

**ITEM I: Call to Order**

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Regular Session on July 11, 2022, at 7:00 p.m. in the Board Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Mike Todd

**ITEM II: Roll Call**

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

**-QUORUM PRESENT-**

**ITEM III: Invocation**

- Invocation was given by Pastor Wayne Geiger of First Baptist Church

**ITEM IV: Pledge of Allegiance**

- The Pledge of Allegiance was led by Alderman Dale Arnold

**ITEM V: Approval of Agenda**

- No Changes

**ITEM VI: Proclamations**

- None

**ITEM VII: Citizen Participation**

- Scott Shafer, 1006 W. Shorthorn; stated he's disappointed an alderman representing his ward made a vote against the building access policy that includes a door buzzer; he feels employee safety is important in today's world and with the police department moving to a new building in the future
- Jeff Bronson, 604 SW Montana Ridge Drive; he does not agree with the City/government getting involved in the parking rights behind citizen's homes and feels it is an overreach for the city; he feels concrete pads are expensive and many cannot do that; he feels an HOA can make those rules, but the city should not be involved
- Jan Brill, 1035 SW Ephraim; She addressed the 4<sup>th</sup> of July fireworks & how she feels many respected the rules and hours

**ITEM VIII: Consent Agenda**

- June 27, 2022 – Board of Aldermen Regular Meeting Minutes
- July 11, 2022 – Accounts Payable
- *Alderman Mills made a Motion to Accept the Consent Agenda*
- *The Motion was Seconded by Alderman Knox*
  - *No discussion*
- *Motion to Approve the Consent Agenda was voted on with the following voice vote:*

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills

**ELECTED OFFICIALS ABSENT**

Alderman Ryan Skinner  
Alderman Shea Bass

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Captain Jeff Palecek  
Community Development Director Mark Trosen  
Finance Director Steven Craig  
City Clerk Jamie Logan  
City Attorney Anthony Hernandez

- *Aye: Arnold, Cleaver, Knox, Mills*
- *Nay:*
- *Abstain:*

*-Motion Approved: 4-0-*

**ITEM IX: Previous Business**

- None

**ITEM X: New Business**

- None

**ITEM XI: Presentations**

- None

**ITEM XII: Public Hearing**

*-Mayor Todd opened the public hearing for **The Lofts at Creekside Landing Zoning Change** at 7:06 PM –*

- *Mr. Trosen provided a brief summary of the project; the applicant is Blue Springs Safety Storage South and is requesting a change of zoning on approx. 7.53 acres from District R-3 PUD to R-3p and approval of the preliminary development plan/plat for the Lofts at Creekside Landing; There is no longer a proposed looped public street to serve the buildings and the interior parking lot will be private and maintained by the property owner; Mr. Royer owns property to the east of this development and sold this property to the developer and requested the fence/screening or barrier could be installed on the north property like the east property; the commission voted 3 to 1 approving recommendation to the board of aldermen*
- *No discussion by the board*

*-Mayor Todd opened the floor to citizens for comment at 7:11PM-*

- Alderman Arnold feels this design is high density/close set up that is normally seen in areas with lack of space to build on; said a lot of traffic will be added to this area without a controlled light and stated there is a significant impact potentially to the city's infrastructure as this is a busy intersection; he said this would add another 192 apartments to our city to our already near 600 apartments; he feels there is a potential congestion issue for emergency services with lack of parking as well; he stated too much structure – not enough parking; He said if a fire starts with these buildings that close could get all of them since emergency services cannot get in easily; he feels this needs to be reconsidered as only 4 of the 7 were present at the P&Z meeting with one against & he'd like to see what the rest of that board would feel about this being a good fit or not in our community

