



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

**08/13/2018**  
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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 August 13, 2018 at 7:03 p.m. in the Council Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Pro Tem Bamman

**ITEM II: ROLL CALL**

- City Clerk Theresa Osenbaugh called roll
- *Present: Bamman, Coleman, Headley, Stratton, Totton, West*
- *Absent:*

-QUORUM PRESENT-

**ITEM III: INVOCATION**

- Invocation was given by Jason Williams

**ITEM IV: PLEDGE OF ALLEGIANCE**

- The Pledge of Allegiance was led by Alderman Coleman

**ITEM V: APPROVAL OF AGENDA**

- No Change

**ITEM VI: PROCLAMATIONS**

- None

**ITEM VII: CITIZEN PARTICIPATION**

- Doug Savage, Blue Springs, Missouri, thanked the Grain Valley Police Department Staff who assisted on a call and voluntary served as pallbearers for a family funeral; shared how proud he was of the Grain Valley Police Department’s positive community interaction and specifically thanked Sergeant Stratton, Officer Wise, Office Taylor, Officer Thompson, Officer Youngs, and Officer Holt

**ITEM VIII: CONSENT AGENDA**

- July 23, 2018 – Board of Aldermen Regular Meeting Minutes
- July, 2018– Court Report
- August 13, 2018 – Accounts Payable
- *Alderman West made a Motion to Approve Consent Agenda*
- *The Motion was Seconded by Alderman Stratton*
  - No Discussion

<p><b>ELECTED OFFICIALS PRESENT</b>          Mayor Pro Tem Chris Bamman          Alderman Jeff Coleman          Alderman Bob Headley          Alderman Jayci Stratton          Alderman Nancy Totton          Alderman Yolanda West</p>	<p><b>ELECTED OFFICIALS ABSENT</b>          Mayor Mike Todd</p>	<p><b>STAFF OFFICIALS PRESENT</b>          City Attorney Matt Geary          City Administrator Ryan Hunt          Assistant City Administrator Ken Murphy          City Clerk Theresa Osenbaugh          Community Development Director Rick Arroyo          Finance Director Cathy Bowden          Interim Chief of Police James Beale          Parks and Recreation Director Shannon Davies</p>
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- *Motion to Approve Consent Agenda was voted on with the following voice vote:*
  - *Aye: Bamman, Coleman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

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

**ITEM IX: PREVIOUS BUSINESS**

- Social Media Policy Approval
  - Social Media Policy was provided to the Board of Aldermen at the previous meeting; no Board Members had questions regarding the policy
  - *Alderman Headley made a Motion to Approve the Social Media Policy for the City of Grain Valley*
  - *The Motion was Seconded by Alderman Coleman*
    - No Discussion
  - *Motion to Approve the Social Media Policy for the City of Grain Valley was voted on with the following voice vote:*
  - *Aye: Bamman, Coleman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain:*

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

- City Charter
  - City Administrator Hunt has asked the Board to indicate if they are interested in budgeting for a City Charter in 2019; Charter costs are estimated at \$40,000-\$60,000 for 2019 and an additional \$30,000-\$50,000 for the following year bringing the all-inclusive cost to an estimated \$110,000; legal costs could increase as issues are discussed; City Attorney Geary provided an example of how costs could change during the course of the Charter creation
  - Charter cities have the advantage of flexibility in the way departments are set up and provide opportunities that aren't given to 4<sup>th</sup> class cities
  - City Administrator Hunt noted that staff began working on the budget about 5 weeks ago and asked for the Board's level of interest in budgeting funds for the process in 2019; City Administrator Hunt would prefer to have a better understanding of things the Board would like to change through Charter adoption; Charters are typically put in place to address cities who have unique issues once they have reached a certain size; City Administrator Hunt feels that a Charter is

**ELECTED OFFICIALS PRESENT**  
 Mayor Pro Tem Chris Bamman  
 Alderman Jeff Coleman  
 Alderman Bob Headley  
 Alderman Jayci Stratton  
 Alderman Nancy Totton  
 Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**  
 Mayor Mike Todd

**STAFF OFFICIALS PRESENT**  
 City Attorney Matt Geary  
 City Administrator Ryan Hunt  
 Assistant City Administrator Ken Murphy  
 City Clerk Theresa Osenbaugh  
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right for Grain Valley but isn't sure if the City is ready at this time; Alderman West felt it was premature for Grain Valley at this point to move towards a Charter; Alderman Coleman would like a workshop to learn more about the details of a Charter before making a decision

