



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

09/25/2017
 PAGE 1 OF 13

ITEM I: CALL TO ORDER

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Regular Session on September 25, 2017 at 7:01 p.m. in the Council Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Mike Todd

ITEM II: ROLL CALL

- City Clerk Theresa Osenbaugh called roll
- *Present: Arnold, Bamman, Coleman, Headley, Totton, West*
- *Absent:*

-QUORUM PRESENT-

ITEM III: INVOCATION

- Invocation was given by Ray Gurney

ITEM IV: PLEDGE OF ALLEGIANCE

- The Pledge of Allegiance was led by Webelos Pack 4321

ITEM V: APPROVAL OF AGENDA

- City Administrator Ryan Hunt requested an Executive Session for Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended be added to the agenda before reading of the Ordinances and also requested the removal of Resolution R-36, appointing Jan Reding to the TIF Commission at the request of Alderman Bamman, to allow for the opportunity to talk to the School Board
- *Alderman Bamman made a Motion to add an Executive Session as Agenda Item XIII and to remove Resolution R-36 from the agenda*
- *The Motion was Seconded by Alderman Headley*
- *Motion to add an Executive Session and remove R-36 from the Agenda was voted on with the following voice vote:*
 - *Aye: Arnold, Bamman, Coleman, Headley, Totton, West*
 - *Nay: None*
 - *Abstain: None*

-Motion Approved: 6-0-

ELECTED OFFICIALS PRESENT
 Mayor Mike Todd
 Alderman Dale Arnold
 Alderman Chris Bamman
 Alderman Jeff Coleman
 Alderman Bob Headley
 Alderman Nancy Totton
 Alderman Yolanda West

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT
 City Attorney Jim Cook
 City Administrator Ryan Hunt
 Assistant City Administrator Ken Murphy
 City Clerk Theresa Osenbaugh
 Captain Jeff Palecek
 Finance Director Cathy Bowden



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

09/25/2017
PAGE 2 OF 13

ITEM VI: PROCLAMATIONS

- Mayor Todd and Alderman Bamman presented a proclamation to Mr. Roy Miller for his participation in the 48th Central Missouri Honor Flight; Mr. Miller accepted the honor on behalf of the Korean and Vietnam veterans who attended with him and encouraged any veterans to consider attending an honor flight
- Mayor Todd presented a proclamation to Joseph Gleich for his achievement of reaching the rank of Eagle Scout in Boy Scout Troop 310

ITEM VII: CITIZEN PARTICIPATION

- Rayfield Turner, 304 SW Crestview Drive, shared concerns about utilizing developers to bring business to Grain Valley and provided his thoughts on growing Grain Valley in the future
- Jan Brill, 1036 Ephriam, brought her grandchildren to the fair and enjoyed it very much

ITEM VIII: CONSENT AGENDA

- December 14, 2016 – Board of Zoning Adjustment Minutes
- May 16, 2017 – Park Board Minutes
- June 20, 2017 – Park Board Minutes
- August 01, 2017 – Park Board Minutes
- August 22, 2017 – Park Board Minutes
- August 28, 2017 – Board of Aldermen Regular Meeting Minutes
- August, 2017– Court Report
- September 25, 2017 – Accounts Payable
- *Alderman West made a Motion to Approve Consent Agenda*
- *The Motion was Seconded by Alderman Coleman*
 - No Discussion
- *Motion to Approve Consent Agenda was voted on with the following voice vote:*
 - *Aye: Arnold, Bamman, Coleman, Headley, Totton, West*
 - *Nay: None*
 - *Abstain: None*

-MOTION APPROVED: 6-0-

ITEM IX: PREVIOUS BUSINESS

- Property Abatement-Creekside Village
 - Mr. Murphy was able to reach the property owner and update him on the need to handle the tall grass on the property; property owner is receiving a bid for the

ELECTED OFFICIALS PRESENT
 Mayor Mike Todd
 Alderman Dale Arnold
 Alderman Chris Bamman
 Alderman Jeff Coleman
 Alderman Bob Headley
 Alderman Nancy Totton
 Alderman Yolanda West

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT
 City Attorney Jim Cook
 City Administrator Ryan Hunt
 Assistant City Administrator Ken Murphy
 City Clerk Theresa Osenbaugh
 Captain Jeff Palecek
 Finance Director Cathy Bowden



