



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

**01/30/2018**  
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**ITEM I: CALL TO ORDER**

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Special Session on January 30, 2018 at 7:03 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 Theresa Osenbaugh called roll
- *Present: Arnold, Bamman, Coleman, Headley, Totton*
- *Absent: West*

**-QUORUM PRESENT-**

**ITEM III: DISCUSSION**

- Public Health Services and the Jackson County Service Agreement
  - Board of Aldermen need to decide whether to enter into a revised agreement with Jackson County for aquatic services; city needs to determine if the services in the agreement are an important piece of public safety for Grain Valley and who should be responsible for these services
  - Mayor Todd reviewed the current agreement and proposed amendments; the agreement up for discussion includes aquatic and hotel/motel inspection services; if the resolution does not pass, Jackson County will not add these additional services but will continue to handle the services in the current agreement; if agreement is passed, the city can leave the agreement in the future but then would lose all inspection services, including food sanitation
  - Mr. Davies shared that the existing agreement was signed in 2007 and included food sanitation; new additions are aquatic venue and hotels/motels inspections
  - Alderman Arnold has previously shared concerns with the pricing structure of the aquatic permits and the loss of control the city would have over future price increases; if city does not like any potential future pricing changes, the agreement would have to be revoked and the city would need to take over all the services
  - Alderman Bamman asked the amount of the annual fee; fee is \$150 for the permit; Alderman Bamman asked approximately how many homes are in the subdivisions; Rosewood and Woodbury are the largest with over 300 homes, Ryan Meadows is the smallest but will have over 100 homes upon completion
  - Outdoor aquatics are inspected twice per year and indoor aquatics are inspected three times per year; currently, the city Aquatic Center, Comfort Inn, Bristol Park Apartments and 4 HOA's would be affected; America's Best Value Inn does not have a pool open at this time
  - Alderman Headley asked if the fee can be different for the HOA than commercial

ELECTED OFFICIALS PRESENT	ELECTED OFFICIALS ABSENT	STAFF OFFICIALS PRESENT
Mayor Mike Todd	Alderman Yolanda West	City Administrator Ryan Hunt
Alderman Dale Arnold		Assistant City Administrator Ken Murphy
Alderman Chris Bamman		City Clerk Theresa Osenbaugh
Alderman Jeff Coleman		Parks & Recreation Director Shannon Davies
Alderman Bob Headley		
Alderman Nancy Totton		



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businesses; county has control over this and it is determined out in the county ordinance which was passed

- Alderman Totton asked for confirmation on the number of inspections; inspection amounts will vary depending on the facility being indoor or outdoor; inspections are not an additional cost, additional fees occur when reoccurring problems are noted and not fixed; Alderman Headley asked for confirmation that there is no fee charged immediately; \$150 permit fee is charged annually and then inspections will occur once permit fee is paid
- Mr. Murphy compared the scenario to building permit fees; if inspections need to reoccur there is a structure in place where additional inspection fees can be charged but problems are usually taken care of before it gets to that point
- Mayor Todd clarified that the HOA's have met as a group with Jackson County; Mr. Davies confirmed that this meeting occurred on January 4<sup>th</sup>; Elite Pool, Comfort Inn, Ryan Meadows and Bristol Park were present; attendees appeared to be more comfortable with the structure as the meeting progressed; concerns were shared early on that increased costs would occur from more frequent pool service; the only way service cost would increase would be if the pool did not have good readings of water quality and further testing needed to occur; Ryan Meadows subdivision seemed to be more satisfied with that discussion
- Alderman Totton asked for Ryan Meadows opinion on the change; Ryan Madows would need to make minor changes including having an emergency phone on site and striping or roping the depth changes of the pool; ADA now states that accessibility measure need to be put in place for facilities, but this does not apply to HOA pools; this is regulated by legislation; Bristol Park will need to obtain this regardless; some signage must also be posted; no other meeting was scheduled as representatives seemed to have questions answered
- Mayor Todd asked if the Creekside Village pool is an HOA pool only or if it shared with the apartment; answer was not known
- Alderman Totton asked for an overall figure of the costs to facilities; costs are minimal
- Alderman Bamman asked the extent of the hotel services included in the amendment; cleanliness, storage of materials, laundry facilities, etc. are all checked in this program; this is an annual inspection but additional inspections can be requested; fire department does inspections at no cost; a representative from Comfort Inn was present at the County meeting and is used to partnering with the County for these inspections; hotel and motel inspections are currently occurring but they will not continue if the agreement is not signed; originally these inspections were under a state agreement but when Jackson County passed an ordinance in 2012 hotel/motel inspections should have been added to the

