



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

**09/13/2021**  
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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 September 13, 2021 at 7:00 p.m. in the Board Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Chuck Johnston

**ITEM II: ROLL CALL**

- City Clerk Jamie Logan called roll
- *Present: Bass, Cleaver, Headley, Knox, Mills, Stratton*
- *Absent:*

**-QUORUM PRESENT-**

**ITEM III: INVOCATION**

- Invocation was given by Pastor Jason Williams of Valley Community Church

**ITEM IV: PLEDGE OF ALLEGIANCE**

- The Pledge of Allegiance was led by Darren Mills

**ITEM V: APPROVAL OF AGENDA**

- There is one update to the agenda; B21-21 should read Series 2018A instead of Series 2011
- *Alderman Headley made a Motion to update the agenda*
- *The Motion was seconded by Alderman Knox*
- *Motion to update the agenda was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay: None*
  - *Abstain: None*

**MOTION APPROVED: 6-0-**

**ITEM VI: PROCLAMATIONS**

- None

**ITEM VII: CITIZENS PARTICIPATION**

- Jan Brill; 1035 Ephraim – Ms. Brill returned a copy of the City’s Comprehensive Plan she requested a while back and stated it was impressive, but wasn’t what she was looking for; she said the Census results are in she is looking for a report card of some sort from the City since the Census stated we’ve grown 22% and asked if the water, sewage, roads, city workers, policemen, etc. have grown at the same rate- she’s asking if there is a report card that would show that information or if it could be created

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
Alderman Shea Bass  
Alderman Tom Cleaver  
Alderman Bob Headley  
Alderman Rick Knox  
Alderman Darren Mills  
Alderman Jayci Stratton

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Chief James Beale  
Community Development Director Mark Trosen  
Finance Director Steven Craig  
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- Mayor Johnston stated he didn't know if 22% population would necessarily mean 22% increase in each of the areas as the City tries to keep up with everything as far as maintenance and personnel go and not as a comparison to population
- Ms. Brill stated she has appreciated the Sni-A-Bar Road improvements, but she has watched her road in need of maintenance and would like an overall report card of where we were 10 years ago vs. now
- Alderman Stratton asked the last time the number of officers were increased; Chief Beale stated 2005; Ms. Brill thinks we are vulnerable as a small town of being overwhelmed by growth and would like for the city to plan ahead for these items towards a population projection
- Alderman Headley stated years ago due to the influx of growth and other DNR requirements, the water treatment plan was expanded exponentially to accommodate our growth; he stated the water system working with Tri-County has grown and sold some capacity back as it wasn't needed; he also stated several programs put into place to assess all of our roads and put a plan in to place; he stated they are aware as several roads were put at the same time and are failing at the same time
- Ms. Brill feels her road is falling apart due to waste trucks and delivery vehicles going up and down her street; would like to know where we were, where we are and where we are going with infrastructure issues; Mayor Johnston shared details of how the road project works and how the roads are scheduled in the most cost-efficient manner possible; she feels the average citizen is not getting this information
- Mr. Murphy shared the road information is going out via a mailed publication and not just Facebook and the website, but this type of items is in the printed publication twice a year, "City View", and Mr. Murphy stated quarterly emails are going out and to go to the website to sign up for these updates quarterly which includes development, infrastructure, police department and other items going on in the city which is a little more current than the twice a year; Ms. Brill stated that information/format isn't getting to her or her friends and would like it more understandable such as a grade card on the roads, etc. and they are not processing the information; Mayor Johnston stated these types of mailings can be cost prohibitive; Ms. Brill said she was referring to maybe the Paper- Grain Valley News could be a source
- Scott Caudel; 400 SW Nelson Drive; he received a letter today regarding a potential no parking at a dead end on his street and to please comment by September 17<sup>th</sup>; he stated there has been an issue at the dead end where he lives; He says this would take away parking at his dwelling and has concerns how this would affect him and his people