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills

**ELECTED OFFICIALS ABSENT**

Alderman Ryan Skinner  
Alderman Shea Bass

**STAFF OFFICIALS PRESENT**

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- Brian Ross, 1000 NW High Point, Lee's Summit, MO; he stated they have requested additional parking over and above the requirements; he said unfortunately due to the market, densities have gone up and they have provided a mix of items there adding courtyards between buildings to allow for fire truck access with a base for them to come off hard surfaces; They decided to request private streets/sidewalks/trails not requesting city services to maintain; Although the site is dense, they are at 50% green space and below city's requirements for density for this type of project; they feel they have come up with a viable project to match City's interests as well
- Alderman Knox asked what the courtyard space is; The ground has stabilization so a firetruck would not sink and they would meet all regulations from the fire department including sprinklers; there is one duplex in the project up by the other duplexes; Alderman Knox states other trucks cannot get thru if the first fire truck on scene stops at the entrance; he feels other ways around this should be considered; Brian said they'd follow all CJC requirements
- Mayor Todd asked how things will be maintained in the future with Private roads; what recourse do we have if not being maintained; parking lot maintained by the developer; City responsibility would end at the current public street;
- Alderman Arnold stated when parking issues on private property, people will call the police; and it should be taken care of by the developer; he sees this structure as a significant issue as well
- City Administrator Murphy asked how shopping centers, Old Towne Marketplace etc., is a different kind of parking issue than what is proposed ; Alderman Arnold feels the difference would be between commercial and multifamily residential; Brian stated they were under the impression to make it a viable project, the density needs to go up and he feels they followed and exceeded requirements the city put in place as far as parking and the codes the city lays out; he stated this is the same situation that Bristol Park would have
- Alderman Cleaver asked if CJC has reviewed the plans; Mr. Trosen stated that is during the building phase
- Mayor Todd asked what the comp plan designates for this area; it shows multi-family
- Alderman Arnold asked what the change in zoning is for; this would add for the plan development; R3 Multifamily stays the same; the planned unit development is requested when items are more dense and the site plan shows green space; Mr. Trosen stated there will be a final development plan and plat that goes before P&Z Commission and the Board of Aldermen before any building permits are issued; The developer has not requested to go outside the lines on this project- they have attempted everywhere they can; they have gone over and above amenity requirements

*-Mayor Todd closed the public hearing **The Lofts at Creekside Landing Zoning Change** at 7:32 PM –*

*-Mayor Todd opened the public hearing for **Chapter 400 Zoning Regulations Amendment** at 7:33 PM –*

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills

**ELECTED OFFICIALS ABSENT**

Alderman Ryan Skinner  
Alderman Shea Bass

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- *First part: requests chapter 400.230 regarding accessory uses related to garages and accessory buildings to prohibit certain structures as an accessory building and that the materials should be similar to the main structure (no roll off Conex containers, no wheeled trailers, etc. in residential districts)*
- *Mayor Todd asked if someone skinned a Conex container to match the house; if it was similar to architectural design/materials of the house; are existing containers grandfathered in; Mr. Trosen stated so long as it stays there, it would be a legal non-conforming building; don't move off and bring back on site; anything going forward from the passage of the ordinance would be prohibited*
- *Second part: pertains to section 400.290 off street parking; current allows autos, trucks, recreational vehicles, boats (no lawn mowers and tractors)- adding language excluding lawn equipment; currently says not improves on unimproved surfaces in front- adding in back; properties with existing gravel driveways/side areas and are properly maintained will remain; if someone is currently parking in the grass in the back yard will not be allowed; the planning and zoning commission talked about fencing and a 6 foot privacy fence allowed in the rear*
- *The rear of the property must be enclosed by a 6-foot privacy fence in industrial/commercial*
- *Alderman Arnold spoke with several in his area and some didn't apply since over 2 acres lots; some feel government is overreaching and once you pass their front door (includes back yard) that the government should have little to do with what they do on their property; he stated he cut/pasted the proposal for his ward; he feels this is an overreach; he understands aesthetics, but thinks this goes to far; he doesn't agree that only 4 at the meeting where P&Z was decided and feels full commission should have voted*
- *Alderman Knox stated he has had numerous inquiries, and many concerned stated they cannot afford to put down concrete pads and privacy fencing; he would like this to go back to the P&Z commission again*
- *Alderman Cleaver stated there should be some standards as it could open up to many issues such as multiple trailers/cars in the backyards and he feels there should be something and shouldn't be open with no rules*
- *Mayor Todd asked how many members need to be present for a quorum for the Planning & Zoning Commission 4 or 5 is typical attendance and 4 is a quorum*
- *Alderman Knox asked if they have a chain link fence and a boat or camper is on their grass, are they grandfathered; Mr. Trosen stated if it passes as is now, they would not be allowed to park on the grass- it must be on an improved surface either concrete/asphalt and the fence part has been removed; Alderman Knox stated many of the people he knows of have been doing this for a long time; Mr. Trosen stated the code enforcement officer receives many calls regarding this issue and the neighbors are requesting this*
- *Alderman Arnold stated he feels the issues stem from overgrown vegetation around the item parked and not the actual items being parked in the grass*

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Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills

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Alderman Ryan Skinner  
Alderman Shea Bass

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- *City Administrator Murphy stated the complaints are not about the yards; Alderman Mills thinks this is more about the ones with multiple things parked in the back yard; maybe add a limit of the number of items to make it look nicer*

