



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

05/27/2020
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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 May 27, 2020 at 7:00 p.m. via video conference of the elected officials as a result of the social distancing order due to the COVID-19 pandemic
- The meeting was called to order by Mayor Todd

ITEM II: ROLL CALL

- City Clerk Jamie Logan called roll
- *Present via video conference: Bass, Cleaver, Headley, Stratton, Totton, West*
- *Absent:*

-QUORUM PRESENT-

ITEM III: APPROVAL OF AGENDA

- Black Industries requested for Bill 20-11 for the final plat for Black Industries to have a first and second read tonight since there was a delay getting items on the agenda due to COVID these past few months
- *Alderman Headley made a Motion to do two reads for B20-11*
- *The Motion was Seconded by Alderman Totton*
- *Motion to do two reads of B20-11 was voted on with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
 - *Nay: None*
 - *Abstain: None*

-MOTION APPROVED: 6-0-

ITEM IV: PROCLAMATIONS

- None

ITEM V: CONSENT AGENDA

- May 11, 2020 – Board of Aldermen Regular Meeting Minutes
- May 27, 2020 – Accounts Payable
- *Alderman West made a Motion to Approve the Consent Agenda*
- *The Motion was Seconded by Alderman Cleaver*
 - No Discussion
- *Motion to Approve the Consent Agenda was voted on with the following voice vote:*

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
 Alderman Shea Bass
 Alderman Tom Cleaver
 Alderman Bob Headley
 Alderman Jayci Stratton
 Alderman Nancy Totton
 Alderman Yolanda West

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
 Deputy City Administrator Theresa Osenbaugh
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- *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
- *Nay: None*
- *Abstain: None*

-MOTION APPROVED: 6-0-

ITEM VI: PREVIOUS BUSINESS

- None

ITEM VII: NEW BUSINESS

- None

ITEM VIII: PRESENTATIONS

- None

ITEM IX: PUBLIC HEARING

- None

ITEM X: ORDINANCES

Bill No. B20-09: An Ordinance Changing the Zoning on Approximately 3.1 Acres from District C-2 (General Business) to District M-1 (Light Industrial)

- *Alderman Headley moved to make the second reading by title only for Bill No. B20-09*
- *The Motion was Seconded by Alderman Totton*
 - *This refers back to the last Aldermen meeting's Public Hearing changing zoning for Avid Air which does custom manufacturing*
- *The motion was voted on with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
 - *Nay:*
 - *Abstain:*

Bill No. B20-09: An Ordinance Changing the Zoning on Approximately 3.1 Acres from District C-2 (General Business) to District M-1 (Light Industrial)

Bill No. B20-09 was read by City Attorney Jeff Deane

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
 Alderman Shea Bass
 Alderman Tom Cleaver
 Alderman Bob Headley
 Alderman Jayci Stratton
 Alderman Nancy Totton
 Alderman Yolanda West

ELECTED OFFICIALS ABSENT

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- *Alderman Headley moved to accept the second reading of Bill No. B20-09 making it ordinance #2496*
- *The Motion was Seconded by Alderman West*
- *The motion was voted on with the following roll call vote:*
 - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
 - *Nay:*
 - *Abstain:*

-Bill No. B20-09 BECAME ORDINANCE #2496: 6-0

Bill No. B20-10: An Ordinance Approving a Conditional Use Permit for a Medical Marijuana Cultivation Facility on Approximately 6 Acres

- *Alderman Headley moved to make the second reading by title only for Bill No. B20-10*
- *The Motion was Seconded by Alderman Stratton*
 - *Similar to last ordinance, there was a Public Hearing at the last Board of Aldermen meeting for a Conditional Use Permit for a Medical Marijuana Cultivation facility*
 - *Alderman Cleaver clarified Parent company out of Las Vegas, Nevada*
- *The motion was voted on with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
 - *Nay:*
 - *Abstain:*
- *Alderman Headley moved to accept the second reading of Bill No. B20-10 making it ordinance #2497*
- *The Motion was Seconded by Alderman Stratton*

