



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
Regular Session

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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 March 14, 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

- Executive Administrative Assistant Khalilah Holland called roll
- *Present: Stanley, Johnston, West, Headley, Palecek, Arnold*
- *Absent: None*

-QUORUM PRESENT-

ITEM III: INVOCATION

- Invocation was given by Ray Gurney with Cross Creek Baptist Mission

ITEM IV: PLEDGE OF ALLEGIANCE

- The Pledge of Allegiance was led by Alderman Dale Arnold

ITEM V: APPROVAL OF AGENDA

- City Administrator Hunt requested Bill No. B16-05 and Bill No. B16-06 to be read twice on Monday, March 14, 2016.
- *Alderman Johnston made a Motion to Amend the Agenda for a second reading of Bill No. B16-05 and Bill No. B16-06 on Monday, March 14, 2016*
- *The Motion was Seconded by Alderman West*
- No Discussion
- *Motion was voted on with the following voice vote:*
- *Aye: Arnold, Headley, Johnston, Palecek, Stanley, West*
- *Nay: None*
- *Abstain: None*

-Motion Approved: 6-0-

ITEM VI: PROCLAMATIONS

- None

ELECTED OFFICIALS PRESENT
Mayor Mike Todd
Alderman Dale Arnold
Alderman Bob Headley
Alderman Chuck Johnston
Alderman Valerie Palecek
Alderman Tranita Stanley
Alderman Yolanda West

ELECTED OFFICIALS ABSENT
None

STAFF OFFICIALS PRESENT
City Attorney Matt Geary
City Administrator Ryan Hunt
Executive Administrative Assistant
Khalilah Holland
Community Development Director
Ken Murphy
Finance Director Cathy Bowden
Parks & Recreation Director
Shannon Davies
Chief of Police David Starbuck



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ITEM VII: CITIZEN PARTICIPATION

- Mayor Todd opened the floor for citizen participation
 - James Pycior located at 513 SE Lakeview Dr – the Chamber of Commerce is hosting their 11th Annual Taste of the World on April 8, 2016 at 7 pm; James Pycior and Darryl Jones will be moderating a Meet the Candidate on March 22, 2016 at 7 pm in the Council Chambers.
 - Lisa Davis located at 514 South Street – concerned about the parking on both sides of South Street and the safety issues it presents
 - Alderman Arnold suggested a city wide single sign ordinance for parking on either the North/South side of street or the East/West side of the street
 - Attorney Geary advised State Statute requires no parking signage on each street in the city
 - Mayor Todd requested the Transportation Committee meet to discuss limiting parking and propose solutions to reduce safety concerns; citizens on South Street and the school district will be invited to the meeting
 - Nancy Totton located at 309/317 Front Street discouraged about the elected official negativity on social media

ITEM VIII: CONSENT AGENDA

- February 2016 – Court Report
- February 22, 2016 – Board of Aldermen Minutes
- March 14, 2016 – Accounts Payable
- *Alderman West made a Motion to Approve Consent Agenda*
- *The Motion was Seconded by Alderman Stanley*
- *City Administrator Hunt explained typos were found in the February 22, 2016 Board of Aldermen minutes*
- *Motion to Approve Consent Agenda with the correction of typo's in the February 22, 2016 Board of Aldermen minutes was voted on with the following voice vote:*
 - *Aye: Arnold, Headley, Johnston, Palecek, Stanley, West*
 - *Nay: None*
 - *Abstain: None*

-MOTION APPROVED: 6-0-

ELECTED OFFICIALS PRESENT
 Mayor Mike Todd
 Alderman Dale Arnold
 Alderman Bob Headley
 Alderman Chuck Johnston
 Alderman Valerie Palecek
 Alderman Tranita Stanley
 Alderman Yolanda West

ELECTED OFFICIALS ABSENT
 None

STAFF OFFICIALS PRESENT
 City Attorney Matt Geary
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ITEM IX: PREVIOUS BUSINESS

- None

ITEM X: NEW BUSINESS

- None

ITEM XI: PUBLIC HEARING

-Mayor Todd Opened the Public Hearing for the First Amendment to the Petition to Establish the Grain Valley Marketplace Community Improvement District & Addition of Property to the Grain Valley Marketplace Community Improvement District at 7:25 p.m.-