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visiting him

- Alderman Stratton clarified details from the letter and which side of the street this would pertain to
- Mayor Johnston shared this letter is requesting comments and how it will affect the citizens on the street and a decision will be made at a later date
- Mr. Caudel states the issue with the process is that he feels like he is just now hearing about it and has only heard about it second hand; Now he's received a letter now, but no one has talked to him; Mayor Johnston stated that is the letter's intent;
- Chief Beale stated he was at their home to attempt to talk to them, but they were not at home when he was there; Mr. Caudel is asking for better communication or suggesting leaving a card and he can call in when he's off work and available since he works during the day
- Mr. Murphy provided the timeline on these types of issues; He stated the issue was brought up at last meeting, City Engineer became involved, doorhangers/notices go out, receive public comment (currently in this part), then a decision is made on whether to change or not make a change; in the past the comment section was not done, and it went straight to an ordinance change
- Mr. Caudel states he's reached out in the past if there are concerns and per the current ordinance he can park there and move it every 48 hours, but it is in front of his house, and he doesn't have an issue; He's stating one person has an issue with trailers being parked there and they have been there for several years
- Alderman Stratton asked if he'd find an issue with regulating what types of items can be parked there such as no trailers and allow only cars; Mr. Caudel is on the fence on the issue; He states the trailer isn't the issue and says if not allowed to park there, the trailer will go somewhere else and likely right on Nelson Drive which is a busy road
- Mayor Johnston stated this is under discussion right now; Mr. Caudel states many of the items stated by the neighbor were not factual
- Mr. Caudel hoped to inform the Board of what is occurring on his street
- Shawn Thompson; 801 SW Leann Drive and states he is aware of the ordinances and thinks having weight limits on trailers is a good idea and he has a 24-foot enclosed car trailer; He stated he has had trailers he worked on a few times as he helped friends work on a few items at his home and four vehicles this year; he stated items on the trailer stay on the trailer occasionally 1 night if he gets home from work late and handles in the morning; he stated he has parked there for 8 years and wants to know why it is an issue now; he knows the ordinances now and follows the ordinances; He cannot believe this has become this big of an issue; He stated he is not running a business out of his home;

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he stated he should be able to work on his vehicles; He’s sorry for the board having to deal with this and said he did not verbally abuse the neighbor; he wants all to be able to be free to live their lives and do their thing

- Alderman Stratton thanked him for sharing his side of the story

**ITEM VIII: CONSENT AGENDA**

- August 23, 2021 – Board of Aldermen Regular Meeting Minutes
- September 13, 2021 – Accounts Payable
- *Alderman Headley made a Motion to Accept the Consent Agenda*
- *The Motion was Seconded by Alderman Bass*
  - None
- *Motion to Approve the Consent Agenda was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay: None*
  - *Abstain: None*

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

**ITEM IX: PREVIOUS BUSINESS**

- This is the 2<sup>nd</sup> presentation for the Liquor License application for a wholesale liquor license for Agaves, LLC; The application was received in good order and reviewed and found to be in good order by Chief Beale; tonight, we are requesting a motion to approve the liquor license
- *Alderman Headley made a Motion to Approve Liquor License for Agaves, LLC*
- *The Motion was seconded by Alderman Knox*
- *Motion to Approve Liquor License for Agaves, LLC was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay: None*
  - *Abstain: None*

**MOTION APPROVED: 6-0-**

**ITEM X: NEW BUSINESS**

- None

**ITEM XI: PRESENTATIONS**

- None

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
 Alderman Shea Bass  
 Alderman Tom Cleaver  
 Alderman Bob Headley  
 Alderman Rick Knox  
 Alderman Darren Mills  
 Alderman Jayci Stratton

**ELECTED OFFICIALS ABSENT**

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**ITEM XII: PUBLIC HEARING**

- None

**ITEM XIII: RESOLUTIONS**

**Resolution No. R21-51:** A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the Installation of One New Street Light in the Black Industries Subdivision

- *Alderman Headley moved to approve Resolution No. R21-51*
- *The Motion was Seconded by Alderman Knox*
  - This light was included in the development fee for this area, and it is now at the stage for installation
- *Resolution No. R21-51 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay: None*
  - *Abstain: None*