Bill No. B20-10: An Ordinance Approving a Conditional Use Permit for a Medical Marijuana Cultivation Facility on Approximately 6 Acres

Bill No. B20-10 was read by City Attorney Jeff Deane

- *The motion was voted on with the following roll call vote:*
 - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
 - *Nay:*
 - *Abstain:*

ELECTED OFFICIALS PRESENT

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 Alderman Shea Bass
 Alderman Tom Cleaver
 Alderman Bob Headley
 Alderman Jayci Stratton
 Alderman Nancy Totton
 Alderman Yolanda West

ELECTED OFFICIALS ABSENT

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- *Alderman Headley asked to update the ordinance number to 2503 from 2497 and update the B20-09 to 2502; City Clerk Jamie Logan said it was her error and she gave the wrong ordinance number on the last one; City Attorney Jeff Deane said we could re-vote on the last one to update the ordinance numbers*
- *B20-09 second reading to make it ordinance number 2502 with Alderman Headley made the motion; Alderman West seconded the motion*
- *The motion was voted on with the following roll call vote:*
 - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
 - *Nay:*
 - *Abstain:*

-Bill No. B20-09 BECAME ORDINANCE #2502: 6-0

- *Mayor Todd reminded there was a motion by Alderman Headley and a Second by Alderman Stratton for B20-10*
- *The motion was voted on with the following roll call vote:*
 - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
 - *Nay:*
 - *Abstain:*

-Bill No. B20-10 BECAME ORDINANCE #2503: 6-0

Bill No. B20-11: An Ordinance Approving the Final Plat of Black Industries

- *Alderman Headley moved to make the first reading by title only of Bill No. B20-11*
- *The Motion was Seconded by Alderman Stratton*
 - *Community Development Director Trosen stated the purpose of this request is to gain final plat approval for Missouri Made Marijuana as the Conditional Use Permit was just approved*
- *Motion to make the first reading of Bill No. B20-11 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
 - *Nay: None*
 - *Abstain: None*

-Motion Approved: 6-0-

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
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 Alderman Yolanda West

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- Alderman Headley moved to accept the first reading of Bill No. B20-11 bringing it back for a second reading by title only
- The Motion was Seconded by Alderman Cleaver
- The motion was voted on with the following voice vote:
 - Aye: Bass, Cleaver, Headley, Stratton, Totton, West
 - Nay: None
 - Abstain: None

-Bill No. B20-11 Approved for a Second Reading: 6-0-

- Alderman Headley moved to accept the second reading of Bill No. B20-11 making it ordinance #2504
- The Motion was Seconded by Alderman Totton
 - No Discussion

Bill No. B20-11 was read by City Attorney Jeff Deane for the first reading

Bill No. B20-11: An Ordinance Approving the Final Plat of Black Industries
Bill No. B20-11 was read by City Attorney Jeff Deane for the second reading

- The motion was voted on with the following roll call vote:
 - Aye: Bass, Cleaver, Headley, Stratton, Totton, West
 - Nay:
 - Abstain:

-Bill No. B20-11 BECAME ORDINANCE #2504: 6-0

- Alderman Headley asked when construction would begin; Mr. Lucas shared as soon as possible now that it has been approved, but could be delays due to COVID; Mr. Black said thank you for allowing them to become a neighbor and partner in our community, and said they'd start in the next 2 to 4 weeks once they receive their permits; Tom Nolte the architect for the project said they are working on permits for the various pieces of the project as well as getting bids for various other projects

Bill No. B20-12: An Ordinance Approving the Final Development Plan for the Lofts at Old Towne Market Place and the Final Plat of Old Towne Market Place 12th Plat

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
 Alderman Shea Bass
 Alderman Tom Cleaver
 Alderman Bob Headley
 Alderman Jayci Stratton
 Alderman Nancy Totton
 Alderman Yolanda West

