



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

09/10/2018
 PAGE 1 OF 9

ITEM I: CALL TO ORDER

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Regular Session on September 10, 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 Stratton

ITEM V: APPROVAL OF AGENDA

- No Changes

ITEM VI: PROCLAMATIONS

- None

ITEM VII: CITIZEN PARTICIPATION

- Norm Combs, 1008 SW Foxtail Drive, thanked Mayor Todd for the spot used by Pathways of Honor at the fair; shared concerns that citizens who work unconventional hours may be looking to socialize after midnight; encouraged Board of Aldermen to work with owners of Whiskey Tango to alleviate problems; felt that it was important to keep businesses supported in town for tax purposes and not place burdens on home owners

ITEM VIII: CONSENT AGENDA

- July 17, 2018 – Park Board Meeting Minutes
- August 27, 2018 – Board of Aldermen Regular Meeting Minutes
- August, 2018 – Court Report
- September 10, 2018 – Accounts Payable

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
 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



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

09/10/2018
PAGE 2 OF 9

- *Alderman West made a Motion to Approve Consent Agenda*
- *The Motion was Seconded by Alderman Totton*
 - No Discussion
- *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

- None

ITEM X: NEW BUSINESS

- Dollar General Liquor License
 - City Clerk Theresa Osenbaugh brought forth a liquor license application from Dollar General; Dollar General currently holds an active liquor license and wants to add a Class K license for Sunday sales; Board of Aldermen had no questions; application will be heard for a final vote at the next meeting
- City Hall Parking Lot
 - City Administrator Hunt passed out information regarding the repaving of the parking lot at City Hall; cost to repave the parking lot was considered in the upcoming 2019 budget but there are remaining funds in capital improvements for 2018 due to the time it has taken to prepare the site and move towards a design for the Sni-A-Bar complex; parking lot has subgrade failures with asphalt deterioration; staff recommends that the parking lot be resurfaced and would like the Board to decide if funds can be reallocated in the 2018 budget or if they would prefer it be included in the 2019 budget knowing it will take away approximately \$130,000 in operating funds; process will be an edge mill with overlay; other estimates will be provided including paint versus thermoplastic striping which is approximately \$20,000
 - Community Development Director Rick Arroyo described the options for repaving as presented on the map of the lot which was given to the Board of Aldermen
 - Alderman Totton asked what else the funds could be allocated for; funds would come from the Capital Improvement Sales Tax; approximately \$250,000 of those funds would go to Community Center to pay debt on Certificates of Participation; Remainder of funds are put into reserves for projects as they come up; original

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
 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



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

09/10/2018
PAGE 3 OF 9

thought was that this year funds would be used for the master plan for the Sni-A-Bar complex, however there is still \$146,000 unused funds in the current budget

- Alderman Bamman asked for the life expectancy on the suggested repairs; Mr. Arroyo felt the repairs would last approximately 15 years
- Alderman Headley asked if this was the best way to use the funds if the future plan is to move from the current space; the parking lot will require some sort of maintenance before City Hall is moved or damage will occur to cars
- City Administrator Hunt asked Mr. Arroyo if there is a temporary solution to fix the parking lot which would last over the next five years; Mr. Arroyo shared that a microseal procedure could be considered; microseal has already been done on the parking lot once, however, much of the damage is already beyond the point that this procedure could fix; asphalt has dips and segregation where the surface is beyond repair; a short term fix will still cost money but not provide sustainability as it is more of a band-aid approach; staff does not recommend the microseal approach; Mr. Arroyo will look into the cost of painting versus the cost of thermoplastic striping; there is no way to tell if the costs can be recovered when the property is sold-it will depend on the interest that the purchaser of the land has for the property
- Alderman West asked when the last microseal was completed; last microseal was in 2007 but an overlay has likely never occurred; patches have been completed but in over 17 years the entire parking lot has not been replaced
- Alderman Coleman asked if the money is dedicated to facilities or if it can go into the General Fund; felt it was hard to spend money on a facility that the City is moving away from; would rather patch and hope it lasts for the time remaining; microsealing would cost approximately \$40,000 but the areas would need to be measured for a closer estimation
- City Administrator Hunt said in comparison one additional road on the CIP could possibly be completed but as the central asset of the City, Mr. Hunt felt it is important to take care of the lot; shared concerns about damage to vehicles in the lot which is the center of the City in exchange for one additional road
- Alderman Bamman asked what action the Board is being requested to take; City Administrator Hunt would like the Board of Aldermen to share their interest in staff pursuing the project in 2018 by resolution or if they would prefer it be requested in the 2019 budget; Alderman Bamman asked if the cost for patching could be added to the cost projections for consideration; staff will bring this information back to a Board of Aldermen meeting keeping in mind the time it will take to perform the work this year; cost estimates for patching, microsealing and

