



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

**08/27/2018**  
 PAGE 1 OF 11

**ITEM I: CALL TO ORDER**

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Regular Session on August 27, 2018 at 7:01 p.m. in the Council Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Todd

**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 Darryl Jones

**ITEM IV: PLEDGE OF ALLEGIANCE**

- The Pledge of Allegiance was led by Alderman Headley

**ITEM V: APPROVAL OF AGENDA**

- Mayor Todd requested an Executive Session for Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended be added to the agenda after Citizen’s Participation
- *Alderman Headley made a Motion to add an Executive Session as Agenda Item VIII*
- *The Motion was Seconded by Alderman Bamman*
- *Motion to add an Executive Session was voted on with the following voice vote:*
  - *Aye: Bamman, Coleman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Motion Approved: 6-0-**

**ITEM VI: PROCLAMATIONS**

- None

**ITEM VII: CITIZEN PARTICIPATION**

- Darryl Jones, 900 NW Jefferson, requested on behalf of the Grain Valley Partnership that the Board of Aldermen waive ordinances which prohibit the selling and consuming of alcohol on park property in order to operate the beer garden at the Grain Valley Fair

ELECTED OFFICIALS PRESENT	ELECTED OFFICIALS ABSENT	STAFF OFFICIALS PRESENT
Mayor Mike Todd		City Attorney Matt Geary
Alderman Chris Bamman		City Administrator Ryan Hunt
Alderman Jeff Coleman		Assistant City Administrator Ken Murphy
Alderman Bob Headley		City Clerk Theresa Osenbaugh
Alderman Jayci Stratton		Community Development Director Rick Arroyo
Alderman Nancy Totton		Finance Director Cathy Bowden
Alderman Yolanda West		Interim Chief of Police James Beale
		Parks and Recreation Director Shannon Davies



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**08/27/2018**  
 PAGE 2 OF 11

- *Alderman West made a Motion to waive the ordinances, allowing the Grain Valley Partnership to operate the Beer Garden during the 2018 Grain Valley Fair*
- *The Motion was Seconded by Alderman Bamman*
- *Motion to add waive the ordinances, allowing the Grain Valley Partnership to operate the Ber Garden during the 2018 Grain Valley Fair was voted on with the following voice vote:*
- *Aye: Bamman, Coleman, Headley, Stratton, Totton, West*
- *Nay: None*
- *Abstain: None*

**-Motion Approved: 6-0-**

- Leonard May, Grain Valley Business owner, shared concerns regarding additional storage unit facilities being built in the City; shared that the current facilities were not operating at full capacity and additional facilities would hurt all current storage businesses financially

**ITEM VIII: EXECUTIVE SESSION**

- Mayor Todd stated a need to hold an Executive Session for Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended
- *Alderman Coleman moved to close the Regular Meeting for items related to Section 610.021(1), RSMo. 1998, As Amended*
- *The motion was seconded by Alderman Bamman*
  - 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 7:11 PM**

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

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

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**  
 City Attorney Matt Geary  
 City Administrator Ryan Hunt  
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**BOARD OF ALDERMEN MEETING MINUTES**  
 Regular Session

**08/27/2018**  
 PAGE 3 OF 11

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

**-THE REGULAR MEETING OPENED AT 7:50 PM**

**ITEM VIII: CONSENT AGENDA**

- August 13, 2018 – Board of Aldermen Regular Meeting Minutes
- August 13, 2018 – Board of Aldermen Workshop Minutes
- August 27, 2018 – Accounts Payable
- *Alderman West made a Motion to Approve Consent Agenda*
- *The Motion was Seconded by Alderman Coleman*
  - City Administrator asked that the Board accept corrections to the August 13, 2018 minutes; City Attorney Cook’s name should be replaced with City Attorney Geary’s name as City Attorney Geary attended the meeting
- *Alderman Headley made a Motion to correct the August 13, 2018 minutes as stated*
- *The Motion was Seconded by Alderman Bamman*
- *Motion to make stated corrections to the August 13, 2018 minutes was voted on with the following voice vote:*
  - *Aye: Bamman, Coleman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Motion Approved: 6-0-**

- *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**

- **Liquor License – Outer Belt Entertainment, LLC Social Media Policy Approval**
  - Chief Beale distributed and reviewed a memo to the Board of Aldermen regarding his recommendation of Outer Belt Entertainment, LLC’s liquor license application (memo and attachments are included with these minutes); Chief Beale shared findings of his investigation including violations against Outer Belt Entertainment, LLC’s liquor license in Kansas City which were not disclosed on the application; Chief Beale’s has recommended that approval of the liquor license not be granted
  - Mr. Beatty and Mr. Brokaw, owners of Outer Belt Entertainment, LLC, addressed

