

**CITY OF GRAIN VALLEY**  
Board of Aldermen Meeting Minutes  
Regular Session

**01/12/2026**  
PAGE 1 OF 9

**ITEM I: Call to Order**

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Regular Session on January 12, 2026, at 6:31 p.m. in the Board Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Mike Todd

**ITEM II: Roll Call**

- City Clerk Jamie Logan called roll.
- *Present: Knox, Myers, Limberg-Gardner, Skinner, Bray*
- *Absent: Sole*

**-QUORUM PRESENT-**

**ITEM III: Invocation**

- None

**ITEM IV: Pledge of Allegiance**

- The Pledge of Allegiance was led by Alderman Brian Bray

**ITEM V: Approval of Agenda**

- No changes

**ITEM VI: Police Officer Oath of Office**

- Cassidy MacIntosh took the oath of office

**ITEM VII: Public Comment**

- Jan Brill; 1035 Ephraim. She is wanting to check in again on a sign ordinance and would like some changes to be on the record before the election in April.
- Mayor Todd stated it will be going to P&Z in the next month or two.

**ITEM VIII: Consent Agenda**

- December 8, 2025 – Board of Aldermen Regular Meeting Minutes
- January 12, 2026 – Accounts Payable
- *Alderman Knox made a Motion to Accept the Consent Agenda*
- *The Motion was Seconded by Alderman Knox*
  - *No discussion*
- *Motion to Approve the Consent Agenda was voted on with the following voice vote:*
  - *Aye: Knox, Myers, Limberg-Gardner, Skinner, Bray*
  - *Nay:*
  - *Abstain:*

**-Motion Approved: 5-0-**

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Rick Knox  
Alderman Jim Myers  
Alderman Limberg-Gardner  
Alderman Ryan Skinner  
Alderman Brian Bray

**ELECTED OFFICIALS ABSENT**

Alderman Kyle Sole

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Community Development Director Patrick Martin  
Finance Director Steven Craig  
Parks and Recreation Director Shannon Davies  
Police Chief Ed Turner  
City Clerk Jamie Logan  
City Attorney Nicholas Purifoy

**CITY OF GRAIN VALLEY**  
Board of Aldermen Meeting Minutes  
Regular Session

**01/12/2026**  
PAGE 2 OF 9

**ITEM IX: Previous Business**

- None

**ITEM X: New Business**

- None

**ITEM XI: Presentations**

- None

**ITEM XII: Public Hearing**

- None

**ITEM XIII: Resolutions**

**Resolution No. R26-01** A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Execute a Contract with INCO USA, LLC for the Construction of the South Buckner Tarsney Trail Extension

- *Alderman Bray moved to approve Resolution No. R26-01*
- *The Motion was Seconded by Alderman Myers*
  - *This is the one of the last steps for this trail project where funds were awarded in 2021 initially. This contractor has been approved after it went out to bid. The City is wanting to move forward with this project*
  - *Alderman Bray asked if this was the one by the library*
  - *Alderman Myers is excited for the connectivity the trail will provide in that part of town*
- *Motion to approve Resolution No. R26-01 was voted upon with the following voice vote:*
  - *Aye: Bray, Knox, Myers, Limberg-Gardner, Skinner*
  - *Nay:*
  - *Abstain:*

**-Resolution No. R26-01 Approved 5-0**

**Resolution No. R26-02** A Resolution Authorizing the City Administrator to Enter Into an Agreement with the Mid-America Regional Council (MARC) Solid Waste Management District as Related to Grain Valley's Participation in the 2026 Regional Household Hazardous Waste Collection Program

- *Alderman Knox moved to approve Resolution No. R26-02*
- *The Motion was Seconded by Alderman Limberg-Gardner*
  - *This is a program the city has been part of for many years. It is an opportunity for residents to get rid of household hazardous waste items at various events around the metro free of charge throughout the year.*

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Rick Knox  
Alderman Jim Myers  
Alderman Limberg-Gardner  
Alderman Ryan Skinner  
Alderman Brian Bray

