



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

**12/13/2021**  
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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 December 13, 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 Darryl Jones of Crossroads Church

**ITEM IV: PLEDGE OF ALLEGIANCE**

- The Pledge of Allegiance was led by Darren Mills

**ITEM V: APPROVAL OF AGENDA**

- No changes

**ITEM VI: PROCLAMATIONS**

- None

**ITEM VII: CITIZENS PARTICIPATION**

- None

**ITEM VIII: CONSENT AGENDA**

- November 22, 2021 – Board of Aldermen Regular Meeting Minutes
- December 8, 2021 – Board of Aldermen Workshop Minutes
- December 13, 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:*

**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  
Parks and Recreation Director Shannon Davies  
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- *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 **Conditional Use Permit for Vehicle Tow Yard – Hookers Towing at 7:04PM –***
- *Mr. Trosen stated this CUP is for a vehicle tow yard zoned M-1 light industrial S side of James Rollo Drive 511 NE James Rollo Drive; the applicant would like to stow up to 35 vehicles- storage only; these vehicles will be towed to this location for short periods of time; 8 foot fence will be installed to shield the view from the street; privacy S, W and N property lines with this zoning; planning and zoning commission held a public hearing in November and approval suggested with 4 conditions;*
  - *This CUP will expire 3 years from the approval of the ordinance from the Board of Alderman*
  - *The applicant shall install a secure 8-foot fence with certain requirements*
  - *Evergreen trees to be planted every 2 feet from center of the tree within minimum height of 5 feet height when planted in the limited grass areas*
  - *Should provide letter to staff before operating either a letter stating exempt or provide National Pollutant Discharge Elimination System Permit from MO DNR*
- *-Mayor Johnston opened the floor to citizens for comment-*
- *None*

*-Mayor Johnston closed the public hearing for **Conditional Use Permit for Vehicle Tow Yard – Hookers Towing at 7:07 PM -***

**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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**ITEM XIII: RESOLUTIONS**

**Resolution No. R21-56** A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the Write Off of Doubtful Utility Account Balances

- *Alderman Cleaver moved to approve Resolution No. R21-56*
- *The Motion was Seconded by Alderman Headley*
  - There are accounts annually that are left delinquent; after a period of time that debt is requested to be written off; this would allow the balance sheets to more accurately reflect where we are
  - Alderman Cleaver asked the amount and if mostly commercial; \$17, 230.55k and Mr. Murphy stated these are a mix
  - Alderman Headley asked the comparison for prior years; Mr. Craig stated \$14,000 last year and consistent with prior years
  - Alderman Bass asked if the 4-year lag is consistent; Mr. Craig stated yes, they attempt to collect balances and if people move back, they will collect
- *Resolution No. R21-56 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay:*
  - *Abstain:*

**-Resolution No. R21-56 Approved: 6-0-**

**Resolution No. R21-57** A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Approving and Authorizing Execution of National Opioid Settlement Agreements

- *Alderman Headley moved to approve Resolution No. R21-57*
- *The Motion was Seconded by Alderman Knox*
  - Mr. Murphy stated large lawsuits filed over opioid production and distribution; there are a couple of pending cases and the State of Missouri has entered into the national settlement; it requires the cities to opt in to receive any funds and the money received would need to be used on opioid-related expenses such as training for these issues, etc.; the payments would be received over several years; this would allow for the City to receive funds
- *Resolution No. R21-57 was voted upon 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**

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- *Nay:*
- *Abstain:*

**-Resolution No. R21-57 Approved: 6-0-**

**Resolution No. R21-58** A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Establishing the Need to Amend the 2021 Budget

- *Alderman Knox moved to approve Resolution No. R21-58*
- *The Motion was Seconded by Alderman Bass*
  - This is an end of year adjustment; this takes into an account of what was done throughout the year; this includes all changes/unexpected expenses and revenues
- *Resolution No. R21-58 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay:*
  - *Abstain:*

**-Resolution No. R21-58 Approved: 6-0-**

**Resolution No. R21-59** A Resolution by the Board of Aldermen of the City of Grain Valley Adopting the Updated Employee Handbook

