



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

**06/10/2019**  
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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 June 10, 2019 at 7:04 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 Jamie Logan called roll
- *Present: Bass, Headley, Stratton, Totton, West*
- *Absent: Cleaver*

-QUORUM PRESENT-

**ITEM III: INVOCATION**

- Invocation was given by Jason Williams

**ITEM IV: PLEDGE OF ALLEGIANCE**

- The Pledge of Allegiance was led by Alderman Bass

**ITEM V: APPROVAL OF AGENDA**

- No Changes

**ITEM VI: PROCLAMATIONS**

- None

**ITEM VII: CITIZEN PARTICIPATION**

- Robert Delaet, 1294 NW Phelps Dr, Grain Valley, MO 64029  
 Shared drainage issues his daughter is experiencing at the Phelps address; He's currently working with Alderman Headley, Deputy City Administrator Murphy, and Patrick Martin from the city; Mayor and City Administrator Hunt acknowledged they will look into this further

**ITEM VIII: CONSENT AGENDA**

- May 2019 – Court Report
- May 13, 2019 – Board of Aldermen Regular Meeting Minutes
- April 24, 2019 – Planning and Zoning Meeting Minutes
- June 10, 2019 – Accounts Payable
- *Alderman West made a Motion to Approve the Consent Agenda*

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
 Alderman Shea Bass  
 Alderman Bob Headley  
 Alderman Jayci Stratton  
 Alderman Nancy Totton  
 Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

Alderman Tom Cleaver

**STAFF OFFICIALS PRESENT**

City Administrator Ryan Hunt  
 Deputy City Administrator Ken Murphy  
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- *The Motion was Seconded by Alderman Headley*
  - No Discussion
- *Motion to Approve the Consent Agenda was voted on with the following voice vote:*
  - *Aye: Bass, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

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

**ITEM IX: PREVIOUS BUSINESS**

- None

**ITEM X: NEW BUSINESS**

- Discussion was held regarding the Gregg Street Properties and what to potentially do with the larger building and Unit A as Units B & C are leased out to the Assistance Council; need clarification from Board on how they would like the city to proceed; discussion surrounding a mixed-use facility such as senior city and youth center occurred
  - Alderman Totton asked for clarification on what seniors/youth would use the space for; senior meals could be provided at this facility once or twice a week, more daytime activities with seniors and perhaps mixed activities after school such as tutoring and youth activities in the evening could occur; Mental health counseling could be done in this facility
  - Alderman West asked if anyone has talked to schools yet; Dr. Welle sits on the Grain Valley YES Board which has been involved
  - Alderman Headley asked for clarification regarding whether Bright Futures could use part of this space and to make sure not duplicating efforts; Assistant City Administrator Osenbaugh clarified that Bright Futures likely would not have a need at this point as they serve their people on an as needed basis and do not need large amounts of storage currently
  - Alderman Headley said so long as the space is for the whole community he would be in agreement

**ITEM XI: PRESENTATIONS**

- Mayor Todd recognized Haydn Ambrose for his contributions to the Planning and Zoning Commission by giving him a plaque and proclamation
- 2018 Audit Report

**ELECTED OFFICIALS PRESENT**

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Alderman Bob Headley  
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Alderman Nancy Totton  
Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

Alderman Tom Cleaver

**STAFF OFFICIALS PRESENT**

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- Butch Beeman with Troutt, Beeman & Company provided a copy of the audit findings for 2018 to each member of the Board; Mr. Beeman shared appreciation for Cathy, Mallory, and the whole finance department for their assistance with the audit; The auditors opinion is the city’s financial statements received the highest level for an audit
- Alderman West questioned the supplement and wants to know the adjustments to the journal entries since she had not seen these in the past; Beeman said auditors are required to show all adjustments agreed to by management and not uncommon for auditors to suggest these types of changes
- Alderman West expected operating funds for water vs. sewer to be similar; Beeman said he doesn’t know without looking into the reports; City Administrator Hunt will look into that and get back to Alderman West; explained there is a water purchase expense that doesn’t happen in sewer; sewer has treatment payments, but at much lower rate than what water costs

