building and surgery centers, othopedic rehabilitation centers, and other commercial office space.

711 Main Street
Grain Valley, MO 64029
816.847.6200



FORM NO. 4

CITY OF GRAIN VALLEY, MISSOURI
 HVAC SERVICES RFP
 SERVICE FEE FORM

Spring Inspection Program	\$ 1,987.65	HR
Mid-Summer Inspection Program	\$ 1,987.65	HR
Fall Inspection Programs	\$ 1,987.65	HR
Mid-Winter Inspection Programs	\$ 1,987.65	HR
Certified Technician – Normal Hours	\$ 115.00	HR
Certified Technician – Overtime Hours	\$ 172.50	HR
Certified Technician – Emergency Call Out	\$ 230.00	HR
Certified Technician – Holiday Hours	\$ 345.00	HR
Helper Technician – Normal Hours (if applicable)	\$	HR
Helper – Overtime Hours (if applicable)	\$	HR
Helper – Emergency Call out (if applicable)	\$	HR
Helper – Holiday Hours (if applicable)	\$	HR
List any relevant mark-ups, with details (if applicable)	\$	HR
Other (must define)	\$	HR

Define hours for After Hours/ Overtime work:

Time-and-a-half for Monday - Friday 6:00 a.m. - 8:00 a.m., 4:00 p.m. - 9:00 p.m., and Saturday 6:00 a.m. - 9:00 p.m.; double time Monday - Saturday 9:00 p.m. - 6:00 a.m. and all day Sunday.

Define your guaranteed response time:

We guarantee same day service with overtime approval.

711 Main Street
 Grain Valley, MO 64029
 816.847.6200

cityofgrainvalley.org

LIFE OUTSIDE THE LINES



List any exceptions or assumptions in your pricing:

No exceptions or assumptions.

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LIFE OUTSIDE THE LINES



FORM NO. 5

CITY OF GRAIN VALLEY
HVAC SERVICES RFP

EXECUTION OF PROPOSAL FORM

The responding contractor certifies the following by checking the following Items:

- That this proposal was signed by an authorized representative of the business.
- That the potential contractor has determined the cost and availability of all services and/or materials associated with performing the services outlined herein.
- That all costs associated within the proposal submitted have been determined and included in the contractors response

Therefore, in compliance with the foregoing Request for Proposals, and subject to all terms and conditions thereof, the undersigned offers and agrees to the conditions as set forth in this Request for Proposal with no exceptions. In the event of exceptions, exceptions must be clearly noted and detailed within the contractor's response.

Business Name Temp-Con, LLC

Authorized Signature 

Date April 24, 2026 Luke Chambers, President

(Print Name & Title)



Company ID Number: 1264865

**THE E. VERIFY
MEMORANDUM OF UNDERSTANDING
FOR EMPLOYERS**

**ARTICLE I
PURPOSE AND AUTHORITY**

The parties to this agreement are the Department of Homeland Security (DHS) and the Temp-Con, LLC (Employer). The purpose of this agreement is to set forth terms and conditions which the Employer will follow while participating in E-Verify.

E-Verify is a program that electronically confirms an employee's eligibility to work in the United States after completion of Form I-9, Employment Eligibility Verification (Form I-9). This Memorandum of Understanding (MOU) explains certain features of the E-Verify program and describes specific responsibilities of the Employer, the Social Security Administration (SSA), and DHS.

Authority for the E-Verify program is found in Title IV, Subtitle A, of the Illegal Immigration Reform and Immigrant Responsibility Act of 1996 (IIRIRA), Pub. L. 104-208, 110 Stat. 3009, as amended (8 U.S.C. § 1324a note). The Federal Acquisition Regulation (FAR) Subpart 22.18, "Employment Eligibility Verification" and Executive Order 12989, as amended, provide authority for Federal contractors and subcontractors (Federal contractor) to use E-Verify to verify the employment eligibility of certain employees working on Federal contracts.

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816.847.6200

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LIFE OUTSIDE THE LINES



ARTICLE II RESPONSIBILITIES

A. RESPONSIBILITIES OF THE EMPLOYER

1. The Employer agrees to display the following notices supplied by OHS in a prominent place that is clearly visible to prospective employees and all employees who are to be verified through the system:
 - a. Notice of E-Verify Participation
 - b. Notice of Right to Work

2. The Employer agrees to provide to the SSA and DHS the names, titles, addresses, and telephone numbers of the Employer representatives to be contacted about E-Verify. The Employer also agrees to keep such information current by providing updated information to SSA and OHS whenever the representatives' contact information changes.

3. The employer agrees to grant E-Verify access only to current employees who need E-Verify access. Employers must promptly terminate an employee's E-Verify access if the employer is separated from the company or no longer needs access to E-Verify.

Page 1 of 17 E-Verify MOU fur Employers I Revision Date 00/01113

GRAIN VALLEY™ MISSOURI

E-Verify



Company ID Number: 1264865

Approved by:

Employer Temp-Con, LLC	
Name (Please type or print) <i>Luke Chambers</i>	Title <i>President</i>
Signature <i>[Handwritten Signature]</i>	Date <i>4/24/20</i>

Department of Homeland Security – Verification Division

Name (Please Type or Print)	Title
Signature	Date

711 Main Street
Grain Valley, MO 64029
816.847.6200

cityofgrainvalley.org

LIFE OUTSIDE THE LINES

**CITY OF GRAIN VALLEY TERM AND
SUPPLY CONTRACT FOR SERVICES**

Preventive Maintenance Services HVAC Systems

In agreement made this 29th day of May 2026, between Temp Con LLC an entity organized and existing under the laws of the State of Kansas, with its principal office located at 10601 W 79th St., Shawnee, KS 66214 hereafter referred to as the **Contractor**, and The City of Grain Valley, Missouri, a 4th class City organized and existing under the laws of the State of Missouri, with its principal office located at 711 N Main St, Grain Valley, Missouri, hereafter referred to as the **City**.

This contract and applicable attachments represent the entire understanding and agreement between the parties and no oral, implied, alterations or variations to the contract will be binding on the parties, except to the extent that they are in writing and signed by the parties hereto. This contract shall be binding upon the heirs, successors, administrators, executors and assigns of the parties hereto. In the event there are any inconsistencies in the provisions of this contract and those contained in the proposal they will be resolved in accordance with the terms of this contract.

This contract is effective as of May 29th, 2026 and coincidental with the City Administrator signature and attestation by the City Clerk and shall remain in effect as described within the attachments.

ARTICLE I: THE WORK

Contractor agrees to perform all work and provide all materials as specified in Request for Proposal #2026-01 and the General Terms and Conditions in Appendix A, commonly referred to as Contract Terms and Conditions and according to Contract Agreement set forth here. Contractor agrees to provide all labor, materials, tools, permits, and perform the contracted work in accordance with all specifications, terms, and conditions as set forth within the proposal documents. The work as specified in Request for Proposal #2026-01 may commence upon the signing of this contract and scheduling and approval of the City.

ARTICLE II: TIME OF COMMENCEMENT AND COMPLETION

Contractor agrees to perform HVAC maintenance services as prescribed in the RFP document. This contract is for services provided in a one-year period beginning May 29th, 2026 and ending May 29th, 2027. This term shall automatically extend for two additional one-year periods under the same terms and conditions. At the conclusion of the two one-year extensions the terms and conditions may be adjusted and the contract extended every two years after if agreed upon by both

parties unless one or both parties submit notice as described below to cancel the agreement. In multiple year contracts the obligation of the City to pay for goods and/or services under the contract is limited to payment from available revenues and shall constitute a current expense of the City and shall not in any way be construed to be a debt of the City in contravention of any applicable constitutional or statutory limitations or requirements concerning the creation of indebtedness by the City nor shall anything contained in the contract constitute a pledge of the general tax revenues, funds or moneys of the City, and all provisions of the contract shall be construed so as to give effect to such intent.

ARTICLE III: CONTRACT SUM AND PAYMENT

The City agrees to pay the Contractor for services provided based upon the guaranteed pricing proposed in the Request for Proposal response submitted by the contractor and attached as Appendix B.

ARTICLE IV: CONTRACT PAYMENTS

The City agrees to pay the Contractor for the completed work as follows: The Contractor shall provide the City with monthly billings for services provided. Payment will constitute full and complete payment as per individual invoice and within thirty (30) days of completion and acceptance of Contractor's work. The city will be the sole judge as to the sufficiency of the work performed.

The Contractor agrees that the City may withhold any and all payment for damage or destruction, blatant or otherwise, incurred to the City's property caused by poor performance or defective equipment or materials or personnel employed or utilized by the Contractor. Additionally, it is agreed the Contractor shall also be liable to the City for replacement of materials or services occasioned by such breach.

In the event of the Contractor's failure to perform any of the duties as specified in this contract, attachments, and addendums, or to correct an error within the time stipulated and agreed upon by both parties, the City shall have the right to deduct an amount not to exceed twenty-five (25%) per invoice.

Payment shall be made within thirty (30) days of receipt of invoice.

Third party payment agreements will not be accepted by the City.

In the event that the Missouri Department of Labor and Industrial Relations has determined that a violation of Section 292.675, RSMo, has occurred and that a penalty as described in Section XII shall be assessed, the City shall withhold and retain all sums and

amounts due and owing when making payments to Contractor under this Contract.

ARTICLE V: INSURANCE AND LICENSE REQUIREMENTS

Insurance shall be provided as outlined in the General Terms and Conditions Appendix A to the Contract. Contractor shall provide workers compensation insurance, as required by local, state and federal authority, to cover himself, employees and/or agents employed at his direction.

An annual certificate of insurance for worker's compensation and public liability, together with a properly executed endorsement, shall be delivered to the City prior to the commencement of work. The insurance company providing such coverage shall be satisfactory to the City.

All policies for liability protection, bodily injury, or property damage shall include the City of Grain Valley as an additional insured as such respects operation under this contract.

Contractor agrees to hold harmless and indemnify the City from any liability for damage, injury or death arising out of the work performance of the contract.

The Contractor is required to maintain a business license from the City.

The Contractor shall provide a completed W-9 Tax Form.

ARTICLE VI: DAMAGES

Contractor **will** promptly repair all damage to public and private property caused by their agents or employees. Should damages not be promptly repaired, the City will authorize the hiring of another Contractor to do the repairs. The original Contractor agrees to promptly pay for the services of any such Contractor hired to do such repairs.

Contractor shall immediately report, to the City, or a duly authorized representative, any accident whatsoever arising out of the performance of this contract, especially those resulting in death, serious injury or property damage. Contractor must provide full details and statements from any witnesses.

ARTICLE VII: RESPONSIBILITIES

The City shall provide all information or services under their control with reasonable promptness and designate the City Administrator, or their designee (in writing) to render decisions on behalf of the City and on whose actions and approvals the Contractor may rely.

The Contractor's responsibilities and obligations under this agreement are accepted subject to strikes, outside labor troubles (including strikes or labor troubles affecting vendors or suppliers of Contractor), accidents, transportation delays, floods, fires, or other acts of God, and any other causes of like or different character beyond the control of Contractor. Impossibility of performance by reason of any legislative, executive, or judiciary act of any governmental authority shall excuse performance of or delay in performance of this agreement. The City and the Contractor shall agree upon such any delay or cancellation of performance and execute an agreement in writing documenting the excuse of performance or delay in performance of this agreement.

Contractor agrees to provide all materials, labor, tools, and equipment necessary to perform and complete the contract as specified.

All equipment will be of such type and in such condition so as not to cause any damages to City property or the community at large. All equipment used on site will meet the minimum requirements of OSHA (Occupational Safety Health Administration) and related federal, state, county, and city agencies and regulations, including but not limited to EPA (Environmental Protection Agency) and the NESHAPS (National Emission Standards for Hazardous Air Pollution). All material will be of a type and quality acceptable to the City, and which will not cause injury to property or persons.

All material will be of a type and quality acceptable to the City, and which will not cause injury to property or persons.

Contractor will supervise and direct the work performed and shall be responsible for his employees. Contractor will also supervise and direct the work performed by subcontractors and their employees and be responsible for the work performed by subcontractors hired by the contractor.

Contractor agrees to obtain and maintain, during the term of this contract, the necessary licenses and permits required by federal, state, county and municipal governments to perform the services as required by this contract. Contractor shall bear the cost of any permits which he is obligated to secure. Contractor will also ensure any subcontractors hired will obtain the necessary licenses and permits as required.

Contractor agrees to comply with all applicable federal, state, county and municipal laws and regulations, including, but not limited to, affirmative action, equal employment, fair labor standards and all applicable provisions of the Occupational Safety and Health Act of 1970, as amended. Contractor agrees to ensure subcontractors and their employees comply with all applicable laws and regulations aforementioned.

Contractor also agrees to be, at all times, in full compliance with any and all applicable

federal, state and local laws and regulations as they may change from time to time.

ARTICLE VIII: TERMINATION OF AGREEMENT

With Cause - If Contractor fails to perform his duties as specified in this contract, the City through its appointed representative, shall notify the Contractor to correct any default under the terms of this contract. Such notification may be made in writing, and delivered via regular, certified facsimile or e-mail. If the Contractor fails to correct any default after notification of such default, the City shall have the right to immediately terminate this agreement by giving the Contractor ten (10) days written notice, and delivered via regular, facsimile or e-mail.

Without Cause - The City may terminate this agreement at any time by providing thirty (30) days written notice, by certified mail, to the Contractor at the address listed below.

In the event this agreement is terminated, the City may hold as retainer the amount needed to complete the work in accordance with bid specifications.

ARTICLE IX: WARRANTY

Contractor shall, within ten (10) days of written notice from the City, correct any work found to be defective, incorrect, or not in accordance with Appendix A.

A. Hold Harmless Clause

The Contractor shall, during the term of the contract including any warranty period, indemnify, defend, and hold harmless the City of Grain Valley, its officials, employees, agents, residents and representatives thereof from all suits, actions, or claims of any kind, including attorney's fees, brought on account of any personal injuries, damages, or violations of rights, sustained by any person or property in consequence of any neglect in safeguarding contract work or on account of any act or omission by the Contractor or his employees, or from any claims or amounts arising from violation of any law, bylaw, ordinance, regulation or decree. The vendor agrees that this clause shall include claims involving infringement of patent or copyright.

B. Exemption from Taxes

The City of Grain Valley is exempt from state sales tax and federal excise tax. Tax exemption certificates indicating this tax-exempt status will be furnished on request, and therefore the City shall not be charged taxes for materials or labor.

1. Employment Discrimination by Contractors Prohibited/Wages/ Information

During the performance of a contract, the Contractor shall agree that it will not discriminate against any employee or applicant for employment because of race, religion, color, sex, national origin, or disabilities, except where religion, sex or

national origin is a bona fide occupational qualification reasonably necessary to the normal operation of the Contractor; that it will post in conspicuous places, available to employees and applicants for employment, notices setting forth nondiscrimination practices, and that it will state, in **all** solicitations or advertisements for employees placed by or on behalf of the Contractor, that it is an equal opportunity employer. Notices, advertisements and solicitations placed in accordance with federal law, rule or regulation shall be deemed sufficient to meet this requirement.

