



CITY OF GRAIN VALLEY
BOARD OF ALDERMEN MEETING MINUTES
Regular Session

11/26/2018
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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 November 26, 2018 at 7:01 p.m. in the Council Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Todd

ITEM II: ROLL CALL

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

-QUORUM PRESENT-

ITEM III: INVOCATION

- Invocation was given by Chris Allen

ITEM IV: PLEDGE OF ALLEGIANCE

- The Pledge of Allegiance was led by Alderman Bob Headley

ITEM V: APPROVAL OF AGENDA

- No Changes

ITEM VI: PROCLAMATIONS

- None

ITEM VII: CITIZEN PARTICIPATION

- None

ITEM VIII: CONSENT AGENDA

- October 9, 2018 – Park Board Meeting Minutes
- November 13, 2018 – Board of Aldermen Regular Meeting Minutes
- November 13, 2018 – Board of Aldermen Workshop Minutes
- November 15, 2018 – Board of Aldermen Workshop Minutes
- November 26, 2018 – Accounts Payable

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Chris Bamman
Alderman Jeff Coleman
Alderman Bob Headley
Alderman Jayci Stratton
Alderman Nancy Totton
Alderman Yolanda West

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Attorney Jim Cook
Assistant City Administrator Ken Murphy
City Clerk Theresa Osenbaugh
Community Development Director Rick Arroyo
Finance Director Cathy Bowden
Interim Chief of Police James Beale
Parks and Recreation Director Shannon Davies



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- *Alderman West made a Motion to Approve the Consent Agenda*
- *The Motion was Seconded by Alderman Totton*
 - No Discussion
- *Motion to Approve the Consent Agenda was voted on with the following voice vote:*
 - *Aye: Bamman, Headley, Stratton, Totton, West*
 - *Nay: None*
 - *Abstain: None*

-MOTION APPROVED: 5-0-

ITEM IX: PREVIOUS BUSINESS

- None

ITEM X: NEW BUSINESS

- None

ITEM XI: PRESENTATIONS

- None

ITEM XII: PUBLIC HEARING

- None

ITEM XIII: ORDINANCES

Bill No. B18-10: An Ordinance Approving the Final Plat of Woodbury 6th Plat

City Attorney Matt Geary read **Bill No. B18-10** for its second reading by title only

- *Alderman Bamman moved to accept the second reading of Bill No. B18-10 making it Ordinance #2446*
- *The Motion was Seconded by Alderman West*
 - Ordinance will finalize the Woodbury 6th plat; this ordinance was first introduced on June 11, 2018; additional engineering plans were needed before a final approval and those have been received
- *Bill No. B18-10 was voted upon with the following voice vote:*
 - *Aye: Bamman, Headley, Stratton, Totton, West*
 - *Nay: None*
 - *Abstain: None*

-BILL NO. B18-10 BECAME ORDINANCE #2446: 5-0-

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
 Alderman Chris Bamman
 Alderman Jeff Coleman
 Alderman Bob Headley
 Alderman Jayci Stratton
 Alderman Nancy Totton
 Alderman Yolanda West

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

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Bill No. B18-18: An Ordinance Changing the Zoning for Certain Land in Grain Valley from R-1 Single Family to R-3 Multi Family Planned Unit Development

City Attorney Matt Geary read **Bill No. B18-18** for its second reading by title only

- *Alderman Headley moved to accept the second reading of Bill No. B18-18 making it Ordinance #2447*
- *The Motion was Seconded by Alderman Totton*
 - Ordinance will allow Mr. Jeff Wolfe to redevelop property for senior housing
- *Bill No. B18-18 was voted upon with the following voice vote:*
 - *Aye: Bamman, Headley, Stratton, Totton, West*
 - *Nay: None*
 - *Abstain: None*

-BILL NO. B18-18 BECAME ORDINANCE #2447: 5-0-

Bill No. B18-19: An Ordinance Approving a Conditional Use Permit for a Convenience Storage Facility for Chad Risinger

City Attorney Matt Geary read **Bill No. B18-19** for its second reading by title only

- *Alderman Headley moved to accept the second reading of Bill No. B18-19 making it Ordinance #2448*
- *The Motion was Seconded by Alderman Bamman*
 - Ordinance allows a Conditional Use Permit for Mr. Risinger to operate a Convenience Storage Facility
- *Bill No. B18-19 was voted upon with the following voice vote:*
 - *Aye: Bamman, Headley, Stratton, Totton, West*
 - *Nay: None*
 - *Abstain: None*

-BILL NO. B18-19 BECAME ORDINANCE #2448: 5-0-

Bill No. B18-20: An Ordinance Calling an Election in the City of Grain Valley, Missouri on April 2, 2019

City Attorney Matt Geary read **Bill No. B18-20** for its second reading by title only

