



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN WORKSHOP MINUTES
 Regular Session

07/20/2020
 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 July 20 at 5:28 p.m. in the Council Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Johnston

ITEM II: ROLL CALL

- City Clerk Jamie Logan called roll
- *Present: Bass, Cleaver, Headley, Knox, Stratton, Totton*
- *Absent:*

-QUORUM PRESENT-

ITEM III: DISCUSSION

- Strategic Planning Session
 - City Administrator Murphy shared a Strategic Planning Session was Budgeted for 2020 at \$4500; Pre-COVID, this process would have started in April to time with the budget cycle; with COVID, it was pushed back; There are multiple facilitator options one of which included 14 hours of time; The meeting would be held offsite and could potentially use MPR’s facility; Initially the idea was to have the meeting at the Department Head level and now they would to include the Board is interested in being involved
 - Alderman Totton asked where the growth in the City is; City Administrator Murphy said everywhere, including the North and by the high school and the board should be involved in the discussions about the future growth plans
 - Mayor Johnston asked what days of the week the meeting would take place (weekday/weekend) & if 14 hours would be necessary based on past experience of these planning sessions; City Administrator Murphy stated the 14 hours was partially work time from the organizer & not necessarily all time with the Staff and board present; initial thoughts were the weekend would be included; Initially the thought was the meeting would be staff only, but it might be better to include the new board since the City is growing and all of the board’s opinions on growth should be included in the discussion
 - Alderman Stratton asked if the session is for something specific; City Administrator Murphy said this is overall planning session for the City; She asked if people from other boards such as Planning and Zoning would be involved; It would be staff and Board of Aldermen and potentially the staff member liaison on the various boards would be represented; Hoping to schedule soon knowing it most likely won’t line

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 Alderman Tom Cleaver
 Alderman Bob Headley
 Alderman Rick Knox
 Alderman Jayci Stratton
 Alderman Nancy Totton

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Regular Session

07/20/2020
PAGE 2 OF 9

up with budget cycle if the board is supportive

- Overview of City-owned property
 - City Administrator Murphy provided a document with an overview of all City-owned property
 - Mentioned some of the properties listed are very small pieces of land that were given to the City at one point or another and no money was spent on them and cannot do anything with some of the pieces of land; some were given by developers at some point and become maintenance issues for the City
 - Sni-a-bar Farms land and buildings; note that this was multiple transactions to acquire; \$739k was all of the houses and the land in the middle
 - Gregg Street Building (old Nichols building); GVAC occupies one of them
 - 601 N Main Street was received at the same time as the MODOT Main Street project
 - Mayor Johnston would like the pieces of land that do not have a use to be sold; Alderman Cleaver asked if there has been any attempt to sell any of these properties before or if any of these could be used for Parks; the land that has the Community Garden on it would have to be built up as it is on a flood plain and would require flood insurance; Nothing has been put on the market before; Mayor Johnston clarified a bid process would be done as property cannot be sold since City-owned property
 - Mayor Johnston asked what cost is associated with the Community Garden; the majority of the costs were taken care of by grants; the only costs associated are mowing and water and the people with plots there would maintain the rest; Mayor Johnston asked if we track if people that have plots have their own properties in the city; City Administrator Murphy said we don't check that and the idea of the garden is more of the idea of having a community garden and not necessarily about citizens not having an option to do at their own homes
 - Alderman Headley thinks the City should look to sell any lot on Main Street and should be cautious before selling the property down south (Sni-A-Bar property) in case the City chooses to build at some point
 - City Administrator Murphy shared nothing has been put on the market before; Mayor Johnston feels the City should not be involved in real estate and doesn't feel property should be owned because it was cheap and not to keep just for mowing; feels the Sni-A-Bar property should be sold if no immediate need; City Administrator Murphy feels once a sale is made, it should be 100% what everyone wants as there is not a lot of land available inside City limits and it would be final; Alderman Stratton thinks the whole conversation of the property

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BOARD OF ALDERMEN WORKSHOP MINUTES
Regular Session

07/20/2020
PAGE 3 OF 9

and future should be revisited; Alderman Cleaver and Alderman Headley both think the future growth should be looked at before determining what to do with that property; City Administrator Murphy shared there is nothing owed on the Sni-a-bar property; Potentially will come up with uses for Main Street properties and if to be sold, there could be stipulations attached to the sales as to what the land can be used for ex: no storage facilities, etc.