- Joe Lauber of Lauber Municipal Law located at 529 SE 2nd Street Lee's Summit, Missouri presented to the Board of Aldermen the First Amendment to the Petition to Establish the Grain Valley Marketplace Community Improvement District (CID) and the Addition of Property to the Grain Valley Marketplace Community Improvement District (CID); Mr. Lauber is the city's special legal counsel for Economic Development
 - Mr. Lauber explained the two proposed ordinances to amend the existing CID petition and to add property to the CID
 - The first ordinance is amending the CID's purpose to expand the possible uses of CID revenues generated to cover all of the Neighborhood Improvement District (NID) costs
 - The second ordinance is changing the CID's boundaries to add property north of the existing CID boundaries to capture all sales from the new grocery store in conjunction with Project 2 of the Tax Increment Financing (TIF) plan
 - The CID Act (Section 67.1441.3, RSMo) permits the Board of Aldermen to hold a simultaneous public hearing for a petition to amend the CID petition and a petition to alter the CID's boundaries
 - Mr. Lauber explained the original reimbursable costs of the CID and NID improvements and the Amended CID Improvements
 - The Amended CID Improvements would include the NID costs of \$382,739 up to the year 2020

ELECTED OFFICIALS PRESENT
 Mayor Mike Todd
 Alderman Dale Arnold
 Alderman Bob Headley
 Alderman Chuck Johnston
 Alderman Valerie Palecek
 Alderman Tranita Stanley
 Alderman Yolanda West

ELECTED OFFICIALS ABSENT
 None

STAFF OFFICIALS PRESENT
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- Mr. Lauber explained the CID boundary alteration
 - The property owner immediate north and adjacent to the CID boundary has a contract to sell 5 lots to Star Acquisition for additional room to fit in the 60,000 square foot grocery development
 - Mr. Lauber explained the next step is for the Board of Aldermen to consider the two separate ordinances
 - Mayor Todd opened the floor to citizens for comment:
 - No public comment

-Mayor Todd Closed the Public Hearing for the First Amendment to the Petition to Establish the Grain Valley Marketplace Community Improvement District & Addition of Property to the Grain Valley Marketplace Community Improvement District at 7:39 p.m.-

ITEM XII: ORDINANCES

Bill No. B16-01: An Ordinance, Amending Chapter 600, Article III “Miscellaneous Provisions”, Adding 600.370, Persons on Premises Times Fixed Opening and Closing Premises – Closing Place Defined

- City Attorney Matt Geary read **Bill No. B16-01** for its second reading by title only
- *Alderman Arnold moved to accept the second reading of Bill No. B16-01 making it Ordinance #2377*
- *The Motion was Seconded by Alderman Stanley*
 - No Discussion
- **Bill No. B16-01** was voted upon with the following roll call vote:
 - Aye: *Arnold, Headley, Johnston, Palecek, Stanley, West*
 - Nay: *None*
 - Abstain: *None*

-BILL NO. B16-01 BECAME ORDINANCE #2377: 6-0-

Bill No. B16-02: An Ordinance Approving a Second Amendment To The Grain Valley Marketplace Tax Increment Financing Plan Relating Only To Redevelopment Project 2 And Taking Other Actions Related Thereto

ELECTED OFFICIALS PRESENT
 Mayor Mike Todd
 Alderman Dale Arnold
 Alderman Bob Headley
 Alderman Chuck Johnston
 Alderman Valerie Palecek
 Alderman Tranita Stanley
 Alderman Yolanda West

ELECTED OFFICIALS ABSENT
 None

STAFF OFFICIALS PRESENT
 City Attorney Matt Geary
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- City Attorney Matt Geary read **Bill No. B16-02** for its first reading by title only
- *Alderman West moved to accept first reading of Bill No. B16-02 bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman Headley*
- City Administrator Hunt provided the Board of Aldermen with an updated ordinance from the cancelled special meeting on February 29, 2016.
 - Mr. Lauber stated the primary change to the updated ordinance the Board of Aldermen received relates to dates associated with the previous scheduled special meeting on February 29, 2016.
- Mr. Lauber explained the Tax Increment Financing (TIF) Commission held a public hearing on February 3, 2016 and recommended approval by voting 11-0.
 - Following the TIF Public Hearing the Developer received revised information related to construction costs
 - The decision was made to postpone the presentation of the TIF ordinance to the Board of Aldermen until after the revised financial costs could be reviewed.
- Lauber Municipal Law and Springsted Inc. have reviewed the revised Developer financial costs
- Mr. Lauber explained the TIF Act allows a change to the originally proposed plan if there are no changes to the TIF boundaries, no change to land use and no substantial change to the plan 5% or greater of the redevelopment
- Mr. Lauber stated notices explaining the change were mailed and emailed on March 11, 2016 to the tax jurisdictions and a public notice was published in *The Examiner* on March 12, 2016
- Mr. Lauber summarized to the Board of Aldermen the original TIF plan approved by the Board of Aldermen in 2010, the 2016 proposed TIF Plan and the requested changes made after the TIF Commission hearing on February 3, 2016
 - The name of the development will remain the same – Grain Valley Marketplace Tax Increment Financing Plan
 - The Developer will be changing from SG Property Management, LLC to STAR Acquisitions, Inc.
 - The redevelopment area is increasing from approximately 32 acres to approximately 35 acres for the additional 5 lots being purchased by Star Acquisition
 - The project summary of the approved plan was for Construction: movie theater; 6 restaurants; financial institution; 60,000 ft² retail; parking lots; and public infrastructure; the proposed project summary is for Construction: 60,000 ft²

