



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

**09/26/2016**  
 PAGE 1 OF 8

**ITEM I: CALL TO ORDER**

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Regular Session on September 26, 2016 at 7:05 p.m. in the Council Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Mike Todd

**ITEM II: ROLL CALL**

- City Clerk Chenéy Parrish called roll
- *Present: Arnold, Headley, Johnston, Palecek, West*
- *Absent: None*

**-QUORUM PRESENT-**

**ITEM III: INVOCATION**

- Invocation was given by Billy Moss of Faith United Methodist Church

**ITEM IV: PLEDGE OF ALLEGIANCE**

- The Pledge of Allegiance was led by Alderman Bob Headley

**ITEM V: APPROVAL OF AGENDA**

- City Administrator Ryan Hunt noted no changes to the agenda

**ITEM VI: PROCLAMATIONS**

- None

**ITEM VII: CITIZEN PARTICIPATION**

- Mayor Todd opened the floor for citizen participation
  - Jan Brill Ephraim Road asked about garbage trucks coming 3 times per week; City Administrator Hunt contacted several companies; Mayor Todd talked about the possibility of regulating pickup by ordinance; Alderman Johnston said EWS picks up on holidays; Ms. Brill mentioned the “one-way” sign at post office parking lot

**ELECTED OFFICIALS PRESENT**  
 Mayor Mike Todd  
 Alderman Dale Arnold  
 Alderman Jeff Coleman  
 Alderman Bob Headley  
 Alderman Chuck Johnston  
 Alderman Valerie Palecek  
 Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**  
 City Administrator Ryan Hunt  
 City Attorney Jim Cook  
 City Clerk Chenéy Parrish  
 Community Development Director  
 Ken Murphy  
 Finance Director Cathy Bowden  
 Chief of Police David Starbuck  
 Parks & Recreation Director  
 Shannon Davies



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

**09/26/2016**  
**PAGE 2 OF 8**

**ITEM VIII: CONSENT AGENDA**

- August 16, 2016 – Park Board Meeting Minutes
- September 12, 2016 – Board of Aldermen Meeting Minutes
- September 26, 2016 – Accounts Payable
- *Alderman West made a Motion to Approve Consent Agenda*
- *The Motion was Seconded by Alderman Headley*
  - No Discussion
- *Motion to Approve Consent Agenda was voted on with the following voice vote:*
  - *Aye: Arnold, Headley, Johnston, Palecek, West*
  - *Nay: None*
  - *Abstain: None*

**-MOTION APPROVED: 5-0-**

**ITEM IX: PREVIOUS BUSINESS**

- None

**ITEM X: NEW BUSINESS**

- Ward 3 Alderman Appointment
  - Mayor Todd recommended appointment of Jeff Coleman to Ward 3 vacant seat
    - Alderman West asked if there were any conflicts with Mr. Coleman's position with the Grain Valley Economic Development Corporation; new EDC by laws allow him to stay as a business owner representative
    - Alderman West asked if Mr. Coleman understood the time commitment related to his school board appointment and the Board of Aldermen budget process; Mr. Coleman stated he had no issues with time commitment to the Board of Aldermen
    - Alderman Headley also stated his concern with Mr. Coleman being stretched thin already
  - *Alderman Headley made a Motion to Appoint Jeff Coleman to the vacant Ward 3 Alderman seat*
  - *The Motion was Seconded by Alderman Arnold*
  - *Motion to Appoint Jeff Coleman to the vacant Ward 3 Alderman seat was voted on with the following voice vote:*
    - *Aye: Arnold, Headley, Johnston, Palecek, West*
    - *Nay: None*

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Jeff Coleman  
Alderman Bob Headley  
Alderman Chuck Johnston  
Alderman Valerie Palecek  
Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ryan Hunt  
City Attorney Jim Cook  
City Clerk Chenéy Parrish  
Community Development Director  
Ken Murphy  
Finance Director Cathy Bowden  
Chief of Police David Starbuck  
Parks & Recreation Director  
Shannon Davies



