



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
Regular Session

10/26/2020
PAGE 1 OF 7

ITEM I: CALL TO ORDER

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Regular Session on October 26, 2020 at 6:59 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

- None

ITEM IV: PLEDGE OF ALLEGIANCE

- The Pledge of Allegiance was led by Alderman Headley

ITEM V: APPROVAL OF AGENDA

- No Changes

ITEM VI: PROCLAMATIONS

- None

ITEM VII: CITIZEN PARTICIPATION

- Mike Switzer; 210 Cannon Street; Veterans Tribute was postponed due to bad weather this past week; this has been turned over to the parks board and the schools will be part of the patriotic celebration in the spring

ITEM VIII: CONSENT AGENDA

- October 06, 2020 – Board of Aldermen Budget Workshop Minutes
- October 12, 2020 – Board of Aldermen Regular Meeting Minutes
- October 20, 2020 – Board of Aldermen Budget Workshop Minutes
- October 26, 2020 – Accounts Payable
- *Alderman Headley made a Motion to Accept the Consent Agenda*
- *The Motion was Seconded by Alderman Knox*

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
Community Development Director Mark Trosen
City Clerk Jamie Logan
City Attorney Joe Lauber



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

10/26/2020
 PAGE 2 OF 7

- 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*
 - *Abstain: None*

-MOTION APPROVED: 6-0-

ITEM IX: PREVIOUS BUSINESS

- Iron Kettle Brewing, LLC was presented for the second time to the board; requested a motion to approve the liquor license; They are still waiting for the county liquor license and the liquor permit cards; all else has been received
- *Alderman Headley made a Motion to Approve the liquor license for Iron Kettle Brewing, LLC*
- *The Motion was Seconded by Alderman Totton*
 - No Discussion
- *Motion to Approve the liquor license for Iron Kettle Brewing, LLC was voted on with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-MOTION APPROVED: 6-0-

ITEM X: NEW BUSINESS

- None

ITEM XI: PRESENTATIONS

- None

ITEM XII: PUBLIC HEARING

- None

ITEM III: RESOLUTIONS

Resolution No. R20-50: A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Enter Into an Agreement with CFS Engineers for Construction Management Services for the Pedestrian Bridge Project at Blue Branch Creek

- *Alderman Stratton moved to approve Resolution No. R20-50*
- *The Motion was Seconded by Alderman Knox*

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
 Community Development Director Mark Trosen
 City Clerk Jamie Logan
 City Attorney Joe Lauber



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

10/26/2020
PAGE 3 OF 7

- Mr. Davies shared 6 bids were received for the pedestrian bridge and this resolution is to utilize CFS in the next phase of this project including regular inspections; we have utilized them in the prior phase of this project and would like to continue
- *Resolution No. R20-50 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
 - *Nay: None*
 - *Abstain: None*

-Resolution No. R20-50 Approved: 6-0-

ITEM XIV: ORDINANCES

Bill No. B20-33: An Ordinance Approving the Issuance of Tax Increment Refunding Revenue Bonds (Grain Valley Marketplace Redevelopment Project #2) Series 2020 by the Industrial Development Authority of the City of Grain Valley, Missouri, and Authorizing Certain Other Actions in Connection With the Execution and Delivery of the Bonds

- *Alderman Bass moved to make the first reading by title only of **Bill No. B20-33***
- *The Motion was Seconded by Alderman Headley*
- *Motion to make the first reading of **Bill No. B20-33** 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. B20-33 was read by City Attorney Joe Lauber for the first reading

- *Alderman Bass moved to accept the first reading of Bill Number B20-33; and make a second reading by title only*
- *The Motion was Seconded by Alderman Knox*
 - *Tom Kaleko from Baker Tilley shared he has been part of this project from when the interchange was discussed (2012); they knew there was some risk associated back then in, and there were hopes the project would be successful and was hoping to refinance the bonds at some point without the city's backing; the bonds have been successfully marketed the bonds and will be secured by the project*

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
 Community Development Director Mark Trosen
 City Clerk Jamie Logan
 City Attorney Joe Lauber