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

09/25/2017
PAGE 3 OF 13

work and it should be mowed soon; Mr. Murphy reminded the Board that each time the property is abated through the City the money will not be retrieved until the property sells

- New Stop Signs-Ward 1
 - Alderman Arnold would like an ordinance to add stop signs at the intersection of Montana Ridge and Stockman as well as the intersection of Nelson and Le Ann; understands that staff can't recommend stop signs at these locations because they don't meet the standard criteria; feels that stop signs would be more cost effective than speed humps which are placed and then removed and will address safety issues for the residents; reminded the Board there was a stop sign on Nelson and Le Ann at one time but it has been removed
 - Alderman Coleman referred back to the study presented by Mr. Arroyo and felt that the volume of traffic did not warrant the signs; Alderman Arnold wants a way to respond to residents requesting a way to slow vehicles down
 - Mr. Murphy shared the stop sign on Nelson was removed prior to 2008; the original plan for the subdivision included a connection to Sni-A-Bar which would have caused a need for a four-way stop
 - Mayor Todd asked the Board to come to a consensus regarding the drafting of an ordinance
 - Alderman Headley shared other parts of town had similar issues but said traffic standards should be followed; Alderman Arnold knew that past exceptions have occurred; the neighborhood wants vehicles to slow down and raising the speed limit to 35 mph would allow for the stop signs to be placed but that isn't a good solution
 - Alderman Totton felt electronic signs showing the real-time speeds of cars would help the situation
 - Alderman Bamman asked what liability would be on the City if the standards were not followed; City Attorney Cook shared that the City has to take on reasonable actions based on the study to address the problem; this situation would not give much concern about liability
 - Mayor Todd asked which members would like to see an ordinance drafted; Alderman West and Alderman Arnold would like to see an ordinance for stop sign placement on discussed roads

ITEM X: NEW BUSINESS

- Creekside Village Parking
 - Narrow roads in Creekside Village are causing use concerns due to parking on both sides of the road; approximately one year ago increased patrol occurred as a result of similar complaints but the problem remains; City Engineer is allowed to

ELECTED OFFICIALS PRESENT	ELECTED OFFICIALS ABSENT	STAFF OFFICIALS PRESENT
Mayor Mike Todd		City Attorney Jim Cook
Alderman Dale Arnold		City Administrator Ryan Hunt
Alderman Chris Bamman		Assistant City Administrator Ken Murphy
Alderman Jeff Coleman		City Clerk Theresa Osenbaugh
Alderman Bob Headley		Captain Jeff Palecek
Alderman Nancy Totton		Finance Director Cathy Bowden
Alderman Yolanda West		



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

09/25/2017
PAGE 4 OF 13

limit parking to one-side of the street on all roads except a portion of Deer Creek Drive which is wider; door hangers were placed prior to the meeting to let residents know the Board would be discussing this matter; no significant concerns have been expressed prior to the meeting after door hangers were placed

- Bonnie Mcolgin, 402 Coldwater, shared that some of the cars can not fit in their driveways and cars park in the intersection; Captain Palecek cited that cars must be parked a minimum of 30 feet from the intersection
- Bus drivers no longer make stops inside the neighborhood; only smaller busses are utilizing bus stops inside the subdivision; Assistant City Administrator Murphy spoke with Mr. Shawn Brady, Director of Transportation for the school district; the school district would prefer the stops be back in the neighborhood and would consider this if the road was one way parking
- Mayor Todd confirmed that emergency vehicles face challenges accessing these homes
- City Administrator Hunt shared in September of 2016, the decision was made to start with police enforcement before further action was taken; similar situations have been taken to the traffic committee in the past but that was due to multiple entities being effected; door hangers have been placed giving citizens an opportunity to share their thoughts and the traffic committee is an unnecessary step
- Resident in attendance shared that the meeting information was also placed on the HOA Facebook page providing residents with the opportunity to come to the meeting; most who responded to the post were in favor
- Mayor Todd asked for the Board's direction; the consensus was to draft up a parking ordinance for the next meeting
- Alderman Headley asked if future developments were being allowed to have 24 ft. roads; this development is unique as other single family developments have bigger driveways that can fit multiple cars
- Mayor Todd asked if the school district has other roads with similar concerns; long cul-de-sacs are also problematic
- Alderman Totton shared there was an area off Broadway that was also narrow; this area has pad homes and duplexes as well
- The first read of the ordinance will occur on 10/9