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

**09/26/2016**  
 PAGE 3 OF 8

- *Abstain: None*

**-MOTION APPROVED: 5-0-**

**ITEM XI: PRESENTATION**

- Economic Development Corporation Executive Director Rob Harrington
  - Mr. Harrington provided the Elected Officials with a copy of the report card from the site analysis conducted in August by site selector consultant Janet Ady of Ady Advantage; Mr. Harrington drew the Aldermen’s attention comment on page 9 that the Grain Valley has set a new bar on how a site analysis should be done; page 3 highlights the strengths and weaknesses; Missouri is the 3<sup>rd</sup> best tax climate in the United States; Diversity is a perceived weakness in the community; the EDC website presence and messaging is limited with current budget not allowing a separate source of communication; Ms. Ady suggests Grain Valley have a concise logo branding marketing image; Grain Valley’s overall grade was a 3.2 on a 5 point scale; Mr. Harrington suggests Grain Valley complete another site analysis in 4-5 years
  - Alderman Johnston asked what other communities site analysis are like if we are setting the standard with 3.2; Mr. Harrington explained the prep and presentation was concise, organized and informational; the grade was an assessment of the city
  - Alderman Headley asked how often the EDC goes through an analysis; Mr. Harrington said report card is a living document to make the organization better
  - Alderman Headley asked when a company calls how much time does Grain Valley have to respond; Mr. Harrington said it varies from days to weeks
  - Mr. Harrington explained the process of receiving an Economic Development lead: the State receives a call from the site selector, the State sends the request to the regional economic development council; in our region KCADC receives requests directly from site selectors
  - Mr. Harrington worked with Mr. Hunt, KCP&L, MGE and others to collaborate and submit

**ITEM XII: ORDINANCES**

- None

**ELECTED OFFICIALS PRESENT**  
 Mayor Mike Todd  
 Alderman Dale Arnold  
 Alderman Jeff Coleman  
 Alderman Bob Headley  
 Alderman Chuck Johnston  
 Alderman Valerie Palecek  
 Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**  
 City Administrator Ryan Hunt  
 City Attorney Jim Cook  
 City Clerk Chenéy Parrish  
 Community Development Director  
 Ken Murphy  
 Finance Director Cathy Bowden  
 Chief of Police David Starbuck  
 Parks & Recreation Director  
 Shannon Davies



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

**09/26/2016**  
PAGE 4 OF 8

**ITEM XIII: RESOLUTIONS**

**Resolution No. R16-37:** A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the Offering for Sale of Taxable Neighborhood Improvement District Limited General Obligation Bonds (Grain Valley Marketplace Project) Series 2016 of the City of Grain Valley, Missouri

- City Attorney Jim Cook read **Resolution No. R16-37** by title only
- *Alderman West moved to accept Resolution No. R16-37 as read*
- *The Motion was Seconded by Alderman Arnold*
  - *Mr. Hunt said authorizes initial go ahead of sale*
- *Resolution No. R16-37 was voted upon with the following voice vote:*
  - *Aye: Arnold, Coleman, Headley, Johnston, Palecek, West*
  - *Nay: None*
  - *Abstain: None*

**-RESOLUTION NO. R16-37 APPROVED: 6-0-**

**Resolution No. R16-38:** A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Execute the Release of Water Capacity to Tri County Water Authority

- City Attorney Jim Cook read **Resolution No. R16-38** by title only
- *Alderman Johnston moved to accept Resolution No. R16-38 as read*
- *The Motion was Seconded by Alderman Headley*
  - *Mr. Hunt took action authorized in Executive Session in February 2015*
  - *Alderman Johnston asked if the city's highest capacity is one million why not sell more; Mr. Hunt explain the concern with over sale and a company wanting to come to Grain Valley and the city not have enough*
  - *Alderman West asked if the water is treated; Mr. Hunt said if utilized a million gallons would need to negotiate the treatment;*
  - *Mr. Hunt explained the price of the sale is paying the city for rights to the one million gallons of water*
  - *Alderman Headley asked how the money will be used; Mr. Hunt explained the amount is being calculated in the new water rate study being conducted but will not be used to pre-pay debt*
- *Resolution No. R16-38 was voted upon with the following voice vote:*
  - *Aye: Arnold, Coleman, Headley, Johnston, Palecek, West*
  - *Nay: None*