- City Facility Needs
 - City Administrator Murphy gave a brief history of the campus project
 - The current facilities were built in 2001 with 5,000 residents
 - There has been unexpected growth and the current facility wasn't built for a population of this size in mind
 - City Hall/Police Department has four departments and the spaces currently utilized for each of the departments don't address each department's unique needs
 - Current Recreation Center feedback from Staff and Citizens that use the facilities:
 - The cardio/strength training center is small and limits the number of people that can be in there at a time
 - The outdoor pool is 20 years old and costly to repair & undersized; the pool crowds quickly in certain areas; must decide at this point to continue to repair it or do something different to meet the needs
 - Two rooms available to rent out; Gym & Burgess room; Gym is not full size/regulation size and the materials are not standard for use with a concrete floor with tile; all of which limit those that would choose to rent the facility; For larger events, the gym is the only option, the acoustics make it difficult to be rented out; No middle-sized room or option in between the Burgess room & gym
 - City Hall
 - Water is a consistent problem in the building; it seems the roof might have finally stopped leaking, but now it is time to replace the roof
 - There is overcrowding and it doesn't meet needs of each department; if there is space available it doesn't meet the needs of the department or everything is stuffed into a closet
 - IT room/server room is not in an ideal space; all IT vendors that come in comment on the space; does not have consistent temperature for the servers and has a water issue with water flowing into it
 - Talked with departments on what they felt they needed; Flaws in current building – on the police side the holding cell should not have an adult and minor in custody in same room; no way to separate and currently put a

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Regular Session

07/20/2020
PAGE 4 OF 9

- piece of paper over the window; facility construction not made of proper materials
- Animal control and victim advocate in one space and neither should be privy to the other's conversations which can be confidential in nature
 - Two detectives in same office so a makeshift interview room has been made to accommodate
 - Seniors would like to have a place to walk indoors during winter months; no additional space in the current gym safely
 - There is not enough space for current staffing in the community center; There is an office with a partition with two sharing a small space, another in a small office and the printer has been moved down the hall as no space to accommodate
 - Parks and Rec maintenance is on the Sni-A-Bar property with mowers and their shop; if the Sni-A-Bar property is sold, Parks would need to relocate their equipment, shop and storage
 - Court & PD must be separate due to laws and is currently; the Court flow is awkward as there are not spaces to flow the people to before and after seeing the judge
 - Youth Court counsels in City Hall's open break space/kitchen table right now and should be in a more private space and not an open break room
 - Next Step options that direction is needed on what to pursue:
 - Continue with a phased approach of a new complex
 - New plan with expansion here at current facility and build new police station
 - Any other new ideas
 - Need direction as debt levy needs to be set soon and the projects are dependent on this
 - Alderman Headley clarified that the population is likely more than 14,000 without having the new census numbers in yet; The factor used to calculate is 2.7 or 2.8 people per home; A new item to consider this time is the new construction apartments at Old Towne Marketplace and population can balloon faster with this type of property in a community; Alderman Bass asked the occupancy of the Old Towne Marketplace; 160-183 units were estimated
 - Mayor Johnston mentioned that potentially City Hall or Police Department could stay in the current space and remodel and the other could move to a new space; Feels 15 million could expand the current pool, and expand/remodel the current facilities

