



**CITY OF GRAIN VALLEY**  
**BOARD OF ALDERMEN MEETING MINUTES**  
Workshop

**12/08/2021**  
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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 December 8, 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: Cleaver, Headley, Knox, Mills, Stratton*
- *Absent: Bass*

**-QUORUM PRESENT-**

**ITEM III: DISCUSSION**

**Renovation Options**

- Last week there were discussions regarding a new police station and renovating City Hall once the police building is completed; Mr. Murphy stated some things that are strange about the design of the current City Hall building such as the Chambers in the middle, lobby where it is, elevators, stairs, etc. are set and it would cost too much money if we were to redo it; The board asked staff to look at ranges for renovations tied to timeframes of how long we would stay in this building
- The architect group viewed various options – using what we have, changing a few walls, doing as little as possible; there isn't a whole lot of difference money wise to meet the current needs and near future of the City Hall
- The first option would leave all as is, would remove the nook by the conference room on the City Hall side and expand the conference room back out to be able to have executive sessions in there more comfortably; add an office on that side where the breakroom is and then on the current Police side add a break room, a new conference area off the lobby, as well as adding a protected records storage area- the main floor with little renovation
- The downstairs would remain secured between the two sides; add a few offices where community development is now; remove half walls back by the storage area refinishing with new carpet/paint
- If going to a vote in April for the police station, there would be another 6 months for design time for the Police Station and likely would be 2024, before anything can happen and the police moving out; costs of construction equipment will be higher in the future
- The next option reviews all the programmed items needed over the next 20 years; this would account for a new conference room and additional offices; the police side would

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Alderman Rick Knox  
Alderman Darren Mills  
Alderman Jayci Stratton

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Alderman Shea Bass

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City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
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change some walls and they are odd shaped offices currently and not sure why they were designed that way; a large part of the jail would be for court records and a break room in the jail area; downstairs would include a wall to close off the conference room to be secure downstairs and not accessible to the public and create a secure pass through downstairs; moving the mechanical area and getting it out of the area that collects water and community development would remain downstairs

- When these items are added together as well as: HVAC would need replaced
  - Option 1: range \$880,000 -1.2 million
  - Option 2: range 1 million (\$62 sq ft) – 1.4 million (\$87 sq ft)
  - Option 3: little change can move people around and don't do anything with jail and departments would be split up; only fix things as they break
- Reviewed pros and cons of long-term repurposing of 711 Main Street looking at the big picture items that were just discussed and asked for the board to add to the list to determine the level of renovation for this building
  - Savings to stay in this building for renovation cost vs. starting with a new building; there will not be infrastructure costs
  - Mr. Murphy stated the square footage for this building is not far off from what the City needs, but the shape and design is not conducive for the departments that work together be together – there isn't space to be flexible without removing or adding walls
  - Ms. Osenbaugh stated the architects had other options presented at last week's charette– larger cost ideas such as moving the chambers and creating a secure walkway explored last week at the charette, but the pricing was not feasible or financially responsible
- Mayor Johnston stated he saw some other options for the police side such as removing fixed walls and putting in movable cubicles and put a hallway in the front of it and shorten the lobby some to have secure access to both sides; Mr. Murphy mentioned this would remove window space (service counters- court and utility windows); Mayor Johnston feels fixed walls are wasted space and could be made cheaper with cubicles
- Mr. Murphy stated some of the disadvantages of repurposing include some flow issues; with a smaller city, roles are split; such as how the departments cover for one another and if they are moved away from each other it makes it more difficult for coverage
- Mr. Murphy stated this is a want and not a need, but working in a basement without access to windows is preferred
  - Mayor Johnston asked how many offices don't have windows now
- Mr. Murphy stated the reason for going through the pros/cons will help the board make an educated decision on how long term of a decision they make and the cost associated with it
- Mr. Murphy asked the board to share their thoughts on City Hall staying here long term

