

**ITEM I: Call to Order**

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Regular Session on August 22, 2022, at 6:58 p.m. in the Board Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Pro-tem Tom Cleaver

**ITEM II: Roll Call**

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

**-QUORUM PRESENT-**

**ITEM III: Invocation**

- Invocation was given by Mike Cassidy of Faith United Methodist Church

**ITEM IV: Pledge of Allegiance**

- The Pledge of Allegiance was led by Alderman Rick Knox

**ITEM V: Approval of Agenda**

- No Changes

**ITEM VI: Proclamations**

- Proclamations were presented to Sean Campbell, Noah Campbell and Benjamin Fligg for obtaining their Eagle Scout Rank

**ITEM VII: Public Comment**

- Jan Brill; 1035 Ephraim - appreciates the railing on the sidewalk leading up to City Hall entrance; she suggested those in the community to attend more meetings
- Melissa Hudson; 518 South Street - She would like to see the city invest in nicer subdivisions and feels we have enough multi-family and is opposed to more multi-family. She would like to see another community center in the future.
- Lorri Duncan; 1003 SW Cross Creek - She opposes the Bill (B22-21) on the agenda for multi-family and would like to know if traffic studies have been done and as it is a busy area; she feels adding the complex will require more teachers in the schools, EMTs, firefighters; She feels BB has some repairs needed & there are 2 big pot holes that didn't get addressed for months, but she feels more traffic it could cause more issues; feels 40 highway would need to be expanded with more traffic; she has heard those that live up north stating they could live in Leawood with similar property taxes and have same amenities; she does not want the apartment complex
- Danielle Arnold; 206 Broadway Terrace - she does not want the apartment complex; she feels we don't have enough cops for the area to service it
- Woodrow Craighead; 721 SW Rockhill Drive; he feels like the traffic in the area would

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Shea Bass  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills  
Alderman Ryan Skinner

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**  
City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Captain Scott Hedger  
Community Development Director Mark Trosen  
City Clerk Jamie Logan  
City Attorney John Matino

increase

- Doris Snyder; 1005 SW Cross Creek Drive; Not in favor of rezoning on B22-21 as she doesn't feel we need any more apartments in town due to the street/traffic; feels streets aren't maintained and there will need to be more police, more children in the schools; she is not in favor
- Jeff Houston; 624 SW Muriel Drive; the first round of apartments (Lofts at Old Towne) are not done yet and doesn't agree on more apartments at least until those are complete; would like more sit down restaurants for families to stay in the city instead of apartments
- Brian Schwengerdt; 780 W Ryan Road; he is not in favor of the rezoning of multi-family apartments; he does not feel one way in and one way out for that large of a population would be a problem and specifically mentioned for emergency services; feels it would be a drain on the school system; he feels building more schools to take care of this overcrowding is taxpayers and not the developers; he would like for the board to listen to the community members that voiced their concerns this evening- Quality vs. Quantity
- David Ward; 32% paid in taxes compared to residential at a lower tax rate, Stated 3 other developers before Ward have come in to try and develop this area and have failed; less than 3% vacancy rate in Grain Valley; he said he pays several tax dollars with their other developments; they are building Woodbury (single family) and it is doing well, but price is a deterrent; affordable housing is what people want and they cannot afford the starter homes; this complex comes with amenities; less than 10% 3 bedrooms units so there shouldn't be a ton of children
- Klayton Estes; 705 NW Eagle Drive - he is not a proponent of the bill and development and feels the area is not able to be developed the way described and he has been in law enforcement and stated his calls have been in multi-family areas; he states we should fix up the current multi-family up instead of building new; he moved here 5 years ago and saw the potential in the town with access to KC amenities; feels properties like this drive down values
- Brian 1120 Eagle Ridge Blvd; project exceeds city ordinance requirements including the green space and parking etc. He stated they have met all conditions of the city; they are attempting to provide affordable housing as single family homes are not affordable to set down the roots; multi-family is an option; there is a generation of people that don't want single family homes; all requirements have been met and it is a nice product and it is not right against the railroad tracks & there is an easement- the zoning didn't change from single family, but has always been multi-family; stated that there needs to be residents/population to match new restaurants
- Larry Chitwood; 1002 SW Cross Creek Drive; He just heard about the project today and wondered about the impact on the schools; he doesn't want them overcrowded; he looked at the property today; he feels better about the project after reviewing the facts and finding out who was developing the project; he not for the project