ITEM XI: PRESENTATIONS

- None

ITEM XII: PUBLIC HEARING

- None

ELECTED OFFICIALS PRESENT	ELECTED OFFICIALS ABSENT	STAFF OFFICIALS PRESENT
Mayor Mike Todd		City Attorney Jim Cook
Alderman Dale Arnold		City Administrator Ryan Hunt
Alderman Chris Bamman		Assistant City Administrator Ken Murphy
Alderman Jeff Coleman		City Clerk Theresa Osenbaugh
Alderman Bob Headley		Captain Jeff Palecek
Alderman Nancy Totton		Finance Director Cathy Bowden
Alderman Yolanda West		



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

09/25/2017
PAGE 5 OF 13

ITEM XIII: EXECUTIVE SESSION

- Mayor Todd stated a need to hold an Executive Session for Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended
- *Alderman Coleman moved to close the Regular Meeting for items related to Section 610.021(1), RSMo 1998, As Amended*
- *The motion was seconded by Alderman Totton*
 - No Discussion
- *The motion was voted on with the following roll call vote:*
 - *Aye: Arnold, Bamman, Coleman, Headley, Totton, West*
 - *Nay: None*
 - *Abstain: None*

-MOTION CARRIED: 6-0-

-THE REGULAR MEETING CLOSED AT 8:00 PM

- *Alderman Headley moved to open the Regular Meeting*
- *The motion was seconded by Alderman Bamman*
 - No Discussion
- *The motion was voted on with the following roll call vote:*
 - *Aye: Arnold, Bamman, Coleman, Headley, Totton, West*
 - *Nay: None*
 - *Abstain: None*

-MOTION CARRIED: 6-0-

-THE REGULAR MEETING OPENED AT 8:45 PM

ITEM XIV: ORDINANCES

Bill No. B17-15: An Ordinance Approving a Petition to Establish the Village of Grain Valley Community Improvement District

- City Attorney Jim Cook read **Bill No. B17-15** for its second reading by title only
- *Alderman West moved to accept the second reading of **Bill No. B17-15** making it Ordinance #2417*
- *The Motion was Seconded by Alderman Headley*
 - No Discussion

ELECTED OFFICIALS PRESENT
 Mayor Mike Todd
 Alderman Dale Arnold
 Alderman Chris Bamman
 Alderman Jeff Coleman
 Alderman Bob Headley
 Alderman Nancy Totton
 Alderman Yolanda West

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT
 City Attorney Jim Cook
 City Administrator Ryan Hunt
 Assistant City Administrator Ken Murphy
 City Clerk Theresa Osenbaugh
 Captain Jeff Palecek
 Finance Director Cathy Bowden



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

09/25/2017
 PAGE 6 OF 13

- *Bill No. B17-15 was voted upon with the following voice vote:*
 - *Aye: Bamman, Coleman, Headley, Totton, West*
 - *Nay: Arnold*
 - *Abstain: None*

-BILL NO. B17-15 BECAME ORDINANCE #2417: 5-1-

Bill No. B17-16: An Ordinance to Establish the City of Grain Valley, Missouri's Annual Tax Levies for the 2017 Calendar Year for General Municipal Government Operations; the Retirement of General Obligation Debt; Park Maintenance; and Public Health Purposes

City Attorney Jim Cook read **Bill No. B17-16** for its second reading by title only

- *Alderman West moved to accept the second reading of Bill No. B17-16 making it Ordinance #2418*
- *The Motion was Seconded by Alderman Headley*
 - Alderman Arnold asked when the approval deadline was; approved ordinance is due to Jackson County by October 1st
 - Alderman Arnold said previously, conversations had occurred in regards to lowering the tax rate and water/sewer rates; without having reviewed the water rate study it is difficult to leave the tax levy at the same rate; Alderman Arnold was disappointed with the timing
 - Alderman Headley asked if water/sewer rates could be changed independently; Mr. Hunt shared the study is complete with a plan to review the study during budget discussions; originally the study showed that water/sewer rates should be increased; staff worked with the consultant to find the assumptions that led to an increase recommendation; ultimately, the recommendation will be to leave the water rates level
 - Ms. Bowden shared that the timeline for a decision is tight; Jackson County provides the City with numbers around end of July, then a public hearing has to occur with proper notice; Alderman Headley felt the timing doesn't allow for a proper review
 - Alderman Arnold would have liked to have seen the water study results earlier; annual increases with the levy have occurred with tax valuations and there was strong consideration about lowering levy last year but that did not occur due to discussion pending about water bills
 - Alderman Totton questioned if there would be more charges for safe water due to all of the flooding; no emergency increases are expected
 - Mayor Todd originally thought water rates would be able to be lowered but in the future a new water tank will need to be built; the City could lower water/sewer

