



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

**10/10/2016**  
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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 October 10, 2016 at 7:02 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**

- Deputy City Clerk Khalilah Holland called roll
- *Present: Arnold, Coleman, Headley, Johnston, Palecek, West*
- *Absent: None*

**-QUORUM PRESENT-**

**ITEM III: INVOCATION**

- Invocation was given by Darryl Jones of Crossroads Church

**ITEM IV: PLEDGE OF ALLEGIANCE**

- The Pledge of Allegiance was led by Girl Scout Troop #716

**ITEM V: APPROVAL OF AGENDA**

- *Alderman West made a Motion for Approval of Agenda*
- *The Motion was Seconded by Alderman Arnold*
  - City Administrator Ryan Hunt noted no changes to the agenda
- *Motion to Approve Agenda 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**

- Mayor Todd presented Thomas Fligg, Spencer Porter and Joshua Shaut with a proclamation for obtaining the Rank of Eagle Scout with Boy Scout Troop #692

**ITEM VII: CITIZEN PARTICIPATION**

- Mayor Todd opened the floor for citizen participation
  - 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  
Deputy City Clerk Khalilah Holland  
Community Development Director  
Ken Murphy  
Finance Director Cathy Bowden  
Chief of Police David Starbuck  
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Shannon Davies



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**ITEM VIII: CONSENT AGENDA**

- September 2016 – Court Report
- September 10, 2016 – Planning & Zoning Meeting Minutes
- September 26, 2016 – Board of Aldermen Meeting Minutes
- October 10, 2016 – Accounts Payable
- *Alderman West made a Motion to Approve Consent Agenda*
- *The Motion was Seconded by Alderman Arnold*
  - No Discussion
- *Motion to Approve Consent Agenda was voted on with the following voice vote:*
  - *Aye: Arnold, Coleman, Headley, Johnston, Palecek, West*
  - *Nay: None*
  - *Abstain: None*

**-MOTION APPROVED: 6-0-**

**ITEM IX: PREVIOUS BUSINESS**

- Sugar Shack Revocation – City Attorney Jim Cook followed up with the Department of Revenue for documentation of Sugar Shack’s paid sales tax; their sales tax have not been paid; Mr. Cook will continue to follow up with the Department of Revenue and will update the Board of Aldermen

**ITEM X: NEW BUSINESS**

- None

**ITEM XI: PRESENTATION**

- ICMAtv Video Production
  - Mr. Hunt explained the City and the Grain Valley Economic Development Corporation partnered with International City/County Management Association (ICMA) to showcase Grain Valley as a small community success; the video debut was at the Annual ICMA conference held in Kansas City September 25-28, 2016; the video is featured on ICMA website to be accessed throughout the year by approximately 225,000 viewers; the video will be used for recruiting and development activities for the City; the video will be posted on the City’s website and on social media

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**ITEM XII: ORDINANCES**

**Bill No. B16-19:** An Ordinance Finding that the Grain Valley Marketplace Neighborhood Improvement District Improvements Have Been Completed in Accordance with the Approved Plans and Specifications; Apportioning the Final Costs of the Improvements Among the Properties Benefitted by the Improvements; and Assessing the Final Costs of the Improvements as Special Assessments Against the Property Described in the Final Assessment Roll

- City Attorney Jim Cook read **Bill No. B16-19** for its first reading by title only
- *Alderman West moved to accept first reading of Bill No. B16-19 bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman Johnston*
  - Mr. Hunt introduced Mr. Joe Lauber of Lauber Municipal Law to present the ordinance to the Board of Aldermen
    - Mr. Lauber handed out a Final Assessment Summary to the Board of Aldermen
    - Mr. Lauber explained the history of the neighborhood improvement district (NID)
      - The NID was created by Ordinance #2110 on September 27, 2010
      - November 11, 2011 the Board of Aldermen adopted Ordinance # 2187: determining plans and specifications were proper and complete; declaring non tax-exempt parcels would benefit by the improvements; ordering the preparation of an assessment roll; directing notice of a public hearing on the plans and specifications & the assessment roll
      - The Board of Aldermen held a public hearing on December 12, 2011 and on January 9, 2012 Ordinance #2199 was adopted: ordering the improvements, directing short-term financing for improvements plus maintenance, approving the assessment roll and ordered it to be recorded with the Jackson County Recorder of Deeds
      - May 31, 2012 the City issued \$3,015,000 in temporary notes to finance the construction of the NID improvements; the notes matured June 1, 2015
      - May 29, 2015 the City extended the series 2012 notes by issuing additional notes in the amount of \$3,125,000; the series 2015 notes mature on December 1, 2016