ELECTED OFFICIALS PRESENT
Mayor Mike Todd
Alderman Dale Arnold
Alderman Bob Headley
Alderman Chuck Johnston
Alderman Valerie Palecek
Alderman Tranita Stanley
Alderman Yolanda West

ELECTED OFFICIALS ABSENT
None

STAFF OFFICIALS PRESENT
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grocery store; 21,000 ft² retail/restaurant; infrastructure improvements servicing the development

- The Gross Total Project Cost is increasing from the approved amount of \$25,908,026 to the proposed amount of \$25,999,925 (excluding existing businesses) with a requested change to the Gross Total Project Cost to \$26,930,030; which is an increase of \$930,105 or 3.6%
- The Developer’s Portion of the approved plan was \$7,370,407 (28%); the proposed Developer’s portion was \$9,623,227 (37%) [excluding existing businesses]; the requested change to the Developers portion is \$10,249,079 an additional \$625,852
- The approved 3rd party portion was \$9M (35%), the proposed 3rd party portion was \$9,826,698 (38%); the requested change to the 3rd party portion is \$9,900,950 an additional \$74,252
- The total incentives requested in the approved plan was \$9,537,619 (37%) plus financing costs and interest; the proposed plan total incentives request was \$6,550,000 (25%) plus financing costs and interest; the requested change to the total incentives request is \$6,780,000 an additional \$230,000 (3.5%)
- The approved TIF reimbursement was \$5,675,000 (22%) plus financing costs & interest; the proposed TIF reimbursement was \$5,370,000 (21%) plus financing costs & interest; the requested change of TIF reimbursement is \$5,600,000 and additional \$230,000 (4.3%)
- The approved Post-TIF CID was \$1,015,146 (4%); the proposed Post-TIF CID is no longer anticipated
- The non-captured CID in the approved plan was included in the TIF reimbursement; the non-captured CID in the proposed plan is approximately \$1.18M
- The approved NID costs in the approved plan was \$2,847,473 (11%); the proposed NID costs are \$0, the improvements are already complete
- The projected completion date of the approved plan was 2013; the projected completion date of the proposed plan is 2019
- The total square footage of the proposed plan was 113,263 ft²; the total square footage of the proposed plan is 81,000 ft² (approximately 24,310 ft² movie theater; approximately 4,800 ft² Casey’s General Store already built)
- Mr. Lauber presented a map of the proposed TIF boundaries of the TIF redevelopment area of project area 2 to include the 5 lots proposed in the CID expansion
- Mr. Lauber explained the proposed financing methods of the TIF

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 Alderman Dale Arnold
 Alderman Bob Headley
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 Alderman Valerie Palecek
 Alderman Tranita Stanley
 Alderman Yolanda West

ELECTED OFFICIALS ABSENT
 None

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- Developer covers initial costs
 - In the proposed plan the costs will be covered upfront by the developer or 3rd party either through equity or loan
 - The new revenues will reimburse the developer; TIF revenue bonds based on the revenues – investor risk; city has been paying 50K for the debt services; will not take out the previous debt with Larino;
- Combination TIF revenue bonds and pay-as-you-go OR
- 100% pay-as-you-go
- Mr. Lauber explained the public financing components (if necessary)
 - TIF revenue bonds are based on the revenues generated and the investor takes on the risk; the City is currently paying \$50K for debt services related to the current approved plan; the proposed plan does not alleviate the debt service associated with the current plan
 - PILOTs – payment in lieu of tax
 - EATs – economic activity taxes
 - Non-captured CID Sales Tax (1%)
 - In addition to existing financing
- Mr. Lauber summarized the Sources and Uses of Funds with requested change
 - Total project costs of \$25,130,030; the projected TIF reimbursed costs of \$4,980,000; Developer private costs \$10,249,079; 3rd party private costs \$9,900,950
 - Total project cost with Developer’s share of NID costs \$26,930,030; projected TIF reimbursed costs \$6,780,000; Developer private cost \$10,249,079; 3rd party private costs \$9,900,950
- Mr. Lauber recapped at the TIF Commission Hearing the Commissioners heard evidence to recommend the approving a Second Amendment to the Grain Valley Marketplace Tax Increment Financing Plan Relating Only to Redevelopment Project 2; Mr. Lauber’s firm reviewed the legal requirements as outlined in the staff report; its Mr. Lauber’s opinion the Grain Valley Marketplace Project 2 TIF Plan revision dated March 7, 2016 does satisfy the statutory requirements and requested changes can be made with the appropriate mailed and publication notice
- Alderman Stanley asked for clarification on payment options
 - Mr. Lauber explained TIF doesn’t create a new tax. TIF creates a redirection of new revenue. The property tax revenue created under PILOTs goes to a special allocation fund for reimbursement of the developer or goes to pay debt services.