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Jeff Coleman  
Alderman Bob Headley  
Alderman Chuck Johnston  
Alderman Valerie Palecek  
Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ryan Hunt  
City Attorney Jim Cook  
City Clerk Chenéy Parrish  
Community Development Director  
Ken Murphy  
Finance Director Cathy Bowden  
Chief of Police David Starbuck  
Parks & Recreation Director  
Shannon Davies



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

**09/26/2016**  
 PAGE 5 OF 8

- *Abstain: None*

**-RESOLUTION NO. R16-38 APPROVED: 6-0-**

**Resolution No. R16-39:** A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Enter Into a Supplemental Agreement Number 7 with Bartlett & West, Inc. for Consulting Engineering Services for the Dillingham Road Pedestrian Trail and Bridge Project

- City Attorney Jim Cook read **Resolution No. R16-39** by title only
- *Alderman Palecek moved to accept Resolution No. R16-39 as read*
- *The Motion was Seconded by Alderman Headley*
  - *Mr. Hunt explained the resolution is a supplemental agreement to design bridge project across Swinney Creek parallel with Dillingham*
  - *Alderman Headley asked how soon would the project start; Mr. Davies is hopeful the project will start very quickly; staff is accessing what can be done in-house; the rest of 2016 fiscal year is design phase*
- *Resolution No. R16-39 was voted upon with the following voice vote:*
  - *Aye: Arnold, Coleman, Headley, Johnston, Palecek, West*
  - *Nay: None*
  - *Abstain: None*

**-RESOLUTION NO. R16-39 APPROVED: 6-0-**

**ITEM XIV: CITY ATTORNEY REPORT**

- None

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

- City Administrator Ryan Hunt
  - None
- Community Development Director Ken Murphy
  - Household Hazardous Waste event October 1<sup>st</sup> from 8 am to 12 pm
- Finance Director Cathy Bowden
  - None
- City Clerk Chenéy Parrish
  - None
- Parks & Recreation Director Shannon Davies
  - None

**ELECTED OFFICIALS PRESENT**  
 Mayor Mike Todd  
 Alderman Dale Arnold  
 Alderman Jeff Coleman  
 Alderman Bob Headley  
 Alderman Chuck Johnston  
 Alderman Valerie Palecek  
 Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**  
 City Administrator Ryan Hunt  
 City Attorney Jim Cook  
 City Clerk Chenéy Parrish  
 Community Development Director  
 Ken Murphy  
 Finance Director Cathy Bowden  
 Chief of Police David Starbuck  
 Parks & Recreation Director  
 Shannon Davies



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

**09/26/2016**  
 PAGE 6 OF 8

- Chief of Police David Starbuck
  - Animal Control Officer Tuttle’s last day was September 20<sup>th</sup>; staff is in the middle of the recruiting and hiring process; the position was reposted in the Examiner; Chief Starbuck said animal control calls are being responded in some ways through the police department until position is filled

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

- Alderman Dale Arnold
  - Corner by airport hasn’t been mowed all season; weeds growing in cracks of main thoroughfares; Alderman Arnold requested staff to give attention to actively spraying or weed eating
- Alderman Jeff Coleman
  - None
- Alderman Bob Headley
  - Sent an email to Mr. Murphy about not putting rock near storm drain
- Alderman Chuck Johnston
  - Received a call about a city truck plate #3 being taken home by an employee; Mr. Davies explained the employee took the truck home for a pickup the employee was doing the next morning near the employees house to save on time and resources
- Alderman Valerie Palecek
  - None
- Alderman Yolanda West
  - Asked if there was a City policy on leaving cars advertised for sale; Chief Starbuck stated cars can’t be parked over 24 hours

