



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

**10/12/2020**  
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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 October 12, 2020 at 6:58 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: INVOCATION**

- Invocation was given by Pastor Mike Cassidy of Faith Methodist

**ITEM IV: PLEDGE OF ALLEGIANCE**

- The Pledge of Allegiance was led by Alderman Cleaver

**ITEM V: APPROVAL OF AGENDA**

- No Changes

**ITEM VI: PROCLAMATIONS**

- None

**ITEM VII: CITIZEN PARTICIPATION**

- None

**ITEM VIII: CONSENT AGENDA**

- September 28, 2020 – Board of Aldermen Regular Meeting Minutes
- October 12, 2020 – Accounts Payable
- *Alderman Headley made a Motion to Accept the Consent Agenda*
- *The Motion was Seconded by Alderman Knox*
  - No Discussion
- *Motion to Approve the Consent Agenda was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
Alderman Shea Bass  
Alderman Tom Cleaver  
Alderman Bob Headley  
Alderman Rick Knox  
Alderman Jayci Stratton  
Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Chief James Beale  
Finance Director Steven Craig  
Parks and Recreation Director Shannon Davies  
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- *Abstain: None*

**-MOTION APPROVED: 6-0-**

**ITEM IX: PREVIOUS BUSINESS**

- None

**ITEM X: NEW BUSINESS**

- Liquor License request for Iron Kettle Brewing was presented
- City Clerk Logan stated Iron Kettle Brewing has applied for a liquor license; This is the first presentation of this application; Chief Beale has approved the application; they are anticipating a December 1 opening; they have applied for their State (hopefully to be approved this week) and County licenses; The managing partner, Jason Fenstermaker, is here to answer any questions that you may have

**ITEM XI: PRESENTATIONS**

- Dick Tuttle, City Engineer presented the results of the IMS Pavement program; This program began in March of 2020; provided assessment of current roads type; collector streets are heavily traveled and are in the worst shape with PCI at 54; program focuses on collector and arterial streets (main streets)
- Provided list of streets proposed for 2020 repairs budgeted at \$340,000 currently; proposing to add \$500,000 this year to be able to add 5 more streets (heavy on the collector roads)
- Results of this program would raise the PCI from 54 to 59 and move more towards the 60-70 PCI range after the 5 years time
- \$1,082,000 budget proposed for 2021, all roads selected were had a PCI lower than 50, 1 arterial road, multiple collector roads and a list of local streets to include asphalt overlay where needed, deep patching if needed as well as ADA ramps and curbs
- Duncan and Ryan Road are the last two major roads in the collector streets in need of repairs and would propose to add these in the next few years
- Alderman Totton asked if alleys were to be included; Mr. Tuttle said they would look at other less expensive methods to repair those alleyways as they are less than 1% of all of the roads; looking at ways to repair the more rural roads as well and the roads were annexed in, but the properties were not
- Alderman Headley asked what the shape of the roads were in the original part of town; Mr. Tuttle shared they were in fair plus condition as they have been overlaid; some are planned to be completely reconstructed in the future; Mr. Murphy stated all older part of town received the overlay to buy some time before a total replacement

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- Alderman Knox asked if the vehicle's laser shows if there is a falling away of roads; Mr. Tuttle shared it measures roughness & cracks to determine the structural stability; Alderman Knox shared East Broadway was pretty rough, but that road didn't make this cut
- Alderman Bass asked how the roads were determined; it was based on type of road and condition of the road
- Alderman Stratton asked if the amount proposed was the amount needed every year for 5 years; Mr. Tuttle said yes and the idea is to get more streets from the lower PCI levels to more acceptable conditions with more affordable way to repair; looking to put in better quality roads up front
- Alderman Stratton confirmed new neighborhoods are paid for by the developers; Mr. Tuttle will inspect these roads at that point so it doesn't become the City's expense later to correct issues; several of these roads were built years ago at the same time which is why so many are needing updates now
- Alderman Knox asked what the bond is for this; 2-year bond and before the bond expires, Mr. Tuttle will do walk-thru inspections with the developers
- Mayor Johnston asked if the IMS truck should come back in before the bond is up; Mr. Tuttle shared they will likely walk these and IMS suggests every 3-5 years this be done going forward
- Alderman Totton asked if Front street is on there; Mr. Tuttle shared that is a reconstruction project and not just repairs and would cost more than this whole project costs for the reconstruction of the one road
- Alderman Cleaver asked when these repairs on the initial list would begin; Mr. Tuttle said this month and as early as tomorrow if the budget amendment passes

**ITEM XII: PUBLIC HEARING**

- None

**ITEM III: RESOLUTIONS**

**Resolution No. R20-47:** A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the Installation of Five New Street Lights in the Eagle Ridge Multi-Family 2<sup>nd</sup> Plat Subdivision