-7:31 PM Mayor Mike Todd arrived to the meeting-

---

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Shea Bass  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills  
Alderman Ryan Skinner

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Captain Scott Hedger  
Community Development Director Mark Trosen  
City Clerk Jamie Logan  
City Attorney John Matino

**ITEM VIII: Consent Agenda**

- August 8, 2022 – Board of Aldermen Regular Meeting Minutes
- August 22, 2022 – Accounts Payable
- *Alderman Skinner 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:*
  - *Aye: Arnold, Bass, Cleaver, Knox, Mills, Skinner*
  - *Nay:*
  - *Abstain:*

*-Motion Approved: 6-0-*

**ITEM IX: Previous Business**

- None

**ITEM X: New Business**

- None

**ITEM XI: Presentations**

- None

**ITEM XII: Public Hearing**

- None

**ITEM XIII: Resolutions**

**Resolution No. R22-58** A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri to Enter Into an Agreement With Confluence, Inc. for Professional Planning Services for a Comprehensive Master Plan Update and Parks Master Plan

- *Alderman Mills moved to approve Resolution No. R22-58*
- *The Motion was Seconded by Alderman Skinner*
  - *One directive was to find a consultant for a master plan update and parks master plan; after the proposals were reviewed and interviewed; they felt Confluence was the best fit for the city to move forward with*
- *Resolution No. R22-58 was voted upon with the following voice vote:*
  - *Aye: Arnold, Bass, Cleaver, Knox, Mills, Skinner*
  - *Nay:*
  - *Abstain:*

**-Resolution No. R22-58 Approved: 6-0-**

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Shea Bass  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills  
Alderman Ryan Skinner

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**  
City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Captain Scott Hedger  
Community Development Director Mark Trosen  
City Clerk Jamie Logan  
City Attorney John Matino

**ITEM XV: Ordinances**

**Bill No. B22-24:** An Ordinance Approving the Final Plat of Eagle Ridge Estates – 6<sup>th</sup> Plat

**Bill No. B22-24** was read by City Clerk Jamie Logan for the first reading by title only

- *Alderman Skinner moved to accept the first reading of Bill No. **B22-24** and bring it back for a second reading by title only at the next regular session*
- *The Motion was Seconded by Alderman Mills*
  - Mr. Trosen stated this is to gain final plat approval for Eagle Ridge Estates for lots 146-166 and 189-197; continuation of Eagle Ridge subdivision; P&Z commission reviewed at their August 10, 2022 meeting
  - David Ward stated this is another example of affordable housing in Grain Valley \$250,000-\$275,000 homes and do this as much as possible; they are not here just to build multi-family complexes
- *Motion to accept the first reading of Bill No. **B22-24** and bring it back for a second reading was voted upon with the following voice vote:*
  - *Aye: Arnold, Bass, Cleaver, Knox, Mills, Skinner*
  - *Nay:*
  - *Abstain:*

**-Motion Approved 6-0-**

**Bill No. B22-25:** An Ordinance Approving a Water Purchase Contract With the Tri-County Water Authority

**Bill No. B22-25** 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. **B22-25** and bring it back for a second reading by title only at the next regular session*
- *The Motion was Seconded by Alderman Cleaver*
  - The water for Grain Valley is purchased from 2 sources; this agreement is due for renewal
- *Motion to accept the first reading of Bill No. **B22-25** and bring it back for a second reading was voted upon with the following voice vote:*
  - *Aye: Arnold, Bass, Cleaver, Knox, Mills, Skinner*
  - *Nay:*
  - *Abstain:*

**-Motion Approved 6-0-**

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Shea Bass  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills  
Alderman Ryan Skinner

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Captain Scott Hedger  
Community Development Director Mark Trosen  
City Clerk Jamie Logan  
City Attorney John Matino

