



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

**08/14/2017**  
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**ITEM I: CALL TO ORDER**

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Regular Session on August 14, 2017 at 7:01 p.m. in the Council Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Pro Tem Jeff Coleman

**ITEM II: ROLL CALL**

- City Clerk Theresa Osenbaugh called roll
- *Present: Arnold, Bamman, Coleman, Headley, Totton, West*
- *Absent:*

**-QUORUM PRESENT-**

**ITEM III: INVOCATION**

- Invocation was given by Wayne Geiger

**ITEM IV: PLEDGE OF ALLEGIANCE**

- The Pledge of Allegiance was led by Alderman Yolanda West

**ITEM V: APPROVAL OF AGENDA**

- City Administrator Ryan Hunt requested the addition of Grain Valley Fair-Liquor and Fireworks Request to the agenda under New Business
- *Alderman Bamman made a Motion to add Grain Valley Fair-Liquor and Fireworks Request to the agenda*
- *The Motion was Seconded by Alderman Arnold*
- *Motion to add Grain Valley Fair Discussion to the Agenda was voted on with the following voice vote:*
  - *Aye: Arnold, Bamman, Coleman, Headley, Totton, West*
  - *Nay: None*
  - *Abstain: None*

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

**ITEM VI: PROCLAMATIONS**

- None

**ITEM VII: CITIZEN PARTICIPATION**

- None

**ELECTED OFFICIALS PRESENT**  
 Alderman Dale Arnold  
 Alderman Chris Bamman  
 Alderman Jeff Coleman  
 Alderman Bob Headley  
 Alderman Nancy Totton  
 Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**  
 Mayor Mike Todd

**STAFF OFFICIALS PRESENT**  
 City Attorney Matt Geary  
 City Administrator Ryan Hunt  
 Assistant City Administrator Ken Murphy  
 City Clerk Theresa Osenbaugh  
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**ITEM VIII: CONSENT AGENDA**

- April 12, 2017 Planning & Zoning Minutes
- July 24, 2017 – Board of Aldermen Regular Meeting Minutes
- July, 2017 Court Report
- August 14, 2017 – Accounts Payable
- *Alderman West made a Motion to Approve Consent Agenda*
- *The Motion was Seconded by Alderman Headley*
  - No Discussion
- *Motion to Approve Consent Agenda was voted on with the following voice vote:*
  - *Aye: Arnold, Bamman, Coleman, Headley, Totton, West*
  - *Nay: None*
  - *Abstain: None*

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

**ITEM X: PREVIOUS BUSINESS**

- EE Kirby Road Extension
  - City Administrator Ryan Hunt provided cost estimates to the Board of Aldermen regarding the extension of Kirby Road through Butterfly Trail to RD Mize Road; the estimated cost for this project is \$627,000; Mr. Arroyo shared that cost estimates were updated from the 2009 design of Phase 3; Alderman Totton asked if this road would cross through the walking trail; road would cross trail in two places; Mr. Davies shared that the Park Board had concerns about the roadway dissecting the trail; Butterfly Trail is one of the few trails that does not intersect with traffic; Park Board opposes the road being constructed; Alderman Totton questioned if the Legacy Plaza would be affected; Mr. Combs, President of Pathways of Honor, did not feel that it would interfere with the tribute, however felt that future developers of the land should be able to decide if a road is present or not; Alderman Coleman expressed concern about another intersection at 40 Highway and discussed the additional cost of adding a light at the intersection; MODOT would need to be involved; Alderman Totton questioned if the airport would have concerns; airport would likely not have concerns; City Administrator Hunt addressed emergency response times and noted on average, a direct route would save approximately 40 seconds; families use the trails, including young children on bicycles and strollers; Alderman Headley would rather spend the funds to finish projects in the original part of town; Alderman Coleman asked if the majority of the Board was in favor of not moving forward with the road

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extension; Alderman Arnold asked that it not be dropped at this time; families can choose to stay on one trail on either side of the mentioned intersection and a road would provide easier access to Legacy Plaza; Alderman Coleman asked if Long Street can be extended; Mr. Arroyo shared this was not a viable option and would be more expensive; the State did not want a staggered intersection; Alderman Arnold noted that residents ask about the road being finished; Alderman Coleman shared concerns about the cost and safety of residents; Alderman Headley questioned if grant funding provided any constraints; land/water conversation funds have been received but the State is aware that a road is a possibility in the future; Alderman Arnold asked that the discussion be tabled and sent to Planning & Zoning for future consideration