**-Resolution No. R21-51 Approved: 6-0-**

**ITEM XIV: ORDINANCES**

**Bill No. B21-19:** An Ordinance of the City of Grain Valley, Missouri, Approving the Final Plat of Rosewood Hills 11<sup>th</sup> Plat

**Bill No. B21-19** was read by City Clerk Jamie Logan for the second reading by title only

- *Alderman Bass moved to accept the second reading of Bill No. B21-19 and approve it as ordinance #2554*
- *The Motion was Seconded by Alderman Knox*
  - None
- *Motion to accept the second reading of Bill No. B21-19 and approve it as Ordinance #2554 was voted upon with the following roll call vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay:*
  - *Abstain:*

**-Bill No. B21-19 BECAME ORDINANCE #2554: 6-0-**

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
Alderman Shea Bass  
Alderman Tom Cleaver  
Alderman Bob Headley  
Alderman Rick Knox  
Alderman Darren Mills  
Alderman Jayci Stratton

**ELECTED OFFICIALS ABSENT**

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**Bill No. B21-20:** An Ordinance to Establish the City of Grain Valley, Missouri's Annual Tax Levies for the 2021 Calendar Year for General Municipal Government Operations; the Retirement of General Obligation Debt; Park Maintenance; and Public Health Purposes

**Bill No. B21-20** was read by City Clerk Jamie Logan for the first reading by title only

- *Alderman Cleaver moved to accept the first reading of Bill No. B21-20 bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman Headley*
  - The last board meeting was the public hearing for the levy and were proposing a .15 cent decrease in the levy
  - Alderman Stratton asked how much of the full .15 cents was due to the Hancock law; Mr. Craig stated there is a requirement to rollback when there is an increase in the assessed valuation; in odd number years real property is reassessed; there is another ordinance this evening to defease and paydown future general obligation debt to keep revenue generally what it was within the last year
- *Bill No. B21-20 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay:*
  - *Abstain:*

**-Motion Approved 6-0-**

**Bill No. B21-20:** An Ordinance to Establish the City of Grain Valley, Missouri's Annual Tax Levies for the 2021 Calendar Year for General Municipal Government Operations; the Retirement of General Obligation Debt; Park Maintenance; and Public Health Purposes

**Bill No. B21-20** was read by City Clerk Jamie Logan for the second reading by title only

- *Alderman Cleaver moved to accept the second reading of Bill No. B21-20 and approve it as ordinance #2555*
- *The Motion was Seconded by Alderman Headley*
  - None
- *Motion to accept the second reading of Bill No. B21-20 and approve it as Ordinance #2555 was voted upon with the following roll call vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay:*

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Alderman Shea Bass  
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- *Abstain:*

**-Bill No. B21-20 BECAME ORDINANCE #2555: 6-0-**

**Bill No. B21-21:** An Ordinance Authorizing the Escrow of Funds Sufficient to Pay a Portion of the Outstanding General Obligation Bonds, Series 2018A, of the City of Grain Valley, Missouri, and Authorizing Certain Documents and Other Actions

**Bill No. B21-21** was read by City Clerk Jamie Logan for the first reading by title only

- *Alderman Headley moved to accept the first reading of Bill No. B21-21 bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman Bass*
  - Mr. Craig stated there is an ordinance and escrow agreement for your consideration drafted by Gilmore and Bell; this obligates approximately \$375,000 from debt service reserve fund to be used to pay for the Series 2018A obligation bonds ; allows for will be used for the future debt to be paid up early while maintaining the city's debt service capability and is similar to something done in 2019
- *Bill No. B21-21 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay:*
  - *Abstain:*

**-Motion Approved 6-0-**

**Bill No. B21-21:** An Ordinance Authorizing the Escrow of Funds Sufficient to Pay a Portion of the Outstanding General Obligation Bonds, Series 2018A, of the City of Grain Valley, Missouri, and Authorizing Certain Documents and Other Actions