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Regular Session

07/20/2020
PAGE 5 OF 9

- City Administrator Murphy asked if the aldermen had heard things from citizens regarding phasing a campus project and if they felt the citizens would pass a bond issue if that were the case
- Alderman Knox suggested the Gregg Street properties could alleviate immediate needs for overcrowding; City Administrator Murphy shared things they struggled with separating departments is the departments are so intermingled currently and the City would need to see what departments could operate as a stand alone; and would like to avoid having citizens go from building to building to conduct their business
- Alderman Knox asked if the current ball fields on James Rollo could be removed and moved to Monkey Mountain making space to build a Police Station there to keep the station near current facilities
- Alderman Cleaver asked how much property in the City is zoned Commercial; land by OOIDA and interchange as well as towards Duncan; keep what commercial property is available for future growth
- Alderman Headley worries with facilities being split there would be new considerations including building maintenance happening at different times, if consolidated, money used wisely and if chopped up, might be missing opportunities; Mayor Johnston feels this building is landlocked
- Alderman Stratton likes the idea that if the current facilities are sold, a nicer hotel, restaurant, etc. could potentially go in here; Another option is to potentially look at a different construction company and different construction materials to see if costs could be reduced from that standpoint; the idea of doing all pieces at once made citizens uneasy; Alderman Headley thinks the City should look at long term ideas and not rush to sell the Sni-a-bar property to be done with it; Engineers have looked at current City facility and cannot be built up; Would like a study to look at the costs associated with remodel and not just a band-aid to the current building; Mayor Johnston heard the cost of the land where the current facility sits would bring an estimated 1 million dollars; he feels this building could be updated for less than being estimated; Alderman Knox worked with buildings and grounds at his last position and the cost of construction is more than you'd think; Alderman Cleaver feels a plan/cost of what current facility expansion costs vs Sni-a-bar would actually be should be considered; he feels trails, PD, parks, etc. from a Citizen standpoint would be important when looking at other facilities
- Alderman Headley suggests the strategic planning session could be used for short term or long-term goals
- Alderman Knox shared feasibility study completed at the fire department this past year points to growth moving to the North

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Regular Session

07/20/2020
PAGE 6 OF 9

- The 1 million dollar estimated selling price of the current facility was addressed: A study was done by Block as to what the current facility would go for if it sold; At the start of the year it considered the City Hall structure backwards-a narrow lot- (not including park frontage on James Rollo); An issue is youth sports are very popular and being able to build that type of environment to have fields is important as Monkey Mountain is about maxed out on space available
- Mayor Johnston asked what is the current need for meeting rooms in our community has been and asked how many people ask for this type of space; City Administrator Murphy shared even the City needs meeting space from time to time; Requests include people wanting space beyond business purposes to include family gatherings, graduations, etc.;
- Mayor Johnston asked for cost to expand current facilities including a bigger gym, etc.; Alderman Cleaver and Alderman Headley both shared they worry if fixing current space, the City would be in the same position down the road; Discussed cost of construction of the Sni-a-bar proposal; Voters did not want the project the way it was laid out; Mayor Johnston would like to see a new building for a police department happen and remodel City Hall now and feels the voters would not like to move or didn't want to spend money; said our own police would like to be separate and look at other cities and how they are set up with their City Halls/Police Departments
- Alderman Knox believes a scaled down approach for a new complex would have made the bond issue on the ballot previously pass
- Alderman Stratton feels selling the current City Facilities building/property vs the Sni-a-bar property would have more future tax revenue potential
- Alderman Headley feels there was misinformation given during the election which contributed to the bond issue not passing; Mayor Johnston asked what information he was referring to and felt he shared the majority of the information about the project & asked which part was misinformation; Alderman Headley felt the way COVID came on and the City stopped sharing information about the project during that time that only negative information was shared; Alderman Stratton feels the first proposal was a good starting point & now the City has a better idea of what the citizens would like to see; Alderman Cleaver thinks there are two options on this issue and that is to either fix current space and build a new police department or to complete the project in phases out at Sni-a-bar property; Alderman Knox said phasing has been successful for school bonds
- Alderman Stratton shared the City could potentially lose tax dollars from the potential library going elsewhere

