



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

**11/08/2021**  
PAGE 1 OF 8

**ITEM I: CALL TO ORDER**

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Regular Session on November 8, 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 Jason Williams of Valley Community Church

**ITEM IV: PLEDGE OF ALLEGIANCE**

- The Pledge of Allegiance was led by Bob Headley

**ITEM V: APPROVAL OF AGENDA**

- No changes

**ITEM VI: PROCLAMATIONS**

- None

**ITEM VII: CITIZENS PARTICIPATION**

- None

**ITEM VIII: CONSENT AGENDA**

- October 21, 2021 – Board of Aldermen Workshop Minutes
- October 25, 2021 – Board of Aldermen Regular Meeting Minutes
- October 26, 2021 – Board of Aldermen Workshop Minutes
- November 8, 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  
Captain Jeff Palecek  
Community Development Director Mark Trosen  
Parks and Recreation Director Shannon Davies  
Finance Director Steven Craig  
City Clerk Jamie Logan  
City Attorney Sarah Carnes



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

**11/08/2021**  
**PAGE 2 OF 8**

- *Nay:*
- *Abstain:*

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

**ITEM IX: PREVIOUS BUSINESS**

- None

**ITEM X: NEW BUSINESS**

- None

**ITEM XI: PRESENTATIONS**

- None

**ITEM XII: PUBLIC HEARING**

*-Mayor Johnston opened the public hearing for **Cool Breeze Consultants Amendment to the City’s 2014 Comprehensive Future Land Use Map** at 7:02PM –*

- *Mr. Trosen provided a summary; Blue Springs Safety Storage consenting to allow Cool Breeze Consultants to submit the two applications to be discussed; Applicant requesting a change in land use from Industrial to Commercial Retail by updating the comprehensive land use map; as a part of the proposed land use change, they are required to submit a rezoning application; the Planning & Zoning commission held a public hearing 10/13 and recommends approval of the land use and rezoning changes*

*-Mayor Johnston opened the floor to citizens for comment-*

- None

*-Mayor Johnston closed the public hearing for **Cool Breeze Consultants Amendment to the City’s 2014 Comprehensive Future Land Use Map** at 7:06 PM -*

*-Mayor Johnston opened the public hearing for **Cool Breeze Consultants Requesting Change of Zoning from District M-1 to District C-2** at 7:06PM –*

- *The same applicant filed an application to rezone from M-1 to C-2 – the proposed use of land is a RV Sales and Service Center; the zoning code does allow this type of business in C-2, but not in M-1 light industrial; the surrounding zoning in the area shows C-2 surrounding on one side of the proposed property, to the North of the site it was rezoned*

**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  
 Captain Jeff Palecek  
 Community Development Director Mark Trosen  
 Parks and Recreation Director Shannon Davies  
 Finance Director Steven Craig  
 City Clerk Jamie Logan  
 City Attorney Sarah Carnes



*to R-2 multi-family earlier this year; the zoning change will not adversely effect the areas surrounding; rezoning was recommended by planning and zoning commission and staff*

*-Mayor Johnston opened the floor to citizens for comment-*

- *None*

*-Mayor Johnston closed the public hearing for **Cool Breeze Consultants Requesting Change of Zoning from District M-1 to District C-2 at 7:09PM -***

*-Mayor Johnston opened the public hearing for **Zoning Regulation Garages and Accessory Structures at 7:09PM -***

- *Staff is requesting the board amend the code regarding the size of detached garages and accessory structures allowed on residential sites for larger lots; The BZA granted variances a few times earlier this year for similar properties meeting these requirements proposed and suggest that as lots are larger, they should be allowed to have larger accessory structures on their lots with some restrictions; would like to accommodate those citizens with larger lots*

*-Mayor Johnston opened the floor to citizens for comment-*

- *None*

*-Mayor Johnston closed the public hearing for **Zoning Regulation Garages and Accessory Structures at 7:14PM -***

**ITEM XIII: RESOLUTIONS**

**Resolution No. R21-53:** A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Spend Funds to Renew the Annual Software and Hardware Maintenance and Support Agreement With Neptune Technology

- *Alderman Mills moved to approve Resolution No. R21-53*
- *The Motion was Seconded by Alderman Headley*
  - *Neptune is the software used for utility billing and data collection, this would renew the agreement with them*
  - *Alderman Cleaver confirmed the term; this is an annual term*
- *Resolution No. R21-53 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Johnston, 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  
 Captain Jeff Palecek  
 Community Development Director Mark Trosen  
 Parks and Recreation Director Shannon Craig  
 Finance Director Steven Davies  
 City Clerk Jamie Logan  
 City Attorney Sarah Carnes



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

**11/08/2021**  
**PAGE 4 OF 8**

- *Nay:*
- *Abstain:*

**-Resolution No. R21-53 Approved: 6-0-**

**ITEM XIV: ORDINANCES**

**Bill No. B21-26:** An Ordinance Amending Chapter 600 of the Code of Ordinances of the City of Grain Valley, Missouri, Pertaining to Alcoholic Beverages

**Bill No. B21-26** was read by City Clerk Jamie Logan for the second reading by title only

- *Alderman Headley moved to accept the second reading of Bill No. B21-26 and approve it as ordinance #2561*
- *The Motion was Seconded by Alderman Cleaver*
  - None
- *Motion to accept the second reading of Bill No. B21-26 and approve it as Ordinance #2561 was voted upon with the following roll call vote:*
  - *Aye: Bass ,Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay:*
  - *Abstain:*