- *Alderman Headley moved to approve Resolution No. R20-47*
- *The Motion was Seconded by Alderman Knox*
  - Authorizes street lights as part of a construction permit fee; now they are ready to be installed; Alderman Knox asked if LED; Mr. Murphy said yes, that is all Evergy is installing

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- *Resolution No. R20-47 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Resolution No. R20-47 Approved: 6-0-**

**Resolution No. R20-48:** A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the Installation of Three New Street Lights in the Eagle Ridge Estates 3<sup>rd</sup> Plat Subdivision

- *Alderman Headley moved to approve Resolution No. R20-48*
- *The Motion was Seconded by Alderman Bass*
  - *Similar to the last resolution; single family portion of that plat*
- *Resolution No. R20-47 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Resolution No. R20-48 Approved: 6-0-**

**Resolution No. R20-49:** A Resolution by the Board of Aldermen of the City of Grain Valley Establishing the Need to Amend the 2020 Budget and Authorizing the use of Jackson County’s 2020 Pavement Maintenance (Phase 1, Asphaltic Concrete Overlay) Contract and Jackson County’s 2020 Pavement Maintenance (Phase 3, Pavement Marking) Contract for the City’s 2020 Street Maintenance Program Contingent Upon the Allocation of Funding for Said Services

- *Alderman Totton moved to approve Resolution No. R20-49*
- *The Motion was Seconded by Alderman Headley*
  - *Relating to the pavement presentation from earlier on the agenda*
- *Resolution No. R20-49 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Resolution No. R20-49 Approved: 6-0-**

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
 Alderman Shea Bass  
 Alderman Tom Cleaver  
 Alderman Bob Headley  
 Alderman Rick Knox  
 Alderman Jayci Stratton  
 Alderman Nancy Totton

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**ITEM XIV: ORDINANCES**

**Bill No. B20-27:** An Ordinance Vacating A 20 Foot Alleyway Between the Properties of 309 And 311 Front Street

*Bill No. B20-27 was read by City Attorney Jeff Deane for the second reading*

- *Alderman Headley moved to accept the second reading of **Bill No. B20-27**; and approve it as Ordinance #2520*
- *The Motion was Seconded by Alderman Cleaver*
- *Alderman Totton stated that she will abstain from this vote*
  - *No discussion*
- *Motion to approve **Bill No. B20-27** making it ordinance #2520 was voted upon with the following roll call vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton*
  - *Nay: None*
  - *Abstain: Totton*

**-Bill No. B20-27 BECAME ORDINANCE #2520: 5-0-1-**

**Bill No. B20-28:** An Ordinance Approving the Final Plat of the Valley Subdivision

*Bill No. B20-28 was read by City Attorney Jeff Deane for the second reading*

- *Alderman Headley moved to accept the second reading of **Bill No. B20-28**; and approve it as Ordinance #2521*
- *The Motion was Seconded by Alderman Knox*
  - *No discussion*
- *Motion to approve **Bill No. B20-28** making it ordinance #2521 was voted upon with the following roll call vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Bill No. B20-28 BECAME ORDINANCE #2521: 6-0**

**Bill No. B20-29:** An Ordinance Amending Title V of the Code of Ordinances to Include a New Chapter Addressing Construction Contractors

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
 Alderman Shea Bass  
 Alderman Tom Cleaver  
 Alderman Bob Headley  
 Alderman Rick Knox  
 Alderman Jayci Stratton  
 Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**

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*Bill No. B20-29 was read by City Attorney Jeff Deane for the second reading*

- *Alderman Bass moved to accept the second reading of **Bill No. B20-29**; and approve it as Ordinance #2522*
- *The Motion was Seconded by Alderman Cleaver*
  - *No discussion*
- *Motion to approve **Bill No. B20-29** making it ordinance #2522 was voted upon with the following roll call vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Bill No. B20-29 BECAME ORDINANCE #2522: 6-0**

**Bill No. B20-30:** An Ordinance Amending Title V of the Code of Ordinances to Include a New Chapter Addressing Landlords and Rental Properties

*Bill No. B20-30 was read by City Attorney Jeff Deane for the second reading*

- *Alderman Cleaver moved to accept the second reading of **Bill No. B20-30**; and approve it as Ordinance #2523*
- *The Motion was Seconded by Alderman Headley*
  - *No discussion*
- *Motion to approve **Bill No. B20-30** making it ordinance #2523 was voted upon with the following roll call vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Bill No. B20-30 BECAME ORDINANCE #2523: 6-0**

**Bill No. B20-31:** An Ordinance Amending Chapter 605 of the Code of Ordinances of the City of Grain Valley, Missouri, Pertaining to Occupational Licenses

