



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
Regular Session

06/14/2021
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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 14, 2021 at 7:00 p.m. in the Board 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, Mills, Stratton*
- *Absent:*

-QUORUM PRESENT-

ITEM III: INVOCATION

- Invocation was given by Darryl Jones of Crossroads Church

ITEM IV: PLEDGE OF ALLEGIANCE

- The Pledge of Allegiance was led by Alderman Mills

ITEM V: APPROVAL OF AGENDA

- No Changes

ITEM V: PROCLAMATIONS

- None

ITEM VII: CITIZEN PARTICIPATION

- Jan Brill; 1035 SE Ephraim; She wrote a letter to the editor of the paper and didn't know if it would be published, but she wanted to thank the City for the Citywide Cleanup and Senior Citizen pick up option; She appreciated the service with a smile; She also asked when the new stripes on AA would be painted in; Mr. Trosen shared they hoped to have it striped in the next 4 weeks

ITEM VII: CONSENT AGENDA

- May 24, 2021 – Board of Aldermen Regular Meeting Minutes
- June 14, 2021 – Accounts Payable
- *Alderman Headley made a Motion to Accept the Consent Agenda*
- *The Motion was Seconded by Alderman Knox*
 - *None*
- *Motion to Approve the Consent Agenda was voted on with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*

ELECTED OFFICIALS PRESENT

Mayor Chuck Johnston
Alderman Shea Bass
Alderman Tom Cleaver
Alderman Bob Headley
Alderman Rick Knox
Alderman Darren Mills
Alderman Jayci Stratton

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Chief James Beale
Community Development Director Mark Trosen
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- *Nay: None*
- *Abstain: None*

-MOTION APPROVED: 6-0-

ITEM IX: PREVIOUS BUSINESS

- None

ITEM X: NEW BUSINESS

- None

ITEM XI: PRESENTATIONS

- Butch Beeman from Trout Beeman & Co, P.C. presented; He thanked the city staff for their involvement in the process; He highlighted parts of the audit; shared the auditor’s job is to make a determination if the city’s financial statements are presented fairly; their opinion is that the city’s financial statements are presented fairly and are the highest level of an opinion; and this is the outcome the city would want
- Mr. Beeman pointed out on the balance sheet that it was higher than the prior year due in part to higher grant figures
- All deposits were held by qualified depositories which is a state statute, but the good news is that all funds would be protected by FDIC
- Briefly discussed the advanced refunding on the bonds and how this process saved money on the debt service and congratulated the boards prior and this board for moving forward with it and seeing it through

ITEM XII: PUBLIC HEARING

*-Mayor Johnston opened the public hearing for **Greystone West Tract A** at 7:21PM –*

- *Mark Trosen, Community Development Director showed aerials for the tracts in question in which the developer is requesting a change in zoning to multi-family; the proposed changes in zoning is consistent with the Comprehensive Plan; requesting a small variation to include a shorter setback in the front of the homes (25 vs 30 feet) but would comply with the backyard requirement; the city’s parks plan is planning for a bike trail and the developer will do this trail through tract A; the planning and zoning commission unanimously voted to approve with the addition of the developer to add a berm*

-Mayor Johnston opened the floor to citizens for comment-

- *No comments*

*-Mayor Johnston closed the public hearing for **Greystone West Tract A** at 7:30PM -*

ELECTED OFFICIALS PRESENT

Mayor Chuck Johnston
 Alderman Shea Bass
 Alderman Tom Cleaver
 Alderman Bob Headley
 Alderman Rick Knox
 Alderman Darren Mills
 Alderman Jayci Stratton

ELECTED OFFICIALS ABSENT

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- Mayor Johnston opened the public hearing for **Greystone West Tract B** at 7:30PM –*
- *Mr. Trosen shared the development plan to include a senior citizen apartment building; the development is consistent with the setback requirements and requested the parking be 10 feet from the property line; the developer provided a supplemental drawing to comply with the setbacks and 2 parking spaces per unit and will be amended before the final development plan is produced to the Planning and Zoning commission and the board again; Fencing will be provided as required by the zoning code; the construction of the trail will be done on this tract as well including the start of the trail to match the city's trail plan and built to the city's specifications; Staff recommends approval of the plan*
 - *Alderman Cleaver asked if there have been inquiries for commercial sites in that area; Mr. Trosen stated no*

-Mayor Johnston opened the floor to citizen's for comment 7:35PM-

- *Ms. Brill asked if a TIF would be utilized in this area; Mr. Murphy stated no this is not a TIF area*