**ITEM X: NEW BUSINESS**

- Rental Property Inspection Discussion
  - City Administrator Hunt opened discussion regarding a program to register rental properties with the City; idea behind the concept is a safer rental program for residents through inspections; Mr. Murphy shared Independence is the only City currently in Eastern Jackson County with a property registration program and it has just started- rental properties are registered with the City and when a vacancy occurs they are inspected; other cities have been discussing program but administrative costs are keeping it from being widely undertaken; some cities in Kansas have a “Landlord License” similar to an Occupational License- this is only a registry and not inspection based due to staffing needs; most programs are too new to have information available to share; Alderman Totton asked where tenants can call if they have major problems; tenants can call City Hall and a building official can then identify life-safety issues; Alderman Headley asked how the fees work; Mr. Murphy shared fees from other cities; City Attorney Matt Geary shared that the fees may result in a lawsuit for a Hancock Amendment violation; Alderman Headley liked knowing who the property owners were but was unsure about the cost and staff needs it would create; Alderman Arnold noted in the past it was hard to determine the amount of rental property in the City and a database would make it easy to connect with landlords; purpose of program is to make sure landlords are taking care of residents; Alderman Arnold is interested in the database aspect of the program; Alderman Coleman asked if anything is currently in place that can be used; utility billing system has a place where a notation can be made; Alderman Headley asked if the information can be obtain from Jackson County Tax roll; Mr. Murphy confirmed information can be obtained from the

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Alderman Jeff Coleman		Assistant City Administrator Ken Murphy
Alderman Bob Headley		City Clerk Theresa Osenbaugh
Alderman Nancy Totton		Community Development Director Rick Arroyo
Alderman Yolanda West		Chief David Starbuck
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County but it would be time consuming-suggested current system “Incode” be looked at to see what options are available; Alderman West asked if a program similar to Occupational License for Business License can be put in place; Alderman Coleman asked that the information be audited from the Utility Bills and brought back to the board for further discussion

- Grain Valley Fair-Liquor and Fireworks Request
  - Mr. Harrington, Grain Valley Partnership, approached the Board to ask that special permission be granted for fireworks and alcohol sales on City property during the Fair; fireworks will take place on September 9<sup>th</sup> at 9:00PM; beer garden will open Friday at 2:00pm and close Saturday night
- *Alderman Headley moved that special permission be granted to the Grain Valley Partnership to allow fireworks on September 9th and alcohol sales on City property from Friday-Saturday*
- *The motion was seconded by Alderman Totton*
- *Motion to allow fireworks and alcohol sales as requested was voted on with the following voice vote:*
- *Aye: Arnold, Bamman, Coleman, Headley, Totton, West*
- *Nay: None*
- *Abstain: None*

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

**ITEM XI: PRESENTATIONS**

- None

**ITEM XII: PUBLIC HEARING**

*- Mayor Pro Tem Coleman opened the Public Hearing for the voluntary annexation of approximately 20 acres southeast of the Buckner-Tarsney and Duncan Road intersection, north of the Greystone Subdivision at 7:40 p.m.-*

- Mr. Murphy asked the Board to refer to the aerial provided; annexation concerns approximately 20 acres located north of the Greystone Subdivision; property does not extend completely to Duncan road; once annexed zoning changes will still need to occur but the developer plans to add residential homes and some commercial property; after Public Hearing, 14 days must be allowed to receive comments and then an ordinance to annex the property will be brought forth

*Mayor Pro Tem Coleman opened the floor to citizens for comment:*

- None

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Alderman Chris Bamman		City Administrator Ryan Hunt
Alderman Jeff Coleman		Assistant City Administrator Ken Murphy
Alderman Bob Headley		City Clerk Theresa Osenbaugh
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*- Mayor Pro Tem Coleman closed the Public Hearing for the voluntary annexation of approximately 20 acres southeast of the Buckner-Tarsney and Duncan Road intersection, north of the Greystone Subdivision at 7:42 p.m.-*

*- Mayor Pro Tem Coleman opened the Public Hearing for establishing zoning for property North of Duncan Road, between Rust Road and the existing Rosewood Hills subdivision at 7:43 p.m.-*

- Mr. Murphy reminded the board this is the discussion for changing the zoning of the previously annexed property North of Duncan Road, East of Rust Road in Grain Valley; developer will be using property for residential housing
- Alderman Headley asked for clarification about property in discussion; clarification was provided and aerial was referenced