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 None

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- Tom Denaway of Springsted, Inc located at 9229 Ward Parkway, Suite 104 Kansas City, Missouri presented a Second Amendment to Marketplace TIF Plan But-For Determination Report
 - Is a public incentive needed for this project?
 - Redevelopment not anticipated to occur without TIF
 - Mr. Denaway presented report conclusions based on Developer’s anticipated income from the project
 - Mr. Denaway explained as proposed in the Plan the project return without assistance is below market range
 - Base Developer Pro Forma – Without Assistance (Unleveraged) the project would lose money -1.7%
 - Without incentive, development would be responsible for \$15.2 M of \$25.1 M project cost
 - \$9.8 M to be funded by 3rd parties
 - Mr. Denaway explained revenue sensitivity – change needed to achieve market rate of return without assistance
 - 49% increase in revenue
 - 6.14% rate of return without assistance
 - Mr. Denaway explained the project cost and revenue sensitivity – change needed to achieve market rate of return without assistance
 - 20% reduction in project costs
 - 20% increase in lease rates
 - 6.24% rate of return without assistance
 - Mr. Denaway presented But-For Conclusions
 - The proposed project would not occur on this site without a public incentive based upon:
 - Blight Study prepared by Polsinelli PC, Development Analysis Department
 - Affidavit signed by the Applicant dated January 7, 2016
 - Springsted, Inc But-For Determination
 - At the time report was prepared, assumed NID reimbursement would be made from uncaptured CID sales tax. Inclusion of NID reimbursement would decrease Developer’s projected return and increase the cost/revenue variance necessary to produce a market rate of return
- Curt Petersen of Polsinelli 6201 College Blvd #500 Overland Park, Kansas 66211; attorney representing developer Tim Harris and Robert de la Fuente

ELECTED OFFICIALS PRESENT
 Mayor Mike Todd
 Alderman Dale Arnold
 Alderman Bob Headley
 Alderman Chuck Johnston
 Alderman Valerie Palecek
 Alderman Tranita Stanley
 Alderman Yolanda West

ELECTED OFFICIALS ABSENT
 None

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- Mr. Petersen explained the developer is Tim Harris of Star Development. Mr. Harris is based in Clay County and has been in commercial development for over 30 years
- Mr. Harris has a signed lease for 60K ft² Cosentino's Price Chopper anchor site with 5 pad sites
- Mr. Petersen apologized for the cancelled special meeting on February 29, 2016 and explained the reason for the cancellation
 - Star Development received on the day of the meeting increased sub-contractor costs
 - Project costs were recalculated based on the increased sub-contractor costs
- Mr. Petersen indicated the project timeline
 - The term sheet has construction starting the later part of 2016
- Mr. Petersen highlighted the benefit of the increased revenue to the City and the tax jurisdictions after the project is paid off
- Mr. Petersen explained the retention/pull factor of retaining consumers and attracting consumers to the city by pulling from other cities is a benefit to the City
- Alderman Stanley stated her online review of Mr. Harris's other projects in the metro
- Alderman Johnston asked if Star Development has a signed lease with the grocery store
 - Mr. Petersen confirmed they have a signed lease
- Alderman Stanley inquired about Mr. Harris involvement with development in Blue Springs
 - Mr. Petersen stated Mr. Harris had acquired assets and has successfully paid off the bonds
- Alderman Headley inquired about the timeline of the restaurants
 - City Administrator Hunt explained the previous Developer had a superseding addendum to the redevelopment agreement setting the date for development
 - Mr. Lauber explained the city had an option to enforce the timeline for development however at the same time the previous developer began working with Star Acquisition for the sale of the development so enforcement of the contract was not pursued
- Alderman Stanley asked when the Price Chopper is scheduled to open and could there be any delays

ELECTED OFFICIALS PRESENT
Mayor Mike Todd
Alderman Dale Arnold
Alderman Bob Headley
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Alderman Tranita Stanley
Alderman Yolanda West