- Aldermen Headley asked if it was possible to earmark money over time to allow a Charter to be paid for in the future; this is possible
- City Administrator Hunt recognized the desire for a workshop to be held; Mayor Todd wanted the Board to understand the expense when making a decision regarding holding a workshop; Alderman Coleman reiterated he would like to know more before making a decision; Alderman Totton and Alderman Headley concurred with Alderman Coleman; a workshop will be scheduled

**ITEM X: NEW BUSINESS**

- Liquor License Outer Belt Entertainment, LLC
  - City Clerk Osenbaugh presented a Liquor License Application for Outer Belt Entertainment, LLC; paperwork has been received and Chief Beale has reviewed the application with approval; Occupational License is pending receipt of proof of insurance which will be obtained when the sale is final; Representatives Aaron Beatty and Matt Brokaw were present for questions
  - Alderman Totton asked for the location of the proposed license; Outer Belt Entertainment, LLC will be taking over Whiskey Tango should the sale be finalized
  - Alderman Headley asked for information on the implications for a 3AM license to the Police Department; Chief Beale shared that most calls to Whiskey Tango are between 1AM and 3AM; these calls tend to be the types of calls that take more time and resources
  - Alderman Totton asked if a car will be available should an intoxicated individual need a ride home; representatives noted a car would be available
  - City Administrator Hunt shared that the reason this license is coming before the Board is for the Board to make a decision in granting the license; liquor licenses are not transferable in this instance
  - Alderman Coleman asked what happens if they don't get a 3AM license; representatives shared that the operation will not be profitable to the point that makes sense for the sale without the 3AM license; representatives noted their current operations out of Kansas City have a 3AM license
  - Alderman Coleman asked what operating practices are in place to reduce issues; representatives shared that they would have additional security and off-duty officers; representatives plan to work with Chief Beale; identified that the biggest

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Mayor Pro Tem Chris Bamman	Mayor Mike Todd	City Attorney Matt Geary
Alderman Jeff Coleman		City Administrator Ryan Hunt
Alderman Bob Headley		Assistant City Administrator Ken Murphy
Alderman Jayci Stratton		City Clerk Theresa Osenbaugh
Alderman Nancy Totton		Community Development Director Rick Arroyo
Alderman Yolanda West		Finance Director Cathy Bowden
		Interim Chief of Police James Beale
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- issue is people coming from other establishments and safety is their biggest concern
- Alderman Stratton asked for a definition of “on/off premises” ; City Clerk Osenbaugh read the definition for the requested license
  - Alderman Headley asked for more information regarding the current establishments owned; representatives shared that the track record for security and safety is great; owners have a great relationship with KCPD; stated they would rather be proactive and prepared; Alderman Headley asked how many incidents are seen a night at their current establishments; Mr. Brokaw noted that there aren’t incidents occurring and gave an example of zero incidents this past Sunday night when sales were large; Representatives stated they had been operating for approximately 4 years with no liquor infractions
  - Alderman West asked for clarification on how long the owners had been in business and where they are currently operating; been in business for four years and are working on purchasing Whiskey Tango; Alderman Stratton shared concerns with the call volume and serious nature of calls coming from Whiskey Tango; representatives shared they plan to be on-site five days a week
  - Alderman Headley shared concerns that city resources are taken up by the current establishment and other areas of town are feeling the impact of that; representatives shared they would prefer to allocate more dollars to security than what is currently occurring to help with using less City resources
  - Alderman Bamman asked the representatives what they would see happening if the initial license was granted without a Class M component for an interim period of 6 months at which time the 3AM was reconsidered; Outer Belt Entertainment would not purchase the business as revenues would suffer
  - Alderman Bamman reminded all that the license has to be read in two separate meetings and suggested the discussion be tabled for additional time; representatives were agreeable; Alderman Coleman preferred to table
  - Representatives were asked for the names of their current bars; establishments are Off Key Karoke and Throwback KC but they plan to operate a “tamer” version of those locations in Grain Valley; Alderman Headley asked for the future plans for the bar; plan to leave Whiskey Tango as a Country Bar with more concerts; would shut down briefly to coordinate hiring of staff, training, clean up inside and outside; plan to potentially reface the building, take out the carpets, reconstruct the bars and have allocated several thousands of dollars to bring a facelift
- *Alderman Coleman made a Motion to Table the Liquor License Application for Outer Belt Entertainment, LLC and bring it back for discussion at the next meeting*
  - *The Motion to table was Seconded by Alderman Headley*