*-Mayor Todd opened the floor to citizens for comment at 7:51PM-*

- Jeff Bronson, 604 SW Montana Ridge Drive; he does not agree with the City/government getting involved in the parking rights behind citizen's homes and feels it is an overreach for the city; he feels concrete pads are expensive and many cannot do that; he feels an HOA can make those rules, but the city should not be involved

*-Mayor Todd closed the public hearing **Chapter 400 Zoning Regulations Amendment** at 7:51 PM -*

**ITEM XIII: Resolutions**

**Resolution No. R22-55** A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the Offering for Sale of General Obligation Bonds for the Benefit of the City of Grain Valley, Missouri

- *Alderman Knox moved to approve Resolution No. R22-55*
- *The Motion was Seconded by Alderman Cleaver*
  - Jack Ryan-Feldman from bakertilly financial advisors provided a presentation to the board; he took them through the process relating to this bond; this will be on the city's books for 11 years or so; They are the part of the city's finance team as the City's independent Municipal advisor; They work with the financing team with Gilmore Bell (bond council for the city) and UMB is the Registered paying agent wiring funds to UMB
  - Purpose of the bond is to provide new money for the police facility project; sale date is August 8 at 10:30am with a closing of August 31; Par amount is \$13,580,000 estimated not to exceed \$14 million
  - Banks and investment firms see these types of asks every day and this allows for competition to provide the best rates for the bonds; they structured around other outstanding bonds the city currently has; tax exempt bonds with anticipated S&P rating of AA- with a 3.75 % interest rate
  - Resolution authorizes the sale of the GO Bonds; city staff and consultants to prepare necessary documents for the sale of these bonds; August 8 they will return to a board meeting to approve the sale
  - Alderman Arnold asked if there are designs for the building; Mr. Murphy stated they are about 50% through that as of the election time; Alderman Arnold asked if the bond should be increased due to inflation; he his hesitant we borrow 14 million when 12 million might only be needed; the architects and design team do

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Alderman Dale Arnold  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills

**ELECTED OFFICIALS ABSENT**

Alderman Ryan Skinner  
Alderman Shea Bass

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
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not feel the dollar amount is inflated; he feels the money will be sitting in the bank and not being used; Mr. Murphy stated they need to have the funds ready and at the current interest rates instead of waiting and not having the funds when needed; they plan to start some pieces in December of this potentially this year

- *Resolution No. R22-55 was voted upon with the following voice vote:*
  - *Aye: Arnold, Cleaver, Knox, Mills*
  - *Nay:*
  - *Abstain:*

**-Resolution No. R22-55 Approved: 4-0-**

**ITEM XV: Ordinances**

**Bill No. B22-20:** An Ordinance Amending Traffic Code Schedule II Stop Intersections of the City of Grain Valley Municipal Code

**Bill No. B22-20** was read by City Clerk Jamie Logan for the first reading by title only

- *Alderman Arnold moved to accept the first reading of Bill No. B22-20 and bring it back for a second reading by title only at the next regular meeting*
- *The Motion was Seconded by Alderman Knox*
  - This is an update to our code to include all stop signs in the city; these need to be in there for an officer to enforce
- *Motion to accept the first reading of Bill No. B22-20 and bring it back for a second reading was voted upon with the following voice vote:*
  - *Aye: Arnold, Cleaver, Knox, Mills*
  - *Nay:*
  - *Abstain:*

**-Motion Approved 4-0-**

**Bill No. B22-21:** An Ordinance Changing the Zoning on Approximately 7.53 Acres From District R-3 PUD (Multi-Family Residential District -Planned Unit Development) to District R-3P (Multi-Family Residential District - Planned Overlay District) and Approval of the Preliminary Development Plan/Plat for the Lofts at Creekside Landing

**Bill No. B22-21** 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. B22-21 and bring it back for a second reading by title only at the next regular meeting*
- *The Motion was Seconded by Alderman Mills*
  - This is related to the public hearing this evening; this piece of land is already zoned for multi family but changes the multi-family plan from the original plan in 2006

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills

**ELECTED OFFICIALS ABSENT**

Alderman Ryan Skinner  
Alderman Shea Bass

**STAFF OFFICIALS PRESENT**

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City Attorney Anthony Hernandez

- Mayor Todd stated if the board would like this to go back to P&Z for further review they could vote to table
- Alderman Knox was okay with it as is due to the final approvals coming back to the P&Z and board
- *Motion to accept the first reading of Bill No. B22-21 and bring it back for a second reading was voted upon with the following voice vote:*
  - *Aye: Cleaver, Knox, Mills*
  - *Nay: Arnold*
  - *Abstain:*