**Bill No. B21-21** was read by City Clerk Jamie Logan for the second reading by title only

- *Alderman Headley moved to accept the second reading of Bill No. B21-21 and approve it as ordinance #2556*
- *The Motion was Seconded by Alderman Mills*
  - None
- *Motion to accept the second reading of Bill No. B21-21 and approve it as Ordinance #2556 was voted upon with the following roll call vote:*

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Alderman Rick Knox  
Alderman Darren Mills  
Alderman Jayci Stratton

**ELECTED OFFICIALS ABSENT**

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- *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
- *Nay:*
- *Abstain:*

**-Bill No. B21-21 BECAME ORDINANCE #2556: 6-0-**

**Bill No. B21-22:** An Ordinance of the City of Grain Valley, Missouri Authorizing the Mayor to Enter into a Comprehensive Development Incentives Agreement Related to the Mercado Commercial Development

**Bill No. B21-22** was read by City Clerk Jamie Logan for the first reading by title only

- *Alderman Mills moved to accept the first reading of Bill No. B21-22 bringing it back for a second reading by title only at the next regular scheduled meeting*
- *The Motion was Seconded by Alderman Knox*
  - Mr. Murphy stated this involves the Mercado Development NW Corner of Buckner Tarsney and Jefferson– included in this agreement includes the TDD and CID portions of the agreement and this is the step that puts all terms in the one document
  - City attorney Carnes stated there is a memorandum in the packet to explain this process and to follow up with any questions at the next meeting
- *Bill No. B21-22 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay:*
  - *Abstain:*

**-Motion Approved 6-0-**

**ITEM XV: CITY ATTORNEY REPORT**

- None

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

- City Administrator Ken Murphy
  - None
- Deputy City Administrator Theresa Osenbaugh
  - Absent
- Chief James Beale
  - None
- Finance Director Steven Craig

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- None
- Parks & Recreation Director Shannon Davies
  - Towards the end of 2019, the Phase 1 of the Blue Branch Creek trail was installed and this past April, phase II was started and the past few weeks the asphalt on either end of the pedestrian bridge was poured including the 8 stall parking lot at the trail head; This was a big connection in the trails master plan offering safe passage for pedestrians; They would like to have a ribbon cutting on Wednesday, 9/29 at 2:00 PM at the parking lot/trailhead at Cross Creek North of the traffic circle on Sni-A-Bar Blvd
  - Alderman Cleaver asked if the school would do more asphalt connectivity into the school grounds; Mr. Davies stated there have been discussions with the school and they have expressed interest, but they have several improvements and need to determine their timelines
  - Mayor Johnston stated the new sidewalk by Butterfly Park doesn't appear completed yet; Mr. Davies stated the curb doesn't have a curb cut there will be more work there once some curb work is done/need to add a crosswalk there over the next few weeks
- Community Development Director Mark Trosen
  - None
- City Clerk Jamie Logan
  - None

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

- Alderman Shea Bass
  - None
- Alderman Tom Cleaver
  - None
- Alderman Bob Headley
  - None
- Alderman Rick Knox
  - None
- Alderman Darren Mills
  - None
- Alderman Jayci Stratton
  - She felt the fair this past weekend was a success for businesses including 25 local businesses and entities; stated it was nice to be able to do this year

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**ITEM XVIII: MAYOR REPORT**

- Stated he thought the fair went well and stated the parade was such a late start and made it so hot; Alderman Stratton stated there was ACT testing which would have taken away from many of the float participants; Mayor Johnston stated a late parade also takes away from participation in both items – the fair and the parade and overall felt there was a good attendance

**ITEM XIX: EXECUTIVE SESSION**

- None

**ITEM XX: ADJOURNMENT**

- The meeting adjourned at 7:52 P.M.

Minutes submitted by:

\_\_\_\_\_  
Jamie Logan  
City Clerk

\_\_\_\_\_  
Date

Minutes approved by:

\_\_\_\_\_  
Chuck Johnston  
Mayor

\_\_\_\_\_  
Date

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