The Contractor will include the provisions of the foregoing paragraphs in every subcontract or purchase order so that the provisions will be binding upon each subcontractor or vendor used by the Contractor.

C. Severability

In the event that any provision shall be adjudged or decreed to be invalid, such ruling shall not invalidate the entire Agreement but shall pertain only to the provision in question and the remaining provisions shall continue to be valid, binding and in full force and effect.

D. Applicable Laws

This contract shall be governed in all respects by federal and state laws. All work performed shall be in compliance with all applicable City of Grain Valley codes.

E. Drug/Crime Free Work Place

The Contractor acknowledges and certifies that it understands that the following acts by the contractor, its employees, and/or agents performing services on City of Grain Valley property are prohibited:

1. The unlawful manufacture, distribution, dispensing, possession or use of alcohol or other drugs; and
2. Any impairment or incapacitation from the use of alcohol or other drugs (except the use of drugs for legitimate medical purposes).
3. Any crimes committed while on City property.

The Contractor further acknowledges and certifies that it understands that a violation of these prohibitions constitutes a breach of contract and may result in default action being taken by the City of Grain Valley in addition to any criminal penalties that may result from such conduct.

F. Inspection

At the conclusion of each job order, the Contractor shall demonstrate to the Building Official for the City that the work is fully complete and in compliance with the scope of services. Any deficiencies shall be promptly and permanently corrected by the Contractor at the Contractor's sole expense prior to final acceptance of work, and normal warranties shall be issued at point of final acceptance by the City of Grain Valley.

G. No Escalation of Fees

The pricing of services contained in the contract for the selected Contractor shall remain in effect for the duration of the contract. No escalation of fees will be allowed.

ENTIRE AGREEMENT

The parties agree that this constitutes the entire agreement and there are no further items or provisions, either oral or otherwise.

IN WITNESS WHEREOF, the parties hereunto have executed two (2) counterparts of this agreement the day and year first written above.

THE CITY OF GRAIN VALLEY, MO.

By: _____
Ken Murphy, City Administrator

Attest: _____
Jamie Logan, City Clerk

Temp-Con LLC

By: _____ Print _____ Signature
Temp-Con LLC

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

MEETING DATE	5/11/2026	
BILL NUMBER	R26-32	
AGENDA TITLE	A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY APPROVING AN AMENDMENT TO THE CITY'S PURCHASING POLICY RELATED TO COOPERATIVE PURCHASING AGREEMENTS	
REQUESTING DEPARTMENT	Finance	
PRESENTER	Steven Craig, Finance Director	
FISCAL INFORMATION	Cost as recommended:	Not Applicable
	Budget Line Item:	Not Applicable
	Balance Available	Not Applicable
	New Appropriation Required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
PURPOSE	To amend the City Purchasing Policy	
BACKGROUND	The current purchasing policy was approved in November 2025. While the policy references the use of State of Missouri contracts and regional purchasing cooperatives within certain procurement sections, it does not currently contain a dedicated section governing participation in cooperative purchasing agreements.	
SPECIAL NOTES	None	
ANALYSIS	The proposed amendment adds a new section to the policy to provide clearer guidance and formal authority for the City to participate in cooperative purchasing agreements with other governmental entities and recognized purchasing cooperatives.	
PUBLIC INFORMATION PROCESS	None	
BOARD OR COMMISSION RECOMMENDATION	Not Applicable	
DEPARTMENT RECOMMENDATION	City Staff recommends approval	
REFERENCE DOCUMENTS ATTACHED	Resolution and Amended Purchasing Policy	

May 11, 2026
RESOLUTION NUMBER
R26-32

**A RESOLUTION OF THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY
APPROVING AN AMENDMENT TO THE CITY'S PURCHASING POLICY RELATED TO
COOPERATIVE PURCHASING AGREEMENTS**

WHEREAS, the City of Grain Valley maintains a Purchasing Policy establishing procedures and requirements for the procurement of goods, services, construction, and professional services on behalf of the City; and

WHEREAS, the Board of Aldermen approved the current Purchasing Policy on November 24, 2025; and

WHEREAS, City staff has identified the need to establish a dedicated section within the Purchasing Policy addressing the use of cooperative purchasing agreements and contracts awarded by other governmental entities and recognized purchasing cooperatives; and

WHEREAS, the proposed amendment is intended to provide additional administrative flexibility and efficiency by allowing the City to utilize competitively solicited cooperative contracts when determined to be in the best interest of the City and in accordance with laws and regulations applicable to the City; and

WHEREAS, the Board of Aldermen finds that adoption of the proposed amendment will improve procurement operations while maintaining appropriate purchasing controls and oversight.

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

SECTION 1: The amendment to the City of Grain Valley Purchasing Policy attached hereto as Exhibit A is hereby approved.

SECTION 2: The cooperative purchasing provisions adopted herein shall become part of the City's existing Purchasing Policy approved on November 24, 2025.

SECTION 3: All remaining provisions of the Purchasing Policy not amended by this Resolution shall remain unchanged and in full force and effect.

SECTION 4. This Resolution shall take effect and be in full force immediately upon its passage and approval according to law.

PASSED and APPROVED, via voice vote, (-) this 11th Day of May, 2026.

Bob Headley
Mayor

ATTEST:

Jamie Logan
City Clerk

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LIFE OUTSIDE THE LINES

PURCHASING POLICY

ADOPTED 11/24/2025

AMENDED 5/11/2026

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I. PURPOSE

The purpose of this policy is to broadly define procurement procedures to follow based on the type of good or service being acquired. Due to the varied practices and requirements associated with many City purchases, it is not possible to encapsulate each requirement within a single policy. Since the procurement process varies based on the type of purchase, the following general principles shall apply whenever feasible. By a majority vote, the Board of Aldermen may deviate from the purchasing policy to address unique circumstances for which certain provisions of the policy may be infeasible.

Fundamental Principles. There are fundamental principles which should be observed when purchases of goods and services are made on behalf of the City. Generally, a good or service should be obtained at the lowest cost, consistent with the quality required to maintain efficient operations of the City. The quantity of goods purchased is determined through an examination of factors such as the number of units to be used, the period of use, space available, acquisition price, volume discounts, shipping time, obsolescence, and present and expected future availability of an item.

Acquisition of Goods and Services. The acquisition of goods and services by or on behalf of the City of Grain Valley, its agencies, departments, officials, and authorized agents, should be made in a manner and method which provides for the prudent expenditure of City funds; provides for maximum protection of the taxpayer; prevents waste, conflict, and impropriety; provides for equal access and opportunity in an open and competitive environment to all suppliers, with regard to factors related to quality, cost, and availability of the goods and services; and which comply with all applicable federal, state, and local laws, rules, and regulations.

II. GENERAL REQUIREMENTS

- 1. Annual Budget Approvals:** The Board of Aldermen determines expenditure levels through the formulation and approval of the annual budget. In performing this policy-making function, the Board of Aldermen establishes a set of goals, priorities and performance standards to which the City organization directs its collective effort toward accomplishing. The adoption of the annual budget is the approval of a level of expenditures necessary to accomplish the goals and objectives that have been established for each City program.
- 2. Policy Authority:** Changes in the purchasing policy will be made with the approval of the Board of Aldermen.
- 3. City Administrator Authority:** The City Administrator is delegated the responsibility by the Board of Aldermen to carry out a program of services to the community. It is the City Administrator's responsibility to manage the annual budget in such a way that the goals and priorities of the Board of Aldermen are

Purchasing Policy City of Grain Valley

accomplished. Under this system of control, the City Administrator has delegated this responsibility and authority to respective Department Heads. The City Administrator may also approve administrative policies to supplement this Purchasing Policy.

4. **Department Head Authority:** Department Heads are responsible for meeting the goals and objectives established by the City Administrator and Board of Aldermen and are provided budgeted funds to attain those goals. Each Department Head has the responsibility and authority to make certain that purchases are within the scope of the adopted budget.
5. **Self-imposed Constraints.** Although the budget establishes levels of expenditure for each program, an appropriation is not a permit nor a directive to expend funds, unless the need for the product continues to exist at the time of purchase and the price of the product is within the parameters of the budget. In addition, these criteria must be ultimately weighed against the availability of funds and the relationship of the department goals to overall City priorities.
6. **Familiarity with Policy.** All personnel of the City responsible for purchases shall become familiar with and follow the City's policies and procedures as they relate to purchasing. Supervisors shall be cognizant of their respective budget limitations and initiate purchases accordingly. It is the responsibility of the individual departments to anticipate requirements and initiate action to purchase goods and services in advance of the time that they are needed.
7. **Local Preference.** It is the City's intention to purchase from local suppliers, within reason, as it selects the best and most reasonably priced source for each transaction. The local residence of a supplier may be a factor considered in selecting among bidders on a purchase. It is the determination of the Board of Aldermen that, in certain instances, choosing a local supplier serves the valid public purpose of supporting local businesses that, among other attributes, pay taxes to the City.
8. **Fixed Assets.** Upon purchasing any tangible asset (property, plant, or equipment) each Department Head will consult with the City's Finance Department, or his/her to determine whether such asset should be included in the City's ongoing fixed asset inventory. If so, a complete description of the asset being purchased and its value will be provided to the Finance Department for inclusion in the fixed asset inventory.

III. PURCHASING AUTHORITY

1. The City of Grain Valley Board of Aldermen has delegated the authority to make purchases as follows:
 - i. Department heads are authorized to approve expenditures up to \$2,000 provided that funds budgeted are equal to or greater than the cost of the item. Purchases over this amount require approval of the City

Purchasing Policy
City of Grain Valley

Administrator. The City Administrator is authorized to restrict departmental spending on an as-needed basis, such as in the event that revenues fail to meet annual budget projections.

- ii. The City Administrator is authorized to approve expenditures up to \$10,000 provided that funds budgeted are equal to or greater than the cost of the item. When submitted by a department head or other authorized staff, the request should be accompanied by a written recommendation to City Administrator.
2. Projects may not be broken down into smaller projects for the purpose of exceeding purchasing authority.
 3. All purchases made by the City should be approved by the Board of Aldermen through majority approval of the Accounts Payable Report, generally on a bi-monthly basis at scheduled legislative meetings.

IV. PROCUREMENT REQUIREMENTS

1. Goods, Materials, Vehicles, and Equipment

- i. A minimum of three quotes, whenever this is possible, for any goods, materials, vehicles, or equipment costing more than \$1,000 and less than \$10,000. Quotes should be documented, whether the quote is received in writing or over the phone. Justification should be provided in writing to the purchasing authority if it is not possible to obtain three quotes.
- ii. Written bids are required for all purchases of goods, materials, vehicles, and equipment with a total value exceeding \$10,000 to \$100,000 with sealed bids mandatory for anything over \$100,000.
 - a. A Notice to Bidders for the purchase of goods, vehicles, equipment, and materials shall be advertised to all known local and other prospective and qualified bidders and shall be posted on the City's official website.
 - b. Authorized City personnel shall open all sealed bids and read them aloud in the presence of at least one (1) witness. A bid tabulation of all bids received will be on file in the City Clerk's Office for public inspection.
 - c. The Board of Aldermen shall award the bid to the bidder whose bid is in the best interest of the City.
 - d. The City reserves the right to accept or reject any or all bids and to waive any provisions or technicalities therein.
 - e. The sealed bidding requirements may be waived by the City

Purchasing Policy
City of Grain Valley

Administrator in instances of sole source vendors, or in cases of emergency or other special circumstances.

- f. Staff shall actively review and prioritize the use of State of Missouri contracts and regional purchasing cooperatives to determine if there are any contracts that may be utilized.
- iii. Purchases of goods, materials, vehicles, and equipment in excess of \$2,000 must be accompanied by a purchase order.
- iv. For the purchase of used vehicles and equipment, staff shall attempt to obtain a minimum of three quotes for similar products that meet the minimum specifications of the required purchase. Staff may request advance approval to expend up to a maximum specified amount for a product meeting established specifications. Staff should research all available listings (internet advertisements, newspaper advertisements, local dealers, auctions, etc.) to find the best product to meet the need of the purchase at the lowest possible price.

2. New Construction and Maintenance/Repair

- i. A minimum of three quotes, whenever this is possible, for new construction and maintenance/repair costing less than \$10,000. Quotes should be documented, whether the quote is received in writing or over the phone. Justification should be provided in writing to the purchasing authority if it is not possible to obtain three quotes.
- ii. Written bids are required for all new construction or maintenance with a total value exceeding \$10,000 to \$100,000 with sealed bids mandatory for anything over \$100,000.
 - a. A Notice to Bidders shall be advertised to all known local and other prospective and qualified bidders and shall be posted on the City's official website.
 - b. Authorized City personnel shall open all sealed bids and read them aloud in the presence of at least one (1) witness.
 - c. A bid tabulation of all bids received will be on file in the City Clerk's Office for public inspection.
 - d. The Board of Aldermen shall award the bid to the bidder whose bid is in the best interest of the City.
 - e. The City reserves the right to accept or reject any or all bids and to waive any provisions or technicalities therein.
 - f. The sealed bidding requirements may be waived by the City

Purchasing Policy
City of Grain Valley

Administrator in instances of sole source vendors, or in cases of emergency or other special circumstances.

- iii. When applicable, the City may furnish a sales tax exemption certificate number as supplied by the State of Missouri in accordance with state law.
- iv. All new construction and maintenance/repair purchases in excess of \$10,000 must be accompanied by a construction contract reviewed by legal counsel. The appropriate construction contract shall be made part of the sealed bid package and approved by the contractor prior to approval by the appropriate purchasing authority. Upon approval, the appropriate Department Head shall forward an executed copy of the construction contract to the City Clerk, along with any applicable attachments including the insurance certificate.

3. Professional Services

- i. When the professional services fee shall not exceed \$10,000 the City Administrator, with input from appropriate City staff, may select a firm or individual based upon the particular firm's or individual's expertise, previous performance, competitive pricing, and readiness for the service requirement of the City.
- ii. In the event the fees for professional services on any proposed matter are estimated to exceed \$10,000, a Request for Proposals (RFP) or Request for Qualifications (RFQ) process may be utilized and the following will apply:
 - a. The City will obtain necessary professional services on the basis of demonstrated competence and qualifications for the type of service needed at fair and reasonable prices.
 - b. Prices shall not be the principal factor on which professional services are selected.
 - c. Preference may be given to qualified professional firms having a principal office within the Grain Valley city limits, recognizing the benefits to the local economy realized through spending local dollars locally.
 - d. If the City and/or a private developer have invested time and money in a project for which a professional firm has already been involved in preliminary work, the Board of Aldermen may select that firm on the basis of City staff's recommendation or a developer's request, assuming a reasonable fee can be negotiated.
 - e. RFQs or RFPs will be advertised on the City's website and sent to

interested firms.