- *Alderman Mills moved to approve Resolution No. R21-59*
- *The Motion was Seconded by Alderman Headley*
  - Human Resources has updated the handbook to include several items including moving to a merit-based performance review related increases, longevity reward, as well as adding the Federal holiday Juneteenth to list of holidays and provided the list of several surrounding municipalities that have added to their list of holidays; Also included are some other items that we do that weren't in the handbook including the 50 days of fitness program
  - Alderman Knox asked if the merit based that employees could earn up to 5% and the Police can only go up to 2.5%; Mr. Murphy stated for the City side the board makes the decisions year to year with a maximum determined and then based on performance for their amount of merit; the bargaining unit is different and will go off of whatever agreement is in place; Alderman Knox asked if there was a bargaining agreement yet; Mr. Murphy stated this will be updated later tonight
  - Alderman Stratton asked if employees working that day would receive the holiday

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

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pay; yes, treated the same as other holidays

- *Resolution No. R21-59 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Mills, Stratton*
  - *Nay: Knox*
  - *Abstain:*

**-Resolution No. R21-59 Approved: 5-1-**

**ITEM XIV: ORDINANCES**

**Bill No. B21-32:** An Ordinance Amending Title III Traffic Code Section of the City of Grain Valley Municipal Code

**Bill No. B21-32** was read by City Clerk Jamie Logan for the second reading by title only

- *Alderman Knox moved to accept the second reading of Bill No. B21-32 and approve it as ordinance #2567*
- *The Motion was Seconded by Alderman Mills*
  - None
- *Motion to accept the second reading of Bill No. B21-32 and approve it as Ordinance #2567 was voted upon with the following roll call vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay:*
  - *Abstain:*

**-Bill No. B21-32 BECAME ORDINANCE #2567: 6-0-**

**Bill No. B21-33:** An Ordinance Approving the Final Development Plan and the Final Plat for Greystone Plaza 2nd Plat

**Bill No. B21-33** 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. B21-33 and approve it as ordinance #2568*
- *The Motion was Seconded by Alderman Cleaver*
  - None

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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**

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- *Motion to accept the second reading of Bill No. B21-33 and approve it as Ordinance #2568 was voted upon with the following roll call vote:*
  - *Aye: Bass ,Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay:*
  - *Abstain:*

**-Bill No. B21-33 BECAME ORDINANCE #2568: 6-0-**

**Bill No. B21-34:** An Ordinance Approving the 2022 Fiscal Year Budget and Comprehensive Fee Schedule of the City of Grain Valley, Missouri

**Bill No. B21-34** 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. B21-34 and approve it as ordinance #2569*
- *The Motion was Seconded by Alderman Headley*
  - There was an update from the 1<sup>st</sup> to 2<sup>nd</sup> read; there are a few infrastructure projects will not be completed this year and a purchase that will not happen; A truck will not be purchased this year and the stormwater project (Ryan Meadows) as well as the recently approved water line will not be completed this year and those balances will be moved to next year's budget
  - Alderman Knox asked if they project will begin on the storm drainage project will begin soon; Mr. Trosen said they are still in the engineering design phase and hope to bid the project out early 2022 and complete the project Spring 2022
- *Motion to accept the second reading of Bill No. B21-34 and approve it as Ordinance #2569 was voted upon with the following roll call vote:*
  - *Aye: Bass ,Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay:*
  - *Abstain:*

**-Bill No. B21-34 BECAME ORDINANCE #2569: 6-0-**

**Bill No. B21-35:** An Ordinance Amending the Budget of the City of Grain Valley, Missouri for the Fiscal Year 2021

**Bill No. B21-35** was read by City Clerk Jamie Logan for the first reading by title only

**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 Bass moved to accept the first reading of Bill No. B21-35 bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman Knox*
  - This is the ordinance that coincides with the resolution that passed tonight
- *Bill No. B21-35 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay:*
  - *Abstain:*

**-Motion Approved 6-0-**

**Bill No. B21-35:** An Ordinance Amending the Budget of the City of Grain Valley, Missouri for the Fiscal Year 2021

**Bill No. B21-35** was read by City Clerk Jamie Logan for the second reading by title only

- *Alderman Bass moved to accept the second reading of Bill No. B21-35 and approve it as ordinance #2570*
- *The Motion was Seconded by Alderman Headley*
  - None
- *Motion to accept the second reading of Bill No. B21-35 and approve it as Ordinance #2570 was voted upon with the following roll call vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Mills, Stratton*
  - *Nay:*
  - *Abstain:*

**-Bill No. B21-35 BECAME ORDINANCE #2570: 6-0-**

**Bill No. B21-36:** An Ordinance Amending Title III Traffic Code Schedule IV-A Parking Prohibited of the City of Grain Valley Municipal Code