**ELECTED OFFICIALS ABSENT**

Alderman Kyle Sole

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Community Development Director Patrick Martin  
Finance Director Steven Craig  
Parks and Recreation Director Shannon Davies  
Police Chief Ed Turner  
City Clerk Jamie Logan  
City Attorney Nicholas Purifoy

**CITY OF GRAIN VALLEY**  
Board of Aldermen Meeting Minutes  
Regular Session

**01/12/2026**  
PAGE 3 OF 9

- *Motion to approve Resolution No. R26-02 was voted upon with the following voice vote:*
  - *Aye: Bray, Knox, Myers, Limberg-Gardner, Skinner*
  - *Nay:*
  - *Abstain:*

**-Resolution No. R26-02 Approved 5-0**

**Resolution No. R26-03** A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Expend Funds to Purchase Computer Equipment

- *Alderman Limberg-Gardner moved to approve Resolution No. R26-03*
- *The Motion was Seconded by Alderman Skinner*
  - *This is a CERP (computer equipment replacement plan) that monitors computer equipment life according to the program and allow for replacements at those times.*
- *Motion to approve Resolution No. R26-03 was voted upon with the following voice vote:*
  - *Aye: Bray, Knox, Myers, Limberg-Gardner, Skinner*
  - *Nay:*
  - *Abstain:*

**-Resolution No. R26-03 Approved 5-0**

**Resolution No. R26-04** A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Spend Funds for an Agreement for Software, Maintenance and Support with Open Gov

- *Alderman Myers moved to approve Resolution No. R26-04*
- *The Motion was Seconded by Alderman Knox*
  - *This was an item discussed in the budget workshop. This will allow for tracking of inventory as well as fleet tracking capability and will be easier to use than the current option*
  - *Alderman Bray asked if this was the program that tracked fleet maintenance events – such as an oil change needed, etc.*
  - *Mr. Martin stated the diagnostics will be another resolution and it will integrate into this program at another meeting*
- *Motion to approve Resolution No. R26-04 was voted upon with the following voice vote:*
  - *Aye: Bray, Knox, Myers, Limberg-Gardner, Skinner*
  - *Nay:*
  - *Abstain:*

**-Resolution No. R26-04 Approved 5-0**

**Resolution No. R26-05** A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Purchase a 2027 Freightliner 108SD Dump Truck for the Public Works Division

- *Alderman Skinner moved to approve Resolution No. R26-05*

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Rick Knox  
Alderman Jim Myers  
Alderman Limberg-Gardner  
Alderman Ryan Skinner  
Alderman Brian Bray

**ELECTED OFFICIALS ABSENT**

Alderman Kyle Sole

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Community Development Director Patrick Martin  
Finance Director Steven Craig  
Parks and Recreation Director Shannon Davies  
Police Chief Ed Turner  
City Clerk Jamie Logan  
City Attorney Nicholas Purifoy

**CITY OF GRAIN VALLEY**  
Board of Aldermen Meeting Minutes  
Regular Session

**01/12/2026**  
PAGE 4 OF 9

- *The Motion was Seconded by Alderman Bray*
  - *This piece of equipment is on the VERP and this is the third to be replaced; Alderman Knox asked the life cycle of the dump trucks; 10 years.*
- *Motion to approve Resolution No. R26-05 was voted upon with the following voice vote:*
  - *Aye: Bray, Knox, Myers, Limberg-Gardner, Skinner*
  - *Nay:*
  - *Abstain:*

**-Resolution No. R26-05 Approved 5-0**

**Resolution No. R26-06** A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Purchase Two Police Rated Ford Explorers from Shawnee Mission Ford

- *Alderman Skinner moved to approve Resolution No. R26-06*
- *The Motion was Seconded by Alderman Myers*
  - *These were included in the 2026 budget. In prior years, dodges had to be purchased as fords were not available and the city is going back to Fords as they are more readily available now.*
- *Motion to approve Resolution No. R26-06 was voted upon with the following voice vote:*
  - *Aye: Bray, Knox, Myers, Limberg-Gardner, Skinner*
  - *Nay:*
  - *Abstain:*

**-Resolution No. R26-06 Approved 5-0**

**Resolution No. R26-07** A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Purchase Two Sets of Equipment and Upfitting Cost for Two New Police Ford Explorers from Microman Industries LLC