- f. A selection committee, if necessary, reviews all proposals, conducts interviews (if needed), checks references (if needed), and makes a recommendation.
 - g. Staff is authorized to negotiate a fee and scope of services with the preferred vendor. The scope and fee must be incorporated into a professional services agreement for review and approval by the relevant purchasing authority. If an agreement cannot be reached on the scope and fee, staff may negotiate with the second choice, and so on, until a satisfactory agreement is negotiated.
- iii. All professional services must be accompanied by a professional services agreement approved by legal counsel. Upon approval, the appropriate Department Head shall forward an executed copy of the professional services agreement to the City Clerk, along with any applicable attachments including the insurance certificate.

4. Emergencies

- i. An emergency is defined as any instance in which there exists a threat to public health, safety, or welfare. Or when immediate repair is necessary to prevent further damage to public property, machinery, equipment, or when City operations will be adversely affected as determined by the Department Director and City Administrator and timeliness is crucial.
- ii. The Mayor or City Administrator can approve up to \$100,000 for an emergency purchase.
- iii. As a courtesy, the City Administrator or Mayor will notify the Board of Aldermen of his/her action, in writing, via the most expeditious method possible. This is not an approval step.
- iv. To the extent possible, the City may enter into multi-year emergency services contracts for routine services such as plumbing, electricity, etc. in order to pre-establish labor and materials fees.
- v. If an existing emergency services contract does not exist for a required purchase, or the emergency services contractor cannot respond in a timely manner, staff shall attempt to obtain a minimum of three quotes from other providers if the process does not jeopardize the timeliness of addressing the emergency.
- vi. In the absence of an existing emergency services contract, work authorization should be executed in advance of the emergency purchase. If a work authorization may not be executed in a timely manner, staff should

Purchasing Policy
City of Grain Valley

attempt to document the scope and fee in writing with the contractor via email or an on-site.

5. Term and Supply Contracts

- i. Term and supply contracts and annual contracts shall be bid through the department with the same procedures established by this policy for other purchases based upon estimated value of contract.
- ii. In instances of multiple year contracts, Board approval is not required for the renewal periods when the requested price increase does not exceed the renewal period increase established in the original contract.
- iii. All multiple year contracts shall contain a clause which states that the contractor understands that the obligation of the City to pay for goods and/or services under the contract is limited to payment from available revenues and shall constitute a current expense of the City and shall not in any way be construed to be a debt of the City in contravention of any applicable constitutional or statutory limitations or requirements concerning the creation of indebtedness by the City nor shall anything contained in the contract constitute a pledge of the general tax revenues, funds or moneys of the City, and all provisions of the contract shall be construed so as to give effect to such intent.

6. Exemptions

- i. Purchases that are routine and essential for day-to-day operations such as utilities (including but not limited to electricity, water, sewer, internet, and gas) and established professional services with existing agreements such as legal, financial, prosecutorial services are exempt from the procurement requirements of this policy. The City Administrator, or his/her designee, is responsible to review all bills for accuracy before payment and to implement methods to control and reduce costs, to the extent practical.

V. DISPOSAL OF CITY ASSETS

1. **Approval to Dispose of Assets.** The City Administrator or his/her designee shall give final approval in writing before any City asset is disposed of or transferred from a City Department.
2. **Surplus Assets.** When an item no longer is needed by a City department, the respective Department Head should attempt to dispose of the item according to following steps, in priority order:
 - i. Redistribute the item within the City to another department.
 - ii. Trade or sell the item “as is” through available markets approved by City Administrator, including but not limited to online or live auctions.

Purchasing Policy
City of Grain Valley

- iii. Items which are damaged or have a nominal value may be recycled or disposed as waste.
3. **Prohibitions.** Under no circumstances will any employee, or family-member of an employee, have access to or ownership of any asset that is being disposed of in accordance with this policy unless such asset is being offered for sale to the general public and the process for such sale is open to any individual intending to proffer a bid on such asset.
4. **Documents.** All documents will be disposed of in accordance with State policies governing the same. Any document which has, or appears to have, historical value will be separated for further examination.
5. **Computing Technology.** Regardless of how computing equipment is disposed of, all data residing on any computer or other electronic storage device will be removed from the equipment prior to disposal.
6. **Other Fixed Assets.** Prior to disposing of City assets, each Department Head will determine whether such asset is part of the City's ongoing fixed asset inventory. If so, a complete description of the asset being disposed of will be sent to the City's Finance Department

VI. COOPERATIVE PURCHASING AGREEMENTS

1. **The City may participate in, sponsor, conduct, or administer cooperative purchasing agreements with other governmental entities, agencies, political subdivisions, or recognized purchasing cooperatives for the procurement of goods, materials, equipment, services, or construction. The use of cooperative purchasing agreements is intended to promote efficiency, reduce administrative costs, leverage volume purchasing opportunities, and obtain favorable pricing and contract terms for the City.**
2. **Purchases made through competitively solicited contracts awarded by another governmental entity, the State of Missouri, regional purchasing cooperative, or other authorized public procurement unit may be utilized when determined to be in the best interest of the City, provided the contract was established in accordance with laws and regulations applicable to the City.**
3. **Cooperative purchasing agreements may include, but are not limited to, joint purchasing programs, state contracts, contracts approved by other governmental entities, regional purchasing cooperatives, intergovernmental agreements, and cooperative procurement networks.**

4. Participation in cooperative purchasing agreements shall not exempt purchases from applicable budgetary limitations, purchasing authority thresholds, or other requirements established within this policy unless otherwise approved by the Board of Aldermen.

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Exhibit A

VI. Cooperative Purchasing Agreements

- i. The City may participate in, sponsor, conduct, or administer cooperative purchasing agreements with other governmental entities, agencies, political subdivisions, or recognized purchasing cooperatives for the procurement of goods, materials, equipment, services, or construction. The use of cooperative purchasing agreements is intended to promote efficiency, reduce administrative costs, leverage volume purchasing opportunities, and obtain favorable pricing and contract terms for the City.
- ii. Purchases made through competitively solicited contracts awarded by another governmental entity, the State of Missouri, regional purchasing cooperative, or other authorized public procurement unit may be utilized when determined to be in the best interest of the City, provided the contract was established in accordance with laws and regulations applicable to the City.
- iii. Cooperative purchasing agreements may include, but are not limited to, joint purchasing programs, state contracts, contracts approved by other governmental entities, regional purchasing cooperatives, intergovernmental agreements, and cooperative procurement networks.
- iv. Participation in cooperative purchasing agreements shall not exempt purchases from applicable budgetary limitations, purchasing authority thresholds, or other requirements established within this policy unless otherwise approved by the Board of Aldermen.

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Ordinances

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

MEETING DATE	04/27/2026, 05/11/2026	
BILL NUMBER	B26-04	
AGENDA TITLE	AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI, AMENDING CHAPTER 100 GENERAL PROVISIONS ARTICLE III PENALTIES AND FINES AND CHAPTER 130 MUNICIPAL COURT	
REQUESTING DEPARTMENT	ADMINISTRATION	
PRESENTER	Ken Murphy, City Administrator	
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 update Chapters 100 and 130 Municipal Code to reflect Missouri Supreme Court Mandates	
BACKGROUND	Grain Valley Municipal Court recently underwent an audit with the State of Missouri.	
SPECIAL NOTES	N/A	
ANALYSIS	N/A	
PUBLIC INFORMATION PROCESS	N/A	
BOARD OR COMMISSION RECOMMENDATION	N/A	
DEPARTMENT RECOMMENDATION	Staff Recommends Approval	
REFERENCE DOCUMENTS ATTACHED	Proposed Ordinance	

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B26-04

ORDINANCE NO.
SECOND READING
FIRST READING

April 27, 2026 (6-0)

**AN ORDINANCE OF THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY,
MISSOURI, AMENDING CHAPTER 100 GENERAL PROVISIONS ARTICLE III PENALTIES
AND FINES AND CHAPTER 130 MUNICIPAL COURT**

WHEREAS, the Missouri Supreme Court has established mandates, rules, and procedures governing the operation and administration of municipal courts to ensure consistency, transparency, and compliance across jurisdictions; and

WHEREAS, the City recently completed a comprehensive municipal court audit to evaluate current practices, procedures, and compliance with applicable state requirements; and

WHEREAS, the audit findings and review of updated mandates identified opportunities to clarify, modernize, and align the City's Municipal Court Ordinance with current legal standards and best practices.

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

SECTION 1: Chapter 100 General Provisions Article III Penalties and Fines is hereby amended to reflect the following:

Section 100.120 Working Off Fines: If the punishment is by fine, and the fine is not paid, the Municipal Court Judge may sentence the offender to Community Service. The Judge may require community service to be performed. The community service shall be performed at the rate of one hour of service per the current Missouri minimum wage at the time the community service is imposed. The monetary equivalent value of the total community service imposed should not exceed the monetary value of the fine, fee, or cost previously assessed.

SECTION 2: Chapter 130 Municipal Court is hereby amended to reflect the following:

Section 130.060 Selection: The Board of Aldermen shall select a Clerk of the Municipal Court.

Section 130.090 Hours of Duty: Repealed

Section 130.100 Salary: The salary of the Court Clerk shall be such sum as provided in the City's compensation schedule.

Read two times and PASSED by the Board of Aldermen this 27 day of April 2026, the aye and nay votes being recorded as follows:

ALDERMAN SOLE _____
ALDERMAN MYERS _____
ALDERMAN LIMBERG- _____
GARDNER _____

ALDERMAN BRAY _____
ALDERMAN KNOX _____
ALDERMAN SKINNER _____

Mayor _____ (in the event of a tie only)
Approved as to form:

Lauber Municipal Law
City Attorney

Bob Headley
Mayor

ATTEST:

Jamie Logan
City Clerk

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Section 130.060. Selection. [R.O. 1996 § 130.060; Code 1985, § 21.600; CC 1990 § 15-26]

The Board of Aldermen shall select a Clerk of the Municipal Court. ~~who shall hold office and serve at the pleasure of the Mayor and Board of Aldermen.~~

Section 130.070. Qualifications. [R.O. 1996 § 130.070; Code 1985, § 21.610; CC 1990 § 15-27]

The Court Clerk shall be at least eighteen (18) years of age and shall possess all qualifications as required by the Mayor and Board of Aldermen.

Section 130.080. Duties. [R.O. 1996 § 130.080; Code 1985, § 21.620; CC 1990 § 15-28]

The Municipal Court Clerk shall perform all duties as set forth by the Judge of the Grain Valley Municipal Division of the Circuit Court of Jackson County, Missouri; and shall collect Municipal Court fines and monies and issue receipts therefor. The Clerk shall assist the Municipal Court in preparing records when requested insofar as it does not infringe on the confidentiality of the Police Department. The Clerk also shall maintain a bank account in the name of the Municipal Court; shall make timely deposits of all monies collected; shall remit to the City Clerk the monthly collection on or before the last day of each month; shall maintain accurate receipt and court transaction records; and shall present them to an auditing firm so designated by the Board of Aldermen at the time of the annual audit of all other City records.

~~**Section 130.090. Hours Of Duty. [R.O. 1996 § 130.090; Code 1985, § 21.630; CC 1990 § 15-29]**~~~~The Municipal Court Clerk shall be on duty at the City Hall forty (40) hours per week during regular business hours. The Clerk shall also attend all Court sessions and shall perform such duties as required by the Court.~~**Section 130.100. Salary. [R.O. 1996 § 130.100; Code 1985, § 21.640; CC 1990 § 15-30]**

The salary of the Court Clerk shall be such sum as provided in the City's compensation schedule.~~as may be from time to time set by the Board of Aldermen by ordinance.~~

Section 130.110. Bond. [R.O. 1996 § 130.110; Code 1985, § 21.650; CC 1990 § 15-31]

The bond of the Court Clerk shall be fixed by ordinance of the Board of Aldermen based upon recommendations of the auditor employed by the City. Such bond shall be furnished by the City.

Section 130.120. Annual Vacation. [R.O. 1996 § 130.120; Code 1985, § 21.660; CC 1990 § 15-32]

The Court Clerk shall be allotted a vacation as provided in the City's personnel regulations.

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Section 100.120. Working Off Fines. [R.O. 1996 § 100.120; Code 1985, § 13.040; CC 1990 § 1-12]

- A. The City hereby authorizes the Municipal Court, or other court having jurisdiction, to cause all persons who have been convicted and sentenced for violation of an ordinance of the City, whether the punishment is by fine or imprisonment, or by both, to be put to work and perform labor on the public streets, highways or alleys and other public works or buildings of the City, for such purposes as the City may deem necessary.
- B. The Chief of Police, Public Works Superintendent or other proper Officer of the City, shall have the power and be authorized and required to have or cause all such prisoners as may be directed by the court, or other such Chief Officer of the City to work out the full number of days for which they may have been sentenced at working upon such public streets, highways or alleys or other public works or buildings of the City as may have been designated.
- ~~C. If the punishment is by fine, and the fine is not paid, then for every twenty dollars (\$20.00) of such judgment the prisoner shall not work more than one (1) day. And it shall be deemed a part of the judgment and sentence of the court that such prisoner may be worked as herein provided.~~
- C. If the punishment is by fine, and the fine is not paid, the Municipal Court Judge may sentence the offender to Community Service. The Judge may require community service to be performed. The community service shall be performed at the rate of one hour of service per the current Missouri minimum wage at the time the community service is imposed. The monetary equivalent value of the total community service imposed should not exceed the monetary value of the fine, fee, or cost previously assessed.