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 Alderman Jeff Coleman  
 Alderman Bob Headley  
 Alderman Jayci Stratton  
 Alderman Nancy Totton  
 Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**  
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Regular Session

**08/27/2018**  
PAGE 4 OF 11

- the Board of Aldermen; Mr. Brokaw was unaware of the professionals Chief Beale referred to in his report; Outer belt Entertainment deals with specific KCPD personnel and they were not the contacts Chief Beale shared
- Mayor Todd asked about Outerbelt Entertainment’s use of off-duty officers; additional officers are hired; staff are not allowed to leave building to handle occurrences outside the doors
  - Mr. Brokaw and Mr. Beatty shared the only citation received by an owner was the incident with Ingredient and it involved an owner who was a silent investor for Ingredient; no indication of violations have been received as they haven’t been given citations
  - Mayor Todd asked why the group of investigators referred to in the documents were brought in to the establishment; Mr. Beatty stated they were told it was a “periodic check” and OuterBelt Entertainment has met with a legal team regarding the incident
  - Mr. Brokaw and Mr. Beatty shared they operate a high-volume establishment and work to be proactive; shared they have had no follow up citations
  - Mayor Todd asked if they have experienced shootings and/or assaults; no shootings have occurred inside the establishment or related to the establishment
  - Mayor Todd asked if they would be bringing VIP rooms to Whiskey Tango; no VIP rooms or bottle service will occur at Whiskey Tango; they are not trying to grow the post 1:30AM business
  - Alderman Headley asked if they are not trying to grow the post 1:30 business why is the 3am license needed; the revenue from the 3AM sales are needed and without it the business would not survive
  - Mayor Todd asked if anyone else would like to speak for or against license; no one presented themselves to the Board of Aldermen
  - Alderman Totton asked if the footage Mr. Brokaw and Mr. Beatty spoke of regarding the investigative incidents could be provided; video is not kept past 20 days; video is available of the incident when regulated industries came in and owners felt investigators were aggressive; Alderman Totton felt it would be nice to see how the incidents were handled
  - Alderman Stratton asked if the Police Department had enough staff for providing off-duty officers; Chief Beale has expressed that the Grain Valley Police Department has no interest in providing off-duty officers for the establishment
  - *Alderman Headley made a Motion to accept Chief Beale’s recommendation to deny the liquor license application for Outer Belt Entertainment, LLC*
  - *The Motion was Seconded by Alderman Bamman*

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Chris Bamman  
Alderman Jeff Coleman  
Alderman Bob Headley  
Alderman Jayci Stratton  
Alderman Nancy Totton  
Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

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 Regular Session

**08/27/2018**  
 PAGE 5 OF 11

- No Discussion
- *Motion to accept Chief Beale's recommendation to deny the liquor license application for Outer Belt Entertainment, LLC was voted on with the following voice vote:*
- *Aye: Bamman, Coleman, Headley, Stratton, West*
- *Nay: Totton*
- *Abstain:*

**-MOTION APPROVED: 5-1-**

**ITEM X: NEW BUSINESS**

- Proposition D (Fuel Tax)
  - Prop D is a state ballot measure to provide additional funding for transportation, law enforcement and other improvements across the state; early estimates show that it will bring in \$202,000 to Grain Valley in addition to the existing motor fuel tax; Missouri Municipal League has endorsed this initiative; MML asked all cities to pass a resolution for support; City Administrator Hunt reached out to City Attorneys Geary and Cook and it was determined that it would not be appropriate for the Board to support any tax referendum via resolution; it is not the position of the City to endorse or go against other taxing authorities

**ITEM XI: PRESENTATIONS**

- None

**ITEM XII: PUBLIC HEARING**

*-Mayor Todd Opened the Public Hearing for the 2018 Tax Levy at 8:13p.m.-*

- City Administrator Hunt presented to the Board of Aldermen a proposed levy decrease for the year; City saw a 5.4% total increase in valuation and therefore revenues are raised; efforts towards the retirement of debt service allows for a recommendation of a debt service tax levy 10 cent decrease; general fund, park fund and public health fund levies remain where they are; this allows for a revenue neutral levy; City won't see an increase in revenue and taxpayers won't see an increase in taxes owed; recommendation is as follows:
  - General Levy: .5554
  - Park Levy: .1226
  - Health Levy: .0489