**ELECTED OFFICIALS PRESENT**  
 Mayor Pro Tem Chris Bamman  
 Alderman Jeff Coleman  
 Alderman Bob Headley  
 Alderman Jayci Stratton  
 Alderman Nancy Totton  
 Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**  
 Mayor Mike Todd

**STAFF OFFICIALS PRESENT**  
 City Attorney Matt Geary  
 City Administrator Ryan Hunt  
 Assistant City Administrator Ken Murphy  
 City Clerk Theresa Osenbaugh  
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- No Discussion
- *Motion to Table the Liquor License Application for Outer Belt Entertainment, LLC and bring it back for discussion at the next meeting was voted on with the following voice vote:*
- *Aye: Bamman, Coleman, Headley, Stratton, Totton, West*
- *Nay: None*
- *Abstain:*

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

**ITEM XI: PRESENTATIONS**

- Concrete Replacement Program
  - Community Development Director Arroyo presented information on the concrete replacement program plans for the upcoming year; roads with the lowest index rating are considered first and work is based on the amount of dollars available per year; consideration is given to grouping roads by neighborhood if possible to save costs; plans are made for a period of five years; a lot more repair work is done by City staff than in years past which saves money
  - Processes are in place to update maps and road conditions but it is a lengthy process and is time consuming; Alderman Bamman asked how often indexes are updated; last update occurred in 2014; hiring for the Engineer Inspector position will help with updating the plans
  - Alderman Bamman asked if changes in traffic patterns caused concerns for prematurely wearing out roads; Greystone was provided as an example-recent development has started but streets actually wear our faster when they aren't being utilized which led to wear and tear faster than expected
  - Alderman Bamman asked about aggregate; KC MCIB is a grade index and the experience using it has been better

**ITEM XII: PUBLIC HEARING**

*-Mayor Pro Tem Bamman Opened the Public Hearing for the zoning change of certain land from R-1 Single Family to C-3 highway Commercial at 8:09p.m.-*

- Property in discussion is located off of Eagles Parkway; zoning request has been through Planning & Zoning; land is approximately 4.1 acres and includes 8 parcels; 3 parcels are currently being used for CW Saloon, 2 parcels are for single family and 3 parcels are undeveloped
- Mr. Risinger would like to develop the area into convince storage; current zoning does not

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allow for that; the bar on the property is considered a legal non-confirming use; Zoning of C3 an M1 are the only zoning districts in which this type of development would be allowed; light industrial zoning would not be approved but a C3 would allow for a commercial zoned district and is the future use plan for the area

- Zone change is the first step in the process and then a conditional use permit would need to be requested; the discussion tonight focusses strictly on the zoning of the property being changed to C3
- Planning and Zoning Commission reviewed the request in July; property owners were in attendance and those owners are also here this evening; apprehension from owners did not seem to be about the commercial zoning change but about the mini storage business plan; Planning and Zoning Commission recommended approval of the change with one member voting against the change; Planning and Zoning commission asked Mr. Risinger to contact nearby property owners stating his intent and that letter has been provide to the Board of Aldermen for this meeting; Mr. Risinger’s plan would be a three phase approach eventually including the removal of CW Saloon, however, this evening is strictly a discussion about the zoning change; Mr. Risinger and his engineer were present to answer questions

*Mayor Pro Tem Bamman opened the floor to citizens for comment:*

- Lois Young, 126 SW Eagles Parkway, has met with Mr. Risinger with concerns about lighting and fencing; has lived in the area a long time and would like to feel comfortable regarding the safety of the area; Ms. Lois asked for number of mini storage business in town; 3 are currently in town; Chief Beale noted that in general, the mini storage areas are fairly safe
- Alderman Headley asked Mr. Murphy to share information about the conditional use permit; Mr. Murphy state that there were 8 total parcels and 2 were not in the plans to be part of the mini storage area; each parcel is about the size of the lots the south of eagles parkway; CW’s Salon will still not be an allowed use under C3 so the conditional use permit will still be applicable; tonight’s hearing is to decide the zoning change and if it is approved, Mr. Risinger would need to apply for a conditional use permit requiring certain compliance such as fencing, lighting, etc. to protect the area neighborhoods; limits could be put in place on how late clients can enter the property
- Ms. Lois asked what would go on the two lots where homes are now there; Mr. Risinger stated that he likely would put the lots for sale and let market dictate the best fit, expecting it would be consistent with what business were in the area currently;
- Ms. Lois asked if any responsibility changed for sidewalks; developers must do road improvement but only to the extent of the property they have purchased;

