



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
Workshop

03/30/2021
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ITEM I: CALL TO ORDER

- The Board of Aldermen of the City of Grain Valley, Missouri, met for a Workshop Session on March 30, 2021 at 6:00 p.m. in the Council Chambers of Grain Valley City Hall, 711 Main Street, Grain Valley, Missouri
- 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

Facility Needs

- This meeting is a follow up to the prior workshop regarding facility needs; the information discussed at this meeting is based on priorities determined from the last workshop
- The Community Garden Parcel was discussed at the last workshop as a prospective site to build in the future; After research, it was determined this property is not viable for the City's building purposes
- Discussed various options/combinations for police department needs; the pros/cons were discussed; included items the police department would need such as secure parking lot, secure sally port, etc.
- The goal for the workshop would be to narrow the options down to two scenarios/options and staff will explore further and issue a RFQ for Architectural Services
- Alderman Totton asked how much funding is set back for this; Mr. Murphy stated large ticket items would be funded via bonds
- Alderman Headley asked for clarification on the community center and if the estimates provided included an outdoor pool; these do not include those costs and only the community center itself and is using costs most recently provided from the last architectural bid
- Alderman Totton asked if we pay when a prisoner is taken to Blue Springs for detention; yes we do; A new jail is not in the estimated costs provided for a new police station and there were not plans to include one in the original discussions
- Alderman Totton asked where the funding for these facilities would come from; Mayor

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
City Clerk Jamie Logan



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Johnston stated bond issues and not always will they raise taxes

- Alderman Stratton clarified why Butterfly Trail is best suited for Community Center; it would be due to residential neighborhood and trail/pond right there
- Alderman Totton thinks money should be saved before doing something with any facility; Mr. Murphy stated to hold that amount of funds in a bank account is not the way things are done as it isn't right to take that amount of money in from residents/taxpayers and let it build up
- Alderman Knox asked what staff felt was most important; Mr. Murphy stated all three facilities have needs and improvements are needed; the last meeting the board felt the police department needs should be met first
- Mr. Murphy stated discussions were held with Parks and Rec director Shannon Davies as in some of the scenarios various parks services/locations could be displaced; Steps should be laid out to include replacement of the facilities if they end up displaced
- Alderman Totton asked what is being done with the farm site; Mr. Murphy stated that is what this discussion is about
- Alderman Knox asked what kind of access would be available if the space behind the pavilion was used for a new police station; that would be part of the infrastructure cost and most likely the outer road
- Mayor Johnston does not like the idea of selling the current lot/building where the city hall/Police station is, as he feels we would lose money immediately; Alderman Stratton shared there would be revenue that could be generated for years to come if the current facilities were to relocate; this is a prime location as it is next to the interstate
- Alderman Stratton asked about a public safety tax as a funding mechanism
- Mayor Johnston and Alderman Cleaver held discussion about renovating the current building or rebuilding
- Alderman Knox did not like the idea of renovating the current structure for a police station due to the landlock issue with the park on one side and bank on the other
- Alderman Knox stated this current building and the community center are on a prime commercial lots
- Alderman Headley asked if it was possible to get a figure of what possible commercial business revenue could be captured if commercial buildings/businesses were built on this current site
- Mr. Murphy stated selling the farm property could be problematic as that size of land likely won't come available again
- Mayor Johnston would like the farm property sold and proceeds to be applied toward the facility needs
- Alderman Stratton asked if the Police Station moved behind the pavilion and asked if the

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City Hall could stay in the current location with little renovations/cost temporarily

- Alderman Headley is interested in the cost of the Police Station and if all in at first or if it should be done in phases to keep costs down
- Deputy City Administrator Osenbaugh stated the estimated costs were based on prior building costs but not the same designs that were laid out before as in only one floor vs. two as an example
- Mr. Murphy stated if the Police Station were relocated to a new facility behind the pavilion, it would displace some services currently offered by Parks and Rec; asked other alternatives for those services; Mayor Johnston thinks the Farm property could be utilized for that
- Alderman Bass asked if the fields by the racetrack are used; yes for football, but they are not in great shape
- Alderman Headley asked if the Pavilion space was displaced, what other flat space could be used for events like the fair that would have access to power, parking etc; Mayor Johnston stated an event that takes up two days a year should not dictate the plans
- Mayor Johnston suggested phasing with a new Police Station first to move behind the Pavilion, a community center to the farm property and the City Hall further back closer to the police station as a final step
- Alderman Bass asked what the feasibility of moving Armstrong Park to where the community center would relocate; The agreement with the park's formation is it needed to be relocated and replicated with the same space
- The consensus of the board was to explore moving the police station behind the pavilion & to renovate the current building for the City Hall
- Alderman Headley and Cleaver would like to layout the long-range plan, so the voters know what the future for the facilities are

ITEM IV: ADJOURNMENT

- The meeting adjourned at 7:34 P.M.

Minutes submitted by:

 Jamie Logan
 City Clerk

 Date

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Minutes approved by:

Chuck Johnston
Mayor

Date

non-official

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