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

MEETING DATE	4/27/2026	
BILL NUMBER	B26-05	
AGENDA TITLE	AN ORDINANCE CHANGING THE ZONING ON APPROXIMATELY 8.92 ACRES FROM DISTRICT C-2 (CENTRAL BUSINESS DISTRICT) TO DISTRICT M-1 (LIGHT INDUSTRIAL DISTRICT)	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT DEPARTMENT	
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 request a change in zoning to allow light industrial development.	
BACKGROUND	East Kansas City Industrial Park was originally platted in 2022. It was originally sold as one approximately 11.93 lot.	
SPECIAL NOTES	N/A	
ANALYSIS	Please refer to Staff Report	
PUBLIC INFORMATION PROCESS	Public Notice was given in the Examiner on April 8, 2026, as required by State Statute and property owners of record within 185 feet of the rezoning area were notified by letter. Public hearing was held April 27th, 2026.	
BOARD OR COMMISSION RECOMMENDATION	The Planning and Zoning Commission held a public hearing on Wednesday, March 11th, 2026. The Commission unanimously recommended approval on the rezoning.	
DEPARTMENT RECOMMENDATION	Staff Recommends Approval	
REFERENCE DOCUMENTS ATTACHED	Ordinance, Rezoning Exhibit, Public Hearing notice, and Staff Report	

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B26-

ORDINANCE NO.
SECOND READING
FIRST READING

May 11, 2026 (-)
April 27, 2026 (-)

**AN ORDINANCE CHANGING THE ZONING ON APPROXIMATELY 8.92 ACRES
FROM DISTRICT C-2 (CENTRAL BUSINESS DISTRICT) TO DISTRICT
M-1 (LIGHT INDUSTRIAL DISTRICT)**

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

WHEREAS, a public hearing was held on March 11th, 2026, in which the Planning and Zoning Commission unanimously recommended approval of the zoning change to M-1 (Light Industrial) on approximately 8.92 acres located in East Kansas City Industrial Park 16th Plat. Lot 43. Current zoning is C-2 and purposed zoning would be M-1; and

WHEREAS, a public hearing concerning said matter was held at the Grain Valley City Hall in Grain Valley, Missouri at the hour of 6:30 p.m. on April 27th, 2026 with the Board of Aldermen; and

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

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

SECTION 1: The zoning for the property generally described below is hereby established as M-1 (Light Industrial District):

PROPERTY DESCRIPTION

A TRACT OF LAND BEING PART OF LOT 43, EAST KANSAS CITY INDUSTRIAL PARK, 16TH PLAT, A SUBDIVISION LOCATED IN PART OF SECTION 27, TOWNSHIP 49 NORTH, RANGE 30 WEST, CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 43, THENCE ALONG THE WEST LINE OF SAID LOT 43, NORTH 01°39'33" EAST, 201.81 FEET, TO THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING, ALONG THE LINES OF SAID LOT 43, THE FOLLOWING CALLS AND DISTANCES, NORTH 01°39'33" EAST, 250.00 FEET; THENCE NORTH 88°20'22" WEST, 417.47 FEET; THENCE NORTH 01°39'30" EAST, 54.69 FEET; THENCE NORTH 45°12'55" EAST, 482.38 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF-WAY LINE OF NW EAST KC INDUSTRIAL BOULEVARD, AS NOW ESTABLISHED; THENCE CONTINUING ALONG THE LINES OF SAID LOT 43 AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 44°47'05" EAST, A CURVE RADIUS OF 530.00 FEET, A CURVE LENGTH OF 401.66 FEET, A CHORD BEARING OF SOUTH 66°29'44" EAST, AND A CHORD LENGTH OF 392.12 FEET; THENCE CONTINUING ALONG THE LINES OF SAID LOT 43 AND SAID RIGHT-OF-WAY

LINE, SOUTH 88°12'23" EAST, 222.17 FEET; THENCE CONTINUING ALONG SAID LINES, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 38.00 FEET, A CURVE LENGTH OF 59.69 FEET, A CHORD BEARING OF SOUTH 43°12'23" EAST, AND A CHORD LENGTH OF 53.74 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CHRISMAN FARM ROAD, AS NOW ESTABLISHED; THENCE CONTINUING ALONG THE LINES OF SAID LOT 43 AND THE WEST RIGHT-OF-WAY LINE OF SAID CHRISMAN FARM ROAD, SOUTH 01°47'37" WEST, 471.03 FEET; THENCE LEAVING THE LINES OF SAID LOT 43 AND SAID WEST RIGHT-OF-WAY LINE, NORTH 88°12'23" WEST, 537.86 FEET, TO THE POINT OF BEGINNING, AND CONTAINS 8.92 ACRES.

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 11th day of May, 2026, the aye and nay votes being recorded as follows:

nay votes being recorded as follows:

ALDERMAN BRAY _____
ALDERMAN KNOX _____
ALDERMAN LIMBERG-
GARDNER _____

ALDERMAN MYERS _____
ALDERMAN SKINNER _____
ALDERMAN SOLE _____

MAYOR _____
(in the event of a tie only)

Approved as to form:

Lauber Municipal Law
City Attorney

Bob Headley
Mayor

ATTEST:

Jamie Logan
City Clerk

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STAFF REPORT – REZONING EKC INDUSTRIAL PARK 16th Plat
April 20, 2026

ACTION:

Rezoning- Requesting rezoning East Kansas City Industrial Park 16th Plat. Lot 43 approximately 8.92 acres. Current zoning is C-2 and proposed zoning would be C-2 and M-1.

BACKGROUND: East Kansas City Industrial Park was originally platted in 2022. It was originally sold as one approximately 11.93 lot.

PURPOSE: The applicant has filed an application that would rezone approximately 8.92 acres of the 11.93 acre lot to be M-1 Light Industrial. With approximately 3.01 acres remaining C-2 General Business District. This would allow flexibility in the uses and allow for additional lots to be added to the development.

PUBLIC INFORMATION AND PROCESS:

A public hearing was held in front of the Planning and Zoning Commission on March 11th, 2026, and the Commission voted to pass the rezoning project. Public notice was given in the Examiner on Wednesday, April 8, 2026, and by letter to property owners of records within 185 feet of the applicant's property. The Public Hearing April 27, 2026, for the Board of Alderman.

STAFF RECOMMENDATION:

The change of zoning to M-1 would be appropriate given this site is mostly surrounded by M-1 zoning currently. This investment will yield a benefit to the city in property taxes and jobs instead of vacant ground.

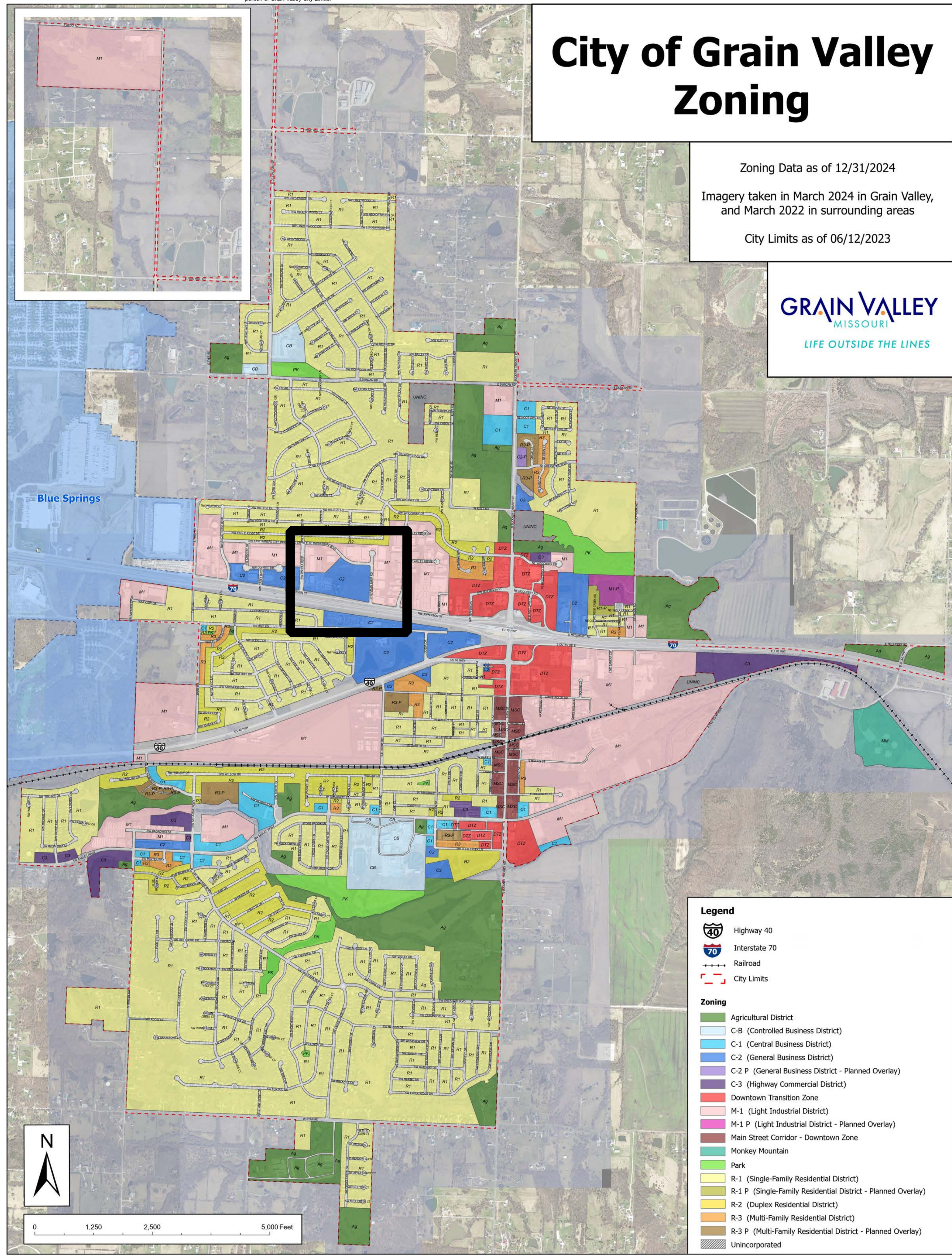
Staff recommends approval.

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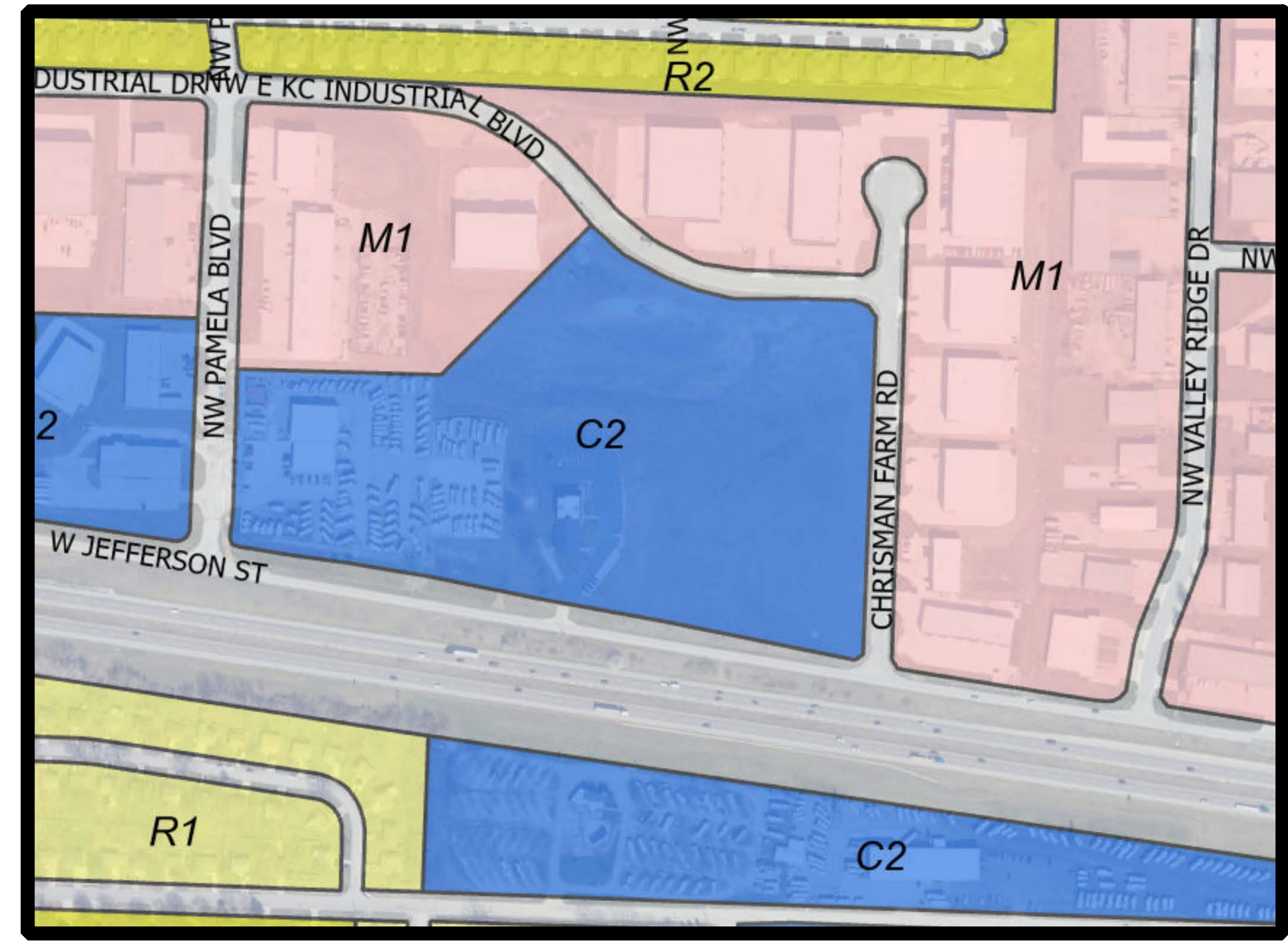
See the inset map for northern portion of Grain Valley City Limits.

City of Grain Valley Zoning

Zoning Data as of 12/31/2024
 Imagery taken in March 2024 in Grain Valley, and March 2022 in surrounding areas
 City Limits as of 06/12/2023



- Legend**
- Highway 40
 - Interstate 70
 - Railroad
 - City Limits
- Zoning**
- Agricultural District
 - C-B (Controlled Business District)
 - C-1 (Central Business District)
 - C-2 (General Business District)
 - C-2 P (General Business District - Planned Overlay)
 - C-3 (Highway Commercial District)
 - Downtown Transition Zone
 - M-1 (Light Industrial District)
 - M-1 P (Light Industrial District - Planned Overlay)
 - Main Street Corridor - Downtown Zone
 - Monkey Mountain
 - Park
 - R-1 (Single-Family Residential District)
 - R-1 P (Single-Family Residential District - Planned Overlay)
 - R-2 (Duplex Residential District)
 - R-3 (Multi-Family Residential District)
 - R-3 P (Multi-Family Residential District - Planned Overlay)
 - Unincorporated



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Project Street Address

1116 NW CHRISMAN FARM RD

City

Grain Valley

State

MO

Zip Code

64029

Lot #

43

Subdivision

EAST KANSAS CITY INDUSTRIAL PARK 16TH PLAT

Zoning District

C-2 General Business District

First Name

RV RETAILER MISSOURI REAL ESTATE LLC

Last Name

RV RETAILER MISSOURI REAL ESTATE LLC

Phone Number

(954) [REDACTED]

Street Address

301 E LAS OLAS BLVD

City

FORT LAUDERDALE

State

FL

Zip Code

33301

Please provide a legal description of subject property

**A TRACT OF LAND BEING PART OF LOT 43, EAST KANSAS CITY INDUSTRIAL PARK, 16TH PLAT, A SUBDIVISION LOCATED IN PART OF SECTION 27, TOWNSHIP 49 NORTH, RANGE 30 WEST, CITY OF GRAIN VALLEY, JACKSON COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 43, THENCE ALONG THE WEST LINE OF SAID LOT 43, NORTH 01°39'33" EAST, 201.81 FEET, TO THE POINT OF BEGINNING;**

THENCE FROM THE POINT OF BEGINNING, ALONG THE LINES OF SAID LOT 43, THE FOLLOWING CALLS AND DISTANCES, NORTH 01°39'33" EAST, 250.00 FEET; THENCE NORTH 88°20'22" WEST, 417.47 FEET; THENCE NORTH 01°39'30" EAST, 54.69 FEET; THENCE NORTH 45°12'55" EAST, 482.38 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NW EAST KC INDUSTRIAL BOULEVARD, AS NOW ESTABLISHED; THENCE CONTINUING ALONG THE LINES OF SAID LOT 43 AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING AN INITIAL TANGENT BEARING OF SOUTH 44°47'05" EAST, A CURVE RADIUS OF 530.00 FEET, A CURVE LENGTH OF 401.66 FEET, A CHORD BEARING OF SOUTH 66°29'44" EAST, AND A CHORD LENGTH OF 392.12 FEET; THENCE CONTINUING ALONG THE LINES OF SAID LOT 43 AND SAID RIGHT-OF-WAY LINE, SOUTH 88°12'23" EAST, 222.17 FEET; THENCE CONTINUING ALONG SAID LINES, ALONG A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 38.00 FEET, A CURVE LENGTH OF 59.69 FEET, A CHORD BEARING OF SOUTH 43°12'23" EAST, AND A CHORD LENGTH OF 53.74 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF CHRISMAN FARM ROAD, AS NOW ESTABLISHED; THENCE CONTINUING ALONG THE LINES OF SAID LOT 43 AND THE WEST RIGHT-OF-WAY LINE OF SAID CHRISMAN FARM ROAD, SOUTH 01°47'37" WEST, 471.03 FEET; THENCE LEAVING THE LINES OF SAID LOT 43 AND SAID WEST RIGHT-OF-WAY LINE, NORTH 88°12'23" WEST, 537.86 FEET, TO THE POINT OF BEGINNING, AND CONTAINS 8.92 ACRES.