ELECTED OFFICIALS ABSENT

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- *Alderman Headley moved to make the first reading by title only of Bill No. B20-12*
- *The Motion was Seconded by Alderman Totton*
 - *Mr. Trosen shared requesting approval for final development plan and plat for Old Towne Market Place*
- *Motion to make the first reading of Bill No. B20-12 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
 - *Nay: None*
 - *Abstain: None*

-Motion Approved: 6-0-

Bill No. B20-12 was read by City Attorney Jeff Deane

Bill No. B20-12: An Ordinance Approving the Final Development Plan for the Lofts at Old Towne Market Place and the Final Plat of Old Towne Market Place 12th Plat

- *Alderman Headley moved to accept the first reading of Bill No. B20-12 bringing it back for a second reading by title only at the next regular meeting*
- *The Motion was Seconded by Alderman Totton*
 - *Alderman Stratton asked if there was any way to know this will not turn into government housing; Mr. Murphy shared in the beginning of a development this is determined, but it can change; Bryan the representative for the Lofts said their intention is not to go to income based rentals; Alderman Cleaver asked what would keep it this way 5 years from now; Bryan shared that has not been their design or plan aspect of the development and shared he doesn't believe there is a way to restrict it; Alderman Stratton asked if something like that gets approved through the board if it were to come up or if it just happens without approval from the City/Board; Alderman Stratton has received this feedback from the community and they hope it stays that way*

Bill No. B20-12: An Ordinance Approving the Final Development Plan for the Lofts at Old Towne Market Place and the Final Plat of Old Towne Market Place 12th Plat

Bill No. B20-12 was read by City Attorney Jeff Deane

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
 Alderman Shea Bass
 Alderman Tom Cleaver
 Alderman Bob Headley
 Alderman Jayci Stratton
 Alderman Nancy Totton
 Alderman Yolanda West

ELECTED OFFICIALS ABSENT

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- *The motion was voted on with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
 - *Nay: None*
 - *Abstain: None*

-Bill No. B20-12 Approved for a Second Reading: 6-0-

ITEM XI: RESOLUTIONS

Resolution No. R20-30: A Resolution by the Board of Aldermen of the City of Grain Valley, Reappointing Becky Gray, Charles Harris and Jared English to the Grain Valley Parks and Recreation Board for Three-Year Terms

- *Alderman Headley motioned to approve Resolution No. R20-30*
- *The Motion was Seconded by Alderman Totton*
 - *Mr. Murphy shared there are a few positions that are renewed each year on this board*
- *Resolution No. R20-30 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
 - *Nay: None*
 - *Abstain: None*

-Resolution No. R20-30 Approved: 6-0-

Resolution No. R20-31: A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Reappointing Mike Switzer & Justin Tyson to the Industrial Development Authority Corporation of the City of Grain Valley, Missouri for Six-Year Terms

- *Alderman Headley motioned to approve Resolution No. R20-31*
- *The Motion was Seconded by Alderman Totton*
 - *Two seats up for renewal on Industrial Development board*
- *Resolution No. R20-31 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
 - *Nay: None*
 - *Abstain: None*

-Resolution No. R20-31 Approved: 6-0-

ELECTED OFFICIALS PRESENT

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 Alderman Jayci Stratton
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Resolution No. R20-32: A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Enter into an Agreement with Stanger Industries, Inc. for HVAC Preventative Maintenance/Services

- *Alderman Headley motioned to approve Resolution No. R20-32*
- *The Motion was Seconded by Alderman Cleaver*
 - *In the past, as service is needed, the City has used one off providers when something comes up which is time consuming and now we are hoping for better rates by using the RFP process*
- *Resolution No. R20-32 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
 - *Nay: None*
 - *Abstain: None*