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agreement

- Alderman Coleman shared frustration with the fact that the pool resolution was declined but now hotel/motel inspections are in jeopardy if this is not passed; felt like the resolution had to be passed in order for important services to continue; Mr. Davies shared that Jackson County would be amicable to amend the agreement to include only lodging inspections; lodging is not tied to the aquatic inspections
- On-site sewer disposal and food sanitation programs will continue to occur
- Mr. Davies, after talks with Mr. Trosen (Jackson County), believes that should the city decide to do their own aquatic inspection, program services would continue and upon approval, hotel/motel would be added in the agreement
- Alderman Arnold has concerns that taxes are being placed on residents in the form of a fee; Alderman Arnold shared concerns about the process the resolution has undergone; felt the partnership could have run better and has concerns that policies will change after approval is given with no control over the fees in the future; has concerns that the health department could be stringent from past experiences people have had with food inspections; doesn't want to see large costs or pools being forced to close down; city pool is not big enough to serve citizens without the satellite pools
- Alderman Bamman asked for the resolution and discussion to be brought back up to have an opportunity for the correct information to be heard and understood; these codes and standards are on par with public safety and other standards; puts Grain Valley on same playing field with those who have adopted the standards; cost is minimal at fifty-cents to a dollar and fifty cents per household to support the fees and is shocked that these aren't in place already; without standards in place putting responsibility on staff may not be best; strongly feels that this needs to be put in place regardless of the misinformation provided
- Alderman Headley understands both sides; doesn't want another tax or fee applied to bills but thinking back to issues where standards were not in place, the cost has outweighed what could have been saved if standards were set; not sure that city should take on responsibility of the aquatic inspections, facing the risk of having to take on hotel/motel inspections and possibly food inspections; if more employees are going to be hired there are other things that would be priorities for roles
- Alderman Arnold shared that some cities have moved away from using county services; isn't sure that the new position approved for an inspector is a full-time need; asked if these inspections could be added to that job description; has difficulty supporting this but would consider adding hotel/motel inspections; would like to separate the hotel pools from the HOA's; doesn't see it taking an

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Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Chris Bamman  
Alderman Jeff Coleman  
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Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**

Alderman Yolanda West

**STAFF OFFICIALS PRESENT**

City Administrator Ryan Hunt  
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extreme amount to cover the few entities in Grain Valley who would need to be inspected

- Alderman Totton asked the average cost of homes in neighborhoods; felt they could afford to cover these services
- *Alderman Coleman moved to take R18-01 from the table and amend the agenda for its consideration*
- *Alderman Totton seconded*
  - Alderman Bamman asked for confirmation that the amendment and resolution would include all four elements discussed; new portions would be the addition of the hotel/motel and pool inspections
- *Motion to take Resolution No. R18-from the table and amend the agenda for its consideration was voted upon with the following voice vote:*
  - *Aye: Bamman, Coleman, Headley, Totton*
  - *Nay: Arnold*
  - *Abstain: None*

**-Motion Approved: 4-1-**

**-MAYOR TODD CALLED FOR A RECESS AT 7:38PM; THE MEETING WAS CONTINUED AT 7:49PM-**

**Item IV: Resolutions**

**Resolution No. R18-01:** A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Amend the Agreement for Environmental Services Between the City of Grain Valley and Jackson County, Missouri to Include Hotel and Motel Sanitation Services and Aquatic Venue Inspections

- Mayor Todd read **Resolution No. R18-01** by title only
- *Alderman Coleman moved to accept Resolution No. R18-01 as read*
- *The Motion was Seconded by Alderman Totton*
  - Alderman Arnold asked for clarification on animal control services listed in the resolution; animal control services are handled by the city but were included in the previous agreement that is currently enforced; the new agreement being discussed does not include animal control services
  - Mr. Hunt handed out the agreement which was being considered; animal control services are not included in the agreement; agreement covers: food service sanitation programs, onsite waste water disposal, hotel/motel sanitation services and aquatic venue inspection programs

**ELECTED OFFICIALS PRESENT**  
 Mayor Mike Todd  
 Alderman Dale Arnold  
 Alderman Chris Bamman  
 Alderman Jeff Coleman  
 Alderman Bob Headley  
 Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**  
 Alderman Yolanda West

**STAFF OFFICIALS PRESENT**  
 City Administrator Ryan Hunt  
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- *Alderman Headley moved to amend Resolution No. R18-01 to state the removal of animal control services from the agreement*
- *Alderman Bamman seconded*
  - No Discussion
- *Motion to amend Resolution No. R18-01 to state the removal of animal control services from the agreement was voted upon with the following voice vote:*
  - *Aye: Arnold, Bamman, Coleman, Headley, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Motion Approved: 5-0-**

- *Alderman Arnold shared his feelings for the safety of the public overrule the other concerns he has shared*
- *Resolution No. R18-01 was voted upon with the following voice vote:*
  - *Aye: Arnold, Bamman, Coleman, Headley, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Resolution No. R18-01 Approved: 5-0-**

**ITEM XX: EXECUTIVE SESSION**

- None

**ITEM XXI: ADJOURNMENT**

- The meeting adjourned at 7:55 P.M.

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Alderman Dale Arnold  
Alderman Chris Bamman  
Alderman Jeff Coleman  
Alderman Bob Headley  
Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**

Alderman Yolanda West

**STAFF OFFICIALS PRESENT**

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Minutes submitted by:

\_\_\_\_\_  
 Theresa Osenbaugh  
*City Clerk*

\_\_\_\_\_  
 Date

Minutes approved by:

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

\_\_\_\_\_  
 Date

*Non-Official Copy*

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