ELECTED OFFICIALS ABSENT
None

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- Mr. Petersen stated the completion of the grocery store is scheduled for the Fall of 2017; which is consistent with the lease and other project deadlines
- Mr. Petersen is not aware of any delays
- **Bill No. B16-02** was voted upon with the following voice vote:
 - Aye: Arnold, Headley, Johnston, Palecek, Stanley, West
 - Nay: None
 - Abstain: None

-Bill No. B16-02 Approved for a Second Reading: 6-0-

- City Administrator Hunt explained the need for motion from the Board of Aldermen to approve the City to sign the Term Sheet with the Developer to complete the TIF discussion for the evening.
 - Mr. Lauber explained the Board of Aldermen is approving the City signing a Term Sheet with the Developer based on the revised requested numbers by the Developer
 - The term sheet is a pre-contract the City and the Developer have been working on throughout the last year
 - The motion is authorizing the City to sign an agreement with the Developer ahead of the final approval of the Second Amendment of the TIF Plan
- Alderman Johnston made a Motion to Authorize the City to sign the Term Sheet between the City of Grain Valley, Missouri and STAR Acquisitions, Inc. for the Second Amendment to the Marketplace Tax Increment Financing Plan and First Amendment of Redevelopment Project 2 dated March 14, 2016
- The Motion was Seconded by Alderman Headley
 - No Discussion
- Motion to Authorize the City to sign the Term Sheet between the City of Grain Valley, Missouri and STAR Acquisitions, Inc. for the Second Amendment to the Marketplace Tax Increment Financing Plan and First Amendment of Redevelopment Project 2 dated March 14, 2016 was voted on with the following voice vote:

ELECTED OFFICIALS PRESENT
Mayor Mike Todd
Alderman Dale Arnold
Alderman Bob Headley
Alderman Chuck Johnston
Alderman Valerie Palecek
Alderman Tranita Stanley
Alderman Yolanda West

ELECTED OFFICIALS ABSENT
None

STAFF OFFICIALS PRESENT
City Attorney Matt Geary
City Administrator Ryan Hunt
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- *Aye: Arnold, Headley, Johnston, Palecek, Stanley, West*
- *Nay: None*
- *Abstain: None*

-MOTION APPROVED: 6-0-

Bill No. B16-03: An Ordinance Approving the First Amendment to the Petition to Establish the Grain Valley Marketplace Community Improvement District

- City Attorney Matt Geary read **Bill No. B16-03** for its first reading by title only
- *Alderman West moved to accept first reading of **Bill No. B16-03** bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman Palecek*
 - No Discussion
- **Bill No. B16-03** was voted upon with the following voice vote:
 - *Aye: Arnold, Headley, Johnston, Palecek, Stanley, West*
 - *Nay: None*
 - *Abstain: None*

-Bill No. B16-03 Approved for a Second Reading: 6-0-

Bill No. B16-04: An Ordinance Approving a Petition for Addition of Property to the Grain Valley Marketplace Community Improvement District

- City Attorney Matt Geary read **Bill No. B16-04** for its first reading by title only
- *Alderman West moved to accept first reading of **Bill No. B16-04** bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman Arnold*
 - No Discussion
- **Bill No. B16-04** was voted upon with the following voice vote:
 - *Aye: Arnold, Headley, Johnston, Palecek, Stanley, West*
 - *Nay: None*
 - *Abstain: None*

-Bill No. B16-04 Approved for a Second Reading: 6-0-

ELECTED OFFICIALS PRESENT
 Mayor Mike Todd
 Alderman Dale Arnold
 Alderman Bob Headley
 Alderman Chuck Johnston
 Alderman Valerie Palecek
 Alderman Tranita Stanley
 Alderman Yolanda West

ELECTED OFFICIALS ABSENT
 None

STAFF OFFICIALS PRESENT
 City Attorney Matt Geary
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Bill No. B16-05: An Ordinance Appointing Chenéy Parrish as the City Clerk of the City of Grain Valley, Missouri

- City Attorney Matt Geary read **Bill No. B16-05** for its first reading by title only
- *Alderman Johnston moved to accept first reading of **Bill No. B16-05** bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman Arnold*
 - No Discussion
- **Bill No. B16-05** was voted upon with the following voice vote:
 - Aye: Arnold, Headley, Johnston, Palecek, Stanley, West
 - Nay: None
 - Abstain: None

-Bill No. B16-05 Approved for a Second Reading: 6-0-

- City Attorney Matt Geary read **Bill No. B16-05** for its second reading by title only
- *Alderman Arnold moved to accept the second reading of **Bill No. B16-01** making it Ordinance #2378*
- *The Motion was Seconded by Alderman Stanley*
 - No Discussion
- **Bill No. B16-05** was voted upon with the following roll call vote:
 - Aye: Arnold, Headley, Johnston, Palecek, Stanley, West
 - Nay: None
 - Abstain: None