**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 R03P (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 Bass 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 session*
- *The Motion was Seconded by Alderman Skinner*
  - Mr. Trosen stated public hearing was held on 7/11/22; there is a staff report in the packet regarding this project; this is for a change of zoning – original zoning approved in 2006; the proposed original plan had 56 units; the proposed change would include 24 units x 4 buildings, 3x fourplexes and a duplex- for 110 units; parking lot serving all units and no longer a looped public drive as in the original plan; parking spaces exceed the required amount; pool, playground, pickleball courts and 51% of the site is green space; landscaping exceeds city’s requirements; Planning and Zoning commission held their public hearing and approved the development/change of zoning and recommended approval and staff recommends approval; the city’s comprehensive plan shows this area as multi family
  - Alderman Bass clarified if apartment buildings are allowed in general in R-3 zoning; Mr. Trosen shared 400.090 what is allowed; is there a limit to the number of units; this property will allow (ordinance 1870) – there was a specific plan which allowed 56 units; between 2006-now, could have a builder have come in and built apartments; Mr. Trosen stated it would have needed to comply with the 2006 ordinance’s plan
  - Mayor Todd asked if a traffic study had been done; Sni a bar and Sni a bar parkway are collector streets and the city engineer has reviewed and they can handle the traffic; plat review and approval as well as emergency services would review at the time of the building permitting; the applicant must come back for final plan development review by the P&Z commission and Board of Aldermen; the buildings are sprinkled
  - Alderman Knox stated it was approved in 2006; yes, it was the “Royer plan” with 56 units consisting of 2, 3, fourplexes; this is before the board again because the plan is changing with a higher density (more units)
  - Alderman Skinner stated the proposed parking lot would not be a city street; if a city street with the original Royer Plan, how long before street replacement would be needed; Mr. Trosen stated 7-10 years; how much would a looped street as proposed in the original plan would cost (approximately \$30-50k ish plus other maintenance costs to maintain road such as plow, curb/gutter); now under the new proposed plan, the City would not be responsible for maintenance, snow removal, etc.; he grew up here and wanted to be in Grain Valley, but couldn’t afford

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Shea Bass  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills  
Alderman Ryan Skinner

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Captain Scott Hedger  
Community Development Director Mark Trosen  
City Clerk Jamie Logan  
City Attorney John Matino

it and moved in Columbia for affordable housing; he stated this is something he would have been interested in at that point in his life; he appreciates the opportunity to keep people here in Grain Valley

- Alderman Arnold stated he has tried to share with the public as something on the agenda; he is still opposed to this project; he admires the developer and said things haven't been done without issues over the years; he's watched how the parking lot was at the old grocery store lot (Old Towne); he has concerns with the parking lot maintenance over time and feels there is enough on the books for future multi-family and other rental spaces are available; feels Grain Valley is an in demand community and he said very few people were in favor of this project; states he feels the police department would be stretched in high populated areas; higher taxes paid vs. single family, but the requirement for service is higher as well; feels this is a small sampling tonight of people opposed to the project; feels this will effect the schools and class sizes; he doesn't feel the taxes outweigh the potential issues that could come with multi-family
- Mayor asked what the vacancy is at the Lofts; 1 bedroom unit is available; the duplexes are at 100% occupancy
- David Ward asked if the population has ever decreased over the years; he doesn't feel we will ever be in that position; feels the schools have a desire to have 2 high schools; he feels the developments and population in Grain Valley is now getting the attention of getting better sit down restaurants and he does not see this as a detriment to the schools & in line with their desire to grow; he stated they are not cheap units to build; less than 3% vacancy in Grain Valley; he said we must do something to keep people moving to Grain Valley
- Robert from Quest engineering; he said he does a lot of development in Lee's Summit; stated the developments off of Chipman Road are the same concept of the proposed multi-family; he stated they have a lot of multi-family without the amenities that the Ward group was wanting to put in this proposed development; there is a lot of funding into the amenities; Alderman Skinner asked as an engineer if those interested into these communities are they younger and moving into higher end apartments with amenities like this; many start here before purchasing a home; he knows developers are hiring him to design these spaces
- Alderman Arnold owns half of a duplex; this is another way to build up equity vs. an apartment where money is thrown out the window; he states there is plenty of these available in Grain Valley
- *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, Mills, Skinner*
  - *Nay: Arnold, Bass, Knox*
  - *Abstain:*

