



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

**06/25/2018**  
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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 June 25, 2018 at 7:03 p.m. in the Council Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Mike Todd

**ITEM II: ROLL CALL**

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

**-QUORUM PRESENT-**

**ITEM III: INVOCATION**

- Invocation was given by Jeff Coleman

**ITEM IV: PLEDGE OF ALLEGIANCE**

- The Pledge of Allegiance was led by Alderman Totton

**ITEM V: APPROVAL OF AGENDA**

- City Administrator Hunt requested that Item XIII B18-10 Final Plat of Woodbury 6<sup>th</sup> Plat be removed from the agenda as the plat has not received all final approvals to date
- *Alderman Totton made a Motion to remove B18-10 Final Plat of Woodbury 6<sup>th</sup> Plat under Agenda Item XIII*
- *The Motion was Seconded by Alderman Stratton*
- *Motion to remove B18-10 Final Plat of Woodbury 6<sup>th</sup> Plat under Agenda Item XIII was voted on with the following voice vote:*
  - *Aye: Coleman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Motion Approved: 5-0-**

**ITEM VI: PROCLAMATIONS**

- Mayor Todd presented Sergeant Hedger and K-9 Jaxx with a proclamation for Jaxx's years of service to the Grain Valley Police Department

**ITEM VII: CITIZEN PARTICIPATION**

- Rose McLaughlin (111 Broadway Street) and the Chambers Family: Autumn, Robert, Gabriella and Henley (109 W. Broadway), requested that the Board of Aldermen consider not issuing a 3AM liquor license to Charley's Roadhouse; parties cited two outstanding

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 Alderman Bob Headley  
 Alderman Jayci Stratton  
 Alderman Nancy Totton  
 Alderman Yolanda West

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 Alderman Chris Bamman

**STAFF OFFICIALS PRESENT**  
 City Attorney Matt Geary  
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court cases, increase in noise over the past two weeks and concerns about proximity to school and regulations impacting such distances as reasons for denying the application; Mayor Todd asked if police have been called since the public hearing was held; police were called last Thursday; Mayor Todd asked City Attorney Geary to address school proximity; City Ordinance cites liquor licenses must be 300 feet from schools or churches generally; Mayor Todd asked if paperwork for Charley’s Roadhouse had been received; paperwork was received and Chief Starbuck signed off on the license before retiring; Chambers and McLaughlin noted taxes were not up to date on the business

- Chad Risinger, Charley’s Roadhouse (58T Street, Lee’s Summit) addressed the Board of Aldermen in response to the claims against his bar; shared that he was not aware of any police calls to the property since the hearing was conducted; steps have been taken to lower the noise including closing doors etc. by 10PM and making sure the jukebox maximum level has been lowered; Mayor Todd asked when the pending court date is scheduled for the violations; court has been continued until December
- Debbie Jones (306 Laura Court), Derek Gattenby (801 Stonebrook Drive); Sarah Johnson (306 Laura Court), Chris Carlton (205 SW Cross Creek Drive), and Melissa Moline (1407 NW Willow) addressed the Board of Aldermen regarding concerns about Cross Creek trail and vegetation which has been killed by pesticides;
  - Debbie Jones shared she moved in under the impression that the City would not do anything with the property; understands land is not theirs but doesn’t like what is going on with property; concerned about communication with those who live by the creek
  - Derek Gattenby shared it has been 4 years since the project started; field has been sprayed numerous times and spray is drifting to his property and is killing his yard; woods have overgrowth; has concerns about debris and junk near the creek; felt nothing proactive is occurring; Sni-A-Bar project presented on the website for Terra Technologies is inaccurate; concerned that the City hasn’t been communicating with residents; shared concerns about fire hazards during summertime
  - Alderman Totton went out to look at the property but was unable to reach anyone; would like to contact again and come back out
  - City Administrator Hunt shared that the project highlighted on the referred website is actually a completed project located at Howell and Duncan Road; Terra Technologies is the largest company in the area that does this type of work; when deciding the use for the property, citizens “wants” were considered and trails were a top request; property trade in exchange for a built trail system allows for the City to save a large amount of money while still receiving a trail; Mr. Hunt recognized that it is unsightly at this time; process is determined by the Core of

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Engineers to eradicate the species and seeds can remain in the ground for up to 5 years; regulations have to be met and certain requirements have to be approved by the Core of Engineers; from the start, it was known it would take 3-5 years for the project to be completed