ELECTED OFFICIALS PRESENT	ELECTED OFFICIALS ABSENT	STAFF OFFICIALS PRESENT
Mayor Mike Todd Alderman Dale Arnold Alderman Chris Bamman Alderman Jeff Coleman Alderman Bob Headley Alderman Nancy Totton Alderman Yolanda West		City Attorney Jim Cook City Administrator Ryan Hunt Assistant City Administrator Ken Murphy City Clerk Theresa Osenbaugh Captain Jeff Palecek Finance Director Cathy Bowden



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

09/25/2017
PAGE 7 OF 13

rates but then money is not being saved for the tank

- Alderman Arnold felt the citizens now are paying debt for the future citizens
- Mayor Todd asked how tap rates compare to other municipalities; Grain Valley has competitive tap rates; tap rates are lower or equal to tap rates in the surrounding area; tap rates increased a few years ago; it is important to closely align rates with other communities to keep developers in the City while also ensuring residents aren't footing the cost; Mayor Todd would like to make sure tap rates are competitive; Alderman Arnold remembered raising tap rates because the City was much lower than everyone else; since rates were last raised, other communities may have raised rates again; Alderman Arnold shared concerns regarding developers being unhappy with increase tap rates
- Alderman Bamman is concerned that the levy rate assigned to increased valuation is a higher amount of tax that citizens will be paying; does not feel that we should have a tax increase go through without a large amount of discussion; will not vote for the levy rate tonight and felt a solution to timing concerns would be to have additional meetings; feels this is a tax increase
- Alderman Coleman asked what would happen if it is not passed by October 1st; if not received by October 1st the county can bar the City from collecting any taxes for the year; if tax levy is not passed tonight, the Board of Aldermen would have to reconvene and pass a new ordinance before October 1st; Alderman Headley suggested going through budget process, plan for growth in the valuation, plan for a decrease in spending and then set rate for next year
- Alderman West asked if debt service will go down over the next three years; one will be paid off but then in 2019 TIF bonds will come on and therefore, the payment will not go down substantially as the other bonds will need to be paid; Alderman Arnold noted if debt service is assigned to a loan and the loan is paid off, then the funds collected for that debt service should go away; funds assigned to that debt service will begin paying off debt service issued in 2011; highway project issued capital appreciation bonds and the only way to structure this was to put off payment until other bonds were reduced so the levy would cover the payment; Alderman Arnold noted that if money was earmarked for a specific debt and that debt is paid off then typically a no cost bond increase will be used to pay off; Ms. Bowden clarified that the debt was already issued (GO Bonds) for highway project; debt service couldn't be increased at that time so now that bond issue will pay off, the highway project bonds will begin being paid off; Alderman Arnold thought this was to come out of general revenue; Ms. Bowden noted that these were IDA bonds
- Alderman Headley asked to review debt service when going into budget discussions; City Administrator Hunt suggested a presentation on the tax levy on

ELECTED OFFICIALS PRESENT	ELECTED OFFICIALS ABSENT	STAFF OFFICIALS PRESENT
Mayor Mike Todd		City Attorney Jim Cook
Alderman Dale Arnold		City Administrator Ryan Hunt
Alderman Chris Bamman		Assistant City Administrator Ken Murphy
Alderman Jeff Coleman		City Clerk Theresa Osenbaugh
Alderman Bob Headley		Captain Jeff Palecek
Alderman Nancy Totton		Finance Director Cathy Bowden
Alderman Yolanda West		