-BILL NO. B16-05 BECAME ORDINANCE #2378: 6-0-

Bill No. B16-06: An Ordinance Appointing Khalilah Holland as Deputy City Clerk of the City of Grain Valley, Missouri

- City Attorney Matt Geary read **Bill No. B16-06** for its first reading by title only
- *Alderman Arnold moved to accept first reading of **Bill No. B16-06** bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman West*
 - No Discussion
- **Bill No. B16-06** was voted upon with the following voice vote:

ELECTED OFFICIALS PRESENT
 Mayor Mike Todd
 Alderman Dale Arnold
 Alderman Bob Headley
 Alderman Chuck Johnston
 Alderman Valerie Palecek
 Alderman Tranita Stanley
 Alderman Yolanda West

ELECTED OFFICIALS ABSENT
 None

STAFF OFFICIALS PRESENT
 City Attorney Matt Geary
 City Administrator Ryan Hunt
 Executive Administrative Assistant
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- *Aye: Arnold, Headley, Johnston, Palecek, Stanley, West*
- *Nay: None*
- *Abstain: None*

-Bill No. B16-06 Approved for a Second Reading: 6-0-

- City Attorney Matt Geary read **Bill No. B16-06** for its second reading by title only
- *Alderman Arnold moved to accept the second reading of Bill No. B16-06 making it Ordinance #2379*
- *The Motion was Seconded by Alderman Stanley*
 - No Discussion
- **Bill No. B16-06** was voted upon with the following roll call vote:
 - *Aye: Arnold, Headley, Johnston, Palecek, Stanley, West*
 - *Nay: None*
 - *Abstain: None*

-BILL NO. B16-06 BECAME ORDINANCE #2379: 6-0-

ITEM XIII: RESOLUTIONS

Resolution No. R16-10: A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Reappointing Kim Roam to the Industrial Development Authority Corporation for a Four (4) Year Term

- City Attorney Matt Geary read **Resolution No. R16-10** by title only
- *Alderman West moved to accept Resolution No. R16-10 as read*
- *The Motion was Seconded by Alderman Headley*
 - City Administrator Hunt explained there are expired Industrial Development Authority (IDA) terms. The terms have gone stale with the change in City Administration. The resolutions reappointing members to the IDA will reestablish the two year and four appointments and in the future the terms will be extended to 6 year terms.
- *Resolution No. R16-10 was voted upon with the following voice vote:*
 - *Aye: Arnold, Headley, Johnston, Palecek, Stanley, West*
 - *Nay: None*
 - *Abstain: None*

-RESOLUTION NO. R16-10 APPROVED: 6-0-

ELECTED OFFICIALS PRESENT
 Mayor Mike Todd
 Alderman Dale Arnold
 Alderman Bob Headley
 Alderman Chuck Johnston
 Alderman Valerie Palecek
 Alderman Tranita Stanley
 Alderman Yolanda West

ELECTED OFFICIALS ABSENT
 None

STAFF OFFICIALS PRESENT
 City Attorney Matt Geary
 City Administrator Ryan Hunt
 Executive Administrative Assistant
 Khalilah Holland
 Community Development Director
 Ken Murphy
 Finance Director Cathy Bowden
 Parks & Recreation Director
 Shannon Davies
 Chief of Police David Starbuck



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Resolution No. R16-11: A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Reappointing Michael Switzer to the Industrial Development Authority Corporation for a Two (2) Year Term

- City Attorney Matt Geary read **Resolution No. R16-11** by title only
- *Alderman West moved to accept Resolution No. R16-11 as read*
- *The Motion was Seconded by Alderman Arnold*
- *Resolution No. R16-11 was voted upon with the following voice vote:*
 - *Aye: Arnold, Headley, Johnston, Palecek, Stanley, West*
 - *Nay: None*
 - *Abstain: None*

-RESOLUTION NO. R16-11 APPROVED: 6-0-

Resolution No. R16-12: A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Reappointing Penny Kruse to the Industrial Development Authority Corporation for a Two (2) Year Term

- City Attorney Matt Geary read **Resolution No. R16-12** by title only
- *Alderman West moved to accept Resolution No. R16-12 as read*
- *The Motion was Seconded by Alderman Stanley*
 - *No Discussion*
- *Resolution No. R16-12 was voted upon with the following voice vote:*
 - *Aye: Arnold, Headley, Johnston, Palecek, Stanley, West*
 - *Nay: None*
 - *Abstain: None*

-RESOLUTION NO. R16-12 APPROVED: 6-0-

Resolution No. R16-13: A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Enter into a Contract with VF Anderson Builders LLC for Grain Valley’s “Water Main Replacements Project No. 18214.004”

