



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

**01/14/2019**  
**PAGE 1 OF 8**

**ITEM I: CALL TO ORDER**

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Regular Session on January 14, 2019 at 7:02 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:*

**-QUORUM PRESENT-**

**ITEM III: INVOCATION**

- Invocation was given by Mike Cassidy

**ITEM IV: PLEDGE OF ALLEGIANCE**

- The Pledge of Allegiance was led by Alderman Nancy Totton

**ITEM V: APPROVAL OF AGENDA**

- No Changes

**ITEM VI: PROCLAMATIONS**

- None

**ITEM VII: CITIZEN PARTICIPATION**

- None

**ITEM VIII: CONSENT AGENDA**

- October 10, 2018 – Planning and Zoning Commission Meeting Minutes
- November 14, 2018 – Park Board Meeting Minutes
- December 10, 2018 – Board of Aldermen Regular Meeting Minutes
- December 2018 – Court Report
- January 14, 2019 – Accounts Payable
- *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:*

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Chris Bamman  
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

**01/14/2019**  
**PAGE 2 OF 8**

- *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**

- Mayor Todd provided former Alderman Jeff Coleman with a plaque in honor of his service to the City of Grain Valley

**ITEM XII: PUBLIC HEARING**

- None

**ITEM XIII: ORDINANCES**

**Bill No. B19-01:** An Ordinance Granting MCI-Metro Access Transmission Corp., Doing Business as Verizon Access Transmission Services, a Non-Exclusive Franchise to Use the Streets, Avenues, Boulevards, Alleys and Other Public Places in the City of Grain Valley to Conduct Business of Installing, Maintaining, Managing and Operating a Communications System

City Attorney Matt Geary read **Bill No. B19-01** for its first reading by title only

- *Alderman Totton moved to accept first reading of Bill No. B19-01 bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman Headley*
  - City Attorney Cook, Community Development Director Arroyo and Verizon have had discussions regarding the agreement; intended to be used for commercial purposes; most infrastructure is aerial, but some areas will have trenching in the right-of-way
  - Alderman Totton asked if this was occurring on Main Street; currently no specific plans have been submitted
  - Alderman West asked if this was related to cell towers; this is not related to cell

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
 Alderman Chris Bamman  
 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

**01/14/2019**  
**PAGE 3 OF 8**

towers and most will be on existing poles; separate franchise agreements exist regarding cellular

- Alderman Bamman asked for further information regarding the length of the agreement; most agreements are ten years or twenty years long; review will begin in the ninth year to renew the agreement beyond year ten, up to twenty years
- *Bill No. B19-01 was voted upon with the following voice vote:*
  - *Aye: Bamman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Bill No. B19-01 Approved for a Second Reading: 5-0-**

**Bill No. B19-01:** An Ordinance Granting MCI-Metro Access Transmission Corp., Doing Business As Verizon Access Transmission Services, a Non-Exclusive Franchise to Use the Streets, Avenues, Boulevards, Alleys and Other Public Places in the City of Grain Valley to Conduct Business of Installing, Maintaining, Managing and Operating a Communications System

City Attorney Matt Geary read **Bill No. B19-01** for its second reading by title only

- *Alderman Totton moved to accept second reading of Bill No. B19-01 making it Ordinance #2454*
- *The Motion was Seconded by Alderman Headley*
  - No Discussion
- *Bill No. B19-01 was voted upon with the following voice vote:*
  - *Aye: Bamman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Bill No. B19-01 BECAME ORDINANCE #2454: 5-0-**

**Bill No. B19-02:** An Ordinance Approving the Final Plat of Minter Hilltop Estates

City Attorney Matt Geary read **Bill No. B19-02** for its first reading by title only

- *Alderman Headley moved to accept first reading of Bill No. B19-02 bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman West*
  - Plat is a 15 acre parcel at the corner of Addie Lane and Minter Road; Planning and

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
 Alderman Chris Bamman  
 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

**01/14/2019**  
 PAGE 4 OF 8

Zoning Commission has approved the final plat; development will have 12 lots in total with a mix of residential and estate lots

- *Bill No. B19-02 was voted upon with the following voice vote:*
  - *Aye: Bamman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Bill No. B19-02 Approved for a Second Reading: 5-0-**

**Bill No. B19-03:** An Ordinance Approving the Final Plat of Harmony Meadows 2nd Plat

City Attorney Matt Geary read **Bill No. B19-03** for its first reading by title only

- *Alderman Headley moved to accept first reading of Bill No. B19-03 bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman Bamman*
  - Planned Unit Development has been approved by the Planning and Zoning Commission; approval is for senior housing development at Yennie and Kirby; Mr. Wolfe was present for any additional questions
- *Bill No. B19-03 was voted upon with the following voice vote:*
  - *Aye: Bamman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Bill No. B19-03 Approved for a Second Reading: 5-0-**

**ITEM XIV: RESOLUTIONS**

**Resolution No. R19-01:** A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Enter Into an Agreement with the Mid-America Regional Council (MARC) Solid Waste Management District as Related to Grain Valley’s Participation in the 2019 Regional Household Hazardous Waste Collection Program

City Attorney Matt Geary read **Resolution No. R19-01** by title only

- *Alderman Totton moved to accept Resolution No. R19-01 as read*
- *The Motion was Seconded by Alderman Headley*
  - City has participated in the Household Hazardous waste for many years; approves residents to attend drop sites throughout the year with specific mobile events

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
 Alderman Chris Bamman  
 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