*-Mayor Johnston closed the public hearing for **Greystone West Tract B** at 7:37PM -*

ITEM XIII: RESOLUTIONS

Resolution No. R21-36: A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Execute Task Agreement No. 3 with Lamp Rynearson for a Stormwater Master Plan Update

- *Alderman Headley moved to approve Resolution No. R21-36*
- *The Motion was Seconded by Alderman Knox*
 - *This was an item discussed during budget time*
- *Resolution No. R21-36 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
 - *Nay: None*
 - *Abstain: None*

-Resolution No. R21-36 Approved: 6-0-

Resolution No. R21-37: A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the Installation of Two New Street Lights in the Bush Business Park Replat Subdivision

ELECTED OFFICIALS PRESENT

Mayor Chuck Johnston
 Alderman Shea Bass
 Alderman Tom Cleaver
 Alderman Bob Headley
 Alderman Rick Knox
 Alderman Darren Mills
 Alderman Jayci Stratton

ELECTED OFFICIALS ABSENT

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- *Alderman Knox moved to approve Resolution No. R21-37*
- *The Motion was Seconded by Alderman Cleaver*
 - When new developments come in, streetlights are included as part of the development fees
 - Alderman Cleaver confirmed the cost is covered; there is a set cost in the fee schedule, and they are paid up front and the City works with Evergy to install
- *Resolution No. R21-37 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
 - *Nay: None*
 - *Abstain: None*

-Resolution No. R21-37 Approved: 6-0-

Resolution No. R21-38: A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the Installation of Four New Street Lights on Eagle Ridge Boulevard Between NW Jefferson Street and East Kansas City Industrial Boulevard

- *Alderman Mills moved to approve Resolution No. R21-38*
- *The Motion was Seconded by Alderman Headley*
- *Resolution No. R21-38 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
 - *Nay: None*
 - *Abstain: None*

-Resolution No. R21-38 Approved: 6-0-

Resolution No. R21-39: A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the Installation of One New Street Light in the Greystone Estates Phase II Subdivision

- *Alderman Stratton moved to approve Resolution No. R21-39*
- *The Motion was Seconded by Alderman Bass*
- *Resolution No. R21-39 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
 - *Nay: None*
 - *Abstain: None*

-Resolution No. R21-39 Approved: 6-0-

ELECTED OFFICIALS PRESENT

Mayor Chuck Johnston
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Alderman Tom Cleaver
Alderman Bob Headley
Alderman Rick Knox
Alderman Darren Mills
Alderman Jayci Stratton

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Resolution No. R21-40: A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the Installation of Six New Street Lights in the Valley Subdivision

- *Alderman Bass moved to approve Resolution No. R21-40*
- *The Motion was Seconded by Alderman Mills*
- *Resolution No. R21-40 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
 - *Nay: None*
 - *Abstain: None*

-Resolution No. R21-40 Approved: 6-0-

Resolution No. R21-41: A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Enter into a Buy-up Agreement With Compsych for Employee Assistance Program Services

- *Alderman Cleaver moved to approve Resolution No. R21-41*
- *The Motion was Seconded by Alderman Stratton*
 - Program offered for several years as part of the city insurance program; there are 3 visits to help the employee through this and the City has bought up so there are 6 visits per issue instead of 3
- *Resolution No. R21-41 was voted upon with the following voice vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
 - *Nay: None*
 - *Abstain: None*

-Resolution No. R21-41 Approved: 6-0-

ITEM XIV: ORDINANCES

Bill No. B21-14: An Ordinance Changing the Zoning on Approximately 5.12 Acres from District C-2 (General Business District) to R-3P (Multi-Family Residential District – Planned Overlay District) and a Change of Zoning on Approximately 1.92 Acres from District C-2 (General Business District) to District C-2P (General Business – Planned Overlay District) and Approval of Preliminary Development Plan for Greystone West Tract A

Bill No. B21-14 was read by City Clerk Jamie Logan for the first reading by title only

- *Alderman Headley moved to accept the first reading of Bill No. B21-14 bringing it back*

ELECTED OFFICIALS PRESENT

Mayor Chuck Johnston
 Alderman Shea Bass
 Alderman Tom Cleaver
 Alderman Bob Headley
 Alderman Rick Knox
 Alderman Darren Mills
 Alderman Jayci Stratton

ELECTED OFFICIALS ABSENT

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for a second reading at the next regularly scheduled meeting