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
 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



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

09/10/2018
 PAGE 4 OF 9

using paint instead of thermoplastic will be presented for several options; if no decision is made, it will be brought back in the 2019 budget discussions

- Alderman Headley asked if patching would require milling; Mr. Arroyo is not recommending the microseal but in areas that there are failures this could be considered
- Mr. Arroyo will prepare more information for deep strength patching on the failing areas as well as surface patching that may be necessary compared to the cost for the overlay; an estimate for painting stripes will also be presented
- Alderman Totton asked when Front Street would be repaired; Front Street is in the “beyond five year” timeline for reconstruction; an estimate for an additional phase of Front Street is \$2 Million; all corners of the TIF will need to be operating in order to pay the debt service on that large of an amount
- Alderman Bamman would like an overview of the planned pavement repairs; transportation projects will be reviewed at the next meeting

ITEM XI: PRESENTATIONS

- None

ITEM XII: PUBLIC HEARING

- None

ITEM XIII: ORDINANCES

Bill No. B18-15: An Ordinance to Establish the City of Grain Valley, Missouri's Annual Tax Levies for the 2018 Calendar Year for General Municipal Government Operations; the Retirement of General Obligation Debt; Park Maintenance; and Public Health Purposes

City Attorney Matt Geary read **Bill No. B18-15** for its first reading by title only

- *Alderman West moved to accept the first reading of Bill No. B18-15 bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman Headley*
 - Ordinance will set the levy; debt service levy is being reduced by ten cents from 1.7294 to 1.6294
- *Bill No. B18-15 was voted upon with the following voice 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
 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



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
Regular Session

09/10/2018
PAGE 5 OF 9

-Bill No. B18-15 Approved for a Second Reading: 6-0-

Bill No. B18-16: An Ordinance Waiving and/or Reducing Certain Plan Review, Building Permit, Inspection and Tap Fees Associated with Construction by Political Subdivisions Within the City Limits of Grain Valley

City Attorney Matt Geary read **Bill No. B18-16** for its first reading by title only

- *Alderman Bamman moved to accept the first reading of **Bill No. B18-16** bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman Headley*
 - Alderman Coleman asked if he should abstain from the voting as he sits on the Grain Valley School Board; City Attorney Geary noted that there is no personal gain so it is not necessary for Alderman Coleman to abstain
 - City Administrator Hunt shared the background for the Ordinance; conversations regarding reducing or waiving of fees for other entities started with Dr. Moss and has continued with Dr. Snow who was present in the audience; all taxing authorities pay for water and sewer and all normal utilities but staff have concerns about charging permit fees for expansion and construction of services that benefit the taxpayers; Ordinance would apply to Central Jackson County, Mid Continent Public Library, Grain Valley School District and Jackson County; there is little precedent of other communities having a similar program but it is a positive partnership for the City
 - City Administrator Hunt passed out information regarding the amount of fees collected from the named political subdivisions; staff recommends that plan review, inspection fees and permit fees are waived-these fees are captured in the general fund; comprehensive fee schedule has been included for review; currently, the school district has been issued a building permit for the high school with the fees placed in deferment until the Board of Aldermen makes a decision on the proposed changes
 - Water and Sewer Tap fees can not be waived in full because debt service is connected to these fees; if sewer and tap fees are waived completely then more burden is put on Grain Valley residents as debt cannot be paid down as quickly; in order to reduce fees for sewer and tap locations a prorated approach is presented; an example for the school district was provided: the district has a citizenship of 18,000 and the 2010 census showed the population of Grain Valley was 12,854- tap fees are reduced by the percentage of residents who live within the City limits