- Chris Carlton shared that the neighborhood kids can't play ball; chemicals are harming pets when they are walked; the high school used to use the fields; Mr. Hunt reminded all that the property is privately owned; Mr. Carlton shared the biggest concern is a lack of communication
- Residents asked for Terra Technologies to be at the next Park Board Meeting; City staff shared that Mr. Fligg, property owner, would prefer no one is on the private property; residents in attendance recommended signs be put up; Mr. Hunt shared that it saves approximately \$200,000 to complete the trail through this exchange; Mr. Gump, project head, has spoken with residents numerous times
- Alderman Headley noted that Mr. Davies is trying to line up a meeting with the Park Board on 7/17 at 7:00
- Mr. Hunt will contact Mr. Gattenby personally to discuss a conversation with Terra Technology and Mr. Hunt will work to help communication improve
- Alderman Stratton noted her property had been barricade off; Mayor Todd noted that the fence has been put up on his property as well; ideally all bordering properties would be receiving a fence soon

**ITEM VIII: CONSENT AGENDA**

- April 17, 2018 – Park Board Meeting Minutes
- May 9, 2018 – Planning & Zoning Meeting Minutes
- June 11, 2018 – Board of Aldermen Regular Meeting Minutes
- June 25th, 2018 – Accounts Payable
- *Alderman West made a Motion to Approve Consent Agenda*
- *The Motion was Seconded by Alderman Totton*
  - No Discussion
- *Motion to Approve Consent Agenda was voted on with the following voice vote:*
  - *Aye: Coleman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-MOTION APPROVED: 5-0-**

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**ITEM IX: PREVIOUS BUSINESS**

- Liquor License Application Approvals
  - City Clerk Osenbaugh asked for approval of liquor licenses for Grain Valley Partnership (Class G), JY Amigo’s Inc. (Class H & Class I), and El Tequilazo Cocina Y Cantina LLC; all paperwork has received, local background checks have been done and fingerprints are processing with the State for Jy Amigo’s Inc.
- *Alderman Totton made a Motion to Approve the Liquor License Applications for Grain Valley Partnership, Jy Amigo’s Inc, and El Tequilazo Cocina Y Cantina LLC*
- *The Motion was Seconded by Alderman Headley*
  - No Discussion
- *Motion to Approve the Liquor License Applications for Grain Valley Partnership, Jy Amigo’s Inc, and El Tequilazo Cocina Y Cantina LLC was voted on with the following voice vote:*
  - *Aye: Coleman, Headley, Stratton, Totton, West*
  - *Nay: None*

**-MOTION APPROVED: 5-0-**

- Grain Valley City Logo
  - City Administrator Hunt shared that a preliminary discussion on rebranding and logo changes for the City of Grain Valley was brought before the Board of Aldermen; presentation has previously been provided by a company that the school district used; if desired, bids could be obtained unless it was felt that the uniqueness of the first company, including local work with the school district made it uniquely qualified to partner with the City; the City could also participate in a purchasing cooperative where contracts are prebid; consensus would need to be reached in order to move forward
  - Mayor Todd asked for the amount which has been budgeted; \$10,000 was budgeted for rebranding which would include data files and anything needed for the new brand moving forward; cost doesn’t include the changeover of business cards, shirts, decals, etc.; if desired, the City would need to follow a similar process as the school district and replace vehicles, etc. as replacements are needed
  - Alderman West would like to see input from community in some format; consideration of citizens opinion would need to be in a manner other than an election as that is expensive and could potentially not even be allowed under regulations
  - Alderman Coleman shared that the bigger picture needs to be considered; previously a site selector came down from Chicago to do a mock site selection for Grain Valley and other local cities; Grain Valley had a weakness that was shown in the varying messages being projected by the City, Economic Development and

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the school district; varying messaging is confusing; the purpose of a new logo and rebranding is to come in line with the other two entities to have a similar message going out to businesses looking at City for economic development; current messaging is outdated; experts say branding should be changed approximatley every 10 years; all have been working to try and bring the right companies to the City and the brand projected is important