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- Mr. Lauber explained the history of the NID leads to the introduction of the October 10, 2016 final NID ordinance
  - Finding that the NID projects have been completed
  - Apportioning the final costs among the benefiting properties
  - Assessing the final costs as special assessments against the properties
  - Ordering the City Clerk to provide notice of the special assessments and giving the property owners the opportunity to pay their share in a lump sum
- Mr. Lauber provided a final assessment summary
  - Property owners can either pre-pay the NID Assessment in a lump sum payment on or before October 24, 2016 to allow sufficient time to finalize the bond principal amount and related costs of issuance before marketing the bonds. If the lump sum amount is not paid on or before October 24, 2016, each property owner portion of the NID project will be financed through the bond issue and will be specially assessed over a 19 year period beginning 2017; the cost will increase due to interest on the bonds issued, maintenance costs, annual paying agent costs and cost of issuance
- Mr. Lauber explained a request for Waiver of Notice and Right to Object has been made to property owners
  - The NID Act allows up to 90 days after the date notices of the final assessments were mailed to the property owners to file suit to set aside the special assessments
  - Due to concerns that the special assessments might not be available to pay debt service until the 90-day period has expired, bond buyers won't purchase the bonds while that possibility exists
  - There are not 90 days between now and the date that the temporary NID Notes mature on December 1, 2016
  - To resolve this issue, the City is requesting a waiver from all the property owners stating that they waive their right to 90 days' notice and will not object to the special assessment imposed pursuant to the NID Ordinance
  - The waiver also contains a provision to allow the City Clerk to send the notice of final assessment via email transmission rather than certified mail in order to expedite receipt of the notice

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- To ensure adequate time to market the bonds, the City must receive each property owners' waiver by October 28, 2016
- If any of the property owners choose not to sign the waiver, the City will be forced to extend the temporary notes again, which would create increased costs of issuance and interest
  - In 2012, the issuance costs for \$3,015,000 bonds was approximately \$60,000
  - In 2015, the cost to issue the temporary notes was approximately \$57,000
  - It is expected that the amount needed to issue additional temporary notes would exceed \$50,000 plus the cost to pay the previous debt
- To avoid unnecessary additional costs, the City respectfully has requested the property owners cooperation in signing waiver
- Mr. Hunt requested the assessment ordinance be read twice on October 10, 2016 for the City to proceed with setting the assessment roll and proceed with the issuance of the NID general obligation bonds
  - Alderman West asked what the interest rate would be on the bonds; Tom Kaleko of Springsted Incorporated said the interest rate is currently unknown until the bonds are marketed
  - Mr. Kaleko explained the bonds are limited general obligation bonds not allowed to raise tax to issue; the bonds are taxable and will have a slightly higher interest rate
    - The bonds are taxable because private investment was made for public improvements for the financing of the TIF project
- Mr. Kaleko stated the project has been a tremendous success with obtaining a new developer for the TIF project and relieving the City of issuing an additional \$3M bonds
- Alderman Coleman asked if the City's rating will be reassessed
  - Mr. Kaleko is not anticipating the City's rating to be reassessed at this time; rating agencies typically reassess ratings after a project begins generating revenue
- **Bill No. B16-19** was voted upon with the following voice vote:
  - Aye: Arnold, Coleman, Headley, Palecek, Stanley, West
  - Nay: None
  - Abstain: None

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Alderman Jeff Coleman  
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Alderman Chuck Johnston  
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Alderman Yolanda West

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**-Bill No. B16-19 Approved for a Second Reading: 6-0-**

- City Attorney Jim Cook read **Bill No. B16-19** for its second reading by title only
- *Alderman West moved to accept the second reading of **Bill No. B16-19** making it Ordinance #2394*
- *The Motion was Seconded by Alderman Arnold*
  - No Discussion
- **Bill No. B16-19** was voted upon with the following roll call vote:
  - Aye: Arnold, Coleman, Headley, Palecek, Stanley, West
  - Nay: None
  - Abstain: None

**-BILL NO. B16-19 BECAME ORDINANCE #2394: 6-0-**

**Bill No. B16-20:** An Ordinance Authorizing the Issuance of Not to Exceed \$3,400,000 Principal Amount of Neighborhood Improvement District Limited General Obligation Bonds (Grain Valley Marketplace Project), Series 2016, of the City of Grain Valley, Missouri; and Authorizing Certain Other Documents and Actions in Connection Therewith