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
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



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

09/10/2018
 PAGE 6 OF 9

- Alderman Totton asked if the political subdivision would still be responsible for water or sewer breaks; if a break is on private property the owner will be responsible
- Alderman Headley wanted to ensure that permit and plan reviews will still be conducted even with fees waived or reduced; the processes in place will not change; plan review and permits will still be issued
- City Administrator Hunt noted to the Board of Aldermen that Mr. Jake Wimmer, Capital Improvement Project Manager, Mid Continent Public Library was also present at the meeting on behalf of the library
- *Bill No. B18-16 was voted upon with the following voice vote:*
 - *Aye: Bamman, Coleman, Headley, Stratton, Totton, West*
 - *Nay: None*
 - *Abstain: None*

-Bill No. B18-16 Approved for a Second Reading: 6-0-

ITEM XIV: RESOLUTIONS

Resolution No. R18-38: A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Appointing Brian Bray to the Grain Valley Park Board for a Three Year Term

- City Attorney Matt Geary read **Resolution No. R18-38** by title only
- *Alderman Stratton moved to accept Resolution No. R18-38 as read*
- *The Motion was Seconded by Alderman Coleman*
 - Mr. Bray was introduced to the Board of Aldermen and will replace a vacant position; Mr. Davies explained this will fill the Park Board; Mr. Bray has been attending the Park Board meetings recently
- *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

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
 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



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

09/10/2018
 PAGE 7 OF 9

ITEM XVI: CITY ADMINISTRATOR & STAFF REPORTS

- City Administrator Ryan Hunt
 - Budget workshops are being considered for the last two weeks of October; the budget will be provided to the board by October 1st; Mr. Hunt would like to schedule the workshops on a night separate from a Board Meeting; a poll will be provided to the Board shortly
- Assistant City Administrator Ken Murphy
 - None
- Parks & Recreation Direction Shannon Davies
 - Pool season has ended and was successful; revenues were similar to years past
- Community Development Director Rick Arroyo
 - None
- Finance Director Cathy Bowden
 - None
- Interim Chief of Police James Beale
 - None
- City Clerk Theresa Osenbaugh
 - Community Prayer Breakfast will be held on November 2 at 6:30AM; Aldermen who are interested in attending should contact Ms. Osenbaugh

ITEM XVII: BOARD OF ALDERMEN REPORTS & COMMENTS

- Alderman Chris Bamman
 - Staffing adjustments based on enrollment are occurring at the school district
 - School district will be setting the district tax levy soon
- Alderman Jeff Coleman
 - Congratulated Mayor Todd on the parade and fair; despite the weather it was still well attended
- Alderman Bob Headley
 - Congratulated Mayor Todd and Tosha Todd for all their hard work
- Alderman Jacyi Stratton
 - None
- Alderman Nancy Totton
 - Thanked citizens who shared aluminum cans
- Alderman Yolanda West
 - Thanked Mayor Todd and Tosha Todd for their work at the fair

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
 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



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

09/10/2018
PAGE 8 OF 9

ITEM XVIII: MAYOR REPORT

- Mayor Mike Todd
 - Thanked all those who helped with the fair this past weekend; carnival use was lower than past years but this was likely due to the weather; 167 walkers/runners attended the 5K; despite the rain the parade had a good turn out and the fair increased in attendance once the weather cleared

ITEM XIX: 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 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 8:00PM

- *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*

-MOTION CARRIED: 6-0-

-THE REGULAR MEETING OPENED AT 8:58 PM

ITEM XX: ADJOURNMENT

- The meeting adjourned at 8:59 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

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



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

09/10/2018
 PAGE 9 OF 9

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
 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
 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