



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

**11/13/2018**  
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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 November 13, 2018 at 7:00 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, Headley, Stratton, Totton, West*
- *Absent: Coleman*

**-QUORUM PRESENT-**

**ITEM III: INVOCATION**

- Invocation was given by Darryl Jones

**ITEM IV: PLEDGE OF ALLEGIANCE**

- The Pledge of Allegiance was led by Assistant City Administrator Murphy

**ITEM V: APPROVAL OF AGENDA**

- None

**ITEM VI: PROCLAMATIONS**

- None

**ITEM VII: CITIZEN PARTICIPATION**

- None

**ITEM VIII: CONSENT AGENDA**

- July 18, 2018 – Planning and Zoning Meeting Minutes
- September 12, 2018 – Planning and Zoning Meeting Minutes
- October, 2018 – Court Report
- October 9, 2018 – Board of Zoning Adjustment Meeting Minutes
- October 22, 2018 – Board of Aldermen Regular Meeting Minutes
- October 29, 2018 – Board of Aldermen Budget Workshop Minutes
- November 13, 2018 – Accounts Payable

**ELECTED OFFICIALS PRESENT**

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

**ELECTED OFFICIALS ABSENT**

Alderman Jeff Coleman

**STAFF OFFICIALS PRESENT**

City Attorney Jim Cook  
 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



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- *Alderman West made a Motion to Approve the Consent Agenda*
- *The Motion was Seconded by Alderman Totton*
  - No Discussion
- *Motion to Approve the Consent Agenda was voted on with the following voice vote:*
  - *Aye: Bamman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-MOTION APPROVED: 5-0-**

**ITEM IX: PREVIOUS BUSINESS**

- None

**ITEM X: NEW BUSINESS**

- None

**ITEM XI: PRESENTATIONS**

- None

**ITEM XII: PUBLIC HEARING**

*-Mayor Todd Opened the Public Hearing for the zoning change of certain land from R-1 Single Family to R-3 Multi Family Planned Unit Development at 7:02p.m.-*

- Planned Unit Development is being requested for an age restricted (minimum age required) housing development; plans are approved alongside the zoning change; development is a residential structure with an office/clubhouse building; model will be similar to Blue Branch Manor which has been successful; community will be owned by one individual and Mr. Wolfe is in attendance to answer questions
- Alderman Totton asked for the location of the complex; located East of the airport between Walnut and Yennie
- Alderman Bamman asked for the minimum age of a resident; minimum age will be 55
- Mr. Wolfe presented the floor plans for the one and two bedroom units; community building will be approximatley 1,800 square feet with a basement for a storm shelter
- Assistant City Administrator Murphy shared that the roads within the development will be private roads and not City maintained
- Alderman Totton asked if it will be a gated living area; at this time it will not be a gated complex

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 Alderman Chris Bamman  
 Alderman Bob Headley  
 Alderman Jayci Stratton  
 Alderman Nancy Totton  
 Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

Alderman Jeff Coleman

**STAFF OFFICIALS PRESENT**

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- Alderman Headley asked what the anticipated rent amount would be; rent is expected to be between \$800 to \$1,100/month and currently the plan is to include exterior maintenance, water, trash and sewer in the rent
- Alderman Bamman asked what sidewalk improvements will be made for accessibility; Yennie will be widened and a public sidewalk will be added

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

- No comments

*-Mayor Todd Closed the Public Hearing for the zoning change of certain land from R-1 Single Family to R-3 Multi Family Planned Unit Development at 7:11p.m.-*

*-Mayor Todd Opened the Public Hearing for the request for Conditional Use Permit-Operation of a Convenience Storage Facility at 7:11 p.m.-*

- Rezoning request for the property in question was approved several months ago by the Board of Aldermen; Mr. Risinger is now before the Board requesting a Conditional Use Permit for convenience storage; M1 Light Industrial and C3 Commercial zones are the only zones which allow this type of facility and Mr. Risinger will need a Conditional Use Permit to move forward; Planning and Zoning Commission has approved moving forward as long as hours of operation are limited; full build-out will cover the current empty lots and bar facility; Assistant City Administrator Murphy reviewed the applicants answers to concerns that were brought up during the zone change process and what is required by Code including hours of operation, landscaping, and security cameras

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

- No Comments

*-Mayor Todd Closed the Public Hearing for the request for Conditional Use Permit-Operation of a Convenience Storage Facility at 7:14p.m.-*

**ITEM XIII: ORDINANCES**

**Bill No. B18-18:** An Ordinance Changing the Zoning for Certain Land in Grain Valley from R-1 Single Family to R-3 Multi Family Planned Unit Development

City Attorney Jim Cook read **Bill No. B18-18** for its first reading by title only

- *Alderman Headley moved to accept first reading of Bill No. B18-18 bringing it back for a second reading by title only*

ELECTED OFFICIALS PRESENT	ELECTED OFFICIALS ABSENT	STAFF OFFICIALS PRESENT
Mayor Mike Todd	Alderman Jeff Coleman	City Attorney Jim Cook
Alderman Chris Bamman		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
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- *The Motion was Seconded by Alderman Totton*
  - None
- *Bill No. B18-18 was voted upon with the following voice vote:*
  - *Aye: Bamman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Bill No. B18-18 Approved for a Second Reading: 5-0-**

**Bill No. B18-19:** An Ordinance Approving a Conditional Use Permit for a Convenience Storage Facility for Chad Risinger

City Attorney Jim Cook read **Bill No. B18-19** for its first reading by title only

- *Alderman Headley moved to accept first reading of Bill No. B18-19 bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman West*
  - Alderman Totton asked about the hours of operation for the facility; hours of operation will be 6AM-10PM
- *Bill No. B18-19 was voted upon with the following voice vote:*
  - *Aye: Bamman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Bill No. B18-19 Approved for a Second Reading: 5-0-**