Please depict general location of site

 Loading map...

Please upload the preliminary development/site development plan

 EKCIP_Rezoning Description_2026-02-18.pdf

Please provide a written description of the proposal

Rezoning of a portion of 37-440-04-01-00-0-00-000

Address:

1116 NW CHRISMAN FARM RD
GRAIN VALLEY, MO 64029

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

 Purchase Agreement REDACTED_Redacted.pdf

Property Owner First Name	Property Owner Last Name	Street Address	City	State	Zip Code
NORTH OAK SAFETY STORAGE LLC	NORTH OAK SAFETY STORAGE LLC	1120 Eagles Ridge Blvd	Grain Valley	MO	64029
CROSSROADS CHURCH... A COMMUNITY OF HOPE	CROSSROADS CHURCH... A COMMUNITY OF HOPE	900 NW JEFFERSON ST GRAIN VALLEY MO 64029	GRAIN VALLEY	MO	64029
EAST KANSAS CITY INDUSTRIAL PARK LLC	EAST KANSAS CITY INDUSTRIAL PARK LLC	1120 Eagles Ridge Blvd	Grain Valley	MO	64029
TRAILERS R WE INC	TRAILERS R WE INC	26697 W 100TH PL	olathe	KS	66061
BLUE SPRINGS SAFETY STORAGE SOUTH II LLC	BLUE SPRINGS SAFETY STORAGE SOUTH II LLC	1120 Eagles Ridge Blvd	Grain Valley	MO	64029
EMERALD RIDGE CONTRACTING LLC	EMERALD RIDGE CONTRACTING LLC	15517 N BALES RD	Smithville	MO	64089
LEES SUMMIT SAFETY STORAGE EAST LLC	LEES SUMMIT SAFETY STORAGE EAST LLC	1120 Eagles Ridge Blvd	Grain Valley	MO	64029
GRAIN VALLEY SAFETY STORAGE LLC	GRAIN VALLEY SAFETY STORAGE LLC	1120 Eagles Ridge Blvd	Grain Valley	MO	64029
WARD DEVELOPMENT & INVESTMENT CO	WARD DEVELOPMENT & INVESTMENT CO	1120 Eagles Ridge Blvd	Grain Valley	MO	64029

What type of project is this?

Rezoning

Please provide a description of the project

Rezoning a portion of the property

Company Name

EAST KANSAS CITY INDUSTRIAL PARK, L.L.C.

Street Address

1120 Eagles Ridge Blvd

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.

Electronically Signed

Bryan [REDACTED], VP - 02/24/2026 10:27 am

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, 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 8, 2026

Printer's Fee: \$59.98

Anjana Bhadoriya

Anjana Bhadoriya
Agent

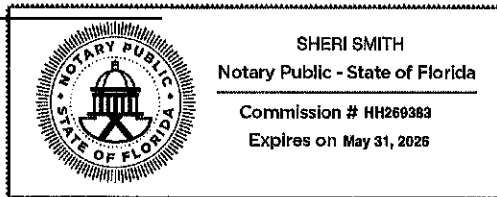
VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 04/09/2026



Sheri Smith
Notary Public - State of Florida
Commission # HH269383
Expires on 05/31/2026
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 27, 2026, at Grain Valley City Hall, in the Council Chambers, at 711 Main Street to receive input concerning the following request:

1. **Rezoning**- Requesting rezoning East Kansas City Industrial Park 18th Plat. Lot 43 approximately 8.92 acres. Current zoning is C-2 and proposed zoning would be C-2 and M-1.
2. **Rezoning**- Requesting rezoning Seymour RD Industrial Park, approximately 10.25 acres. On the east side of Seymour Road approximately one quarter mile north of Mcquerry Road. The current property is zoning district Agricultural and the proposed zoning district would be M-1.

All interested parties are encouraged to attend.

Published in the Examiner, Apr 8, 2026

4450610

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

MEETING DATE	4/27/2026, 05/11/2026	
BILL NUMBER	B26-06	
AGENDA TITLE	AN ORDINANCE CHANGING THE ZONING ON APPROXIMATELY 10.25 ACRES FROM DISTRICT A (AGRICULTURE) TO DISTRICT M-1 (LIGHT INDUSTRIAL DISTRICT)	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT DEPARTMENT	
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 request a change in zoning to allow light industrial development.	
BACKGROUND	This land was annexed into the city limits in 1996 and has remained as agricultural zoning.	
SPECIAL NOTES	N/A	
ANALYSIS	Please refer to Staff Report	
PUBLIC INFORMATION PROCESS	Public Notice was given in the Examiner on April 8, 2026, as required by State Statute and property owners of record within 185 feet of the rezoning area were notified by letter. Public hearing was held April 27 th , 2026.	
BOARD OR COMMISSION RECOMMENDATION	The Planning and Zoning Commission held a public hearing on Wednesday, March 11 th , 2026. The Commission unanimously recommended approval on the rezoning.	
DEPARTMENT RECOMMENDATION	Staff Recommends Approval	
REFERENCE DOCUMENTS ATTACHED	Ordinance, Rezoning Exhibit, Public Hearing notice, and Staff Report	

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B26-06

ORDINANCE NO.
SECOND READING
FIRST READING

May 11, 2026 (-)
April 27, 2026 (6-0)

**AN ORDINANCE CHANGING THE ZONING ON APPROXIMATELY 10.25 ACRES
FROM DISTRICT A (AGRICULTURE) TO DISTRICT M-1 (LIGHT
INDUSTRIAL DISTRICT)**

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

WHEREAS, a public hearing was held on March 11th, 2026, in which the Planning and Zoning Commission unanimously recommended approval of the zoning change to M-1 (Light Industrial) on approximately 10.25 acres generally located on the east side of Seymore Road, approximately one quarter mile north of Mcquerry Road.; and

WHEREAS, a public hearing concerning said matter was held at the Grain Valley City Hall in Grain Valley, Missouri at the hour of 6:30 p.m. on April 27th, 2026, with the Board of Aldermen; and

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

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

SECTION 1: The zoning for the property generally described below is hereby established as M-1 (Light Industrial District):
SEC-26 TWP-49 RNG---30---PT SE 1/4 DAF: BEG SE COR SE 1/4 TH N 219.39' TH S 85 DEG W 68.19' ALG C/L SNI-A-BAR CREK TH N 52 DEG W 95.81' TH N 27 DEG W 100.98' TH N 04 DEG E 129.16' TH N 18 DEG E 75.43' TH N 04 DEG E 61.46' TH N 64 DEG E 102.63' TH N 61 DEG E 62.39' TH N 213.34' TH N 88 DEG W 1303' MOL TH S 347.99' TH S 88 DEG 34 MIN 27 SEC W 1162.72' TO TRU POB (EX PT IN ROW) & (KNOWN AS PT TR 6 CERT SUR T-9 PG-22) AND SEC-26 TWP-49 RNG-30---PT SE 1/4 SE 1/4 DAF: BEG 899.43' N OF SE COR SE 1/4 TH W 1303' MOL TH N 429.89' ALG E ROW SEYMOUR RD TH E 690' MOL TH S 56 DEG E 268.79' ALG CEN LI SWINEY BRANCH TH S 59 DEG E 84.09' TH S 74 DEG E 51.17' TH S 86 DEG E 76.36' TH N 64 DEG E 91.21' TH N 56 DEG E 133.18' TH S 348.2' TO POB (KNOWN AS TRACT-5 CERT SUR T-9 PG-22)

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 11th day of May, 2026, the aye and nay votes being recorded as follows:

[B26-06]

ALDERMAN BRAY _____
ALDERMAN KNOX _____
ALDERMAN LIMBERG-
GARDNER _____

ALDERMAN MYERS _____
ALDERMAN SKINNER _____
ALDERMAN SOLE _____

MAYOR _____
(in the event of a tie only)

Approved as to form:

Lauber Municipal Law
City Attorney

Bob Headley
Mayor

ATTEST:

Jamie Logan
City Clerk

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STAFF REPORT – REZONING SEYMOUR RD INDUSTRIAL PARK
April 20, 2026

ACTION: Rezoning- Requesting rezoning Seymour RD Industrial Park, approximately 10.25 acres. On the east side of Seymour Road, approximately one quarter mile north of Mcquerry Road. The current property is zoning district Agricultural, and the purposed zoning district would be M-1.

BACKGROUND: This land was annexed into the city limits in 1996 and has remained as agricultural zoning.

PURPOSE: The applicant has filed an application for rezoning to M-1 Light Industrial zoning with the intent to build a facility on the land for business purposes.

PUBLIC INFORMATION AND PROCESS:

A public hearing was held in front of the Planning and Zoning Commission on March 11th, 2026, and the Commission voted to pass the rezoning project. Public notice was given in the Examiner on Wednesday, April 8, 2026, and by letter to property owners of records within 185 feet of the applicant’s property. The Public Hearing April 27, 2026, for the Board of Alderman.

STAFF RECOMMENDATION:

The change of zoning to M-1 would be appropriate given this site is in the designated floodplain and significant investment is needed to develop the property. The land is mostly surrounded by other M-1 properties. This investment will yield a benefit to the city in property taxes and jobs instead of vacant ground.

Staff recommends approval.

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Grain Valley Community Development

Printed: 03/02/2026

S Seymour Road

Permit/License #

02/09/2026 - 02/08/2027

4563305

Planning and Zoning

Reference Number

General

892f3310-f251-11f0-adc4-af030820eef8

Application Status

Status

Under Review

Active

Application Review Status

Pre-Review	Approved	Date Submitted
Planning and Zoning	Not Reviewed	01/15/2026
Final-Review	Not Reviewed	

Fees

Payments

Rezoning	\$500.00	02/09/2026	Check [REDACTED]	\$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

Bryan [REDACTED]

Last Name

[REDACTED]

Phone Number

[REDACTED]

Email

[REDACTED]

Do you have an additional contact person?

No

Project Street Address

S Seymour Road

City

Grain Valley

State

MO

Zip Code

64029

Zoning District

A Agricultural District

First Name

Bryan [REDACTED]

Last Name

[REDACTED]

Phone Number

[REDACTED]

Street Address

1120 Eagles Ridge Blvd

City

Grain Valley

State

MO

Zip Code

64029

Please provide a legal description of subject property




SEC-26 TWP-49 RNG---30---PT SE 1/4 DAF: BEG SE COR SE 1/4 TH N 219.39' TH S 85 DEG W 68.19' ALG C/L SNI-A-BAR CREK TH N 52 DEG W 95.81' TH N 27 DEG W 100.98' TH N 04 DEG E 129.16' TH N 18 DEG E 75.43' TH N 04 DEG E 61.46' TH N 64 DEG E 102.63' TH N 61 DEG E 62.39' TH N 213.34' TH N 88 DEG W 1303' MOL TH S 347.99' TH S 88 DEG 34 MIN 27 SEC W 1162.72' TO TRU POB (EX PT IN ROW) & (KNOWN AS PT TR 6 CERT SUR T-9 PG-22)

AND

SEC-26 TWP-49 RNG-30---PT SE 1/4 SE 1/4 DAF: BEG 899.43' N OF SE COR SE 1/4 TH W 1303' MOL TH N 429.89' ALG E ROW SEYMOUR RD TH E 690' MOL TH S 56 DEG E 268.79' ALG CEN LI SWINEY BRANCH TH S 59 DEG E 84.09' TH S 74 DEG E 51.17' TH S 86 DEG E 76.36' TH N 64 DEG E 91.21' TH N 56 DEG E 133.18' TH S 348.2' TO POB (KNOWN AS TRACT-5 CERT SUR T-9 PG-22)

Please depict general location of site

Please upload the preliminary development/site development plan

-  SYMOROUR INDUSTRIAL PARK FLOOD PLAIN EXHIBIT-11-21-25.pdf
-  SYMOROUR INDUSTRIAL PARK FINAL PLAN-11-21-25.pdf
-  SYMOROUR INDUSTRIAL PARK REZONING MAP-11-21-25.pdf

Please provide a written description of the proposal

Rezoning, site plan, final plat

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

-  S SEYMOUR RD.jpg

Property Owner First Name	Property Owner Last Name	Street Address	City	State	Zip Code
Ward Development and Investment CO	Ward Development and Investment CO	1120 Eagles Ridge Blvd	Grain Valley	MO	64029
JEFF LESLIE CONSTRUCTION INC	JEFF LESLIE CONSTRUCTION INC	PO BOX 3008	Grain Valley	MO	64029
A4 HOLDINGS LLC	A4 HOLDINGS LLC	PO BOX 6645	Lee's Summit	MO	64064
CBAR ASSET COMPANY LLC	CBAR ASSET COMPANY LLC	401 CONGRESS AVE FL 33RD	Austin	TX	78701

Property Owner First Name	Property Owner Last Name	Street Address	City	State	Zip Code
CREEKSIDE REAL ESTATE LLC	CREEKSIDE REAL ESTATE LLC	4131 MULBERRY DR STE 200	Kanas City	MO	64116
BAF ASSETS 5 LLC	BAF ASSETS 5 LLC	5001 PLAZA ON THE LAKE STE 200	AUSTIN	TX	78746
SHEKEL ODED	SHEKEL ODED	672 BEND DR	SUNNYVALE	CA	94087
John	Wilson	726 E COLORADO AVE	GLENDORA	CA	91740-4495
CITIES SERVICE GAS COMPANY 74101	CITIES SERVICE GAS COMPANY	PO BOX 3288	TULSA	OK	74101
WARD DAVID L & SANDRA L	WARD DAVID L & SANDRA L	35004 E MCQUERRY RD	OAK GROVE	MO	64075
THE GRAIN VALLEY CEMETERY	THE GRAIN VALLEY CEMETERY	6904 S ARNETTE RD	GRAIN VALLEY	MO	64029
CITY GRAIN VALLEY PARKS	CITY GRAIN VALLEY PARKS	711 MAIN ST	GRAIN VALLEY	MO	64029
CITY OF BLUE SPRINGS	CITY OF BLUE SPRINGS	903 MAIN ST	BLUE SPRINGS	MO	64015

What type of project is this?