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Regular Session

07/20/2020
PAGE 7 OF 9

- Direction is needed in short order for the upcoming debt levy decision; If there are no projects, debt levy must go down; Baker Tilly will present at the next Aldermen meeting and they will provide options for the Board to consider
- Alderman Bass would like general ideas of cost, knowing it will not be exact as design takes time to obtain; asked if there was information available as to city population vs. size of typical gym, pool, facilities, etc. or if there is information from other cities relating to population size vs. what they offer; Deputy City Administrator Osenbaugh shared the Master Plan was just completed and some of these studies are in there
- Food Trucks
 - City Clerk Logan handed out spreadsheets comparing fees for occupational licenses vs. food trucks in surrounding cities; stating there isn't a pattern of how they are handled amongst other cities
 - The items to consider are where trucks can be parked and the fee that should be charged when developing our policy/ordinance
 - Alderman Cleaver stated food trucks are increasing in popularity and the City needs to be on the front end of this and encourage this in the City
 - Currently, food trucks are able to set up on private property with permission of property owners so long as they have obtained a business license; The City needs to consider whether food trucks should be allowed on any road or on City property
 - Deputy City Administrator shared occupational licenses are obtained to make sure businesses with retail taxes are current as well as those required to acquire insurance are insured properly
 - Mayor Johnston doesn't think all businesses in town are in favor of food trucks; he feels brick and mortar businesses are invested in the community paying taxes to the city and he doesn't feel food trucks should be able to come into the City and take business away; Alderman Cleaver doesn't see food trucks hurting our restaurants that much and the food trucks are in and out one day a week and he feels they provide an option to keep the revenue in Grain Valley while offering a variety of food options that are not currently in the City; Alderman Cleaver would like restrictions on where they can be parked and Alderman Stratton thinks there should have a fee structure
 - Mayor Johnston requested clarification on insurance requirements; City Administrator Murphy shared health inspector and Jackson County inspects each food truck
 - Alderman Knox would like to see these allowed only with Special Events such as a fair or block party and not allowed to set up anywhere

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07/20/2020
PAGE 8 OF 9

- City Administrator Murphy will go to legal for some guidance of how other cities have currently handled their legislation in regards to food trucks
- Alderman Stratton suggested a \$50 annual fee and maybe a \$15 daily fee option
- Alderman Headley suggested people will go outside Grain Valley if they don't have options/food that they are wanting
- City Administrator Murphy shared there needs to be separate code if charging beyond a base occupational license due to regulations surrounding business licenses; Chuck Johnston suggested \$50 license fee plus a charge per event (\$10 or \$15) up to a certain amount
- Deputy City Administrator Osenbaugh mentioned temporary permits would be more work on the City Staff and Mayor Johnston stated the City of Blue Springs has a position created to only monitor food trucks
- Alderman Bass suggested the City have one set fee for food trucks and business licenses for less administration
- Alderman Stratton suggested we define what a food truck is vs. cart, etc.
- Mayor Johnston would like to see different fee options; Alderman Stratton asked if that deters those coming to test our market as some are doing that; Alderman Knox would like to see the fee as simple as possible with the fee around \$50, Alderman Cleaver agrees with this and said one time charge then you don't need to worry about it; feels should try to model structures of cities closer to us in proximity
- City Administrator Murphy will talk with legal to work through our fees and what is allowed and where we think we are headed with this

ITEM IV: ADJOURNMENT

- The meeting adjourned at 7:29 P.M.

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 PAGE 9 OF 9

Minutes submitted by:

 Jamie Logan
 City Clerk

 Date

Minutes approved by:

 Chuck Johnston
 Mayor

 Date

non-official

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