**-Motion Approved 3-3-1**

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Shea Bass  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills  
Alderman Ryan Skinner

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Captain Scott Hedger  
Community Development Director Mark Trosen  
City Clerk Jamie Logan  
City Attorney John Matino

Mayor Todd broke the tie voting in favor of the first read of B22-21

**ITEM XV: City Attorney Report**

- None

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

- City Administrator Ken Murphy
  - There are several that will be at a conference during the next meeting and
- *Alderman Knox made a Motion to Cancel the September 12, 2022 Board of Aldermen Meeting*
- *The Motion was Seconded by Alderman Bass*
  - *No discussion*
- *Motion to Approve the Consent Agenda was voted on with the following voice vote:*
  - *Aye: Arnold, Bass, Cleaver, Knox, Mills, Skinner*
  - *Nay:*
  - *Abstain:*

*-Motion Approved: 6-0-*

- Deputy City Administrator Theresa Osenbaugh
  - Halloween Festivities formerly known as Trail or Treat is moving to the Downtown Area this year - with the new police station going in and this fits with the downtown revitalization efforts as well
  - It will take place on October 28<sup>th</sup> and it has been renamed to Downtown Spooktacular; jack-o-lantern carving contest and window decorating contest as well as other festivities
- Captain Hedger Police Department
  - 8-11 am Saturday, August 27<sup>th</sup> Cops, Cakes and Conversations at Armstrong Park will take place which is a fundraiser supporting police community programs
- Finance Director Steven Craig
  - None
- Parks & Recreation Director Shannon Davies
  - Youth baseball and softball is registering now; about the same number of registrants as last year at this time
- Community Development Director Mark Trosen
  - At the July 25<sup>th</sup> Board of Aldermen meeting; multi-family parking requirements report was prepared; Planning and Zoning discussions- determined no changes should be made to zoning regulations
- City Clerk Jamie Logan
  - None

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Shea Bass  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills  
Alderman Ryan Skinner

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**  
City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Captain Scott Hedger  
Community Development Director Mark Trosen  
City Clerk Jamie Logan  
City Attorney John Matino

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

- Alderman Dale Arnold
  - Congratulated the school district on a successful first day; he noticed a comment on social media related to Officer Gildehaus; he commended him for stepping up to participate in the community
  - He noticed there was a fencing public hearing in the Planning & Zoning Commission coming up; he would like to have information mailed to these homeowners about this hearing so they are not caught off guard or by water bill notification; Mr. Trosen stated they have stepped up social media notifications; water bills are separated into two billing cycles and not for sure if both would be hit before that public hearing; Mayor Todd stated a public hearing would go in front of the board of aldermen if it passes at Planning & Zoning Commission
- Alderman Shea Bass
  - None
- Alderman Tom Cleaver
  - None
- Alderman Rick Knox
  - He was approached by a resident on Willow who interacted with City Staff related to a water main break in their area and stated it was handled quickly and expediently
- Alderman Darren Mills
  - None
- Alderman Ryan Skinner
  - None

**ITEM XVIII: Mayor Report**

- The tax levy has to be set by the first of October and asked if the board was okay holding the public hearing and doing a double read on the ordinance in the next meeting (2<sup>nd</sup> meeting in September); the board was okay with the double read in the next meeting (9/26/22)

**ITEM XIX: Executive Session**

- None

**ITEM XX: Adjournment**

- The meeting adjourned at 8:19 P.M.

---

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Shea Bass  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills  
Alderman Ryan Skinner

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Captain Scott Hedger  
Community Development Director Mark Trosen  
City Clerk Jamie Logan  
City Attorney John Matino



**CITY OF GRAIN VALLEY**  
Board of Aldermen Meeting Minutes  
Regular Session

**08/22/2022**  
PAGE 9 OF 9

Minutes submitted by:

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

\_\_\_\_\_  
Date

Minutes approved by:

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

\_\_\_\_\_  
Date

Unofficial

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Shea Bass  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills  
Alderman Ryan Skinner

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Captain Scott Hedger  
Community Development Director Mark Trosen  
City Clerk Jamie Logan  
City Attorney John Matino