- Alderman Totton shared concerns about residents not supporting business in Grain Valley
- Mayor asked if the upcoming survey had been finalized; City Administrator Hunt noted that the surveys have not been sent out and this could be discussed; the scope of the project has been developed but an addendum could potentially be addendum
- Alderman Coleman shared that the purpose of this is to move the City forward; professional groups have said if we don't do something about messaging we will miss out on opportunities; changes have been discussed with the Board but opportunities may be missed because the weakness isn't being corrected; Mayor Todd didn't think we've necessarily lost out on business because of the logo; Alderman Stratton said the potential to be overlooked for opportunities is a possibility; Alderman Coleman stressed he would like to correct the problem
- City Administrator Hunt shared if Jan Addy (site selector) looked and saw the branding was unchanged, then that would say a lot to her as a site selector since the recommendation was not acted upon
- Mayor Todd preferred receiving bids; City Administrator Hunt shared that the government buying process can be reviewed and an estimated price can be received before going to bid
- Alderman Headley would like more detail on the overall cost of the project

**ITEM X: NEW BUSINESS**

- Liquor License Renewal Applications
  - Mayor Todd read the list of liquor license renewals and opened the floor for a motion to approve the liquor license renewals for 2018-2019:
    - Burgess Renovations, LLC dba Valley Pub & Patio
    - Casey's General Store #2209
    - Casey's General Store #2808
    - Casey's General Store #3325
    - Cosentino's Price Chopper #325
    - Discount Liquor & Smokes
    - Dollar General Store #9597

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- EIE, LLC dba Whiskey Tango
- Grain Valley Truck Stop & Food Center dba Conoco Travel Center
- Impact Motor Sports, LLC dba Valley Speedway
- The Crow’s Nest Saloon, LLC dba Charley’s Roadhouse

- *Alderman Totton made a Motion to Approve Liquor License Renewals*
- *The Motion was Seconded by Alderman West*
  - Paperwork has been received; police department has approved the applications; no outstanding documentation from applicants
  - Alderman Headley would like to have a conversation regarding Charley’s Roadhouse and the conflicting stories; Alderman Totton has visited Charley’s Roadhouse and didn’t feel it was loud at the time; residents shared it was quiet for a while but it has picked up
- *Motion to Approve Liquor License Renewals was voted on with the following voice vote:*
  - *Aye: Coleman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-MOTION APPROVED: 5-0-**

- City Charter
  - Board members have asked for information regarding the creation of a City charter; State of Missouri sets requirements for 4<sup>th</sup> class cities, such as Grain Valley; this includes the regulation of things such as number of representatives, term limits, etc.; cities that have a population of 5,000 or more can adopt a home rule charter after it is approved on a ballot; residents decide if they want to switch from a 4<sup>th</sup> class City to a charter; Board of Aldermen must first vote for it to be put on the ballot; charter commission is formed and then a draft of the charter is voted upon; pros and cons exist to the process-it does give more power back to the people by allowing for the creation of specific laws instead of using a standard boilerplate of laws set by the State of Missouri; approximately 550 4<sup>th</sup> class cities exist in Missouri; 56 3<sup>rd</sup> class cities exist; 300 villages exist; 38 charters exist; downside is that the process is labor some and a major task; benefits are seen in allowing the City to set up a structure of government that works for Grain Valley; there are election, legal fees and other costs associated with the charter process; after the Commission is selected, the charter has to be approved and on the ballot within one year; City Administrator Hunt recommended that if the Board wants to look into a charter, it should be done with the 2019 budget cycle
  - Mayor asked for an estimated cost to the process; costs would include an 2 additional questions on the election ballot and a full years costs would be \$40-\$50,000 in legal fees; every time the commission meets lawyers needs to be

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present

- Alderman Coleman suggested a workshop to further discuss the issue
- Blue Springs, Lees Summit, Independence, Jackson County, Kansas City and Columbia are all operating under a charter; advantages of “home rule” including being as close to citizens as possible; allowing officials to have greater flexibility over organization of government; cuts ties with state officials recommending best practice in a blanket manner; at large selection of members are opened up; time and costs are the major things that stop a city from pursuing; long term effect is that government runs more efficiently if it is fine tuned for local area

**ITEM XI: PRESENTATIONS**

- None

**ITEM XII: ORDINANCES**

- None

**ITEM XIII: RESOLUTIONS**

**Resolution No. R18-32:** A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Approving the Third (3rd) of Three (3) Annual Payments to the Grain Valley Partnership per the Three Year Cooperative Between the City and The Grain Valley Partnership, Formally Known as the Grain Valley Economic Development Corporation