**01/14/2019**  
**PAGE 5 OF 8**

scheduled

- *Resolution No. R19-01 was voted upon with the following voice vote:*
  - *Aye: Bamman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Resolution No. R19-01 Approved: 5-0-**

**Resolution No. R19-02:** A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Approving a One (1) Year Cooperative Agreement Between the City and the Grain Valley Fair

City Attorney Matt Geary read **Resolution No. R19-02** by title only

- *Alderman Stratton moved to accept Resolution No. R19-02 as read*
- *The Motion was Seconded by Alderman Totton*
  - *Solidifies the relationship with the City and the Fair and lays out where funds budgeted by the City should be spent with the Fair*
- *Resolution No. R19-02 was voted upon with the following voice vote:*
  - *Aye: Bamman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Resolution No. R19-02 Approved: 5-0-**

**Resolution No. R19-03:** A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Extend for 2019, the Agreement with Ron's Auto & Truck Towing, LLC

City Attorney Matt Geary read **Resolution No. R19-03** by title only

- *Alderman Totton moved to accept Resolution No. R19-03 as read*
- *The Motion was Seconded by Alderman Stratton*
  - *Agreement was originally entered into in 2017 as a two-year agreement; two separate one year extensions were written into the contract; indications have been that the performance has been satisfactory so an additional one year extension is recommended*
  - *Alderman West asked for clarification on Kustom Kruzers relationship; Ron's Towing has an agreement that storage of towed vehicles will occur for the first five days at Kustom Kruzer's lot*

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
 Alderman Chris Bamman  
 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

**01/14/2019**  
**PAGE 6 OF 8**

- *Resolution No. R19-03 was voted upon with the following voice vote:*
  - *Aye: Bamman, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Resolution No. R19-03 Approved: 5-0-**

**ITEM XV: CITY ATTORNEY REPORT**

- None

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

- City Administrator Ryan Hunt
  - Ms. Osenbaugh has been attending Grain Valley Assistance Council meetings; lease agreement is moving forward for the Gregg Street property and this will be coming before the Board of Aldermen shortly
  - Mr. Hunt has been appointed to the Centerpoint Board of Directors; currently sits on St. Mary's Board of Directors but will be stepping down from that Board soon
- Assistant City Administrator Ken Murphy
  - None
- Parks & Recreation Director Shannon Davies
  - None
- Community Development Director Rick Arroyo
  - Provided a report on the Winter Storm which occurred over the weekend of January 11<sup>th</sup>
- Finance Director Cathy Bowden
  - None
- Interim Chief of Police James Beale
  - None
- City Clerk Theresa Osenbaugh
  - Election Filing closes January 15<sup>th</sup>
  - Board of Aldermen Incentive workshops have been scheduled for February 7<sup>th</sup>, February 21<sup>st</sup> and March 7<sup>th</sup>

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

- Alderman Chris Bamman
  - Thanked Public Works for their work in clearing the snow; asked if the City coordinates with the district for bus stops; Mr. Arroyo will look into this

ELECTED OFFICIALS PRESENT	ELECTED OFFICIALS ABSENT	STAFF OFFICIALS PRESENT
Mayor Mike Todd Alderman Chris Bamman Alderman Bob Headley Alderman Jayci Stratton Alderman Nancy Totton Alderman Yolanda West		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

**01/14/2019**  
**PAGE 7 OF 8**

- Alderman Bob Headley
  - Thanked Public Works for their work on the roads this weekend
- Alderman Jacyi Stratton
  - None
- Alderman Nancy Totton
  - Shared sentiments of Alderman Headley
- Alderman Yolanda West
  - None

**ITEM XVIII: MAYOR REPORT**

- Mayor Mike Todd
  - Water Bill Forbearance for Federal Employees
    - Asked Board of Aldermen to consider waiving late fees and put bills in forbearance for Federal Employees until they return to work; when work resumes, they would be asked to pay the bills accumulated
    - Alderman Headley asked about non-federal workers who have lost their job; organizations exist to help those who are not currently employed but this would be a government partnership as those employees are currently being asked to work without pay
    - Ms. Bowden noted that they would be required to pay their bill within a certain amount of time once paychecks are issued again
    - Alderman Bamman asked for the approximate overall impact of the City and if it is affordable to implement the forbearance; reserves would allow the City to handle this; can be revisited if shutdown occurs for an extended period of time; Alderman Bamman asked the Board to consider limiting the exposure of the city
    - Alderman Totton asked if they could make partial payments; payment plans could be set up
    - Mayor Todd suggested 6 months with a revisit if necessary at that time; Alderman Headley clarified that federal government credentials would need to be shown; Alderman Stratton clarified that late fees would be waived; shut offs would also not occur
  - *Alderman West motioned to place water bills for verified federal employees in forbearance for a period not to exceed 6 months*
  - *The Motion was Seconded by Alderman Stratton*
    - No Discussion
- *Motion to place water bills for verified federal employees in forbearance for a period not*

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Chris Bamman  
Alderman Bob Headley  
Alderman Jacyi 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

**01/14/2019**  
**PAGE 8 OF 8**

*to exceed 6 months was voted upon with the following voice vote:*

- *Aye: Bamman, Headley, Stratton, Totton, West*
- *Nay: None*
- *Abstain: None*

**ITEM XIX: EXECUTIVE SESSION**

- None

**ITEM XX: ADJOURNMENT**

- The meeting adjourned at 7:39 P.M.

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 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