*Bill No. B20-31 was read by City Attorney Jeff Deane for the second reading*

- *Alderman Knox moved to accept the second reading of **Bill No. B20-31**; and approve it*

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
 Alderman Shea Bass  
 Alderman Tom Cleaver  
 Alderman Bob Headley  
 Alderman Rick Knox  
 Alderman Jayci Stratton  
 Alderman Nancy Totton

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*as Ordinance #2524*

- *The Motion was Seconded by Alderman Cleaver*
  - *Alderman Totton asked if this was relating to food trucks; Mr. Murphy said no, this was a legal update to the occupational license code*
- *Motion to approve **Bill No. B20-31** making it ordinance #2524 was voted upon with the following roll call vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Bill No. B20-31 BECAME ORDINANCE #2524: 6-0**

**Bill No. B20-32:** An Ordinance by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Amend the 2020 Budget to Allocate Funding from Transportation Reserves for Additional Road Improvements

- *Alderman Stratton moved to make the first reading by title only of **Bill No. B20-32***
- *The Motion was Seconded by Alderman Knox*
  - *This is what was referred to in the presentation and would move \$500,000 from the transportation reserves and to the proposed street program*
- *Motion to make the first reading of **Bill No. B20-32** by title only was voted on by voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Motion Approved 6-0-**

**Bill No. B20-32** was read by City Attorney Jeff Deane for the first reading

- *Alderman Stratton moved to accept the first reading of Bill Number B20-32; and make a second reading by title only*
- *The Motion was Seconded by Alderman Totton*
  - *No discussion*
- *Motion to make the second reading of **Bill No. B20-32** by title only was voted on my voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*

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 Alderman Nancy Totton

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- *Abstain: None*

**-Motion Approved 6-0-**

**Bill No. B20-32** was read by City Attorney Jeff Deane for the second reading

- Alderman Stratton moved to accept the second reading of **Bill No. B20-32**; and approve it as Ordinance #2525
- The Motion was Seconded by Alderman Bass
  - No discussion
- Motion to approve **Bill No. B20-32** making it ordinance #2525 was voted upon with the following roll call vote:
  - Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton
  - Nay: None
  - Abstain: None

**-Bill No. B20-32 BECAME ORDINANCE #2525: 6-0**

**ITEM XV: CITY ATTORNEY REPORT**

- No report

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

- City Administrator Ken Murphy
  - Budget workshop next Tuesday
- Deputy City Administrator Theresa Osenbaugh
  - None
- Chief James Beale
  - None
- Finance Director Steven Craig
  - None
- Parks & Recreation Director Shannon Davies
  - None
- Community Development Director Mark Trosen
  - Last Saturday cosponsored HHW Jackson county and planned for 200 households and had 198 vehicles attended
- City Clerk Jamie Logan
  - None

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

- Alderman Shea Bass
  - None
- Alderman Tom Cleaver
  - None
- Alderman Bob Headley
  - None
- Alderman Rick Knox
  - None
- Alderman Jayci Stratton
  - None
- Alderman Nancy Totton
  - Would like to see more promotion of the Trick or Treat on Main Street; not a city function and not our event to promote

**ITEM XVIII: MAYOR REPORT**

- Mayor Chuck Johnston
  - Thanked Mr. Murphy for assistance with issue that occurred last Friday night with a water shut off; it was handled quickly after hours and thank you to Public Works and Mr. Craig and water billing team

**ITEM XIX: EXECUTIVE SESSION**

- Mayor stated an executive session was needed for Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), Leasing, Purchase or Sale of Real Estate Pursuant to Section 610.021(2), RSMo. 1998, as Amended, Hiring, Firing, Disciplining or Promoting of Employees (personnel issues), Pursuant to Section 610.021(3), RSMo. 1998, as Amended, and Individually Identifiable Personnel Records, Personnel Records, Performance Ratings or Records Pertaining to Employees or Applicants for Employment, Pursuant to Section 610.021(13), RSMo 1998, as Amended

**-THE REGULAR MEETING CLOSED AT 7:45 PM-**

- *Alderman Headley moved to open the Regular Meeting*
- *The motion was seconded by Alderman Knox*
  - No Discussion
- *The motion was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*

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- *Nay: None*
- *Abstain: None*

**-MOTION CARRIED: 6-0-**

**-THE REGULAR MEETING OPENED AT 8:28 PM**

**ITEM XX: ADJOURNMENT**

- The meeting adjourned at 8:28 P.M.

Minutes submitted by:

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

\_\_\_\_\_  
 Date

Minutes approved by:

\_\_\_\_\_  
 Chuck Johnston  
 Mayor

\_\_\_\_\_  
 Date

non-official

**ELECTED OFFICIALS PRESENT**

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