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**BOARD OF ALDERMEN MEETING MINUTES**  
 Regular Session

**08/27/2018**  
 PAGE 6 OF 11

- Debt Service: .9025
- Total Levy: 1.6294
- Mayor Todd shared concerns received regarding the lowering of taxes when the money could be used towards road repairs; the maximum allowed change for moving funds to the general fund would be 1.5 cents so the most that could be moved towards roads would be about \$30,000 a year

*Mayor Todd opened the floor to citizens for comment:*

- Mike Switzer asked for clarification regarding the amount of a decrease; decrease would be a ten-cent decrease

*-Mayor Todd Closed the Public Hearing for the 2018 Tax Levy at 8:18 p.m.-*

**ITEM XIII: ORDINANCES**

**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 second reading by title only

- *Alderman Stratton moved to accept the second reading of Bill No. B18-13 making it Ordinance #2440*
- *The Motion was Seconded by Alderman West*
  - City Administrator Hunt remind all that this will allow the shooting of fireworks from 9am-11pm on the 1<sup>st</sup> Saturday of July, as well as the 3<sup>rd</sup> and 4<sup>th</sup> unless the Saturday falls on the 3<sup>rd</sup> or 4<sup>th</sup> in which then the 2<sup>nd</sup> will be allowed to shoot off fireworks
- *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 Became Ordinance #2440: 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 second reading by title only

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
 Alderman Chris Bamman  
 Alderman Jeff Coleman  
 Alderman Bob Headley  
 Alderman Jayci Stratton  
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 Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

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

**08/27/2018**  
 PAGE 7 OF 11

- *Alderman Headley moved to accept the second reading of Bill No. B18-14 making it Ordinance #2441*
- *The Motion was Seconded by Alderman Bamman*
  - City Administrator Hunt reminded the Board this is the second read of the zoning change; the property owner intends to use the property for mini-storage however the action tonight is an action to change the zoning; the property falls into an area of future land use considered for C3 zoning which is why planning and zoning likely approved the zone change; the action of adding mini storage units to the property will have to go through a future conditional permit process; the vote at this meeting is only to change the zoning at this time
  - Mayor Todd received communication from John and Evelyn Beck, 124 SW Eagles Parkway, who wanted to advise the Board of Aldermen that they did not oppose the zoning change
  - Alderman Coleman clarified that the Conditional Use Permit (CUP) will come to back to the Board for approval; CUP goes to Planning and Zoning and then to the Board of Aldermen for a final approval
- *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 Became Ordinance #2441: 6-0-**

**ITEM XIV: RESOLUTIONS**

**Resolution No. R18-37:** A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Enter into a Marketing Agreement with Utility Service Partners Private Label, Inc for a Service Line Warranty Program

- City Attorney Matt Geary read **Resolution No. R18-37** by title only
- *Alderman Bamman moved to accept Resolution No. R18-37 as read*
- *The Motion was Seconded by Alderman Headley*
  - City Administrator Hunt reminded the Board that recently a representative from the National League of Cities presented this program to the Board of Aldermen; the City is not offering the program, and this is only an endorsement which can be cancelled at any time; endorsement gives residents peace of mind that this is not a scam and the City can confirm its legitimacy
  - Alderman Totton asked how much this will cost residents; company sets their own rates and it is completely voluntary; Alderman Totton asked if it interfered with personal insurance; this is an additional coverage which covers areas that

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**STAFF OFFICIALS PRESENT**  
 City Attorney Matt Geary  
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**CITY OF GRAIN VALLEY**  
**BOARD OF ALDERMEN MEETING MINUTES**  
 Regular Session

**08/27/2018**  
 PAGE 8 OF 11

homeowner’s insurance doesn’t typically cover the items

- Alderman Coleman asked if multiple bids would need to be received; this is treated as a sole source
- Alderman Totton asked what the responsibility of the Public Works Department was; Community Development Director Arroyo shared that the City’s responsibility stops at the main for sewer lateral and up to the meter for water line; this covers the gap where the City’s responsibility stops; sewer lateral is the portion that can become expensive for a homeowner to repair
- *Resolution No. R18-37 was voted upon with the following voice vote:*
  - *Aye: Bamman, Coleman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Resolution No. R18-37 Approved: 6-0-**

**Resolution No. R18-38:** A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the Installation of Two Street Lights Along Dillingham Road

