



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
Regular Session

11/08/2021
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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 November 8, 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 Jason Williams of Valley Community Church

ITEM IV: PLEDGE OF ALLEGIANCE

- The Pledge of Allegiance was led by Bob Headley

ITEM V: APPROVAL OF AGENDA

- No changes

ITEM VI: PROCLAMATIONS

- None

ITEM VII: CITIZENS PARTICIPATION

- None

ITEM VIII: CONSENT AGENDA

- October 21, 2021 – Board of Aldermen Workshop Minutes
- October 25, 2021 – Board of Aldermen Regular Meeting Minutes
- October 26, 2021 – Board of Aldermen Workshop Minutes
- November 8, 2021 – Accounts Payable
- *Alderman Headley made a Motion to Accept the Consent Agenda*
- *The Motion was Seconded by Alderman Knox*
 - *None*
- *Motion to Approve the Consent Agenda was voted on with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*

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
Deputy City Administrator Theresa Osenbaugh
Captain Jeff Palecek
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- *Nay:*
- *Abstain:*

-MOTION APPROVED: 6-0-

ITEM IX: PREVIOUS BUSINESS

- None

ITEM X: NEW BUSINESS

- None

ITEM XI: PRESENTATIONS

- None

ITEM XII: PUBLIC HEARING

*-Mayor Johnston opened the public hearing for **Cool Breeze Consultants Amendment to the City’s 2014 Comprehensive Future Land Use Map** at 7:02PM –*

- *Mr. Trosen provided a summary; Blue Springs Safety Storage consenting to allow Cool Breeze Consultants to submit the two applications to be discussed; Applicant requesting a change in land use from Industrial to Commercial Retail by updating the comprehensive land use map; as a part of the proposed land use change, they are required to submit a rezoning application; the Planning & Zoning commission held a public hearing 10/13 and recommends approval of the land use and rezoning changes*

-Mayor Johnston opened the floor to citizens for comment-

- None

*-Mayor Johnston closed the public hearing for **Cool Breeze Consultants Amendment to the City’s 2014 Comprehensive Future Land Use Map** at 7:06 PM -*

*-Mayor Johnston opened the public hearing for **Cool Breeze Consultants Requesting Change of Zoning from District M-1 to District C-2** at 7:06PM –*

- *The same applicant filed an application to rezone from M-1 to C-2 – the proposed use of land is a RV Sales and Service Center; the zoning code does allow this type of business in C-2, but not in M-1 light industrial; the surrounding zoning in the area shows C-2 surrounding on one side of the proposed property, to the North of the site it was rezoned*

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to R-2 multi-family earlier this year; the zoning change will not adversely effect the areas surrounding; rezoning was recommended by planning and zoning commission and staff

-Mayor Johnston opened the floor to citizens for comment-

- *None*

*-Mayor Johnston closed the public hearing for **Cool Breeze Consultants Requesting Change of Zoning from District M-1 to District C-2 at 7:09PM -***

*-Mayor Johnston opened the public hearing for **Zoning Regulation Garages and Accessory Structures at 7:09PM -***

- *Staff is requesting the board amend the code regarding the size of detached garages and accessory structures allowed on residential sites for larger lots; The BZA granted variances a few times earlier this year for similar properties meeting these requirements proposed and suggest that as lots are larger, they should be allowed to have larger accessory structures on their lots with some restrictions; would like to accommodate those citizens with larger lots*

-Mayor Johnston opened the floor to citizens for comment-

- *None*

*-Mayor Johnston closed the public hearing for **Zoning Regulation Garages and Accessory Structures at 7:14PM -***

ITEM XIII: RESOLUTIONS

Resolution No. R21-53: A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Spend Funds to Renew the Annual Software and Hardware Maintenance and Support Agreement With Neptune Technology

- *Alderman Mills moved to approve Resolution No. R21-53*
- *The Motion was Seconded by Alderman Headley*
 - *Neptune is the software used for utility billing and data collection, this would renew the agreement with them*
 - *Alderman Cleaver confirmed the term; this is an annual term*
- *Resolution No. R21-53 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Mills, Johnston, Stratton*

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- *Nay:*
- *Abstain:*

-Resolution No. R21-53 Approved: 6-0-

ITEM XIV: ORDINANCES

Bill No. B21-26: An Ordinance Amending Chapter 600 of the Code of Ordinances of the City of Grain Valley, Missouri, Pertaining to Alcoholic Beverages