- City Attorney Matt Geary read **Resolution No. R16-13** by title only
- *Alderman Palecek moved to accept Resolution No. R16-13 as read*
- *The Motion was Seconded by Alderman Headley*
 - *Mr. Murphy explained the contract will be for the following projects: a water main upgrade from an 8 inch to a 12 inch at the corner from Ryan Rd and Minter,*

ELECTED OFFICIALS PRESENT
 Mayor Mike Todd
 Alderman Dale Arnold
 Alderman Bob Headley
 Alderman Chuck Johnston
 Alderman Valerie Palecek
 Alderman Tranita Stanley
 Alderman Yolanda West

ELECTED OFFICIALS ABSENT
 None

STAFF OFFICIALS PRESENT
 City Attorney Matt Geary
 City Administrator Ryan Hunt
 Executive Administrative Assistant
 Khalilah Holland
 Community Development Director
 Ken Murphy
 Finance Director Cathy Bowden
 Parks & Recreation Director
 Shannon Davies
 Chief of Police David Starbuck



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replacement of a 2 inch main on Minter from Thieme to Capelle and replacement of a 4 inch main on Thieme from Yennie to 40 Hwy. The project came in under the engineers estimate and references were checked.

- Alderman Arnold asked if the contractor is related to any employee
 - Mr. Murphy said the contractor is not related to an employee
- Alderman Headley asked who were the references checked
 - Mr. Murphy could not recall at the time who the references were but did recognize the contractor had recently completed another Bartlett & West project and the contractor was able to complete 3 projects simultaneous
- *Resolution No. R16-13 was voted upon with the following voice vote:*
 - *Aye: Arnold, Headley, Johnston, Palecek, Stanley, West*
 - *Nay: None*
 - *Abstain: None*

-RESOLUTION NO. R16-13 APPROVED: 6-0-

Resolution No. R16-14: A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Enter into an Agreement with T.J.'s Turf Maintenance AKA Earl Madison Company for Abatement Services

- City Attorney Matt Geary read **Resolution No. R16-14** by title only
- *Alderman Palecek moved to accept Resolution No. R16-14 as read*
- *The Motion was Seconded by Alderman Arnold*
 - City Administrator Hunt explained the contract is for weed and grass abatement and junk, trash, debris nuisance removal services
- *Resolution No. R16-14 was voted upon with the following voice vote:*
 - *Aye: Arnold, Headley, Johnston, Palecek, Stanley, West*
 - *Nay: None*
 - *Abstain: None*

-RESOLUTION NO. R16-14 APPROVED: 6-0-

Resolution No. R16-15: A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Enter into an Agreement with MKEC Engineering, INC., for Engineering Services on the SW Eagles Parkway Sidewalk Extension Project

ELECTED OFFICIALS PRESENT
 Mayor Mike Todd
 Alderman Dale Arnold
 Alderman Bob Headley
 Alderman Chuck Johnston
 Alderman Valerie Palecek
 Alderman Tranita Stanley
 Alderman Yolanda West

ELECTED OFFICIALS ABSENT
 None

STAFF OFFICIALS PRESENT
 City Attorney Matt Geary
 City Administrator Ryan Hunt
 Executive Administrative Assistant
 Khalilah Holland
 Community Development Director
 Ken Murphy
 Finance Director Cathy Bowden
 Parks & Recreation Director
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 Chief of Police David Starbuck



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- City Attorney Matt Geary read **Resolution No. R16-15** by title only
- *Alderman Palecek moved to accept Resolution No. R16-15 as read*
- *The Motion was Seconded by Alderman Headley*
 - Mr. Murphy explained the Eagles Sidewalk Extension project was awarded a Transportation Alternatives Program grant through the Mid America Regional Council and the Missouri Department of Transportation to cover a portion of the cost of construction.
 - Mr. Murphy explained the resolution is for the engineering/design costs in 2016 and the grant money for construction in 2017.
 - Mr. Murphy explained the sidewalk is on Eagles Parkway near Garden to Kirby
- *Resolution No. R16-15 was voted upon with the following voice vote:*
 - *Aye: Arnold, Headley, Johnston, Palecek, Stanley, West*
 - *Nay: None*
 - *Abstain: None*

-RESOLUTION NO. R16-15 APPROVED: 6-0-

ITEM XIV: CITY ATTORNEY REPORT

- None

ITEM XV: CITY ADMINISTRATOR/STAFF REPORTS

- City Administrator (*City Administrator Ryan Hunt*)
 - None
- Finance (*Finance Director Cathy Bowden*)
 - None
- Human Resources/City Clerk (*Executive Administrative Assistant/Deputy City Clerk Khalilah Holland*)
 - None
- Parks & Recreation Department (*Parks & Recreation Director Shannon Davies*)
 - Mr. Davies explained Parks & Recreation will begin accepting applications for the Community Garden on March 21, 2016. Mr. Davies explained there have been improvements and expansion to the amenity through a recent Truman Heartland Community Foundation grant received. The grant paid for a message board and park benches.
 - Mr. Davies explained this is the start of the 4th year of the municipal challenge. The first event is a trivia challenge Friday, March 18, 2016.