- City Attorney Matt Geary read **Resolution No. R18-32** by title only
- *Alderman West moved to accept Resolution No. R18-32 as read*
- *The Motion was Seconded by Alderman Coleman*
  - 3<sup>rd</sup> year of 3 year agreement between Partnership and the City; annual agreement is for \$35,000; partners are CJC and School District; Board is interested in amending from \$35,000 to \$40,000 complimented by CJC making up for a donor who has since left the Partnership group
  - Alderman Headley moved to amend the amount to \$40,000
  - Alderman Totton seconded
- No Discussion  
*Motion to amend R18-32 from \$35,000 to \$40,000 was voted on with the following voice vote:*
  - *Aye: Coleman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

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**-Motion to amend resolution from \$35,000 to \$40,000 Approved: 5-0-**

- *Resolution No. R18-32 was voted upon with the following voice vote:*
  - *Aye: Coleman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Resolution No. R18-32 Approved: 5-0-**

**Resolution No. R18-33:** A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Purchase a Ford F-450 Dump Truck for the Community Development Maintenance Fleet

- City Attorney Matt Geary read **Resolution No. R18-33** by title only
- *Alderman Totton moved to accept Resolution No. R18-33 as read*
- *The Motion was Seconded by Alderman West*
  - This is a fleet replacement; Community Development Director Arroyo shared the vehicle replacement was requested during budget time; City infrastructure installed in late 90's and storm lines are needing repairs; this vehicle is smaller and will allow less damage to occur to properties when repairs are being made; vehicle will be able to be used for snowplow if needed
- *Resolution No. R18-33 was voted upon with the following voice vote:*
  - *Aye: Coleman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Resolution No. R18-33 Approved: 5-0-**

**Resolution No. R18-34:** A Resolution By The Board Of Aldermen Of The City Of Grain Valley Authorizing The Use Of Jackson County's 2018 Pavement Maintenance Phase 1-3 Contract For The City's 2018 Street Maintenance

- City Attorney Matt Geary read **Resolution No. R18-34** by title only
- *Alderman Totton moved to accept Resolution No. R18-34 as read*
- *The Motion was Seconded by Alderman Coleman*
  - Annual overlay program for the City; project will occur in the Fall, 2018 and is in partnership with Jackson County; roads are in Farmington Acres and downtown
- *Resolution No. R18-34 was voted upon with the following voice vote:*
  - *Aye: Coleman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

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**-Resolution No. R18-34 Approved: 5-0-**

**ITEM XIV: CITY ATTORNEY REPORT**

- None

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

- City Administrator Ryan Hunt
  - Shared gratitude on behalf of a resident Bobbie Randall who was delighted with the OATS program and noted it has been a lifesaver; complimentary of the driver and shocked at the affordability of the program
  - Board of Aldermen Pictures will be rescheduled; Sara will circulate date options to see the best available date
  - State of the City presentation is being prepared; all available elected officials are invited to attend an all staff/official photo on July 2<sup>nd</sup> at 10AM
  - Congratulated Chief Beale on Interim Appointment
- Community Development Director Rick Arroyo
  - Community Development Event is Thursday, June 29<sup>th</sup> at 5:00PM
- Finance Director Cathy Bowden
  - None
- Interim Chief of Police James Beale
  - None
- City Clerk Theresa Osenbaugh
  - None

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

- Alderman Jeff Coleman
  - Congratulated Chief Beale on the appointment
  - Shared concerns about speeding on Hedgewood Drive and would like another speed hump to be considered; Community Development Director Arroyo shared that the City currently doesn't have enough to add a second one; Alderman Coleman shared dirt bikes are also racing down road; would like additional patrol in the area; Chief Beale will assign extra patrol to the area with additional funds that are available
- Alderman Bob Headley
  - None
- Alderman Jacyi Stratton
  - None
- Alderman Nancy Totton
  - Thanked Public Works for coming out; was able to see the newly purchased

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<b>ELECTED OFFICIALS PRESENT</b>	<b>ELECTED OFFICIALS ABSENT</b>	<b>STAFF OFFICIALS PRESENT</b>
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camera at work

- Alderman Yolanda West
  - None

**ITEM XVII: MAYOR REPORT**

- Mayor Mike Todd
  - None

**ITEM XVIII: EXECUTIVE SESSION**

- None

**ITEM XIX: ADJOURNMENT**

- The meeting adjourned at 8:35 p.m

Minutes submitted by:

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

\_\_\_\_\_  
 Date

Minutes approved by:

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

\_\_\_\_\_  
 Date

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