Rezoning

Please provide a description of the project

Rezoning, site plan and plat

Company Name

Ward Development and Investment Co

Street Address

1120 Eagles Ridge Blvd

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.

Electronically Signed

Bryan [REDACTED], VP - Invalid date

Messages

02/04/2026 11:52 am - Jan Selck

Reference #

892f3310-f251-11f0-adc4-af030820eef8

PIN

785524162

Comments:

02/04/2026 11:52 am - Jan Selck

this is just a test to see if it gets you into your portal

Internal Notes

01/16/2026 12:04 pm - Jan Selck

@{{user|6762fa1ed20b95c33172f04e|PATRICK MARTIN}} Bryan has requested a prelim chat on this property prior to paying for the rezoning permit

01/24/2026 9:26 am - PATRICK MARTIN

@{{user|62794979bbb36b945a55b930|Jan Selck}} we had the pre-app meeting Thursday 1-22-26 as you might know. He will be planning to submit items soon to apply for rezoning.



STAFF REPORT – REZONING SEYMOUR RD INDUSTRIAL PARK
April 20, 2026

ACTION: Rezoning- Requesting rezoning Seymour RD Industrial Park, approximately 10.25 acres. On the east side of Seymour Road, approximately one quarter mile north of Mcquerry Road. The current property is zoning district Agricultural, and the purposed zoning district would be M-1.

BACKGROUND: This land was annexed into the city limits in 1996 and has remained as agricultural zoning.

PURPOSE: The applicant has filed an application for rezoning to M-1 Light Industrial zoning with the intent to build a facility on the land for business purposes.

PUBLIC INFORMATION AND PROCESS:

A public hearing was held in front of the Planning and Zoning Commission on March 11th, 2026, and the Commission voted to pass the rezoning project. Public notice was given in the Examiner on Wednesday, April 8, 2026, and by letter to property owners of records within 185 feet of the applicant’s property. The Public Hearing April 27, 2026, for the Board of Alderman.

STAFF RECOMMENDATION:

The change of zoning to M-1 would be appropriate given this site is in the designated floodplain and significant investment is needed to develop the property. The land is mostly surrounded by other M-1 properties. This investment will yield a benefit to the city in property taxes and jobs instead of vacant ground.

Staff recommends approval.

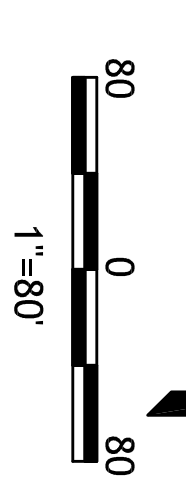
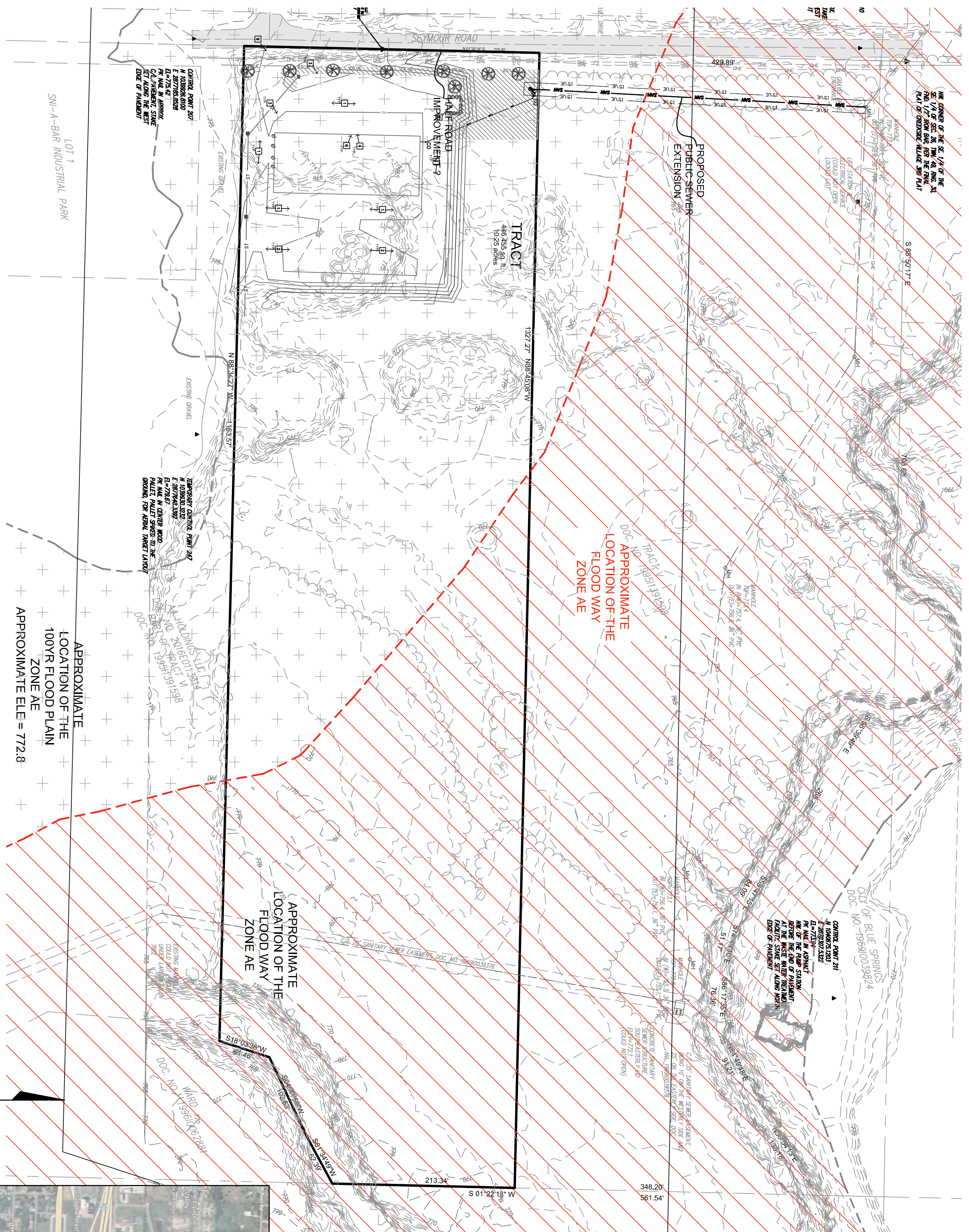
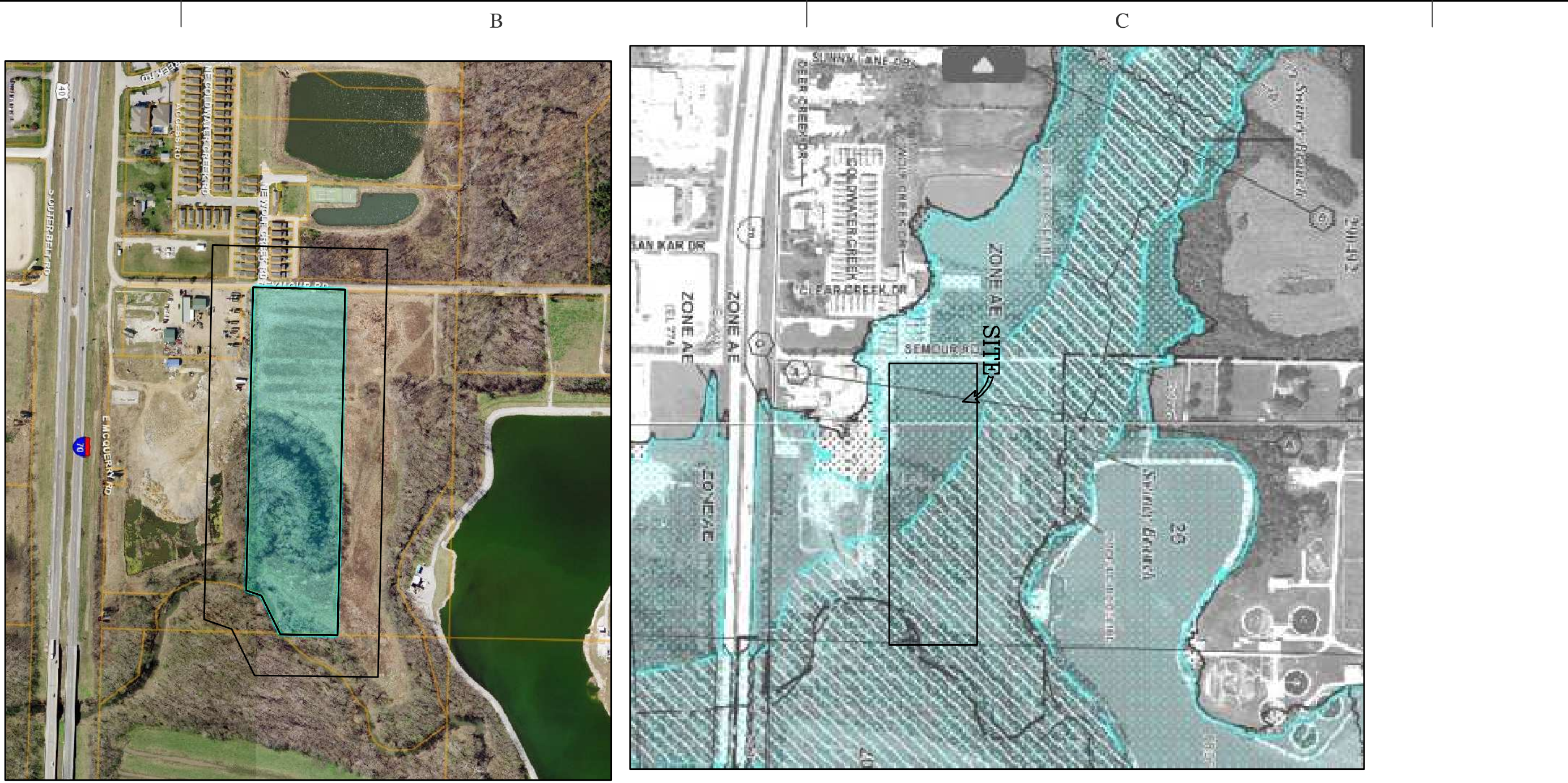
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FLOOD PLAIN EXHIBIT

SEYMOUR RD INDUSTRIAL PARK

GRAIN VALLEY, JACKSON COUNTY, MISSOURI



FLOOD PLAIN EXHIBIT

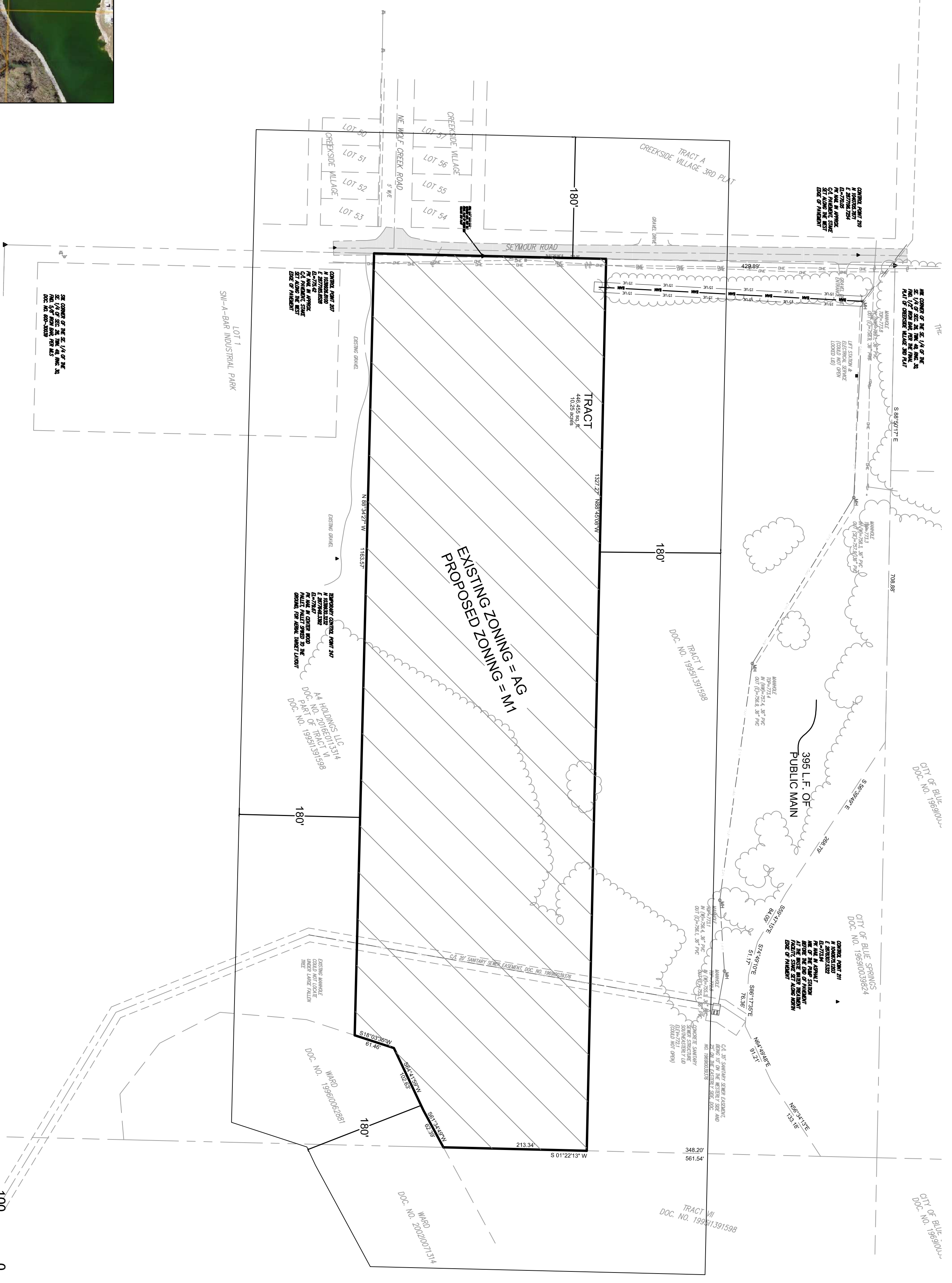
<p>Quist Engineering, Inc Civil Engineering for Residential & Commercial Site Development</p> <p>821 NE Columbus St. Lee's Summit, Missouri 64063 Phone: (816) 550-5675 email: rwaquist@quistengineering.com</p>	<h2 style="margin: 0;">SEYMOUR INDUSTRIAL PARK</h2> <h3 style="margin: 0;">GRAIN VALLEY, JACKSON COUNTY, MISSOURI</h3>
<p>COPYRIGHT © 2025</p> <p>1ST ISSUE</p> <p>11-20-25</p> <p>REVISIONS</p> <p>9-6-23</p> <p>SHEET NO.</p> <p>C202</p> <p>PROJECT CONTACTS: ROBERT WALQUIST, P.E. 821 NE COLUMBUS ST LEE'S SUMMIT, MO 64063 PHONE: (816) 550-5675</p>	<p>JOB NO.</p> <p>EC25-307</p>