-Resolution No. R20-32 Approved: 6-0-

Resolution No. R20-33: A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Enter into an Agreement with A & A Electrical, Inc. for Electrical Service (as Needed)

- *Alderman Headley motioned to approve Resolution No. R20-33*
- *The Motion was Seconded by Alderman West*
 - *Similar to HVAC, this is for electrical services as needed*
- *Resolution No. R20-33 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
 - *Nay: None*
 - *Abstain: None*

-Resolution No. R20-33 Approved: 6-0-

Resolution No. R20-34: A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Enter into an Agreement with Summit General Contracting, LLC. for Building Maintenance (as Needed)

- *Alderman Headley motioned to approve Resolution No. R20-34*
- *The Motion was Seconded by Alderman West*

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
 Alderman Shea Bass
 Alderman Tom Cleaver
 Alderman Bob Headley
 Alderman Jayci Stratton
 Alderman Nancy Totton
 Alderman Yolanda West

ELECTED OFFICIALS ABSENT

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- *Similar to the last two, but this is for building maintenance; would allow for building engineer or parks staff in to work on these items when problems arise, now we would have someone else that could assist*
- *Resolution No. R20-34 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
 - *Nay: None*
 - *Abstain: None*

-Resolution No. R20-34 Approved: 6-0-

ITEM XII: CITY ATTORNEY REPORT

- Jeff Deane upcoming elected officials training

ITEM XIII: CITY ADMINISTRATOR & STAFF REPORTS

- City Administrator Ken Murphy
 - June 8 meeting will be done via Zoom again; hoping to resume in person meetings on June 22
- Deputy City Administrator Theresa Osenbaugh
 - June Senior Luncheon is cancelled due to COVID; hoping to get to do this again in July
- Chief James Beale
 - None
- Finance Director Steven Craig
 - Reminder that the auditors, Trout Beeman will present at the next meeting
- Parks & Recreation Director Shannon Davies
 - Spring/Summer Youth baseball/softball seasons have been cancelled as of 5/15 due to COVID restrictions; several surrounding communities did the same; they are planning for fall leagues at this point
 - May 18 the fitness room at the Community Center was opened, they have implemented all of the COVID safeguards as part of the opening with adjusted hours; hoping to resume regular hours on June 8 with some restrictions due to capacity restrictions
 - Outdoor pool opening was delayed and hoping they can open at some point; Independence, Kansas City and others have closed for the season; Lees Summit and Oak Grove have not; waiting to find out what the County guidelines will be before making final determination

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
 Alderman Shea Bass
 Alderman Tom Cleaver
 Alderman Bob Headley
 Alderman Jayci Stratton
 Alderman Nancy Totton
 Alderman Yolanda West

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- Community Development Director Mark Trosen
 - Written Report
 - The Community Development Event has been cancelled due to COVID-19 and the Clean up has been postponed to September 26, 2020; Thursday, September 24th and Friday, September 25th for Senior pick up scheduled in advance
- City Clerk Jamie Logan
 - Reminded of the upcoming election Tuesday, June 2, 2020

ITEM XIV: BOARD OF ALDERMEN REPORTS & COMMENTS

- Alderman Shea Bass
 - None
- Alderman Tom Cleaver
 - None
- Alderman Bob Headley
 - None
- Alderman Jayci Stratton
 - None
- Alderman Nancy Totton
 - She enjoyed the race track this past weekend
- Alderman Yolanda West
 - None

ITEM XV: MAYOR REPORT

- Mayor Mike Todd
 - None

ITEM XVI: EXECUTIVE SESSION

- None

ITEM XIX: ADJOURNMENT

- The meeting adjourned at 7:43 P.M.

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
 Alderman Shea Bass
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 Alderman Jayci Stratton
 Alderman Nancy Totton
 Alderman Yolanda West

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Minutes submitted by:

 Jamie Logan
 City Clerk

 Date

Minutes approved by:

 Mike Todd
Mayor

 Date

non-official

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