**Bill No. B18-20:** An Ordinance Calling an Election in the City of Grain Valley, Missouri on April 2, 2019

City Attorney Jim Cook read **Bill No. B18-20** for its first reading by title only

- *Alderman Headley moved to accept first reading of Bill No. B18-20 bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman Bamman*
  - Board of Aldermen is required to give notice of the election to be held in April; this is the process to give that notice
- *Bill No. B18-20 was voted upon with the following voice vote:*
  - *Aye: Bamman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

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Alderman Chris Bamman		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
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**-Bill No. B18-20 Approved for a Second Reading: 5-0-**

**Bill No. B18-21:** An Ordinance Approving the Sale of Certain Real Property in Grain Valley, Missouri To L and L Development, LLC and Authorizing the City Administrator to Execute All Necessary Documents Required to Effectuate and Close Said Transaction

City Attorney Jim Cook read **Bill No. B18-21** for its first reading by title only

- *Alderman Bamman moved to accept first reading of Bill No. B18-21 bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman Headley*
  - Land for sale is approximately 16 acres remaining from the Sni-A-Bar property purchase; determined that single family residential would be the best fit for the use of the land; in the spring, the City issued a Request for Proposals for the purchase and development of the land; 2 bids were received and L&L Bid was the highest; wetland issues have delayed the process but those have been addressed and \$320,000 will be the selling price for the 16 acres
  - Alderman Totton asked if they would be doing work on the current structure located on the property; this is the empty land to the West, not the piece of the land where buildings are currently located
- *Bill No. B18-21 was voted upon with the following voice vote:*
  - *Aye: Bamman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Bill No. B18-21 Approved for a Second Reading: 5-0-**

**Bill No. B18-22:** An Ordinance by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Amend the 2018 GO Bond Downtown Improvements Fund to Reflect Interest Payments and All Main Street Project Refunds

City Attorney Jim Cook read **Bill No. B18-22** for its first reading by title only

- *Alderman West moved to accept first reading of Bill No. B18-22 bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman Totton*
  - Community Development Director Arroyo shared that the GO Bond Fund for the downtown improvement projects had a refund from MODOT which has also earned interest; monies were in the revenue line item and this Ordinance moves it into the

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expenditure line item so it can be utilized; two reads are being requested so it can be used towards the City Hall parking lot needs

- *Bill No. B18-22 was voted upon with the following voice vote:*
  - *Aye: Bamman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Bill No. B18-22 Approved for a Second Reading: 5-0-**

**Bill No. B18-22:** An Ordinance by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Amend the 2018 GO Bond Downtown Improvements Fund to Reflect Interest Payments and All Main Street Project Refunds

City Attorney Jim Cook read **Bill No. B18-22** for its second reading by title only

- *Alderman West moved to accept the second reading of Bill No. B18-22 making it Ordinance #2445*

*The Motion was Seconded by Alderman Totton*

- *None*
- *Bill No. B18-22 was voted upon with the following voice vote:*
  - *Aye: Bamman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Bill No. B18-22 Became Ordinance #2445: 5-0-**

**ITEM XIV: RESOLUTIONS**

**Resolution No. R18-45:** A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the Installation of Eight New Street Lights in the Woodbury 5th Plat Subdivision

- City Attorney Jim Cook read **Resolution No. R18-45** by title only
- *Alderman Totton moved to accept Resolution No. R18-45 as read*
- *The Motion was Seconded by Alderman Headley*
  - *Authorizing streetlights for newer phase of Woodbury as per plan*
- *Resolution No. R18-45 was voted upon with the following voice vote:*
  - *Aye: Bamman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Resolution No. R18-45 Approved: 5-0-**

**ELECTED OFFICIALS PRESENT**

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

**ELECTED OFFICIALS ABSENT**

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**ITEM XV: CITY ATTORNEY REPORT**

- None

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

- Assistant City Administrator Ken Murphy
  - Bowling fundraiser is November 18th from 2-5PM at Lunar Bowl in Blue Springs for the Purple Peace Foundation
- Parks & Recreation Direction Shannon Davies
  - Holiday Fest and annual tree lighting will be Thursday, November 29<sup>th</sup> in Armstrong Park at 6:00PM; reach out to Ms. Nadeau if you are interested in volunteering for the event
- Community Development Director Rick Arroyo
  - None
- Finance Director Cathy Bowden
  - None
- Interim Chief of Police James Beale
  - Citizens Academy will be held January 8<sup>th</sup> – March 5<sup>th</sup>, 2019 on Tuesdays from 6-9PM at the Community Center
- City Clerk Theresa Osenbaugh
  - Budget Workshop will be held November 15<sup>th</sup> at 6:00 PM

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

- Alderman Chris Bamman
  - None
- Alderman Bob Headley
  - None
- Alderman Jacyi Stratton
  - None
- Alderman Nancy Totton
  - None
- Alderman Yolanda West
  - None

**ITEM XVIII: MAYOR REPORT**

- Mayor Mike Todd
  - None

**ELECTED OFFICIALS PRESENT**

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 Alderman Chris Bamman  
 Alderman Bob Headley  
 Alderman Jacyi Stratton  
 Alderman Nancy Totton  
 Alderman Yolanda West

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**ITEM XIX: EXECUTIVE SESSION**

- None

**ITEM XX: ADJOURNMENT**

- The meeting adjourned at 7:27 P.M.

Minutes submitted by:

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

\_\_\_\_\_  
 Date

Minutes approved by:

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

\_\_\_\_\_  
 Date

*Non-Official Copy*

**ELECTED OFFICIALS PRESENT**

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