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- Ms. Osenbaugh clarified the pro/con list was meant as a starting point
- Alderman Headley stated he knows the Mayor suggested cubicles as they are cheaper, but he said he has seen people going back to private work spaces, he said they are shifting back to offices due to COVID
- Alderman Knox stated he prefers to do as little as possible and if the Police station passes, then down the road, look into building a new City Hall
- Alderman Cleaver stated he's thinking the same as Alderman Knox wanted to clarify a time frame; Nothing less than 5 years
- Alderman Knox thinks phasing the projects (buildings) could work well with the taxpayers with phasing instead of hitting all of it at once, and he does not want to dump a bunch of money into this facility; Mr. Murphy asked what dollar amount they'd be comfortable with 7-8 years down the road (2024 PD built + 5 years to allow a little time between ballot issues); Alderman Stratton clarified why is it taking so long; Alderman Knox stated putting a little time between bond issues
- Alderman Headley asked if little renovation, plus required fixes such as HVAC could be taken care of with cash flow vs. a bond issue; Mayor Johnston doesn't know why it must be bonded either
- Mr. Murphy stated if we want to be here longer term, that that type of money would need to be included on a current bond issue
- Mayor Johnston sees these as separate issues and two bond issues
- Alderman Knox wouldn't like to see that kind of money put into a building
- Alderman Cleaver stated renovations are still needed to be done once the police have moved out to accommodate the City Hall staff; Alderman Headley stated do little renovations, HVAC, etc. and put that money back now and then when the Police building is built potentially, some of that money could already be saved back to fund the City Hall renovations
- Mr. Murphy stated that is the question- what would they like for this City Hall building and that affects the Police Station planning/bonding
- Alderman Cleaver, Stratton and Knox believes this is a short-term fix here and not a long-term facility for City Hall
- Mr. Murphy stated a sale would have to be done for City Hall and the Community Center at the same time; Alderman Cleaver asked if both could go at the same time; it depends on the bonding capacity
- Alderman Knox mentioned a community center could be placed at Butterfly Trail
- Mr. Murphy reminded that putting a Police Station behind the pavilion keeps the property facing Main street free; Mr. Murphy shared Alderman Bass had shared with him his thoughts and it was okay for him to share his thoughts with the board: Alderman Bass would like to see the long-term solution for City Hall and Community Center to go to the Farm property; Mayor Johnston asked how the discussion is going back to the farm again,

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he said the people per the survey done in the past want the police station here – not at the farm property; Mayor Johnston said that is what the people voted for and that is what the survey results were

- Alderman Stratton said if they are voting in January 2022 to move the police station behind the pavilion, she will vote no; Alderman Knox said he felt that from the beginning; Alderman Stratton feels the process is being rushed and these meetings have been rushed; She thought the project for the police station was in the feasibility stages and not for sure going to be there and she does not want the station at the pavilion property and she will vote it down; Alderman Knox does not want it at the Pavilion space either and what sticks out to him is that it is not more public facing and feels the public should feel welcoming; he wants it built in a good location and not hidden from the public; he thought the design team would come back and say it was land locked and not feasible for that location and long-term he wants it somewhere else; He doesn't want people in the future sitting on the board to look back at this decision and wonder what this board was thinking
- Alderman Stratton thinks this goes against their thoughts before as it takes up land that could be used for tax revenue someday; she doesn't want any city buildings on this property; the frontage itself is the valuable piece of the property; Alderman Stratton believes the future potential buildings put in on this current City Hall property is what will generate revenue and not the actual building sale
- Alderman Knox says if the community center and city hall sells then then police station will be blocked in and thinks all of this needs to sell; Alderman Knox would like it at the NE corner of RD Mize and 40 highway and put the community center over there too; Mayor Johnston stated that property isn't being sold; Alderman Knox says no police station down at the Farm, but a City Hall might be okay; Mr. Murphy sees the RD Mize/40 highway as a potential revenue generator potentially; Alderman Knox said the survey said no lights/sirens on the Farm property
- Mr. Murphy showed what property the city owns by Butterfly Trail; Mr. Murphy circled back to where a Police Station could go; it has been determined that we need a new station, but where it can go; when looking at the current property currently owned, this was the option discussed; He brought up the Library went through this and struggled to find the right piece of land and they couldn't find anything and they needed less space than we do
- Alderman Headley asked if the Butterfly Trail property could be used for the police station, community center and then renovate City Hall and then have someone buy the current property and be willing to wait on us to move out; he's proposing providing the full strategy to the public so they can follow the track
- Alderman Knox thought having the Community Center towards the Southern Trail (by the farm) in a future phase; feels there are landlocking issues at the ball fields at Armstrong Park; he would like it more inviting for citizens and not hidden in the Pavilion space; he is concerned about what would happen to the fairgrounds if something is built there