- City Attorney Matt Geary read **Resolution No. R18-38** by title only
- *Alderman Totton moved to accept Resolution No. R18-38 as read*
- *The Motion was Seconded by Coleman*
  - Streetlights have been requested by the Parks and Recreation Department to light up the area near the addition to the trail system on Dillingham
  - Alderman Coleman asked what type of lights will be installed; these will be on be hung off existing polls; lights will be LED; higher wattage will be requested; a special request for other types of lights is required and they would cost more
- *Resolution No. R18-38 was voted upon with the following voice vote:*
  - *Aye: Bamman, Coleman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Resolution No. R18-38 Approved: 6-0-**

**ITEM XV: CITY ATTORNEY REPORT**

- None

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

- City Administrator Ryan Hunt
  - None

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
 Alderman Chris Bamman  
 Alderman Jeff Coleman  
 Alderman Bob Headley  
 Alderman Jayci Stratton  
 Alderman Nancy Totton  
 Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Attorney Matt Geary  
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 Regular Session

**08/27/2018**  
 PAGE 9 OF 11

- Assistant City Administrator Ken Murphy
  - None
- Parks & Recreation Direction Shannon Davies
  - None
- Community Development Director Rick Arroyo
  - Left turn-signal at Eagles Parkway near the High School has been adjusted to 19 seconds; Alderman Bamman asked if this will evolve to a need for a turning lane at some point; this is a solution to the issue for the moment; future traffic warrants would need to show that a lane needs to be there; the issues are mainly present at certain times of the day so it doesn't currently meet the standards to add a turn lane; this is something that will be actively looked at as they move to the future
- Finance Director Cathy Bowden
  - None
- Interim Chief of Police James Beale
  - None
- City Clerk Theresa Osenbaugh
  - None

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

- Alderman Chris Bamman
  - None
- Alderman Jeff Coleman
  - None
- Alderman Bob Headley
  - Buckner Tarsney Road has been filled and it is appreciated; deep patch was completed on this area
- Alderman Jacyi Stratton
  - None
- Alderman Nancy Totton
  - Has concerns about pedestrian lights on Main Street; people are trying to get across the street and are unable to cross due to traffic; budget request will be made to help address this issue with flashing lights; tickets can be issued to those who are not following
- Alderman Yolanda West
  - None

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 Mayor Mike Todd  
 Alderman Chris Bamman  
 Alderman Jeff Coleman  
 Alderman Bob Headley  
 Alderman Jacyi Stratton  
 Alderman Nancy Totton  
 Alderman Yolanda West

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**ITEM XVIII: MAYOR REPORT**

- Mayor Mike Todd
  - Fair is coming up in two weeks; fireworks display will be held on Saturday, September 8<sup>th</sup>, at 9:30PM; display has been moved to City owned football fields off of Old 40 Hwy; Mayor Todd asked the Board for permission to allow the fireworks display
- *Alderman Bamman moved to allow the Grain Valley Fair Board to use City owned property to display fireworks on Saturday, September 8<sup>th</sup> at 9:30PM*
- *The Motion was Seconded by Alderman Headley*
  - *No Discussion*

**-Motion Approved: 6-0-**
- City will have a float in the parade on September 8<sup>th</sup>; Aldermen are encouraged to participate; 115 vendor spots are filled for the fair
- Mayor Todd asked Board of Aldermen to consider closing City Hall on December 24<sup>th</sup>
- *Alderman Coleman moved to close City Hall on December 24<sup>th</sup>, 2018*
- *The Motion was Seconded by Alderman Stratton*
  - *No Discussion*

**-Motion Approved: 6-0-**
- Mayor Todd asked the Board of Alderman to consider closing City Hall on New Year's Eve early; Board of Aldermen came to a consensus to close City Hall at noon on December 31<sup>st</sup>, 2018
- *Alderman Coleman moved to close City Hall on December 31st, 2018 at noon*
- *The Motion was Seconded by Alderman West*
  - *No Discussion*

**-Motion Approved: 6-0-**

**ITEM XIX: EXECUTIVE SESSION**

- None

**ITEM XX: ADJOURNMENT**

- The meeting adjourned at 8:41 P.M.

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
 Alderman Chris Bamman  
 Alderman Jeff Coleman  
 Alderman Bob Headley  
 Alderman Jayci Stratton  
 Alderman Nancy Totton  
 Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

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 Regular Session

**08/27/2018**  
 PAGE 11 OF  
 11

Minutes submitted by:

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

\_\_\_\_\_  
 Date

Minutes approved by:

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

\_\_\_\_\_  
 Date

*Non-Official Copy*

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
 Alderman Chris Bamman  
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 Alderman Nancy Totton  
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