- *Alderman Bray moved to approve Resolution No. R26-07*
- *The Motion was Seconded by Alderman Limberg-Gardner.*
  - *This is the upfitting for the two vehicles just approved (last resolution)*
- *Motion to approve Resolution No. R26-07 was voted upon with the following voice vote:*
  - *Aye: Bray, Knox, Myers, Limberg-Gardner, Skinner*
  - *Nay:*
  - *Abstain:*

**-Resolution No. R26-07 Approved 5-0**

**Resolution No. R26-08** A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Purchase One Ford F150 Pickup Truck from Shawnee Mission Ford

- *Alderman Knox moved to approve Resolution No. R26-08*

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Rick Knox  
Alderman Jim Myers  
Alderman Limberg-Gardner  
Alderman Ryan Skinner  
Alderman Brian Bray

**ELECTED OFFICIALS ABSENT**

Alderman Kyle Sole

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Community Development Director Patrick Martin  
Finance Director Steven Craig  
Parks and Recreation Director Shannon Davies  
Police Chief Ed Turner  
City Clerk Jamie Logan  
City Attorney Nicholas Purifoy

**CITY OF GRAIN VALLEY**  
Board of Aldermen Meeting Minutes  
Regular Session

**01/12/2026**  
PAGE 5 OF 9

- *The Motion was Seconded by Alderman Skinner*
  - *This is replacing the current animal control vehicle*
  - *The equipment purchases happen at the beginning of the calendar year as if you don't get in the front of the line for the purchases you may or may not get that purchased in that year due to availability.*
- *Motion to approve Resolution No. R26-08 was voted upon with the following voice vote:*
  - *Aye: Bray, Knox, Myers, Limberg-Gardner, Skinner*
  - *Nay:*
  - *Abstain:*

**-Resolution No. R26-08 Approved 5-0**

**ITEM XIV: Ordinances**

**Bill No. B26-01:** An Ordinance Changing the Zoning on Approximately 2.5 Acres from District C-1 (Central Business District) to District R-1P (Single Family Residential District) and M-1P (Light Industrial District)

**Bill No. B26-01** was read by City Clerk Jamie Logan for the first reading by title only.

- *Alderman Limberg-Gardner moved to approve the first reading of Bill No. B26-01 and bring it back for a second reading by title only at the next regular meeting*
- *The Motion was Seconded by Alderman Skinner*
  - This was relating to the public hearing at the last meeting held in December. The applicant would like to expand the current development.
  - Alderman Skinner asked if this came before the board in 2022; this same group acquired additional land to the west of that.
  - Colby (the develop) stated similar construction to what is currently there
  - Alderman Skinner asked if there will be alleys; there will be no alleys.
  - Alderman Skinner asked about the FEMA flood plain in that area; Mr. Murphy stated they are going to go through the process for a map amendment thru FEMA
  - The pond wasn't detention for that area, but needed fill for the movie theater which made the pond and this process will remove the pond
  - Alderman Bray asked how many units will go in; 66
  - Alderman Skinner asked if these will be under a property management company; Currently the homes will be for sale and the intent is not to be owned by a property management company currently
  - Alderman Skinner inquired if buffer areas are considered in this plan; Mr. Murphy stated it has only been platted at this point and stated the "P" designation means planned – the buffers will be looked at on this development.
  - Alderman Bray asked if these were going to be owner-occupied; The developer reiterated it is in the early stages, but they hope to be owner-occupied
  - 1,580 sq feet for around \$315,000 for a sale price point
  - Alderman Skinner referred to the community development report and the small amount of house starts this past year and this would help in that area

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Rick Knox  
Alderman Jim Myers  
Alderman Limberg-Gardner  
Alderman Ryan Skinner  
Alderman Brian Bray

**ELECTED OFFICIALS ABSENT**

Alderman Kyle Sole

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Community Development Director Patrick Martin  
Finance Director Steven Craig  
Parks and Recreation Director Shannon Davies  
Police Chief Ed Turner  
City Clerk Jamie Logan  
City Attorney Nicholas Purifoy