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

09/25/2017
PAGE 8 OF 13

another date

- Alderman Headley asked how the School Board makes the decisions given the turnaround time; Alderman Bamman shared the school board process is done through different scenarios and evaluation; school board could have rolled back up to nine cents and decided on an intentional rollback of three cents with targeted efforts for accelerated debt reduction of remaining funds; Alderman Headley would rather see debt paid off faster than lower the rate
- Alderman Totton noted that with the housing values increase, taxes will go up and asked if citizens should expect any other increases from the schools due to a new high school building; a new high school is not in the immediate future
- Alderman Coleman asked for clarification on where the extra revenue generated will be used; Mr. Hunt shared that one reason to keep the rate level is a very steady increase in overall revenues to the general fund; as the revenue increases, the size of city increases and costs to run the City increase; court fines and forfeitures have seen a significant decrease over the last three to four years; this decrease comes from traffic enforcement, Senate Bill 5 restrictions, etc.; change in valuation offsets the decrease that has been seen in other areas; tax levy is what has kept the City steady; Alderman Arnold asked what reduction is from; part of the reduction is enforcement related; Mayor Todd reminded the Board that the City used to have a dedicated traffic officer; Alderman Arnold wondered if officers are out of the habit of routine traffic enforcement but was aware that quotas are not something that can be used as a measurement; Mr. Hunt stated that it is acceptable to have reasonable expectations for traffic enforcement; Alderman Arnold has noticed that officer's business checks have increased and shared his appreciation
- Alderman West noted that the timing has been difficult this year and the budget conversations have not yet occurred; Mr. Hunt noted budget hearings aren't started until October; Alderman Arnold noted that setting the levy directs how much money is coming in; Mr. Hunt shared the timing is also a fiscal year issue; fiscal years are different for each agency; Mr. Hunt noted that moving forward, it will be a priority to have clear communication around funding and expectations for upcoming valuations

● *Bill No. B17-16 was voted upon with the following voice vote:*

- *Aye: Arnold, Coleman, Headley, Totton, West*
- *Nay: Bamman*
- *Abstain: None*

-BILL NO. B17-16 BECAME ORDINANCE #2418: 5-1-

ELECTED OFFICIALS PRESENT
 Mayor Mike Todd
 Alderman Dale Arnold
 Alderman Chris Bamman
 Alderman Jeff Coleman
 Alderman Bob Headley
 Alderman Nancy Totton
 Alderman Yolanda West

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT
 City Attorney Jim Cook
 City Administrator Ryan Hunt
 Assistant City Administrator Ken Murphy
 City Clerk Theresa Osenbaugh
 Captain Jeff Palecek
 Finance Director Cathy Bowden



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

09/25/2017
PAGE 9 OF 13

Bill No. B17-17: An Ordinance Annexing Certain Adjacent Territory into the City of Grain Valley, Missouri for Justin Larkin

City Attorney Jim Cook read **Bill No. B17-17** for its second reading by title only

- *Alderman Arnold moved to accept the second reading of **Bill No. B17-17** making it Ordinance #2419*
- *The Motion was Seconded by Alderman Coleman*
 - Alderman Arnold shared this property was discussed in a planning and zoning meeting and that it will be C1 Commercial on Highway BB with single family residence towards the back of the property
- *Bill No. B17-17 was voted upon with the following voice vote:*
 - *Aye: Arnold, Bamman, Coleman, Headley, Totton, West*
 - *Nay: None*
 - *Abstain: None*

-BILL NO. B17-17 BECAME ORDINANCE #2419: 6-0-

Bill No. B17-18: An Ordinance Amending Chapter 635 of the Code of Ordinances of the City of Grain Valley, Missouri, Pertaining to Peddlers and Solicitors Permits and Requirements

City Attorney Jim Cook read **Bill No. B17-18** for its second reading by title only

- *Alderman Totton moved to accept the second reading of **Bill No. B17-18** making it Ordinance #2420*
- *The Motion was Seconded by Alderman Coleman*
 - City Clerk Osenbaugh reviewed changes to the ordinance, including the addition of a revocation hearing process which has been reviewed by City Attorney Jim Cook
 - Alderman Totton wanted to make sure that the ID cards will still be issued
- *Bill No. B17-18 was voted upon with the following voice vote:*
 - *Aye: Arnold, Bamman, Coleman, Headley, Totton, West*
 - *Nay: None*
 - *Abstain: None*

-BILL NO. B17-18 BECAME ORDINANCE #2420: 6-0-

ELECTED OFFICIALS PRESENT	ELECTED OFFICIALS ABSENT	STAFF OFFICIALS PRESENT
Mayor Mike Todd		City Attorney Jim Cook
Alderman Dale Arnold		City Administrator Ryan Hunt
Alderman Chris Bamman		Assistant City Administrator Ken Murphy
Alderman Jeff Coleman		City Clerk Theresa Osenbaugh
Alderman Bob Headley		Captain Jeff Palecek
Alderman Nancy Totton		Finance Director Cathy Bowden
Alderman Yolanda West		