ELECTED OFFICIALS PRESENT
Mayor Mike Todd
Alderman Dale Arnold
Alderman Bob Headley
Alderman Chuck Johnston
Alderman Valerie Palecek
Alderman Tranita Stanley
Alderman Yolanda West

ELECTED OFFICIALS ABSENT
None

STAFF OFFICIALS PRESENT
City Attorney Matt Geary
City Administrator Ryan Hunt
Executive Administrative Assistant
Khalilah Holland
Community Development Director
Ken Murphy
Finance Director Cathy Bowden
Parks & Recreation Director
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Chief of Police David Starbuck



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- Police (*Chief of Police David Starbuck*)
 - Chief Starbuck stated the Police Department will be conducting an active shooting training with local law enforcement agencies at the local movie theater on Monday and Wednesday, March 14 and 16, 2016 from 10 p.m. to 2 a.m.
- Community Development Director (*Community Development Director Ken Murphy*)
 - Mr. Murphy explained the KCP&L Electric Vehicle charging stations have been installed in the parking lot between City Hall and the Community Center
 - Construction on Main Street will begin on April 4, 2016. Mr. Murphy stated construction is scheduled to be complete by August 1, 2016. Staff has stressed the necessity of informing business and property owners of the work being completed.

ITEM XVI: BOARD OF ALDERMEN REPORTS & COMMENTS

- Alderman Dale Arnold
 - Requested Matt Geary to send him the State Statute on the parking sign ordinance
- Alderman Bob Headley
 - Requested contractor remove the sand and gravel from the roadway before the rain season
- Alderman Chuck Johnston
 - None
- Alderman Valerie Palecek
 - Requested a compost area be included at the Community Garden.
 - Mr. Davies stated it is something the Parks department is working on
- Alderman Tranita Stanley
 - Hosting a job fair on April, 24, 2016 at the Community Center; the job fair has 26 spots available for businesses and the registration deadline is April 1, 2016; anyone interested in participating should contact Alderman Stanley
- Alderman Yolanda West
 - Inquired if Main Street will be open during construction; Mr. Murphy stated Main Street is scheduled to remain open throughout the construction process; however, there may be only one lane open at a time

ITEM XVII: MAYOR MIKE TODD

- None

ELECTED OFFICIALS PRESENT
 Mayor Mike Todd
 Alderman Dale Arnold
 Alderman Bob Headley
 Alderman Chuck Johnston
 Alderman Valerie Palecek
 Alderman Tranita Stanley
 Alderman Yolanda West

ELECTED OFFICIALS ABSENT
 None

STAFF OFFICIALS PRESENT
 City Attorney Matt Geary
 City Administrator Ryan Hunt
 Executive Administrative Assistant
 Khalilah Holland
 Community Development Director
 Ken Murphy
 Finance Director Cathy Bowden
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ITEM XVIII: EXECUTIVE SESSION

- Mayor Todd stated a need to hold an Executive Session for the following items:
 - Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended
 - 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
- *Alderman Headley moved to close the Regular Meeting for items related to Section 610.021(1) and 610.021 (13), RSMo. 1998, as Amended*
- *The motion was seconded by Alderman Arnold*
 - No Discussion
- *The motion was voted on with the following roll call vote:*
 - *Aye: Arnold, Headley, Johnston, Palecek, Stanley, West*
 - *Nay: None*
 - *Abstain: None*

-MOTION CARRIED: 6-0-

-THE REGULAR MEETING CLOSED AT 9:11 PM

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

-MOTION CARRIED: 6-0-

-THE REGULAR MEETING OPENED AT 10:20 P.M.

ITEM XIX: ADJOURNMENT

ELECTED OFFICIALS PRESENT
Mayor Mike Todd
Alderman Dale Arnold
Alderman Bob Headley
Alderman Chuck Johnston
Alderman Valerie Palecek
Alderman Tranita Stanley
Alderman Yolanda West

ELECTED OFFICIALS ABSENT
None

STAFF OFFICIALS PRESENT
City Attorney Matt Geary
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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 Bob Headley
 Alderman Chuck Johnston
 Alderman Valerie Palecek
 Alderman Tranita Stanley
 Alderman Yolanda West

ELECTED OFFICIALS ABSENT
 None

STAFF OFFICIALS PRESENT
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