**-Bill No. B21-26 BECAME ORDINANCE #2561: 6-0-**

**Bill No. B21-27:** An Ordinance Approving the Final Plat of East Kansas City Industrial Park - 16th Plat

**Bill No. B21-27** was read by City Clerk Jamie Logan for the second reading by title only

- *Alderman Stratton moved to accept the second reading of Bill No. B21-27 and approve it as ordinance #2562*
- *The Motion was Seconded by Alderman Knox*
  - None
- *Motion to accept the second reading of Bill No. B21-27 and approve it as Ordinance #2562 was voted upon with the following roll call vote:*
  - *Aye: Bass ,Cleaver, Headley, Knox, Stratton*
  - *Nay:*

**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  
Captain Jeff Palecek  
Community Development Director Mark Trosen  
Parks and Recreation Director Shannon Davies  
Finance Director Steven Craig  
City Clerk Jamie Logan  
City Attorney Sarah Carnes



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

**11/08/2021**  
**PAGE 5 OF 8**

- *Abstain: Mills*

**-Bill No. B21-27 BECAME ORDINANCE #2562: 5-0-**

**Bill No. B21-28:** An Ordinance to Amend the Future Land Use Map in the 2014 Comprehensive Plan

**Bill No. B21-28** 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. B21-28 bringing it back for a second reading by title only at the next regular meeting*
- *The Motion was Seconded by Alderman Headley*
  - This is tied to the first public hearing
- *Bill No. B21-28 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton*
  - *Nay:*
  - *Abstain: Mills*

**-Motion Approved 5-0-**

**Bill No. B21-29:** An Ordinance Changing the Zoning on 11.93 Acres From District M-1 (Light Industrial) to District C-2 (General Business)

**Bill No. B21-29** 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. B21-29 bringing it back for a second reading by title only at the next regular meeting*
- *The Motion was Seconded by Alderman Knox*
  - This is tied to the 2<sup>nd</sup> public hearing tonight
- *Bill No. B21-29 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton*
  - *Nay:*
  - *Abstain: Mills*

**-Motion Approved 5-0-**

**Bill No. B21-30:** An Ordinance Amending Chapter 400, Zoning Regulations, of the Code of

**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  
Captain Jeff Palecek  
Community Development Director Mark Trosen  
Parks and Recreation Director Shannon Davies  
Finance Director Steven Craig  
City Clerk Jamie Logan  
City Attorney Sarah Carnes



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

**11/08/2021**  
**PAGE 6 OF 8**

Ordinances, in Section 400.230 (Accessory Structures)

**Bill No. B21-30** was read by City Clerk Jamie Logan for the first reading by title only

- *Alderman Cleaver moved to accept the first reading of Bill No. B21-30 bringing it back for a second reading by title only at the next regular meeting*
- *The Motion was Seconded by Alderman Mills*
  - Ordinance tied to the third public hearing
- *Bill No. B21-30 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay:*
  - *Abstain:*

**-Motion Approved 6-0-**

**Bill No. B21-31:** An Ordinance Calling an Election in the City of Grain Valley, Missouri on April 5, 2022

**Bill No. B21-31** 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. B21-31 bringing it back for a second reading by title only at the next regular meeting*
- *The Motion was Seconded by Alderman Bass*
  - This will fulfill the notice requirement for the upcoming election with the updated candidate filing timeframe – it has been shortened from previous years
- *Bill No. B21-31 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**

**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  
 Captain Jeff Palecek  
 Community Development Director Mark Trosen  
 Parks and Recreation Director Shannon Davies  
 Finance Director Steven Craig  
 City Clerk Jamie Logan  
 City Attorney Sarah Carnes





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

**11/08/2021**  
**PAGE 7 OF 8**

- City Administrator Ken Murphy
  - None
- Deputy City Administrator Theresa Osenbaugh
  - None
- Chief James Beale
  - None
- Finance Director Steven Craig
  - None
- Parks & Recreation Director Shannon Davies
  - Trail or Treat was Friday 10/29, and there were a few adjustments this year due to all of the rainfall and weather conditions; the vendors and many activities were relocated to RD Mize Road; around 40 vendors participated and an estimate of 3,000 attendees; parking was an issue and was anticipated as the grass parking was unavailable around the trail; OOIDA's parking lot made this possible and thank you to Trailside RV for allowing people to park there as well; felt it was a successful event; the trail was utilized for the hayride; Mr. Murphy thanked all those involved in making the event happen even with the weather challenges
- Development Director Mark Trosen
  - Written Report
- 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
  - None
- Alderman Jayci Stratton
  - 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

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Captain Jeff Palecek  
Community Development Director Mark Trosen  
Parks and Recreation Director Shannon Davies  
Finance Director Steven Craig  
City Clerk Jamie Logan  
City Attorney Sarah Carnes



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

**11/08/2021**  
**PAGE 8 OF 8**

**ITEM XVIII: MAYOR REPORT**

- Commended the city staff for the Trail or Treat event

**ITEM XIX: EXECUTIVE SESSION**

- None

**ITEM XX: ADJOURNMENT**

- The meeting adjourned at 7:24 P.M.

Minutes submitted by:

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

\_\_\_\_\_  
 Date

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**

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
 Deputy City Administrator Theresa Osenbaugh  
 Captain Jeff Palecek  
 Community Development Director Mark Trosen  
 Parks and Recreation Director Shannon Davies  
 Finance Director Steven Craig  
 City Clerk Jamie Logan  
 City Attorney Sarah Carnes