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
Regular Session

10/26/2020
PAGE 4 OF 7

revenues with the sales tax in place and the city will not be under any financial obligation as they will not be the backer of the new bonds; the bond council and Stifel have worked together to achieve this; Private placement was achieved due to the nature of the bonds and pandemic; Cedar Rapids Bank and Trust is the proposal that has been accepted; this was ideal as it will lower the rate while lowering risk; maturity will remain the same as when the TIF will turn off (2033); hoping to pay bonds and STAR off before 2033; At the request of the investor, this is a mandatory piece of the financing; when the 2012 bonds were sold there was and understanding if not enough reserves/revenues; and the city on its own chose to create a supplementary reserve funded by part of the sales tax increment not captured by the TIF with around \$600,000 in there today; with this refunding, the \$600,000 can be put to other use; The IDA approved this transaction last week and if approved tonight would be closed mid-November

- *Mr. Lauber added that he congratulates the board and the city on this achievement especially those that were part of the board back then when the decision was made*
- *Motion to make the second reading of **Bill No. B20-33** by title only was voted on my voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-Motion Approved 6-0-

Bill No. B20-33 was read by City Attorney Joe Lauber for the second reading

- *Alderman Bass moved to accept the second reading of **Bill No. B20-33**; and approve it as Ordinance #2526*
- *The Motion was Seconded by Alderman Totton*
 - *No discussion*
- *Motion to approve **Bill No. B20-33** making it ordinance #2526 was voted upon with the following roll call vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-Bill No. B20-33 BECAME ORDINANCE #2526: 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

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
Community Development Director Mark Trosen
City Clerk Jamie Logan
City Attorney Joe Lauber



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
Regular Session

10/26/2020
PAGE 5 OF 7

ITEM XV: CITY ATTORNEY REPORT

- Tenth anniversary on November 1; an open house 4:30-7:30 on 11/5 and the board is invited to attend and celebrate with them

ITEM XVI: CITY ADMINISTRATOR & STAFF REPORTS

- City Administrator Ken Murphy
 - None
- Deputy City Administrator Theresa Osenbaugh
 - None
- Chief James Beale
 - None
- Finance Director Steven Craig
 - The City is transitioning to the Cloud based server for Tyler Technologies on Wednesday this week and online payments will be down during that time; Mayor Johnston asked what notification will be done for citizens; PIO will notify with social media and there will be a message on Tyler
- Parks & Recreation Director Shannon Davies
 - Provided an update on youth softball and baseball; there were parameters in place to encourage social distancing and they were able to hold a fall season; there was some interleague and teams from other cities joined our league as their cities shut their programs down; Mayor Johnston said good job
- Community Development Director Mark Trosen
 - The pavement program has been delayed due to weather, but hopes to begin Friday through the weekend and next week; citizens will receive door hangers if on their streets
- City Clerk Jamie Logan
 - None

ITEM XVII: BOARD OF ALDERMEN REPORTS & COMMENTS

- Alderman Shea Bass
 - None
- Alderman Tom Cleaver
 - None
- Alderman Bob Headley
 - Asked how many residential permits for 2020; the next report will show YTD
- Alderman Rick Knox
 - Apologized to the Mayor/Board and Staff for missing the last workshop; he had the

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
Community Development Director Mark Trosen
City Clerk Jamie Logan
City Attorney Joe Lauber



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

10/26/2020
PAGE 6 OF 7

wrong dates down

- Alderman Jayci Stratton
 - None
- Alderman Nancy Totton
 - Shared a citizen told her Grain Valley was one of the nicest towns she’s been in and she is looking to move here

ITEM XVIII: MAYOR REPORT

- Mayor Chuck Johnston
 - None

ITEM XIX: EXECUTIVE SESSION

- Mr. Murphy stated an executive session was needed for Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended and 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
- *Alderman Headley moved to close the Regular Meeting for items related Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended and 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*
- *The motion was seconded by Alderman Bass*
 - No Discussion
- *The motion was voted on with the following roll call vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
 - *Nay: None*
 - *Abstain: None*

-MOTION CARRIED: 6-0-

-THE REGULAR MEETING CLOSED AT 7:29 PM-

- *Alderman Headley 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, Cleaver, Headley, Knox, Stratton, Totton*

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
 Community Development Director Mark Trosen
 City Clerk Jamie Logan
 City Attorney Joe Lauber



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

10/26/2020
PAGE 7 OF 7

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

-MOTION CARRIED: 6-0-

-THE REGULAR MEETING OPENED AT 8:14 PM-

ITEM XX: ADJOURNMENT

- The meeting adjourned at 8:14 P.M.

Minutes submitted by:

 Jamie Logan
 City Clerk

 Date

Minutes approved by:

 Shea Bass
 Mayor Pro-Tem

 Date

non-official

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
 Community Development Director Mark Trosen
 City Clerk Jamie Logan
 City Attorney Joe Lauber