**CITY OF GRAIN VALLEY**  
Board of Aldermen Meeting Minutes  
Regular Session

**01/12/2026**  
PAGE 6 OF 9

- Alderman Myers asked what the time table was; this summer
- *Motion to accept the first reading of Bill No. **B26-01** and bring it back for a second reading at the next regular meeting was voted on with the following voice vote:*
  - *Aye: Knox, Myers, Limberg-Gardner, Bray, Skinner*
  - *Nay:*
  - *Abstain:*

*-Motion Approved: 5-0-*

**Bill No. B26-02:** An Ordinance Amending Title III Traffic Code Section of the City of Grain Valley Municipal Code

**Bill No. B26-02** was read by City Clerk Jamie Logan for the first reading by title only.

- *Alderman Myers moved to approve the first reading of Bill No. **B26-02** and bring it back for a second reading by title only at the next regular meeting*
- *The Motion was Seconded by Alderman Knox*
  - This is Buckner Tarsney to Greystone; Shale Court is in there and will restrict parking from the intersection back 30 feet for safer travel in and out of this area
  - Alderman Bray asked if any special consideration parking in this area; no
  - Alderman Skinner was surprised this wasn't a standard in the code; this piece of the code lists individual streets and staff can look at what could be done as far as a blanket code
  - Chief Turner stated these are done individually by street and distance and not a blanket currently
- *Motion to accept the first reading of Bill No. **B26-02** and bring it back for a second reading at the next regular meeting was voted on with the following voice vote:*
  - *Aye: Knox, Myers, Limberg-Gardner, Bray, Skinner*
  - *Nay:*
  - *Abstain:*

*-Motion Approved: 5-0-*

**ITEM XV: City Attorney Report**

- Mr. Purifoy stated he submitted a buffer zone ordinance draft to staff and then it will go to P&Z before it goes to the board sometime in Quarter 1
- He is looking into the city parks code to see if anything needs to be updated with current laws as some haven't been updated since the 1990s.
- Mayor asked as part of Planned Unit Developments – can a rental percentage be placed on a development and asked if more control with a Planned Unit Development
- Alderman Bray stated he's looked into this and will be passing out at the next meeting as he's seen other city's around us that have this kind of legislation; The city attorney stated he can look into it.

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Rick Knox  
Alderman Jim Myers  
Alderman Limberg-Gardner  
Alderman Ryan Skinner  
Alderman Brian Bray

**ELECTED OFFICIALS ABSENT**

Alderman Kyle Sole

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Community Development Director Patrick Martin  
Finance Director Steven Craig  
Parks and Recreation Director Shannon Davies  
Police Chief Ed Turner  
City Clerk Jamie Logan  
City Attorney Nicholas Purifoy

**CITY OF GRAIN VALLEY**  
Board of Aldermen Meeting Minutes  
Regular Session

**01/12/2026**  
PAGE 7 OF 9

- Mr. Murphy stated this is not tied to zoning, but special conditions would be seen in a development agreement
- Alderman Skinner stated he thought this was in federal news lately from the state's perspective; there are two neighborhoods on the north side of town.
- Alderman Skinner shared there are two neighborhoods on the North side of town this would effect
- Mr. Purifoy stated the timing of that kind of agreement is important
- Alderman Bray stated rental licensing handed out could guide some of this
- Mr. Purifoy stated this is a hot button issue in the law right now. Rental inspections/licensing should be looked at closely.

**ITEM XVI: City Administrator & Staff Reports**

- City Administrator Ken Murphy
  - The area up by Dillingham and Duncan is starting the clearing process
  - City offices are closed on Monday, 1/19
  - Alderman Skinner asked if trees will be cleared; Mr. Davies stated the "keep" trees have been marked. The underbrush and undergrowth is what is being removed right now. With the growing season coming up, they will know what they should mow and keep up on
  - They are hoping to keep as many as possible- there will still be trees on the Rosewood side. There will be some on the south side of the creek too. The ones coming down are dead trees.
- Deputy City Administrator Theresa Osenbaugh
  - None
- Police Chief Ed Turner
  - None
- Finance Director Steven Craig
  - Sewer billing choice forms are going out this month to customers and allows them to select the winter average or volume-based billing
  - The annual audit has begun and it is very time consuming.
  - Staff is issuing 1099s and W2s for 2025 year-end.
- Parks & Recreation Director Shannon Davies
  - None
- Community Development Director Patrick Martin
  - None
- City Clerk Jamie Logan
  - Election filing closed at 5PM on 12/30/2025. Candidates are as follows:
    - *Rickie Knox - Alderman Ward II*
    - *Scotty McMasters - Mayor*
    - *Bob Headley - Mayor*
    - *Kyle Sole - Alderman Ward I*
    - *Ryan Skinner - Alderman Ward III*

