



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

**09/27/2021**  
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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 September 27, 2021 at 7:00 p.m. in the Board Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Chuck 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 Pastor Mike Cassidy of Faith United Methodist Church

**ITEM IV: PLEDGE OF ALLEGIANCE**

- The Pledge of Allegiance was led by Jayci Stratton

**ITEM V: APPROVAL OF AGENDA**

- None

**ITEM VI: PROCLAMATIONS**

- None

**ITEM VII: CITIZENS PARTICIPATION**

- Jan Brill; 1035 Ephraim; she stated Chief Beale called her after the last meeting and provided updated information pertaining to her question from the prior meeting relating to the number of new officer positions over the years; She stated the population has tripled since the year 2000 and she wonders if the number of city workers and police officers have tripled since the year 2000; she would like to know how we compare in staff and police officer numbers to other cities of our size; She asked if her questions were clearer and asked for an answer to her questions
- Mayor Johnston shared he believes the question was answered at the last meeting and that this is a true need of the City and feels we have adequate staffing; Ms. Brill asked how adequate is defined and feels it relates to the number of people the staff is serving; Mayor Johnston stated it is defined by meeting the needs of the people they are serving; Ms. Brill stated there are potholes on her street, the number of cars being broken into; Mayor Johnston stated this is a Citizen’s Comment section & not a discussion period; Ms. Brill

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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  
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asked if someone could present to her next time she attends he answer to her questions; Mayor Johnston stated this is public information and she can request it from the City Clerk; Ms. Brill would like this to be shared at a City meeting; Mayor Johnston stated that is not the normal format; Ms. Brill would like to know why this information is not shared at a city meeting; Mayor Johnston stated this is a comment section and not a question and answer; Ms. Brill asked who to submit her questions to; Mayor Johnston stated to submit to the City Clerk

**ITEM VIII: CONSENT AGENDA**

- September 13, 2021 – Board of Aldermen Regular Meeting Minutes
- September 27, 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*
  - *Nay: None*
  - *Abstain: None*

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

**ITEM IX: PREVIOUS BUSINESS**

- None

**ITEM X: NEW BUSINESS**

- None

**ITEM XI: PRESENTATIONS**

- None

**ITEM XII: PUBLIC HEARING**

- None

**ITEM XIII: RESOLUTIONS**

**Resolution No. R21-52:** A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Enter into an Agreement with Hoefler Welker, LLC for Architectural Services Related to Planning and Design of a Police Station and Renovation of

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City Hall

- *Alderman Knox moved to approve Resolution No. R21-52*
- *The Motion was Seconded by Alderman Headley*
  - Mr. Murphy stated when the City campus plan went to voters in 2020 and failed, it was discussed in subsequent Board workshops to discuss the problems that still existed; at the time, the Board directed the staff to go through the process to get an architect on board for the purpose of designing a new police station & subsequent renovation to City Hall; Went thru the RFQ process and had multiple responses; after reviewing RFQs and the interviews, Hofer Welker was selected as a good fit as this is a lot of what they do and they had great references; Funds were put into the budget for this part of the project-\$150,000; they are proposing to the board is to not spend the whole design budget before going to an election; if the voters were to approve it, the rest would be rolled into whatever the bond amount would be
  - Alderman Knox asked if this was out of the 2021 budget vs. 2022; Mr. Murphy stated there would be multiple phases and the agenda sheet in the packet shows the amount for each year; \$70,000 for the design work in 2021 and the rest of the pre-bond design work (\$80,000) would be in the 2022 budget; anything after that would be if the bond issue passes; This is only the approval for the 2021 budget work
  - Alderman Bass clarified if the \$70,000 and asked what would come up in 2021 and \$81,000 for 2022 as the AIA shows \$151,600; Ken stated these amounts were provided by the engineering company what amount would be expended per year
  - Alderman Stratton asked if there were plans to add to the police department staffing; she stated she has an issue agreeing to do this and didn't realize that the process was already this far as she wasn't solid on the potential location for a new building; She also stated she didn't want to agree to this without adding to the staffing; Mr. Murphy stated this is two separate issues and this would come from capital improvement budget money for structures and the other side would be from the general fund; Alderman Stratton stated her desire for more people to be added; Mayor Johnston stated that was a separate issue and it was a budget issue; Alderman Stratton stated it is part of her decision making on a project like this and feels if over 3 years design costs could be \$720k for a new building, what could be done to add to the police force; Mr. Murphy stated the \$720k is not from the general fund which is where salaries are taken from and that these are two separate budgets and that this is not an either or budget as they are funded separately and even without adding a police station, we still have deficiencies