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

09/25/2017
 PAGE 10 OF 13

ITEM XV: RESOLUTIONS

Resolution No. R17-34: A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Enter into an Audit Agreement with Troutt, Beeman & Co for Auditing Services for the City of Grain Valley for 2017, 2018, 2019, 2020, and 2021

City Attorney Jim Cook read **Resolution No. R17-34** by title only

- *Alderman West moved to accept Resolution No. R17-34 as read*
- *The Motion was Seconded by Alderman Bamman*
 - Alderman Arnold asked if this was the previous auditor; Ms. Bowden shared that this was the previous auditor; RFP's were requested as a routine process to review options; Alderman West was a member of the committee who reviewed proposals; committee came to conclusion auditors are doing a good job and would like to renew the agreement
- Alderman Totton asked if a 5 year contract was required; there is no statute that requires the service to be bid out but it is a good practice
- *Resolution No. R17-34 was voted upon with the following voice vote:*
 - *Aye: Arnold, Bamman, Coleman, Headley, Totton, West*
 - *Nay: None*
 - *Abstain: None*

-Resolution No. R17-34 Approved: 6-0-

Resolution No. R17-35: A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Appointing Chief Jeff Grote to the Grain Valley, Missouri Tax Increment Financing ("TIF") Commission for a Four (4) Year Term

City Attorney Jim Cook read **Resolution No. R17-35** by title only

- *Alderman West moved to accept Resolution No. R17-35 as read*
- *The Motion was Seconded by Alderman Bamman*
 - Committee position is specific to Central Jackson County (CJC) Fire Protection District; Chief Grote will be taking Chief Westermann's spot as he has retired
 - Alderman Arnold will abstain due to employment with CJC
- *Resolution No. R17-35 was voted upon with the following voice vote:*
 - *Aye: Bamman, Coleman, Headley, Totton, West*
 - *Nay: None*
 - *Abstain: Arnold*

-Resolution No. R17-35 Approved: 5-0-1

ELECTED OFFICIALS PRESENT
 Mayor Mike Todd
 Alderman Dale Arnold
 Alderman Chris Bamman
 Alderman Jeff Coleman
 Alderman Bob Headley
 Alderman Nancy Totton
 Alderman Yolanda West

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT
 City Attorney Jim Cook
 City Administrator Ryan Hunt
 Assistant City Administrator Ken Murphy
 City Clerk Theresa Osenbaugh
 Captain Jeff Palecek
 Finance Director Cathy Bowden



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
Regular Session

09/25/2017
PAGE 11 OF 13

ITEM XVI: CITY ATTORNEY REPORT

- None

ITEM XVII: CITY ADMINISTRATOR & STAFF REPORTS

- City Administrator Ryan Hunt
 - 2018 budget binders are available for the Board to take and review; dates for workshops will be set during the month of October; the first read of the budget will be held on November 13th; Mr. Hunt asked for any known conflicts; potential dates will be sent out through doodle poll by the end of the week
 - Truman Heartland Foundation Toast to Our Towns will be on October 14th; City will be honoring Jim Cook as this year's award recipient; if an Alderman is interested in going and hasn't responded, please reach out to Mr. Hunt
- Assistant City Administrator Ken Murphy
 - Household Hazardous Waste collection event will be held on October 7th
 - Rental Data
 - Alderman Arnold previously asked for information on the number of rental units in the city; 28% of properties are rental according to data in water billing system; 2013 HUD data and 2010 Census data showed this was close to the average for the Midwest; Alderman Arnold remembered this to be a 3-4% increase from the last time numbers were obtained, however, still feels that this number isn't completely accurate and without a process for registering property it will be hard to know
 - Mr. Murphy shared it is becoming more popular to rent single family homes; Alderman Arnold has heard concerns that single family rental homes aren't being taken care of and that is impacting property values
 - Discussion occurred regarding Kansas City's processes for rentals and landlords; things that can be done in Grain Valley include tenant paying deposit or the landlord can put down a master deposit; the City has majority of rental information but landlords change quickly on some properties and many are out of state; Alderman Arnold felt this was a business and wants to see a city license to operate-doesn't necessarily have to have a fee associated but a penalty when registration doesn't occur would be an option; the City has the ability to track in the current system but a process needs to be put in place to utilize
 - Alderman Arnold would like to consider instituting a policy; Mr. Hunt would like the Board to give clear direction to staff; a lot of time will go into the policy and push back will be incurred from landlords; Mr. Murphy clarified that the direction from the Board is to come back with information on a registration process to track landlords; Alderman Totton