- *The Motion was Seconded by Alderman Knox*
 - None
- *Bill No. B21-14 was voted upon with the following voice vote:*
 - *Aye: Bass, Headley, Mills, Stratton*
 - *Nay: Cleaver, Knox*
 - *Abstain: None*

-Motion Approved 4-2-

Bill No. B21-15: An Ordinance Changing the Zoning on Approximately 3.37 Acres from District C-2 (General Business District) to R-3P (Multi-Family Residential District – Planned Overlay District) and Approval of Preliminary Development Plan for Greystone West Tract B

Bill No. B21-15 was read by City Clerk Jamie Logan for the first reading by title only

- *Alderman Knox moved to accept the first reading of Bill No. B21-15 bringing it back for a second reading at the next regularly scheduled meeting*
- *The Motion was Seconded by Alderman Headley*
 - None
- *Bill No. B21-15 was voted upon with the following voice vote:*
 - *Aye: Bass, Headley, Mills, Stratton*
 - *Nay: Cleaver, Knox*
 - *Abstain: None*

-Motion Approved 4-2-

ITEM XV: CITY ATTORNEY REPORT

- None

ITEM XVI: CITY ADMINISTRATOR & STAFF REPORTS

- City Administrator Ken Murphy
 - RFQ for architectural services for a new Police department building went out last week; thanked Steven and Mallory for their help on the audit
- Deputy City Administrator Theresa Osenbaugh
 - Received 6 branding proposals with 5 received on time; thanked Alderman Bass for being part of this process
- Chief James Beale
 - None

ELECTED OFFICIALS PRESENT

Mayor Chuck Johnston
 Alderman Shea Bass
 Alderman Tom Cleaver
 Alderman Bob Headley
 Alderman Rick Knox
 Alderman Darren Mills
 Alderman Jayci Stratton

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- Finance Director Steven Craig
 - None
- Parks & Recreation Director Shannon Davies
 - None
- Community Development Director Mark Trosen
 - Written report; with exception of striping, the pavement program with Superior Bowen 2021 overlay program has been completed; 2021 Community Development Event is Thursday 5-7pm; looking forward to holding this year and this gives an opportunity to the citizens of Grain Valley to learn what the department does including some demos, games, food and it is free to the public
- City Clerk Jamie Logan
 - None

ITEM XVII: BOARD OF ALDERMEN REPORTS & COMMENTS

- Alderman Shea Bass
 - None
- Alderman Tom Cleaver
 - The streets from Superior Bowen look really good and feels there has been great communication with the public without much disruption
- Alderman Bob Headley
 - None
- Alderman Rick Knox
 - Had an alarm go off the other night and thanked the Police Department for their quick response
- Alderman Darren Mills
 - None
- Alderman Jayci Stratton
 - Asked if the city credit rating comes from auditor report; no, it is separate

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 Hiring, Firing, Disciplining or Promoting of Employees (personnel issues), Pursuant to Section 610.021(3), RSMo. 1998, as Amended

ELECTED OFFICIALS PRESENT

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Alderman Bob Headley
Alderman Rick Knox
Alderman Darren Mills
Alderman Jayci Stratton

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- *Alderman Knox 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 Hiring, Firing, Disciplining or Promoting of Employees (personnel issues), Pursuant to Section 610.021(3), RSMo. 1998, as Amended*
- *The motion was seconded by Alderman Mills*
 - No Discussion
- *The motion was voted on with the following roll call vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
 - *Nay: None*
 - *Abstain: None*

-MOTION CARRIED: 6-0-

-THE REGULAR MEETING CLOSED AT 7:50 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 roll call vote:*
 - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
 - *Nay: None*
 - *Abstain: None*

-MOTION CARRIED: 6-0-

-THE REGULAR MEETING OPENED AT 9:28 PM-

ITEM XX: ADJOURNMENT

- The meeting adjourned at 9:28 P.M.

Minutes submitted by:

 Jamie Logan
 City Clerk

 Date

ELECTED OFFICIALS PRESENT
 Mayor Chuck Johnston
 Alderman Shea Bass
 Alderman Tom Cleaver
 Alderman Bob Headley
 Alderman Rick Knox
 Alderman Darren Mills
 Alderman Jayci Stratton

ELECTED OFFICIALS ABSENT

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Minutes approved by:

Chuck Johnston
Mayor

Date

non-official

ELECTED OFFICIALS PRESENT

Mayor Chuck Johnston
Alderman Shea Bass
Alderman Tom Cleaver
Alderman Bob Headley
Alderman Rick Knox
Alderman Darren Mills
Alderman Jayci Stratton

ELECTED OFFICIALS ABSENT

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