**-Motion Fails 3-1-**

**ITEM XV: City Attorney Report**

- None

**ITEM XVI: City Administrator & Staff Reports**

- City Administrator Ken Murphy
  - Headshots for elected officials is on 7/25
- Deputy City Administrator Theresa Osenbaugh
  - None
- Captain Palecek Police Department
  - None
- Finance Director Steven Craig
  - None
- Parks & Recreation Director Shannon Davies
  - None
- Community Development Director Mark Trosen
  - None
- City Clerk Jamie Logan
  - None

**ITEM XVIII: Board of Aldermen Reports & Comments**

- Alderman Dale Arnold
  - Asked about public hearing notices and asked if these could be on social media to offer more awareness/transparency to keep the public better informed; Mr. Trosen puts the public hearing for Planning and Zoning Commission on the city website and unofficial minutes are out there as well and stated he'd put on social media
- Alderman Shea Bass
  - None
- Alderman Tom Cleaver
  - None
- Alderman Rick Knox

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills

**ELECTED OFFICIALS ABSENT**

Alderman Ryan Skinner  
Alderman Shea Bass

**STAFF OFFICIALS PRESENT**

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City Attorney Anthony Hernandez

- He has received citizen requests to increase patrols/presence related to speed limits on Broadway/Main Street West over Gardner
- Alderman Darren Mills
  - None
- Alderman Ryan Skinner
  - Absent

**ITEM XVIII: Mayor Report**

- In April resolution R22-34 passed Food Truck Fridays for the two locations and they would like to move to only first and third Fridays downtown only and eliminate the community center potentially next year
- Need a motion to add July 15<sup>th</sup> to allow trucks to set up on city right-of-way
- *Alderman Mills made a Motion to add July 15<sup>th</sup> to the list of nights approved for Food Truck Fridays in the downtown location*
- *The Motion was Seconded by Alderman Knox*
  - *No discussion*
- *The motion to add July 15<sup>th</sup> to the list of dates food trucks can set up downtown was voted on with the following voice vote:*
  - *Aye: Arnold, Cleaver, Knox, Mills*
  - *Nay:*
  - *Abstain:*

*-Motion Approved: 4-0-*
- Alderman Arnold stated he drove through town last Friday and cones were up at 8am and he feels that seemed to be a parking infringement on Main Street businesses; Mayor Todd stated the businesses on Main Street did not have an issue with it from discussions and stated they can do later in the day and leave the Main Street spots open after lunch rush

**ITEM XIX: Executive Session**

- *Mr. Murphy stated an executive session was needed for Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended and Hiring, Firing, Disciplining or Promoting of Employees (personnel issues), Pursuant to Section 610.021(3), RSMo. 1998, as Amended*
- *Alderman Knox moved to close the Regular Meeting for items related to Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended and Hiring, Firing, Disciplining or Promoting of Employees (personnel issues), Pursuant to Section 610.021(3), RSMo. 1998, as Amended*
- *The motion was seconded by Alderman Mills*
  - No Discussion
- *The motion was voted on with the following roll call vote:*
  - *Aye: Arnold, Cleaver, Knox, Mills*
  - *Nay: None*

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills

**ELECTED OFFICIALS ABSENT**

Alderman Ryan Skinner  
Alderman Shea Bass

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Captain Jeff Palecek  
Community Development Director Mark Trosen  
Finance Director Steven Craig  
City Clerk Jamie Logan  
City Attorney Anthony Hernandez



- *Abstain: None*

**-Motion Carried:4-0-**

**- The regular meeting closed at 8:14 PM-**

- *Alderman Knox moved to open the Regular Meeting*
- *The motion was seconded by Alderman Cleaver*
  - No Discussion
- *The motion was voted on with the following roll call vote:*
  - *Aye: Arnold, Cleaver, Knox, Mills*
  - *Nay: None*
  - *Abstain: None*

**- Motion Carried: 4-0-**

**- The regular meeting opened at 8:41 PM-**

- Alderman Arnold expressed he would like to discuss the policy for citizen participation in meetings; He feels that if one of them are being personally attacked or singled out, the Mayor should speak up on their behalf or have a procedure in place
- The Board will review potential policy update options at a future meeting

**ITEM XX: Adjournment**

- The meeting adjourned at 8:53 P.M.

Minutes submitted by:

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

\_\_\_\_\_  
Date

Minutes approved by:

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

\_\_\_\_\_  
Date

**ELECTED OFFICIALS PRESENT**  
Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills

**ELECTED OFFICIALS ABSENT**  
Alderman Ryan Skinner  
Alderman Shea Bass

**STAFF OFFICIALS PRESENT**  
City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
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