**ITEM XII: PUBLIC HEARING**

- None

**ITEM XIII: ORDINANCES**

**Bill No. B19-16: An Ordinance Approving the Final Plat of Risinger Hills**

- *Alderman Headley moved to make the first reading by title only of Bill No. B19-16*
- *The Motion was Seconded by Alderman West*
  - *Property by Charley’s Roadhouse will be a new storage facility; Plat was approved in a recent planning and zoning meeting; Deputy City Administrator Murphy said it has been an eight month process with public hearings*
  - *City Attorney Lauber clarified the role of this reading is a final approval set in the preliminary plat stage and then if all boxes have ben checked, the city must provide approval at this stage*
- *Motion to make the first reading of Bill No. B19-16 was voted upon with the following voice vote:*
  - *Aye: Bass, Headley, Stratton, Totton, West*
  - *Nay: None*
- *Abstain: None*

**-Motion Approved: 5-0-**

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**Bill No. B19-16:** An Ordinance Approving the Final Plat of Risinger Hills

City Attorney Joe Lauber read **Bill No. B19-16** for its first reading by title only

- *Alderman Headley moved to accept the first reading of Bill No. B19-16 bringing it back for a second reading by title only at the next meeting*
- *The Motion was Seconded by Alderman Stratton*
  - No Discussion
- *Bill No. B19-16 was voted upon with the following voice vote:*
  - *Aye: Bass, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Bill No. B19-16 Approved for a Second Reading: 5-0-**

**ITEM XIV: RESOLUTIONS**

**Resolution No. R19-30:** A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Purchase Two Pedestrian Crossings for Main Street to be Located at Front Street and Walnut Street

- Mayor Todd read **Resolution No. R19-30** by title only
- *Alderman West moved to accept Resolution No. R19-30 as read*
- *The Motion was Seconded by Alderman Totton*
  - Funds allocated to add signal light crossings on Main Street at Walnut downtown
  - Deputy City Administrator Murphy confirmed two crosswalks to be located at Front and Main and Walnut and Main; Three quotes were provided and quotes were under the original budgeted amount due to using solar lights so no power needs to be ran
  - Alderman Totton commented people will appreciate this
  - Alderman West clarified the design of the poles; lights will go off when buttons are pushed
  - Alderman Totton asked who handles maintenance on these; the city will handle this in house
  - Alderman West suggested placement should be considered since it is close to the railroad; staff did not foresee an issue of holding up traffic for significant periods of time

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Alderman Tom Cleaver

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- *Resolution No. R19-30 was voted upon with the following voice vote:*
  - *Aye: Bass, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Resolution No. R19-30 Approved: 5-0-**

**Resolution No. R19-31:** A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Reappointing Brian Bray, Norm Combs, & Terry Hill to the Grain Valley Parks and Recreation Board for Three-Year Terms

- Mayor Todd read **Resolution No. R19-31** by title only
- *Alderman Headley moved to accept Resolution No. R19-31 as read*
- *The Motion was Seconded by Alderman West*
  - Resolution to reappointing members to the Parks Board in order to maintain membership at staggering terms
- *Resolution No. R19-31 was voted upon with the following voice vote:*
  - *Aye: Bass, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Resolution No. R19-31 Approved: 5-0-**

**Resolution No. R19-32** A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Appointing Members, Filling Vacancies, and Reestablishing the Terms of the Board of Directors of the Industrial Development Authority of the City of Grain Valley, Missouri

- Mayor Todd read **Resolution No. R19-32** by title only
- *Alderman Headley moved to accept Resolution No. R19-32 as read*
- *The Motion was Seconded by Alderman West*
  - To maintain full membership on IDA as well as staggered terms for their appointments
- *Resolution No. R19-32 was voted upon with the following voice vote:*
  - *Aye: Bass, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

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 Alderman Nancy Totton  
 Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

Alderman Tom Cleaver

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**-Resolution No. R19-32 Approved: 5-0-**

**ITEM XV: CITY ATTORNEY REPORT**

- Mr. Lauber shared an update on a constitutional amendment adopted for medical marijuana in Missouri; State of Missouri is working on regulation and began accepting applications this past week to become a qualified patient under plan and to become a dispensary; Lauber Municipal Law will be putting on a seminar for cities on *The Impact of Medical Marijuana on Missouri Cities*, on 6/28/19, at Midwest Public Risk