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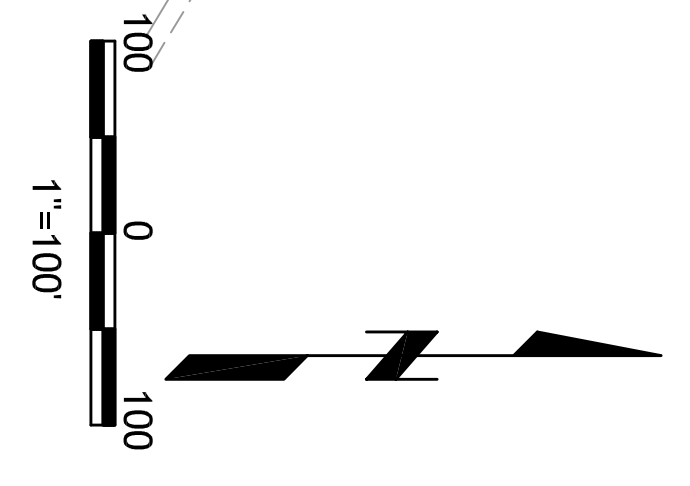
RE ZONING MAP FOR SEYMOUR RD INDUSTRIAL PARK GRAIN VALLEY, JACKSON COUNTY, MISSOURI

LINE LEGEND	
PROPOSED	EXISTING
Storm Line	Storm Line
Sewery Line	Sewery Line
Water Line	Water Line
Building Line	Building Line
Electric Line	Electric Line
2" Curb	2" Curb
4" Sidewalk	4" Sidewalk
Centre	Centre
Tree Line	Tree Line
Face Line	Face Line
Gas Line	Gas Line
Overhead Telephone Line	Overhead Telephone Line
Underground Telephone Line	Underground Telephone Line
Overhead Electrical Line	Overhead Electrical Line
Underground Electrical Line	Underground Electrical Line

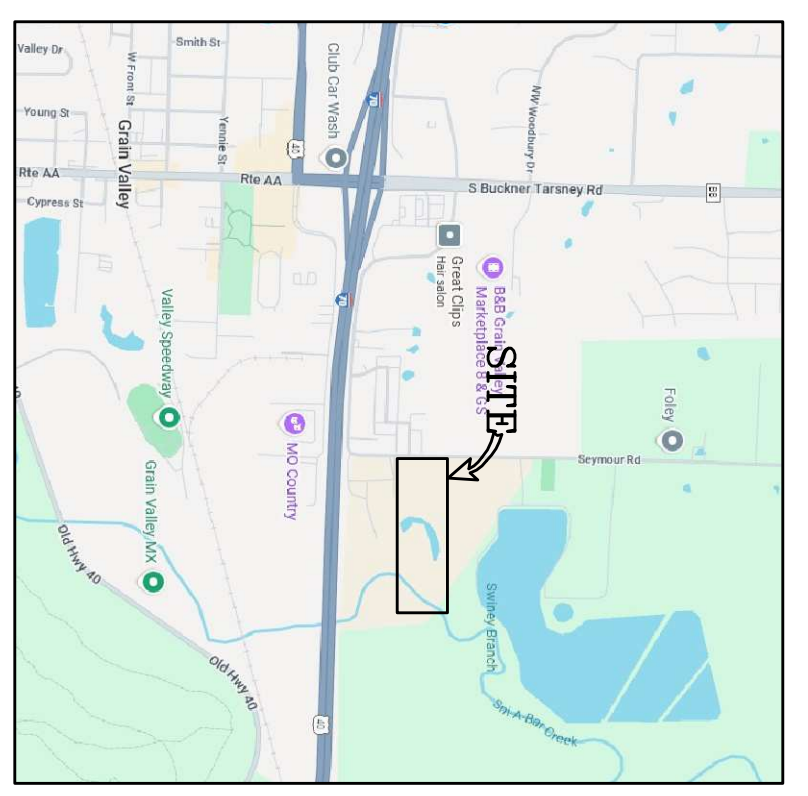
SYMBOL LEGEND	
PROPOSED	EXISTING
MH	MHO
Manhole	Manhole
CU	CU
Curb Inlet	Curb Inlet
JB	JB
Junction Box	Junction Box
FI	FI
Field Inlet	Field Inlet
FES A	FES A
Flared End Section	Flared End Section
PH	PH
Fire Hydrant	Fire Hydrant
BO	BO
Blow Off	Blow Off
WV	WV
Water Valve	Water Valve
WM	WM
Water Meter	Water Meter
WCO	WCO
Shedule	Shedule
Utility Pole	Utility Pole
Gay Wire	Gay Wire
Electric Transformer	Electric Transformer
Telephone Pedestal	Telephone Pedestal
Cable Pedestal	Cable Pedestal
Open Out	Open Out



- SITE NOTES:
- TOTAL LOT AREA = 10.25ac
 - EXISTING ZONING = AG
 - PROPOSED ZONING - M1
 - PROPOSED 11,900SF BUILDING
 - REQUIRED PARKING
TOTAL WAREHOUSE = 11,900sf / 3,000 = 4STALLS
ESTIMATED EMPLOYEES = 10
TOTAL REQUIRED STALLS = 14
 - PROPOSED STALLS = 35



LEGAL DESCRIPTION (SOUTH PARCEL, SEYMOUR ROAD): ALL THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 49, RANGE 30, IN JACKSON COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH 01 DEGREES 20 MINUTES 16 SECONDS EAST, ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION, A DISTANCE OF 350.00 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 20 MINUTES 16 SECONDS EAST, A DISTANCE OF 345.31 FEET; THENCE SOUTH 88 DEGREES 45 MINUTES 08 SECONDS EAST, A DISTANCE OF 1327.27 FEET; THENCE SOUTH 01 DEGREES 22 MINUTES 13 SECONDS WEST, A DISTANCE OF 213.34 FEET; THENCE SOUTH 61 DEGREES 34 MINUTES 49 SECONDS WEST, A DISTANCE OF 62.39 FEET; THENCE SOUTH 64 DEGREES 41 MINUTES 59 SECONDS WEST, A DISTANCE OF 102.63 FEET; THENCE SOUTH 18 DEGREES 03 MINUTES 36 SECONDS WEST, A DISTANCE OF 61.46 FEET; THENCE NORTH 88 DEGREES 34 MINUTES 27 SECONDS WEST, A DISTANCE OF 1163.57 FEET, TO THE POINT OF BEGINNING, CONTAINING 10.24 ACRES.



LOCATION MAP

RE ZONING MAP

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

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ISSUE
11-20-25
REVISIONS
10-23-25
11-12-25
SHEET NO.
C200
JOB NO.
EC25-307

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

SEYMOUR INDUSTRIAL PARK GRAIN VALLEY, JACKSON COUNTY, MISSOURI

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AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, 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 8, 2026

Printer's Fee: \$59.98

Anjana Bhadoriya

Anjana Bhadoriya
Agent

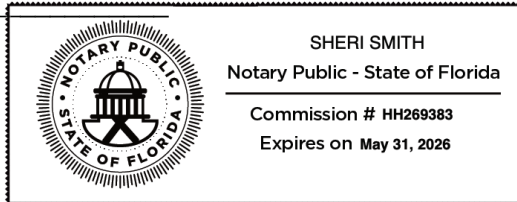
VERIFICATION

State of Florida
County of Broward

Signed or attested before me on this: 04/09/2026

S. Smith

Sheri Smith
Notary Public - State of Florida
Commission # HH269383
Expires on 05/31/2026
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 27, 2026, at Grain Valley City Hall, in the Council Chambers, at 711 Main Street to receive input concerning the following request:

- 1. Rezoning-** Requesting rezoning East Kansas City Industrial Park 16th Plat. Lot 43 approximately 8.92 acres. Current zoning is C-2 and proposed zoning would be C-2 and M-1.
- 2. Rezoning-** Requesting rezoning Seymour RD Industrial Park, approximately 10.25 acres. On the east side of Seymour Road approximately one quarter mile north of Mcquerry Road. The current property is zoning district Agricultural and the purposed zoning district would be M-1.

All interested parties are encouraged to attend.

Published in the Examiner, Apr 8, 2026

4450610

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

MEETING DATE	05/11/2026	
BILL NUMBER	B26-07	
AGENDA TITLE	AN ORDINANCE BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO AMEND THE 2026 BUDGET TO ALLOCATE FUNDING FROM WATER RESERVE FUNDS FOR THE CONSTRUCTION OF THE MINTER ROAD WATER MAIN REPLACEMENT PROJECT	
REQUESTING DEPARTMENT	Community Development	
PRESENTER	Patrick Martin, Director of Community Development	
FISCAL INFORMATION	Cost as recommended:	\$390,000.00
	Budget Line Item:	Allocation from water Reserves to: Line Item: 600-60-79400 (Annual CIP Appropriation)
	Balance Available:	\$390,000 (2025 budgeted amount)
	New Appropriation Required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
PURPOSE	To provide the funding needed for the Minter Road Water Main Replacement project.	
BACKGROUND	This project was originally approved in the 2025 budget and delayed until fiscal year 2026.	
SPECIAL NOTES	N/A	
ANALYSIS	N/A	
PUBLIC INFORMATION PROCESS	N/A	
BOARD OR COMMISSION RECOMMENDATION	N/A	
DEPARTMENT RECOMMENDATION	Community Development Staff Recommends Approval	
REFERENCE DOCUMENTS ATTACHED	Ordinance	

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B26-07

ORDINANCE NO.
SECOND READING
FIRST READING

May 11, 2026 (-)
May 11, 2026 (-)

AN ORDINANCE BY THE BOARD OF ALDERMEN OF THE CITY OF GRAIN VALLEY, MISSOURI AUTHORIZING THE CITY ADMINISTRATOR TO AMEND THE 2026 BUDGET TO ALLOCATE FUNDING FROM WATER RESERVE FUNDS FOR THE CONSTRUCTION OF THE MINTER ROAD WATER MAIN REPLACEMENT PROJECT

WHEREAS, the Board of Aldermen of the City of Grain Valley adopted the Fiscal Year 2026 budget on December 8, 2025; and

WHEREAS, the Fiscal Year 2026 budget estimates the year’s revenues and expenditures;
and

WHEREAS, there was a delay in the project causing the move needed from 2025 to 2026;
and

WHEREAS, the 2026 budget needs to be amended to allocate funds from the Water reserve Fund for the Minter Road Water Main Replacement project.

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

SECTION 1: The City Administrator is hereby authorized to amend the 2026 budget to allocate funding from water reserves for construction of the Minter Road Water Main Replacement project.

Read two times and PASSED by the Board of Aldermen this 11th day of May, 2026, the aye and nay votes being recorded as follows:

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

Mayor _____ (in the event of a tie only)

Approved as to form:

Lauber Municipal Law
City Attorney

Bob Headley
Mayor

ATTEST:

Jamie Logan
City Clerk

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

MEETING DATE	5/11/2026	
BILL NUMBER	B26-08	
AGENDA TITLE	AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR A MARIJUANA DISPENSARY	
REQUESTING DEPARTMENT	COMMUNITY DEVELOPMENT DEPARTMENT	
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 approve a Conditional Use Permit in accordance with City Code 400.240 for a proposed marijuana dispensary with drive-thru development on approximately 1.37-acre lot.	
BACKGROUND	The property is zoned District DTZ (Downtown Transition Zone). The 1.37-acre proposed marijuana dispensary is generally located a quarter of a mile west of Buckner Tarsney Road, on the south side of Jefferson Street, just west of the Quik-Trip. AKA 205 NW Jefferson St.	
SPECIAL NOTES	None	
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 8, 2026. The Commission recommends approval of the conditional use permit.	
DEPARTMENT RECOMMENDATION	Staff recommends approval	

**REFERENCE DOCUMENTS
ATTACHED**

Ordinance, application, Staff Report, Public Notice
Affidavit

**CITY OF
GRAIN VALLEY**

**STATE OF
MISSOURI**

BILL NO. B26-??

ORDINANCE NO. _____
SECOND READING _____
FIRST READING _____

May 11, 2026

**AN ORDINANCE APPROVING A CONDITIONAL USE PERMIT FOR A MARIJUANA
DISPENSARY**

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

WHEREAS, a public hearing was held on April 8th, 2026 in which the Planning and Zoning Commission recommended approval of a Conditional Use Permit in accordance with City Code 400.240 for a proposed marijuana dispensary with drive-thru development on approximately 1.37-acre lot. The property is zoned District DTZ (Downtown Transition Zone). The 1.37-acre proposed marijuana dispensary is generally located a quarter of a mile west of Buckner Tarsney Road, on the south side of Jefferson Street, just west of the Quik-Trip. AKA 205 NW Jefferson St.

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 May 11, 2026; 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 proposed marijuana dispensary with drive-thru development

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 _____ 2026, the aye and nay votes being recorded as follows:

ALDERMAN BRAY _____
ALDERMAN SKINNER _____
ALDERMAN SOLE _____

ALDERMAN MYERS _____
ALDERMAN KNOX _____
ALDERMAN LIMBERG _____

Mayor _____ (in the event of a tie only)

Approved as to form:

Lauber Municipal Law
City Attorney

Bob Headley
Mayor

ATTEST:

Jamie Logan
City Clerk



STAFF REPORT
Swade Liberty Dispensary
May 3, 2026

Purpose:

Requesting a Conditional Use Permit in accordance with City Code 400.240 for a proposed marijuana dispensary with drive-thru development on approximately 1.37-acre lot. The property is zoned District DTZ (Downtown Transition Zone). The 1.37-acre proposed marijuana dispensary is generally located a quarter of a mile west of Buckner Tarsney Road, on the south side of Jefferson Street, just west of the Quik-Trip. AKA 205 NW Jefferson St.