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Rick Knox  
Alderman Jim Myers  
Alderman Limberg-Gardner  
Alderman Ryan Skinner  
Alderman Brian Bray

**ELECTED OFFICIALS ABSENT**

Alderman Kyle Sole

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Community Development Director Patrick Martin  
Finance Director Steven Craig  
Parks and Recreation Director Shannon Davies  
Police Chief Ed Turner  
City Clerk Jamie Logan  
City Attorney Nicholas Purifoy

**CITY OF GRAIN VALLEY**  
Board of Aldermen Meeting Minutes  
Regular Session

**01/12/2026**  
PAGE 8 OF 9

**ITEM XVII: Board of Aldermen Reports & Comments**

- Alderman Brian Bray
  - He is going to bring some items he has prepared over rental properties registrations (after recent issues in Eagle Ridge). He wants to push for something for rental inspections for out of town landlords that don't respond to tenants.
  - He stated that Blue Springs is trying to do something on the Water Treatment plant; Mr. Murphy stated the engineers that worked on the process will present to the board. Blue Springs is doing revenue bonds to make improvements to the facility; we pay debt service payments
  - One project should be paid for by the time this starts
- Alderman Rick Knox
  - None
- Alderman Lisa Limberg-Gardner
  - None
- Alderman Jim Myers
  - None
- Alderman Ryan Skinner
  - He asked about the traffic study on Hedgewood; they are still working through it. Mr. Martin stated a technical difficulty has caused a delay, but hoping to see this at a near future board meeting.
  - He did a ride-along with the PD, he stated there are several improvements he has seen from professionalism, equipment, etc. He feels this is a good opportunity for other board members to participate in and it is a good perspective to gain.
- Alderman Kyle Sole
  - Absent

**ITEM XVIII: Mayor Report**

- He will be on 41 action news tomorrow morning; they interviewed Mayor today for upcoming items in Grain Valley

**ITEM XIX: Executive Session**

- None

**ITEM XX: Adjournment**

- The meeting was adjourned at 7:10 P.M.

Minutes submitted by:

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

\_\_\_\_\_  
Date

**ELECTED OFFICIALS PRESENT**  
Mayor Mike Todd  
Alderman Rick Knox  
Alderman Jim Myers  
Alderman Limberg-Gardner  
Alderman Ryan Skinner  
Alderman Brian Bray

**ELECTED OFFICIALS ABSENT**  
Alderman Kyle Sole

**STAFF OFFICIALS PRESENT**  
City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Community Development Director Patrick Martin  
Finance Director Steven Craig  
Parks and Recreation Director Shannon Davies  
Police Chief Ed Turner  
City Clerk Jamie Logan  
City Attorney Nicholas Purifoy



**CITY OF GRAIN VALLEY**  
Board of Aldermen Meeting Minutes  
Regular Session

**01/12/2026**  
PAGE 9 OF 9

Minutes approved by:

\_\_\_\_\_  
Mike Todd  
Mayor

\_\_\_\_\_  
Date

unofficial

**ELECTED OFFICIALS PRESENT**  
Mayor Mike Todd  
Alderman Rick Knox  
Alderman Jim Myers  
Alderman Limberg-Gardner  
Alderman Ryan Skinner  
Alderman Brian Bray

**ELECTED OFFICIALS ABSENT**  
Alderman Kyle Sole

**STAFF OFFICIALS PRESENT**  
City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Community Development Director Patrick Martin  
Finance Director Steven Craig  
Parks and Recreation Director Shannon Davies  
Police Chief Ed Turner  
City Clerk Jamie Logan  
City Attorney Nicholas Purifoy