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

- City Administrator Ryan Hunt
  - Electronic devices for Aldermen are on the way now
- Deputy City Administrator Ken Murphy
  - Discussed increased train traffic lately; Reached out to KC Southern and was told Norfolk Southern Rail line have non-passable tracks right now due to the flooding and are using KC Southern's tracks until the flooding recedes; within next two weeks the tracks should go back to normal; City Administrator Hunt mentioned that the KC Southern is contacted each time there is a complaint even though railroad has highest right of way authority, city works in cooperative manner when possible
  - Reported on Citywide Cleanup day that was held Saturday, June 1; More activity than last year; Record use was seen
- Assistant City Administrator Theresa Osenbaugh
  - Reported on the upcoming Community Development Event 6.20.19 from 5-7 pm held at Armstrong Park which is a family friendly event; intent of event is to highlight Community Development department & their function
  - Reported on the State of the City Video to be shown at the Grain Valley Partnership luncheon Tuesday, July 9 as well as at the Grain Valley Senior Luncheon on July 10
- Captain Jeff Palecek
  - None
- Finance Director Steven Craig
  - None
- Parks & Recreation Director Shannon Davies
  - None
- City Clerk Jamie Logan

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- Announced the Elected Officials Operating Guidelines have been provided to each Alderman; need to be signed and returned to City Clerk Logan; confirmed these were recently elected and voted on by the board

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

- Alderman Shea Bass
  - None
- Alderman Bob Headley
  - Said thank you to Mr. Murphy and others involved in drainage issue
- Alderman Jayci Stratton
  - None
- Alderman Nancy Totton
  - None
- Alderman Yolanda West
  - None

**ITEM XVIII: MAYOR REPORT**

- Mayor Mike Todd
  - Aldermen Board Liaisons confirmed
    - Alderman Headley Mayor Pro-Tem as well as Planning & Zoning Liaison
    - Alderman Stratton Park Board Liaison
    - Alderman Cleaver School Board Liaison
    - Alderman Bass Transportation/Community Development (traffic/police) Liaison
    - Alderman West Partnership Liaison
  - Advised the Board of Aldermen that the Grain Valley Band Parent Association would like permission to waive restrictions to make sales on city property for the permission to sell their merchandise and collect membership fees during their annual BBQ, July 19, 2019, in the Pavilion at Armstrong Park
    - *Alderman Headley moved to Motion to waive Ordinance 240.160, allowing the Band Parent Association to sell merchandise & memberships*
    - *The Motion was Seconded by Alderman West*
      - Alderman West asked if collecting sales tax; Band Parent Association is a not for profit
    - *Motion was voted on with the following voice vote:*

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

**-MOTION CARRIED: 5-0-**

**ITEM XIX: EXECUTIVE SESSION**

- Mayor Todd stated a need to hold an Executive Session for Sealed bids and related documents, until the bids are opened; and sealed proposals and related documents to a negotiated contract until a contract is executed, or all proposals are rejected, Pursuant to Section 610.021(12), RSMo. 1998, as Amended and Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended
- *Alderman Headley moved to close the Regular Meeting for items related to Section 610.021(12), RSMo. 1998, As Amended and Section 610.021(1), RSMo. 1998, as Amended*
- *The motion was seconded by Alderman Stratton*
  - No Discussion
- *The motion was voted on with the following roll call vote:*
  - *Aye: Bass, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-MOTION CARRIED: 5-0-**

**-THE REGULAR MEETING CLOSED AT 8:10 PM-**

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

**-MOTION CARRIED: 4-0-**

**-THE REGULAR MEETING OPENED AT 9:03 PM**

**ITEM XX: ADJOURNMENT**

- The meeting adjourned at 9:03 P.M.

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Shea Bass  
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Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

Alderman Tom Cleaver

**STAFF OFFICIALS PRESENT**

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Minutes submitted by:

\_\_\_\_\_  
 Jamie Logan  
*City Clerk*

\_\_\_\_\_  
 Date

Minutes approved by:

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

\_\_\_\_\_  
 Date

**Non-Official**

**ELECTED OFFICIALS PRESENT**  
 Mayor Mike Todd  
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