Bill No. B21-26 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. B21-26 and approve it as ordinance #2561*
- *The Motion was Seconded by Alderman Cleaver*
 - None
- *Motion to accept the second reading of Bill No. B21-26 and approve it as Ordinance #2561 was voted upon with the following roll call vote:*
 - *Aye: Bass ,Cleaver, Headley, Knox, Mills, Stratton*
 - *Nay:*
 - *Abstain:*

-Bill No. B21-26 BECAME ORDINANCE #2561: 6-0-

Bill No. B21-27: An Ordinance Approving the Final Plat of East Kansas City Industrial Park - 16th Plat

Bill No. B21-27 was read by City Clerk Jamie Logan for the second reading by title only

- *Alderman Stratton moved to accept the second reading of Bill No. B21-27 and approve it as ordinance #2562*
- *The Motion was Seconded by Alderman Knox*
 - None
- *Motion to accept the second reading of Bill No. B21-27 and approve it as Ordinance #2562 was voted upon with the following roll call vote:*
 - *Aye: Bass ,Cleaver, Headley, Knox, Stratton*
 - *Nay:*

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- *Abstain: Mills*

-Bill No. B21-27 BECAME ORDINANCE #2562: 5-0-

Bill No. B21-28: An Ordinance to Amend the Future Land Use Map in the 2014 Comprehensive Plan

Bill No. B21-28 was read by City Clerk Jamie Logan for the first reading by title only

- *Alderman Knox moved to accept the first reading of Bill No. B21-28 bringing it back for a second reading by title only at the next regular meeting*
- *The Motion was Seconded by Alderman Headley*
 - This is tied to the first public hearing
- *Bill No. B21-28 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton*
 - *Nay:*
 - *Abstain: Mills*

-Motion Approved 5-0-

Bill No. B21-29: An Ordinance Changing the Zoning on 11.93 Acres From District M-1 (Light Industrial) to District C-2 (General Business)

Bill No. B21-29 was read by City Clerk Jamie Logan for the first reading by title only

- *Alderman Bass moved to accept the first reading of Bill No. B21-29 bringing it back for a second reading by title only at the next regular meeting*
- *The Motion was Seconded by Alderman Knox*
 - This is tied to the 2nd public hearing tonight
- *Bill No. B21-29 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton*
 - *Nay:*
 - *Abstain: Mills*

-Motion Approved 5-0-

Bill No. B21-30: An Ordinance Amending Chapter 400, Zoning Regulations, of the Code of

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

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Ordinances, in Section 400.230 (Accessory Structures)

Bill No. B21-30 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. B21-30 bringing it back for a second reading by title only at the next regular meeting*
- *The Motion was Seconded by Alderman Mills*
 - Ordinance tied to the third public hearing
- *Bill No. B21-30 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
 - *Nay:*
 - *Abstain:*

-Motion Approved 6-0-

Bill No. B21-31: An Ordinance Calling an Election in the City of Grain Valley, Missouri on April 5, 2022

Bill No. B21-31 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. B21-31 bringing it back for a second reading by title only at the next regular meeting*
- *The Motion was Seconded by Alderman Bass*
 - This will fulfill the notice requirement for the upcoming election with the updated candidate filing timeframe – it has been shortened from previous years
- *Bill No. B21-31 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

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- City Administrator Ken Murphy
 - None
- Deputy City Administrator Theresa Osenbaugh
 - None
- Chief James Beale
 - None
- Finance Director Steven Craig
 - None
- Parks & Recreation Director Shannon Davies
 - Trail or Treat was Friday 10/29, and there were a few adjustments this year due to all of the rainfall and weather conditions; the vendors and many activities were relocated to RD Mize Road; around 40 vendors participated and an estimate of 3,000 attendees; parking was an issue and was anticipated as the grass parking was unavailable around the trail; OOIDA's parking lot made this possible and thank you to Trailside RV for allowing people to park there as well; felt it was a successful event; the trail was utilized for the hayride; Mr. Murphy thanked all those involved in making the event happen even with the weather challenges
- Development Director Mark Trosen
 - Written Report
- 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
 - None

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ITEM XVIII: MAYOR REPORT

- Commended the city staff for the Trail or Treat event

ITEM XIX: EXECUTIVE SESSION

- None

ITEM XX: ADJOURNMENT

- The meeting adjourned at 7:24 P.M.

Minutes submitted by:

 Jamie Logan
 City Clerk

 Date

Minutes approved by:

 Chuck Johnston
 Mayor

 Date

non-official

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