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within our current building

- Alderman Mills asked what the \$430,000 was from; Mr. Murphy stated this would be the total design fee and would be part of the bonds that voters would be asked to approve
- Alderman Bass also stated he agrees with Alderman Stratton’s thoughts and understands it is a separate issue on more police personnel are needed
- Alderman Bass asked the amount in the 2021 budget; 2021 budget \$100,000 earmarked for this project
- Alderman Knox wanted to reiterate that the bond cannot be used for salaries and only certain items such as infrastructure and salaries come from the general fund
- Alderman Cleaver asked if the design is for the space behind the pavilion, and asked if the location is set in stone; Mr. Murphy stated that was the overall direction and the RFQ was put out for that area and that was the request for design; Stated that there are different levels of design for the current City Hall building based on how long this building will be City Hall
- Alderman Stratton asked if one vote or if it comes back; Mr. Murphy stated yes one vote as it is a resolution
- *Resolution No. R21-52 was voted upon with the following voice vote:*
  - *Aye: Bass, Headley, Knox, Johnston*
  - *Nay: Mills, Stratton, Cleaver*
  - *Abstain: None*
- *Mayor Johnston Voted in favor to break the tie*

**-Resolution No. R21-52 Approved: 4-3-**

**ITEM XIV: ORDINANCES**

**Bill No. B21-22:** An Ordinance of the City of Grain Valley, Missouri Authorizing the Mayor to Enter into a Comprehensive Development Incentives Agreement Related to the Mercado Commercial Development

**Bill No. B21-22** was read by City Clerk Jamie Logan for the second reading by title only

- *Alderman Mills moved to accept the second reading of Bill No. B21-22 and approve it as ordinance #2557*
- *The Motion was Seconded by Alderman Headley*
  - None

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- *Motion to accept the second reading of Bill No. B21-22 and approve it as Ordinance #2557 was voted upon with the following roll call vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay:*
  - *Abstain:*

**-Bill No. B21-22 BECAME ORDINANCE #2557: 6-0-**

**Bill No. B21-23:** An Ordinance Approving the Final Development Plan and the Final Plat for Creekside Villas

**Bill No. B21-23** was read by City Clerk Jamie Logan for the first reading by title only

- *Alderman Stratton moved to accept the first reading of Bill No. B21-23 bringing it back for a second reading by title only at the next regular meeting*
- *The Motion was Seconded by Alderman Cleaver*
  - Mr. Trosen stated ordinance 2545 was approved May 24, 2021 to change zoning for this earlier this year and approved the preliminary development plan for Creekside Villas; the applicant Mr. Jeff Handy is here; the final development plan meets all regulations set forth by the city; planning and zoning commission recommends approval and staff recommends approval
- *Bill No. B21-23 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay:*
  - *Abstain:*

**-Motion Approved 6-0-**

**Bill No. B21-24:** An Ordinance Amending Chapter 130.020 (Court Costs) of the Code of Ordinances of the City of Grain Valley, Missouri to Include the State Court Automation Surcharge

**Bill No. B21-24** was read by City Clerk Jamie Logan for the first reading by title only

- *Alderman Bass moved to accept the first reading of Bill No. B21-24 bringing it back for a second reading by title only at the next regular meeting*
- *The Motion was Seconded by Alderman Headley*