**Bill No. B21-36** 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. B21-36 bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman Stratton*
  - In the year 2000, a no parking ordinance was passed on Cross Creek and Sni-a-bar

**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**

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road with no signage; signs were put up upon realizing the signs were not put up initially; there were some conversations, a traffic study was conducted, and the city engineer recommended no parking during high traffic times of day from 7am-7pm – nights, weekends and holidays are okay

- Alderman Cleaver asked what the parking restrictions are based on; Mr. Trosen stated on collector streets that carry traffic, there are typically no driveways going onto a collector street; this road has driveways and there is possibility of visibility periods during high peak traffic as well as school traffic; this is why the city engineer put a time restriction on this no parking
  - Alderman Knox asked if both directions; no parking; yes, both sides okay
  - Mayor Johnston clarified if Alderman Cleaver had talked with a citizen about the parking issues and what had been communicated
  - Alderman Bass asked what holiday schedule is followed; Mr. Trosen stated the holidays are outlined in the ordinance
- *Bill No. B21-36 was voted upon with the following voice vote:*
    - *Aye: Bass, Cleaver, Headley Knox, Mills, Stratton*
    - *Nay:*
    - *Abstain:*

**-Motion Approved 6-0-**

**Bill No. B21-36:** An Ordinance Amending Title III Traffic Code Schedule IV-A Parking Prohibited of the City of Grain Valley Municipal Code

**Bill No. B21-36** was read by City Clerk Jamie Logan for the second reading by title only

- *Alderman Cleaver moved to accept the second reading of Bill No. B21-36 and approve it as ordinance #2571*
- *The Motion was Seconded by Alderman Bass*
  - Alderman Stratton asked if others complained other than the one call; Mayor Johnston stated it was one that he was aware of; then they realized the ordinance was in place already and asked if the traffic being rerouted to due to construction on Buckner Tarsney caused additional issues
- *Motion to accept the second reading of Bill No. B21-36 and approve it as Ordinance #2571 was voted upon with the following roll call 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  
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- *Nay:*
- *Abstain:*

**-Bill No. B21-36 BECAME ORDINANCE #2571: 6-0-**

**Bill No. B21-37:** An Ordinance Approving a Conditional Use Permit for a Vehicle Tow Yard

**Bill No. B21-37** 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. B21-37 bringing it back for a second reading by title only at the next regular meeting*
- *The Motion was Seconded by Alderman Knox*
  - This is the ordinance to go along with the public hearing
- *Bill No. B21-37 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**

- Mr. Lauber wished the Mayor and Board a Merry Christmas
- There are a couple of personnel changes; Sarah Carnes has taken a job at the MO Attorney General's office and we may see more of other personnel at future meetings
- Stated office closures for the holidays

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

- City Administrator Ken Murphy
  - Open House 6-8pm at Grain Valley Baptist Church tomorrow (12/14)
- Deputy City Administrator Theresa Osenbaugh
  - None
- Chief James Beale
  - None
- Finance Director Steven Craig
  - None
- None Parks & Recreation Director Shannon Davies

**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  
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Parks and Recreation Director Shannon Davies  
Finance Director Steven Craig  
City Clerk Jamie Logan  
City Attorney Joe Lauber



- None
- 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

**ITEM XVIII: MAYOR REPORT**

- Wishes all a happy holiday coming up

**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, Hiring, Firing, Disciplining or Promoting of Employees (personnel issues), Pursuant to Section 610.021(3), RSMo. 1998, as Amended, 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, Individually Identifiable Personnel Records, Personnel Records, Performance Ratings or Records Pertaining to Employees or Applicants for Employment, Pursuant to Section 610.021(13), RSMo 1998, as Amended.*
- *Alderman Headley moved to close the Regular Meeting for items related for Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended, Hiring, Firing, Disciplining or Promoting of Employees (personnel issues), Pursuant to*

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*Section 610.021(3), RSMo. 1998, as Amended, 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, Individually Identifiable Personnel Records, Personnel Records, Performance Ratings or Records Pertaining to Employees or Applicants for Employment, Pursuant to Section 610.021(13), 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 7:33 PM-**

- *Alderman Headley moved to open the Regular Meeting*
- *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 OPENED AT 9:05 PM-**

**ITEM XX: ADJOURNMENT**

- The meeting adjourned at 9:06 P.M.

**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 submitted by:

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

\_\_\_\_\_  
Date

Minutes approved by:

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

\_\_\_\_\_  
Date

non-official

**ELECTED OFFICIALS PRESENT**

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