ANAYLSIS:

The applicant applied for the conditional use permit and after review has met all requirements set forth in section 425.040 Marijuana siting requirements. This includes:

A marijuana dispensary may be located as a conditional use in any Controlled Business District (C-B), Central Business District (C-1), General Business District (C-2), Highway Commercial District (C-3) and the Downtown Overlay District, upon satisfactory compliance with the provisions of this Section:

- 1.** Marijuana dispensary conditional use permit applicants shall comply with all provisions of Section 400.240 of the Code of the City of Grain Valley regarding conditional use permit applications, including, but not limited to, the requirements of this Section.
- 2.** A marijuana dispensary shall have the appropriate State license. An applicant may apply for a conditional use permit upon showing that they have applied for State license as required by law, but the conditional use permit shall not be issued until such license has been obtained from the Missouri Department of Health and Senior Services.
- 3.** A marijuana dispensary shall not be located closer than five hundred (500) feet to any other marijuana dispensary or marijuana facility, except when the facilities share common ownership.
- 4.** No marijuana dispensary shall be located within seven hundred and fifty (750) feet of any then-existing elementary or secondary school, day care, or church.
- 5.** An applicant for a marijuana dispensary conditional use permit shall provide the following plans and documentation for City review and approval:
 - a.** A site plan for a marijuana dispensary that shall include a floor plan showing where the various activities will be conducted. No marijuana products shall be visible from the exterior of the building.
 - b.** All City-adopted building, fire, mechanical, plumbing, and electrical codes shall be complied with when submitting building plans for remodel or new construction.
 - c.** A plan which reasonably shows that the marijuana dispensary is capable, when functioning properly, of preventing odors of marijuana from being detected by a person of ordinary sense of smell beyond the boundary of the lot on which the marijuana dispensary is located.



STAFF REPORT

Swade Liberty Dispensary

May 3, 2026

Page 2

d. A security plan for review and input from the Grain Valley Police Department, which reasonably shows that the marijuana dispensary can be kept secure from access by unauthorized persons both during and after normal operating hours and provides adequate overnight security for product trucks parked outside the marijuana dispensary at any hour.

e. A waste disposal plan for any unused product, marijuana byproduct, or hazardous materials used as part of normal operations by a marijuana dispensary in accordance with Missouri Department of Health and Senior Services guidelines.

f. All signage shall conform to the standards of Section 400.300 and Section 655.030(A)(4) of the Code of the City of Grain Valley as well as the Missouri Department of Health and Senior Services guidelines. Signage shall be reviewed and approved under a separate permit process.

6. If an application for a marijuana dispensary conditional use permit is approved, such conditional use permit shall be personal to the applicant at the approved site and shall not run with the land. In addition, the conditional use permit shall be subject to the applicant's continued compliance with all applicable City ordinances and State law regarding the operation of a marijuana dispensary facility. A marijuana dispensary conditional use permit shall be personal to the applicant and shall not be transferable. In the event the applicant's State-issued license expires, terminates, or is revoked for any reason, their conditional use permit shall terminate immediately without any additional notice or action.

7. If any change occurs from the permitted use of a structure as a marijuana dispensary, a new conditional use permit shall be required in all cases.

8. The State-licensed operator of any marijuana dispensary shall provide a copy of their State license, issued by the Missouri Department of Health and Senior Services, to the Community Development Department annually to confirm their continuing licensed status with the State of Missouri. In the case of a marijuana dispensary that was granted a conditional use permit by the City, the State-licensed operator and the applicant to whom the conditional use permit was issued shall be the same. The City may request such documentation at any time.

PUBLIC INFORMATION AND PROCESS:

Planning and Zoning Commission met and approved the Conditional Use Permit during the April 8th, 2026, meeting. Public notice was given in the Examiner on Wednesday, April 18, 2026, and by letter to property owners of records within 185 feet of the applicant's property.

The Public Hearing May 11th, 2026.

STAFF RECOMMENDATION:

Staff recommends approval.

711 Main Street

Grain Valley, MO 64029

816.847.6200

cityofgrainvalley.org

LIFE OUTSIDE THE LINES

Grain Valley Community Development

Printed: 04/06/2026

205 NW Jefferson St.

Permit/License #

03/09/2026 - 03/08/2027

7785901

Planning and Zoning

Reference Number

General

2c8ac930-1bf0-11f1-9ede-31fed61f0c18

Application Status

Status

Under Review

Active

Application Review Status

Pre-Review	Approved	Date Submitted
Planning and Zoning	Reviewing	03/09/2026
Final-Review	Not Reviewed	

Fees

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

Payments

03/09/2026	Card Visa *4268	\$500.00
Total Paid		\$500.00

Application Form Data

(Empty fields are not included)

First Name

Tait

Last Name

Russell

Phone Number

(314) [REDACTED]

Email

tait.[REDACTED].com

Do you have an additional contact person?

Yes

Contact First Name

Nico

Contact Last Name

██████████

Email

npent@██████████.com

Phone Number

(561) ██████████

Project Street Address

205 NW Jefferson St.

City

Grain Valley

State

MO

Zip Code

64029

Zoning District

Downtown Transition

First Name

Charles

Last Name

██████████

Phone Number

(816) ██████████

Street Address

1804 ██████████

City

North Kansas City

State

MO

Zip Code

64116

Please provide a legal description of subject property

SEC-26 TWP-49 RNG-30---PT SW 1/4 & PT INTERSTATE DEVELOPMENT PARK REPLAT OF LOT 1 DAF: BEG SW COR TH N 01 DEG 26 MIN 34 SEC E 786.82' TH S 86 DEG 54 MIN 47

SEC E 508' MOL TO TRU POB TH S 87 DEG 33 MIN 51 SEC E 300.61' TH N 87 DEG 33 MIN 50
SEC W 149.95' TH S 01 DEG 25 MIN 13 SEC W 162.95' TH S 87 DEG 33 MIN 51 SEC E
120' TH S 01 DEG 25 MIN 07 SEC W 9.95' TH S 87 DEG 19 MIN 30 SEC E 45' TH N 06 DEG
19 MIN 31 SEC W 292.57' TH S 85 DEG 00 MIN 58 SEC W 74.55' TH S 77 DEG 30 MIN 05
SEC E 250.32' TH S 82 DEG 37 MIN 00 SEC W 95.40' TH S 40 DEG 21 MIN 50 SEC W 25.05'
MOL TH S 40 DEG 21 MIN 50 SEC W 2.91' MOL TO POB


Please depict general location of site

 Loading map...

Please provide a written description of the proposal

Ground up retail cannabis dispensary development with drive-thru and associated parking

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

 20260311092729608.pdf

Property Owner First Name	Property Owner Last Name	Street Address	City	State	Zip Code
Shiven Hospitality	LLC	8709 NE 86th St	Kansas City	MO	64157
Bush Business Park	LLC	1120 NW Eagle Ridge Blvd	Grain Valley	MO	64029
Sargent Auto Properties	LLC	200 NW Jefferson St.	Grain Valley	MO	64029

Property Owner First Name	Property Owner Last Name	Street Address	City	State	Zip Code
Quicktrip	Corporation	4705 S. 129th E Ave	Tulsa	OK	74134
Kosmide Family Trust	UTD 06/21/2016	919 Foothill Blvd	La Verne	CA	91750
Harris	Timothy D	244 W Mill St Ste 101	Liberty	MO	64068

What type of project is this?

Special/Conditional Use Permit

Please provide a description of the project

Retail cannabis dispensary development with drive-thru and associated parking

Company Name

Swade Liberty, LLC

Street Address

1551 [REDACTED]

City

St. Charles

State

MO

Zip Code

63303

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.

Electronically Signed

Nico [REDACTED] - 03/09/2026 2:42 pm

Internal Notes

03/17/2026 16:20 pm - Jan Selck

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AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

I, Anjana Bhadoriya, 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 18, 2026

Printer's Fee: \$61.74

Anjana Bhadoriya

Anjana Bhadoriya
Agent

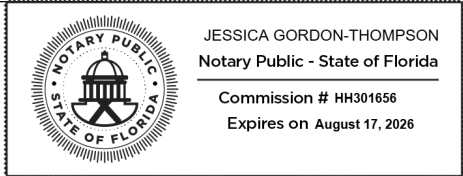
VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 04/21/2026

[Signature]

Jessica Gordon-Thompson
Notary Public - State of Florida
Commission # HH301656
Expires on 08/17/2026
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 May 11 th , 2026, at Grain Valley City Hall, in the Council Chambers, at 711 Main Street to receive input concerning the following request:

Elevate Cannabis/ Liberty Swade Dispensary- Requesting a Conditional Use Permit in accordance with City Code 400.240 for a proposed marijuana dispensary with drive-thru development on approximately 1.37-acre lot. The property is zoned District DTZ (Downtown Transition Zone). The 1.37-acre proposed marijuana dispensary is generally located a quarter of a mile west of Buckner Tarsney Road, on the south side of Jefferson Street, just west of the Quik-Trip. AKA 205 NW Jefferson St.

All interested parties are encouraged to attend.

Published in the Examiner, Apr 18, 2026

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Reports*

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Community Development
Patrick Martin, Director

**Board of Aldermen Report
May 11th, 2026**

(For the Month of April; 2026 YTD)

Permits Issued – 63; YTD 128

Single Family – 0; YTD 0
Duplex – 0; YTD 0
Tri-plex – 0; YTD 0
Four-plex – 0; YTD 0
Commercial New – 1; YTD 3
Commercial Other – 0; YTD 1
Residential Other – 18; YTD 43
Fence – 8; YTD 14
Roof – 22; YTD 28
Pools – 2; YTD 6
Irrigation – 3; YTD 4
Solar – 0; YTD 0
Right-of-Way – 2; YTD 8
Signs – 5; YTD 8
Planning/Zoning – 1; YTD 7

Codes Enforcement & Inspections – 144; YTD 520

Total Building Inspections – 50; YTD 150
 Residential – 35; YTD 119
 Commercial – 15 YTD 31
 Misc. Stops- 0; YTD 0
Code Violation Inspections – 94; YTD 263
 New – 24; YTD 94
 Closed- 13; YTD 112
Utility Inspections – 0; YTD 0
 Sewer – 0; YTD 1
 Water – 0; YTD 4
 Sidewalks – 1; YTD 2
 Driveways – 0; YTD 2
 Final Grade – 0; YTD 0
 PW Finals – 2; YTD 3
 Erosion control- 0; YTD 0
 Right of Way- 0; YTD 2

Public Works

Work Orders Completed – 111; YTD 496
Utility Locate Requests – 261; YTD 807
Water Main Taps – 0; YTD 4
Water Meters –
 New Construction Install – 1; YTD 8
 Repairs/replacements – 50; YTD 158
Water Sampling for MoDNR Permit – Completed 15 state water samples.

Community Development
Patrick Martin, Director

Additional for Public Works:

- Grain Valley was selected as one of the participating cities for this year's KC heart display. Public Works assisted by pouring new concrete in the downtown area where the heart was installed. Staff was excited to be part of the project and help prepare the display site for the community artwork.
- Public Works responded to a report of a malfunctioning traffic light at Eagles Parkway and Kirby Road. Staff investigated and reset the signal and the traffic light is now functioning properly.
- The crew continued working on our annual meter replacement program. Water meters are replaced every 15 years to ensure accurate readings for both the Utility Billing Department and Public Works meter reading operations.
- Public Works received this year's vehicle replacement truck, a new Ford F350 replacing one of the division's older Chevy pickup trucks. Staff printed and installed vehicle decals in-house.
- The crew also created and installed signs in-house for the Parks & Rec Department at Armstrong Park announcing that new pickleball courts are coming soon.

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 Municipal	Reporting Period: Apr 1, 2026 - Apr 30, 2026	
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		59	839	659
B. Cases (citations/informations) filed		1	105	13
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	5	0
4. plea of GUILTY in court		1	60	11
5. Violations Bureau Citations (i.e. written plea of guilty) and bond forfeiture by court order (as payment of fines/costs)		0	12	0
6. dismissed by court		0	1	0
7. <i>nolle prosequi</i>		1	7	7
8. certified for jury trial (not heard in Municipal Division)		0	0	0
9. TOTAL CASE DISPOSITIONS		2	85	18
D. Cases (citations/informations) pending at end of month [pending caseload = (A+B)-C9]		58	859	654
E. Trial de Novo and/or appeal applications filed		0	0	0
<u>III. WARRANT INFORMATION (pre- & post-disposition)</u>		<u>IV. PARKING TICKETS</u>		
1. # Issued during reporting period	21	1. # Issued during period	0	
2. # Served/withdrawn during reporting period	57	<input type="checkbox"/> Court staff does not process parking tickets		
3. # Outstanding at end of reporting period	1,095			

MUNICIPAL DIVISION SUMMARY REPORTING FORM

COURT INFORMATION	Municipality: Grain Valley Municipal	Reporting Period: Apr 1, 2026 - Apr 30, 2026
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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	\$6,421.50	Court Automation	\$550.45
Clerk Fee - Excess Revenue	\$694.91	Law Enf Arrest-Local	\$75.00
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Excess Revenue	\$21.43	Total Other Disbursements	\$625.45
Bond forfeitures (paid to city) - Excess Revenue	\$0.00	Total Disbursements of Costs, Fees, Surcharges and Bonds Forfeited	\$12,613.50
Total Excess Revenue	\$7,137.84	Bond Refunds	\$5,191.50
Other Revenue (non-minor traffic and ordinance violations, not subject to the excess revenue percentage limitation)		Total Disbursements	\$17,805.00
Fines - Other	\$3,480.00		
Clerk Fee - Other	\$248.73		
Judicial Education Fund (JEF) <input type="checkbox"/> Court does not retain funds for JEF	\$0.00		
Peace Officer Standards and Training (POST) Commission surcharge	\$78.64		
Crime Victims Compensation (CVC) Fund surcharge - Paid to State	\$560.68		
Crime Victims Compensation (CVC) Fund surcharge - Paid to City/Other	\$7.66		
Law Enforcement Training (LET) Fund surcharge	\$158.00		
Domestic Violence Shelter surcharge	\$316.50		
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	\$4,850.21		



HUMAN RESOURCES

MEMORANDUM

TO: Mayor & Board of Aldermen
FROM: Khalilah Holland, Human Resources Administrator
CC: Ken Murphy, City Administrator
DATE: May 1, 2026
SUBJECT: Human Resources Update

April in Review

- Initiated the first month of the 2026 employee assessment meetings
Completed the 2026-2027 benefit selection process for elected official approval
Attended the Public Sector Human Resources Association monthly meeting: Labor and Financial Outlook - 2026 and Beyond

Recent Positions Filled

- None

Current Job Postings

Full-Time

Table with 4 columns: Position, Date Open, Applicants, Status. Rows include City Engineer, Police Officer, Public Works Superintendent, and Public Works Maintenance Worker.

Part-Time

Table with 4 columns: Position, Date Open, Applicants, Status. Row includes Seasonal Public Works Maintenance Worker.



HUMAN RESOURCES

May Anniversaries

<u>Name</u>	<u>Department</u>	<u>Years of Service</u>
Jennifer Weems	FIN	23
Steven Craig	FIN	7
Jamie Logan	ADMIN	7
Tiffany Lor	ADMIN	4
Isaiah Cox	PD	2
Lloyd Snow	CD	1
Tim Maybell	PD	1
Joseph Ancona	P&R	1

711 Main Street
Grain Valley, MO 64029
816.847.6200

cityofgrainvalley.org

LIFE OUTSIDE THE LINES