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- Alderman Headley stated he thinks minimal updates to the current space
- Mayor Johnston would like 10 years from now out of this building; he thinks we can get that out of it since HVAC and wiring are already being looked at; Alderman Headley stated that could still get the long-term plan shared out
- Alderman Stratton stated she feels less should be spent to renovate the current space and it likely will not be on the April ballot for the police station
- Alderman Knox would like a police station at the ball fields; Mr. Murphy stated the ball fields being displaced and they need to go somewhere
- Mayor Johnston stated there are more limitations at James Rollo for access and that would be the only street
- One of the officers shared at last week's meeting would be to not have the police department to be built on the South side – there would be a 360 view at Butterfly Trail and there would be no privacy; Alderman Stratton stated a fence could be built to provide some security and Mr. Murphy stated it could be done, but there could be an aesthetic issue
- Alderman Stratton feels feasible vs. proper location for a police station are two different things
- Mayor Johnston says if behind the pavilion it wouldn't have the commercial frontage for an income producing pieces of property, the City Hall should never have been here has been the argument
- Alderman Knox stated we should try going back to the farm and selling this property this time; Mayor Johnston asked why back to the farm since it was voted down; Alderman Knox doesn't feel the vote was only against the complex, but the price tag
- Alderman Mills says he's hearing the people and the board is saying the board does not want the police station behind the pavilion; feels the people voted against things at the farm during COVID times; Alderman Mills stated you can always go back & ask again to the people; he feels no one on the board is on the same page as the Mayor or what is being proposed
- Mayor Johnston is asking why money was wasted for feasibility study if no one wanted to move forward with that location
- Alderman Knox thought the location wouldn't have been feasible; Alderman Knox feels it was the price tag that had the prior ballot issue voted down
- Alderman Mills asked for the survey where the people wanted the Pavilion location; Mayor Johnston stated the survey said this property
- Mayor Johnston feels the same result will happen if it goes back for a vote for something at the farm again
- Alderman Stratton shared it would be very rushed for an April ballot and doesn't think this will be on an April ballot; she'd like to see the feasibility of using Butterfly Trail
- Mr. Murphy stated there will be some cost at looking at another location; Ms. Osenbaugh stated the building was designed for the piece of land behind the Community Center and

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more cost would be associated; Alderman Stratton and Alderman Headley would like to look at the Butterfly Trail property first then the property down south for feasibility for the police station; Alderman Knox would like the next decision to be done right and for long-term so people down the road wouldn't look back at us wondering why we did the things we did; Alderman Knox said they voted the way they did before to appease the Mayor; Mayor Johnston disagreed with the reasoning

- Mr. Murphy clarified that the board would not like the life on this building to extend past 10 years; Alderman Headley and Alderman Stratton agreed
- Ms. Osenbaugh clarified if the future community meeting planned should be paused; Alderman Stratton asked if it could wait until the feasibility of using Butterfly Trail;
- Mayor Johnston feels the meeting on 12/14 should be cancelled
- Alderman Stratton would like staff to convey to the team of community individuals that she is sorry for their time wasted and hopes that they will consider serving again in the future and she is grateful for what they have done so far
- Mr. Murphy wanted to clarify the designs done so far was programming and layout and not the actual design of the building; the big design costs were going to be later if the bond passed
- Ms. Osenbaugh stated this process has been to determine if the square footage was right and if the layout would work

**Targeted industry priorities**

- Mr. Murphy stated with various incentive programs, TIF, CID, etc. & one of the things being done with the partnership is to conduct surveys of the businesses we have to figure out if there is a common theme about what types of businesses we may desire here; could potentially use the information to target future types of businesses to target and provide incentives to
- Mr. Murphy will be sending the documents back out to the board from the workshops earlier in the year Lauber Municipal Law

**ITEM IV: ADJOURNMENT**

- The meeting adjourned at 7:22 P.M.

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Minutes submitted by:

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

\_\_\_\_\_  
 Date

Minutes approved by:

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

\_\_\_\_\_  
 Date

non-official

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