**ITEM XVII: MAYOR REPORT**

- Mayor Mike Todd
  - Thanked Parks & Recreation for spraying mosquitos; no more recent complaints

**ITEM XIII: EXECUTIVE SESSION**

- Mayor Todd stated a need to hold an Executive Session for Hiring, Firing, Disciplining or Promoting of Employees (personnel issues), Pursuant to Section 610.021(3), RSMo. 1998, as Amended and Individually Identifiable Personnel Records, Personnel Records, Performance Ratings or Records Pertaining to Employees or Applicants for Employment, Pursuant to Section 610.021(13), RSMo 1998, as Amended

| ELECTED OFFICIALS PRESENT | ELECTED OFFICIALS ABSENT | STAFF OFFICIALS PRESENT        |
|---------------------------|--------------------------|--------------------------------|
| Mayor Mike Todd           |                          | City Administrator Ryan Hunt   |
| Alderman Dale Arnold      |                          | City Attorney Jim Cook         |
| Alderman Jeff Coleman     |                          | City Clerk Chenéy Parrish      |
| Alderman Bob Headley      |                          | Community Development Director |
| Alderman Chuck Johnston   |                          | Ken Murphy                     |
| Alderman Valerie Palecek  |                          | Finance Director Cathy Bowden  |
| Alderman Yolanda West     |                          | Chief of Police David Starbuck |
|                           |                          | Parks & Recreation Director    |
|                           |                          | Shannon Davies                 |



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

**09/26/2016**  
**PAGE 7 OF 8**

- *Alderman West moved to close the Regular Meeting for items related to Section 610.021(3), RSMo 1998, As Amended, and Section 610.021(13), RSMo 1998, As Amended.*
- *The motion was seconded by Alderman Johnston*
  - No Discussion
- *The motion was voted on with the following roll call vote:*
  - *Aye: Arnold, Coleman, Headley, Johnston, Palecek, West*
  - *Nay: None*
  - *Abstain: None*

**-MOTION CARRIED: 6-0-**

**-THE REGULAR MEETING CLOSED AT 8:14 PM**

- *Alderman Johnston moved to open the Regular Meeting*
- *The motion was seconded by Alderman Arnold*
  - No Discussion
- *The motion was voted on with the following roll call vote:*
  - *Aye: Arnold, Coleman, Headley, Johnston, Palecek, West*
  - *Nay: None*
  - *Abstain: None*

**-MOTION CARRIED: 6-0-**

**-THE REGULAR MEETING OPENED AT 8:55 PM**

**Item XIX: ADJOURNMENT**

- The meeting adjourned at 8:55 p.m.

**ELECTED OFFICIALS PRESENT**  
 Mayor Mike Todd  
 Alderman Dale Arnold  
 Alderman Jeff Coleman  
 Alderman Bob Headley  
 Alderman Chuck Johnston  
 Alderman Valerie Palecek  
 Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**  
 City Administrator Ryan Hunt  
 City Attorney Jim Cook  
 City Clerk Chenéy Parrish  
 Community Development Director  
 Ken Murphy  
 Finance Director Cathy Bowden  
 Chief of Police David Starbuck  
 Parks & Recreation Director  
 Shannon Davies



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

**09/26/2016**  
**PAGE 8 OF 8**

Minutes submitted by:

\_\_\_\_\_  
 Khalilah Holland  
*Deputy City Clerk*

\_\_\_\_\_  
 Date

Minutes approved by:

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

\_\_\_\_\_  
 Date

NON-OFFICIAL COPY

**ELECTED OFFICIALS PRESENT**  
 Mayor Mike Todd  
 Alderman Dale Arnold  
 Alderman Jeff Coleman  
 Alderman Bob Headley  
 Alderman Chuck Johnston  
 Alderman Valerie Palecek  
 Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**  
 City Administrator Ryan Hunt  
 City Attorney Jim Cook  
 City Clerk Chenéy Parrish  
 Community Development Director  
     Ken Murphy  
 Finance Director Cathy Bowden  
 Chief of Police David Starbuck  
 Parks & Recreation Director  
     Shannon Davies