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Dale Arnold
Alderman Chris Bamman
Alderman Jeff Coleman
Alderman Bob Headley
Alderman Nancy Totton
Alderman Yolanda West

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Attorney Jim Cook
City Administrator Ryan Hunt
Assistant City Administrator Ken Murphy
City Clerk Theresa Osenbaugh
Captain Jeff Palecek
Finance Director Cathy Bowden



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

09/25/2017
PAGE 12 OF 13

asked how much this would cost the City; staff resources will need to be dedicated so there will be costs associated; hard to quantify until more is known

- Alderman Headley questioned if this subject had already been tabled; inspections of rental properties had been tabled
- Alderman felt it was important to know what was going on in the City; this was the idea behind the rental deposit; City Administrator Hunt confirmed that staff will begin looking at a standard registration program; Mayor Todd requested a draft process be brought back for previous business, requiring landlords to have a business licenses; Alderman Arnold would prefer to see a fine if property is not registered instead of asking them to pay a fee upfront; Mr. Hunt felt the City will see more push back if business license requirement is enforced but they are doing business in the City; Alderman Arnold wants to ensure a good working relationship and a way to contact owners if necessary

- Finance Director Cathy Bowden
 - None
- None City Clerk Theresa Osenbaugh
 - None
- Captain Jeff Palecek
 - None

ITEM XVIII: BOARD OF ALDERMEN REPORTS & COMMENTS

- Alderman Dale Arnold
 - Congratulations to the Fair Board; some vandalism occurred but overall was a good event
- Alderman Chris Bamman
 - None
- Alderman Jeff Coleman
 - None
- Alderman Bob Headley
 - Legacy Plaza tribute Phase I kick off will be on October 3rd at 4:00PM
- Alderman Nancy Totton
 - Thank you to those who put on the National Night Out; shared comments she overheard from attendees
 - Two houses on her street sold for more than the original list price
- Alderman Yolanda West
 - None

ELECTED OFFICIALS PRESENT	ELECTED OFFICIALS ABSENT	STAFF OFFICIALS PRESENT
Mayor Mike Todd		City Attorney Jim Cook
Alderman Dale Arnold		City Administrator Ryan Hunt
Alderman Chris Bamman		Assistant City Administrator Ken Murphy
Alderman Jeff Coleman		City Clerk Theresa Osenbaugh
Alderman Bob Headley		Captain Jeff Palecek
Alderman Nancy Totton		Finance Director Cathy Bowden
Alderman Yolanda West		



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
 Regular Session

09/25/2017
PAGE 13 OF 13

ITEM XIX: MAYOR REPORT

- A rental property in town has had a temporary fence erected which does not meet code; fence is being used as a safety guard for a child with a disability as property is near a pond; resident has been informed of the variance process but the current fence may pose safety concerns; resident has requested that the municipal code have a section added which allows variances for individuals with disabilities; Alderman Totton asked why other safety measures have not been put in place; City Attorney Cook felt a blanket variance allowance could be problematic; Alderman Totton wanted to know why they chose the location they did; Alderman West asked if fence is structured to contain child; fence may not be suitable or safe
- Thanked those who helped with the fair; the number of those who participated in the carnival was the highest yet; vendors were happy; in regards to the fair parade-Alderman Arnold received concerns about the heat; Alderman Totton heard concerns about residents trying to leave their home and being blocked in

ITEM XX: EXECUTIVE SESSION

- None

ITEM XXI: ADJOURNMENT

- The meeting adjourned at 9:57 P.M.

Minutes submitted by:

 Theresa Osenbaugh
City Clerk

 Date

Minutes approved by:

 Mike Todd
Mayor

 Date

ELECTED OFFICIALS PRESENT
 Mayor Mike Todd
 Alderman Dale Arnold
 Alderman Chris Bamman
 Alderman Jeff Coleman
 Alderman Bob Headley
 Alderman Nancy Totton
 Alderman Yolanda West

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT
 City Attorney Jim Cook
 City Administrator Ryan Hunt
 Assistant City Administrator Ken Murphy
 City Clerk Theresa Osenbaugh
 Captain Jeff Palecek
 Finance Director Cathy Bowden