*Mayor Pro Tem Coleman opened the floor to citizens for comment:*

- None

*- Mayor Pro Tem Coleman closed the Public Hearing for establishing zoning for property North of Duncan Road, between Rust Road and the existing Rosewood Hills subdivision at 7:45 p.m.-*

**ITEM XIII: ORDINANCES**

**Bill No. B17-14:** An Ordinance Establishing the Zoning for Certain Land in Grain Valley as R-1 Single Family for Logan Sousley and Larry Yancik

City Attorney Matt Geary read **Bill No. B17-14** for its first reading by title only

- *Alderman Arnold moved to accept the first reading of **Bill No. B17-14** bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman Headley*
  - *City Administrator Hunt reminded the Board this is the ordinance relating to the public hearing which was held earlier this evening*
- *Bill No. B17-14 was voted upon with the following voice vote:*
  - *Aye: Arnold, Bamman, Coleman, Headley, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-BILL NO. B17-14 APPROVED FOR A SECOND READING: 6-0-**

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**ITEM XIV: RESOLUTIONS**

**Resolution No. R17-32:** A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the Use of Jackson County’s 2017 Pavement Maintenance Phase 1-4 Contract for the City’s 2017 Street Maintenance

City Attorney Matt Geary read **Resolution No. R17-32** by title only

- *Alderman Totton moved to accept Resolution No. R17-32 as read*
- *The Motion was Seconded by Alderman Arnold*
  - *No Discussion*
- *Resolution No. R17-32 was voted upon with the following voice vote:*
  - *Aye: Arnold, Bamman, Coleman, Headley, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Resolution No. R17-32 Approved: 6-0-**

**ITEM XV: CITY ATTORNEY REPORT**

- None

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

- City Administrator Ryan Hunt
  - Key staff will be out of town during the scheduled September 11<sup>th</sup> meeting for conferences; Board of Aldermen decided to cancel the meeting; the next meeting will be held on September 25<sup>th</sup>; announcement will be made on social media and website
  - Budget workbooks will be provided the first week of October; workshops will be scheduled; Alderman Bamman asked for previous fiscal year data; previous data is included in the workbooks
  - July Staff Report was provided to the Board of Aldermen; police presence has increased greatly, particularly in the number of business checks conducted
- Assistant City Administrator Ken Murphy
  - Public Information Officer, Sara Nadeau, has seen an increase in citizens communicating with the City; notices have been provided with ways to contact the City and those resources are being used
- Community Development Director Rick Arroyo
  - Traffic Studies related to stop sign placement are being conducted at the intersections previously discussed; most have been completed but at the final study, the traffic counter was stolen; it will cost over \$1,000 to replace

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- Finance Director Cathy Bowden
  - Customers have been asking for the option to receive water bills via email; forms will go out in September bills to allow customers to sign up to receive bills via email
- None City Clerk Theresa Osenbaugh
  - None
- Chief David Starbuck
  - Police Department had excellent assistance from neighboring departments during the National Bikers Roundup; law enforcement reports no major incidences; traffic was an issue on Friday night and the event organizer had to shut down the event early due to weather; Alderman Coleman asked if staff knew the estimated number of attendees; staff have not received this number yet
- Parks and Recreation Director Shannon Davies
  - Open registration for youth softball and baseball is occurring; coaches meetings are being held through the end of October
  - Deadline for RFP regarding pool management was August 3<sup>rd</sup>; two bids were received and staff is in the process of evaluating those bids

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

- Alderman Dale Arnold
  - None
- Alderman Chris Bamman
  - None
- Alderman Jeff Coleman
  - None
- Alderman Bob Headley
  - Thank you to staff for assisting with the waterway on Green Drive
- Alderman Nancy Totton
  - Thank you to citizens of Ward 2
- Alderman Yolanda West
  - Witnessed the traffic during the biker roundup on Friday evening; cars were moving slow but it was an impressive sight to see

**ITEM XIII: MAYOR REPORT**

- None

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**ITEM XIX: EXECUTIVE SESSION**

- None

**ITEM XX: ADJOURNMENT**

- The meeting adjourned at 8:10 P.M.

Minutes submitted by:

\_\_\_\_\_  
 Theresa Osenbaugh  
*City Clerk*

\_\_\_\_\_  
 Date

Minutes approved by:

\_\_\_\_\_  
 Mike Todd  
*Mayor*

\_\_\_\_\_  
 Date

*Non-Official Copy*

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