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Mayor Pro Tem Chris Bamman	Mayor Mike Todd	City Attorney Matt Geary
Alderman Jeff Coleman		City Administrator Ryan Hunt
Alderman Bob Headley		Assistant City Administrator Ken Murphy
Alderman Jayci Stratton		City Clerk Theresa Osenbaugh
Alderman Nancy Totton		Community Development Director Rick Arroyo
Alderman Yolanda West		Finance Director Cathy Bowden
		Interim Chief of Police James Beale
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- Mini storage must have a conditional use permit; a lot of uses will be allowed in the zoning district based on how it is set up in the Code of Ordinances; Mr. Risinger clarified they wouldn't have to go to the Board of Aldermen meeting if a use meets the zoning; once plots are established and a use is allowed then it is ok to go forward with development
- Ms. Lois asked if anyone had anything to offer regarding the storage units and property values; Alderman Stratton wondered if interest and value would go up to potential commercial buyers in the future; Ms. Lois asked when the next meeting for consideration would be held; August 27<sup>th</sup> and 7:00 PM

*-Mayor Pro Tem Bamman Closed the Public Hearing for the zoning change of certain land from R-1 Single Family to C-3 highway Commercial at 8:22 p.m.-*

**ITEM XIII: ORDINANCES**

**Bill No. B18-12:** An Ordinance Amending Chapter 115: Officers and Employees - Section 115.030, Section 115.100, and Section 115.200 of the Code of Ordinances for the City of Grain Valley, Missouri

City Attorney Matt Geary read **Bill No. B18-12** for its second reading by title only

- *Alderman Totton moved to accept the second reading of Bill No. B18-12 making it Ordinance #2439*

*The Motion was Seconded by Alderman Headley*

- City Administrator Hunt shared the comments from the past meeting have been included in the final ordinance which requires the City Clerk and Police Chief to live within 20 miles of City Hall; City Administrator shall establish appropriate residence as outlined in employment agreement
- *Bill No. B18-12 was voted upon with the following voice vote:*
  - *Aye: Bamman, Coleman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Bill No. B18-12 Became Ordinance #2439: 6-0-**

**Bill No. B18-13:** An Ordinance Amending Chapter 220: Fireworks – Section 220.030, Section 220.060 and Section 220.090 of the Code of Ordinances for the City of Grain Valley, Missouri

City Attorney Matt Geary read **Bill No. B18-13** for its first reading by title only

- *Alderman Stratton moved to accept first reading of Bill No. B18-13 bringing it back for a*

ELECTED OFFICIALS PRESENT	ELECTED OFFICIALS ABSENT	STAFF OFFICIALS PRESENT
Mayor Pro Tem Chris Bamman	Mayor Mike Todd	City Attorney Matt Geary
Alderman Jeff Coleman		City Administrator Ryan Hunt
Alderman Bob Headley		Assistant City Administrator Ken Murphy
Alderman Jayci Stratton		City Clerk Theresa Osenbaugh
Alderman Nancy Totton		Community Development Director Rick Arroyo
Alderman Yolanda West		Finance Director Cathy Bowden
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*second reading by title only*

- *The Motion was Seconded by Alderman Totton*
  - City Administrator Hunt reviewed the changes to the Ordinance with the Board of Aldermen; City Clerk shared the new discharge dates would include the 1<sup>st</sup> Saturday of July and the 3<sup>rd</sup> and 4<sup>th</sup> of July; discharge will also be allowed on the 2<sup>nd</sup> of July if the 3<sup>rd</sup> or 4<sup>th</sup> falls on a Saturday
- *Bill No. B18-13 was voted upon with the following voice vote:*
  - *Aye: Bamman, Coleman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Bill No. B18-13 Approved for a Second Reading: 6-0-**

**Bill No. B18-14:** An Ordinance Changing the Zoning for Certain Land in Grain Valley from R-1 Single Family to C-3 Highway Commercial

City Attorney Matt Geary read **Bill No. B18-14** for its first reading by title only

- *Alderman Headley moved to accept first reading of Bill No. B18-14 bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman Totton*
  - City Administrator Hunt reminded the Board of Aldermen that this Ordinance related to the public hearing held earlier in the evening
- *Bill No. B18-14 was voted upon with the following voice vote:*
  - *Aye: Bamman, Coleman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Bill No. B18-14 Approved for a Second Reading: 6-0-**

**ITEM XIV: RESOLUTIONS**

- None

**ITEM XV: CITY ATTORNEY REPORT**

- None

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

- City Administrator Ryan Hunt
  - Provided positive feedback to Chief Beale and the Police Department for their