- City Attorney Jim Cook read **Bill No. B16-20** for its first reading by title only
- *Alderman West moved to accept first reading of **Bill No. B16-20** bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman Palecek*
  - No Discussion
- **Bill No. B16-20** was voted upon with the following voice vote:
  - Aye: Arnold, Coleman, Headley, Palecek, Stanley, West
  - Nay: None
  - Abstain: None

**-Bill No. B16-20 Approved for a Second Reading: 6-0-**

**ITEM XIII: RESOLUTIONS**

**Resolution No. R16-40:** A Resolution by the Board of Aldermen of the City of Grain Valley to Approve the Installation of a Street Light at the Intersection of NW Cottonwood Drive and NW Cottonwood Circle

- City Attorney Jim Cook read **Resolution No. R16-40** by title only
- *Alderman Coleman moved to accept Resolution No. R16-40 as read*
- *The Motion was Seconded by Alderman Headley*
  - *Alderman Arnold asked who pays for the initial cost of installation*

**ELECTED OFFICIALS PRESENT**

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

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- *Mr. Murphy explained the cost of light installation is included in the permitting process*
- *Resolution No. R16-40 was voted upon with the following voice vote:*
  - *Aye: Arnold, Coleman, Headley, Johnston, Palecek, West*
  - *Nay: None*
  - *Abstain: None*

**-RESOLUTION NO. R16-40 APPROVED: 6-0-**

**Resolution No. R16-41:** A Resolution by the Board of Aldermen of the City of Grain Valley to Approve the Installation of Three (3) Street Lights Along Eagle Ridge Drive

- City Attorney Jim Cook read **Resolution No. R16-41** by title only
- *Alderman Coleman moved to accept Resolution No. R16-41 as read*
- *The Motion was Seconded by Alderman Headley*
  - *No Discussion*
- *Resolution No. R16-41 was voted upon with the following voice vote:*
  - *Aye: Arnold, Coleman, Headley, Johnston, Palecek, West*
  - *Nay: None*
  - *Abstain: None*

**-RESOLUTION NO. R16-41 APPROVED: 6-0-**

**Resolution No. R16-42:** A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Enter Into an Agreement for Storm Warning Siren Upgrades

- City Attorney Jim Cook read **Resolution No. R16-42** by title only
- *Alderman Arnold moved to accept Resolution No. R16-42 as read*
- *The Motion was Seconded by Alderman Johnston*
  - *Mr. Hunt explained the upgrade is a 2016 budgeted item; the sirens are currently ran off of battery power; the upgrade will allow the sirens to be A/C powered*
- *Resolution No. R16-42 was voted upon with the following voice vote:*
  - *Aye: Arnold, Coleman, Headley, Johnston, Palecek, West*
  - *Nay: None*
  - *Abstain: None*

**-RESOLUTION NO. R16-42 APPROVED: 6-0-**

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Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Jeff Coleman  
Alderman Bob Headley  
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**ITEM XIV: CITY ATTORNEY REPORT**

- None

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

- City Administrator Ryan Hunt
  - None
- Community Development Director Ken Murphy
  - 150 cars attended the Household Hazardous Event on October 1, 2016
- Finance Director Cathy Bowden
  - None
- Deputy City Clerk
  - None
- Parks & Recreation Director Shannon Davies
  - Trail or Treat is October 28, 2016; Elected Officials are encouraged to attend and participate
- Chief of Police David Starbuck
  - None

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

- Alderman Dale Arnold
  - Thanked Mr. Murphy and staff for the mowing of Cross Creek property
- Alderman Jeff Coleman
  - Requested the Board of Aldermen to consider a joint logo among the City, EDC and Chamber of Commerce as a follow-up to recommendation by the site selector findings presented at the September 26, 2016 Board of Aldermen meeting
  - Requested additional lighting downtown
    - Mr. Murphy explained KCP&L will be installing approximately 40 decorative lighting from Walnut south to Eagles Parkway as a part of the downtown improvement project
  - Requested Mr. Murphy to inspect a dip in the road on Buckner Tarsney near Papa Murphy's
    - Mr. Murphy said he would follow-up with the State
- Alderman Bob Headley
  - None
- Alderman Chuck Johnston
  - None

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- Alderman Valerie Palecek
  - Thanked Mr. Murphy for checking on the streets she brought to his attention
- Alderman Yolanda West
  - None

**ITEM XVII: MAYOR REPORT**

- Mayor Mike Todd
  - None

**ITEM XIII: EXECUTIVE SESSION**

- None

**ITEM XIX: ADJOURNMENT**

- The meeting adjourned at 7:50 p.m.

Minutes submitted by:

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

\_\_\_\_\_  
 Date

Minutes approved by:

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

\_\_\_\_\_  
 Date

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