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- This ordinance would bring our fees in conformance with state requirement for the new required court system ShowMe Courts; and a fee is tacked on to each case per state requirements and needs to be in place by the 1<sup>st</sup> of next year
- *Bill No. B21-24 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay:*
  - *Abstain:*

**-Motion Approved 6-0-**

**ITEM XV: CITY ATTORNEY REPORT**

- None

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

- City Administrator Ken Murphy
  - None
- Deputy City Administrator Theresa Osenbaugh
  - Absent
- Chief James Beale
  - National Night Out 6-8:30PM at the Pavilion in Armstrong park with demonstrations and raffles tomorrow night 9/29
- Finance Director Steven Craig
  - None
- Parks & Recreation Director Shannon Davies
  - There is a ribbon cutting for the opening of the Blue Branch Creek Trail at 2:00 Wednesday the 29<sup>th</sup>
- Development Director Mark Trosen
  - The annual Household Hazardous Waste event is Saturday from 8AM-noon or until the trucks are full- at Jackson County Public Works Facility 34900 E Old US 40 Hwy – Free for residents of Grain Valley
  - Alderman Stratton asked the City Engineer to look into if the need of no parking signs were needed on the East end of Leanne; City Engineer Dick Tuttle conducted research; he sent letters to the neighborhood (26 residents) and he had 8 responses. 7 were against the no parking and 1 in favor of a no parking sign; he also looked at city ordinances to see if any condition would warrant a no parking sign; section 355.020; the City Engineer concluded this is a dead end street and there is no reason to install a no parking sign in this area as no cars would need to pass through this

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area

- City Clerk Jamie Logan
  - None

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

- Alderman Shea Bass
  - None
- Alderman Tom Cleaver
  - None
- Alderman Bob Headley
  - None
- Alderman Rick Knox
  - None
- Alderman Darren Mills
  - He wanted to go on record that he supports our police department as a past president of the Grain Valley VIPS and would like to see police retention and an increase in pay; and said there is a vicious rumor out there about disbandment and he wants nothing to do with that and has all the respect for the police and the police chief
- Alderman Jayci Stratton
  - Wants to say to Ms. Brill that if she makes an information request with the city clerk, she offered to read any responses in her aldermen comment section to share the comments without furthering a discussion

**ITEM XVIII: MAYOR REPORT**

- Stated due to the social media posts and bashing of the police department; there were some figures pulled up today; the state's crime rate is 26.4% per 1,000 people, Grain Valley has the lowest crime rate in our region with a 14.4% crime rate; he stated the only one lower in the immediate area is Kearney 10.2%
  - Oak Grove 16.8%
  - Blue Springs 21.9%
  - Lee's Summit 21.1%
  - Harrisonville 39.1%
- Also reviewed the number of service calls in Grain Valley over the last 6 years
  - 2016- 4,684 calls
  - 2017- was the high in the last 6 years 4,722 calls
  - 2018- 4,458 calls

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- 2019- 4,284 calls
- 2020- 3,935 calls
- 2021- 2,826 YTD
- Mayor Johnston stated the perception is that there is more vandalism and crime, but this is not what the calls are showing as it is showing an average of 13 calls a day and doesn't appear as bad as social media is portraying

**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, Leasing, Purchase or Sale of Real Estate Pursuant to Section 610.021(2), 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 to Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended, Leasing, Purchase or Sale of Real Estate Pursuant to Section 610.021(2), 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, Mills, Stratton*
  - *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 Stratton*
  - No Discussion
- *The motion was voted on with the following roll call vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay: None*

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- *Abstain: None*

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

**-THE REGULAR MEETING OPENED AT 7:57 PM-**

**ITEM XX: ADJOURNMENT**

- The meeting adjourned at 7:57 P.M.

Minutes submitted by:

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

\_\_\_\_\_  
 Date

Minutes approved by:

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

\_\_\_\_\_  
 Date

non-official

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