**ELECTED OFFICIALS PRESENT**

Mayor Pro Tem Chris Bamman  
 Alderman Jeff Coleman  
 Alderman Bob Headley  
 Alderman Jayci Stratton  
 Alderman Nancy Totton  
 Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

Mayor Mike Todd

**STAFF OFFICIALS PRESENT**

City Attorney Matt Geary  
 City Administrator Ryan Hunt  
 Assistant City Administrator Ken Murphy  
 City Clerk Theresa Osenbaugh  
 Community Development Director Rick Arroyo  
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efforts and presence at National Night Out

- Assistant City Administrator Ken Murphy
  - None
- Parks & Recreation Direction Shannon Davies
  - None
- Community Development Director Rick Arroyo
  - Turn-signal at Eagles Parkway near the High School has been activated with a green arrow for westbound travelers; timing can be adjusted if needed; Alderman Coleman asked if a turning lane was available; there is no lane so this is not the ideal answer but the arrow will only run from 7AM-9AM
- Finance Director Cathy Bowden
  - None
- Interim Chief of Police James Beale
  - National Night Out was held last Tuesday; turnout was great and participation was appreciated
  - Officers have been assigned to do speed enforcement on Duncan and in the Rosewood Hills area
- City Clerk Theresa Osenbaugh
  - None

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

- Alderman Jeff Coleman
  - Asked for update on the road conditions near Price Chopper; MODOT has been contacted three times
- Alderman Bob Headley
  - None
- Alderman Jacyi Stratton
  - Thanked Chief Beale for meeting with her earlier this evening
- Alderman Nancy Totton
  - Very proud of the National Night Out participation
  - Heard positives from the Downtown event this past weekend
- Alderman Yolanda West
  - None

**ITEM XVIII: MAYOR REPORT**

- Mayor Pro Tem Bamman
  - First day of school is Wednesday; first football game is on the 31<sup>st</sup> which takes

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- place in a bigger conference for the first time
- North Middle School is trying out a therapy dog this year
- School District has adopted the “top 15 priorities” for the year which range from technology to academic goals and fiscal responsibility
- High school expansion project is on track and front driveway was finished in time for the school year
- School districts are subject to more internal training and certification and currently working through those

**ITEM XIX: EXECUTIVE SESSION**

- Mayor Pro Tem Bamman stated a need to hold an Executive Session for Leasing, Purchase or Sale of Real Estate Pursuant to Section 610.021(2), RSMo. 1998, as Amended
- *Alderman Coleman moved to close the Regular Meeting for items related to Section 610.021(2), RSMo. 1998, As Amended*
- *The motion was seconded by Alderman Headley*
  - No Discussion
- *The motion was voted on with the following roll call vote:*
  - *Aye: Bamman, Coleman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

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

**-THE REGULAR MEETING CLOSED AT 8:37 PM**

- *Mayor Pro Tem Bamman moved to open the Regular Meeting*
- *The motion was seconded by Alderman Totton*
  - No Discussion
- *The motion was voted on with the following roll call vote:*
  - *Aye: Bamman, Coleman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

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

**-THE REGULAR MEETING OPENED AT 9:10 PM**

**ITEM XX: ADJOURNMENT**

- The meeting adjourned at 9:11 P.M.

ELECTED OFFICIALS PRESENT	ELECTED OFFICIALS ABSENT	STAFF OFFICIALS PRESENT
Mayor Pro Tem Chris Bamman	Mayor Mike Todd	City Attorney Matt Geary
Alderman Jeff Coleman		City Administrator Ryan Hunt
Alderman Bob Headley		Assistant City Administrator Ken Murphy
Alderman Jayci Stratton		City Clerk Theresa Osenbaugh
Alderman Nancy Totton		Community Development Director Rick Arroyo
Alderman Yolanda West		Finance Director Cathy Bowden
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Minutes submitted by:

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

\_\_\_\_\_  
 Date

Minutes approved by:

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

\_\_\_\_\_  
 Date

*Non-Official Copy*

**ELECTED OFFICIALS PRESENT**  
 Mayor Pro Tem Chris Bamman  
 Alderman Jeff Coleman  
 Alderman Bob Headley  
 Alderman Jayci Stratton  
 Alderman Nancy Totton  
 Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**  
 Mayor Mike Todd

**STAFF OFFICIALS PRESENT**  
 City Attorney Matt Geary  
 City Administrator Ryan Hunt  
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 City Clerk Theresa Osenbaugh  
 Community Development Director Rick Arroyo  
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