- *Alderman Headley moved to accept the second reading of Bill No. B18-20 making it Ordinance #2449*

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
 Alderman Chris Bamman
 Alderman Jeff Coleman
 Alderman Bob Headley
 Alderman Jayci Stratton
 Alderman Nancy Totton
 Alderman Yolanda West

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

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- *The Motion was Seconded by Alderman Totton*
 - Filing opens December 11th and closes on January 15th; election will be for one Alderman in each Ward
- *Bill No. B18-20 was voted upon with the following voice vote:*
 - *Aye: Bamman, Headley, Stratton, Totton, West*
 - *Nay: None*
 - *Abstain: None*

-BILL NO. B18-20 BECAME ORDINANCE #2449: 5-0-

Bill No. B18-21: An Ordinance Approving the Sale of Certain Real Property in Grain Valley, Missouri To L and L Development, LLC and Authorizing the City Administrator to Execute All Necessary Documents Required to Effectuate and Close Said Transaction

City Attorney Matt Geary read **Bill No. B18-21** for its second reading by title only

- *Alderman Bamman moved to accept the second reading of Bill No. B18-21 making it Ordinance #2450*
- *The Motion was Seconded by Alderman Headley*
 - Allows City to close on the property purchased several years ago for ownership transfer to land developer for \$320,000; single family housing will be placed on the land
 - Alderman Totton asked if the current home would be torn down; this is the vacant property that isn't attached to the current site where the house is located
- *Bill No. B18-21 was voted upon with the following voice vote:*
 - *Aye: Bamman, Headley, Stratton, Totton, West*
 - *Nay: None*
 - *Abstain: None*

-BILL NO. B18-21 BECAME ORDINANCE #2450: 5-0-

Bill No. B18-23: An Ordinance by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Establish the 2019 Full-Time and Part-Time Pay Scale

City Attorney Matt Geary read **Bill No. B18-23** for its first reading by title only

- *Alderman West moved to accept first reading of Bill No. B18-23 bringing it back for a second reading by title only*

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
 Alderman Chris Bamman
 Alderman Jeff Coleman
 Alderman Bob Headley
 Alderman Jayci Stratton
 Alderman Nancy Totton
 Alderman Yolanda West

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

City Attorney Jim Cook
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- *The Motion was Seconded by Alderman Bamman*
 - Springsted was commissioned to study compensation and benefits; ordinance is to adopt the salary classifications; it is understood that the Board would like an implementation strategy which addresses performance and merit qualifications for increases; the adoption of the payscale does not address implementation at this time
 - Alderman West noted that the range between each paygrade to be 6% and a 40% range from a minimum to the maximum and would like to know how many years are between the minimum pay and the maximum pay for any grade; there is currently no way to advance through the paygrade outside of COLA; a STEP program could be considered to look at experience, education, and other benchmarks to get regular increases that aren't merit or COLA based
 - Aldermen West felt that the agreement called for a comprehensive benefits study and didn't feel this occurred; City Administrator Hunt noted that Springsted drew conclusions after the study and that the comprehensive documents weren't presented to the Board as Springsted was hired to analyze and present the findings; Aldermen West requested more details on the comparison of benefit numbers; further details will be provided
- *Bill No. B18-23 was voted upon with the following voice vote:*
 - *Aye: Bamman, Headley, Stratton, Totton, West*
 - *Nay: None*
 - *Abstain: None*

-Bill No. B18-23 Approved for a Second Reading: 5-0-

Bill No. B18-24: An Ordinance Approving the 2019 Fiscal Year Budget and Comprehensive Fee Schedule of the City of Grain Valley, Missouri

City Attorney Matt Geary read **Bill No. B18-24** for its first reading by title only

- *Alderman West moved to accept first reading of Bill No. B18-24 bringing it back for a second reading by title only*
- *The Motion was Seconded by Alderman Bamman*
 - Proposed 2019 budget was included with Board documents; there is approximately \$280,000 in transportation surplus; proposing to move some funding into a line item that will allow additional projects to occur next year; this will be the only change and will be shown in 210-55-79400 which is the annual CIP appropriation; appropriation is used for street repairs and will be increased to \$375,000 for 2019; this will allow for roadwork, curbs, street repairs, etc.; will be reflected in the final read

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
 Alderman Chris Bamman
 Alderman Jeff Coleman
 Alderman Bob Headley
 Alderman Jayci Stratton
 Alderman Nancy Totton
 Alderman Yolanda West

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

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- Alderman Totton asked if this would allow Front Street to be repaired; the cost for this is very large and will not be able to be completed in 2019
- Alderman West asked about a discrepancy between revenues and expenses; Finance Director Cathy Bowden shared that the Community Improvement District (CID) budget had not been included because it had not been approved by the CID board
- *Bill No. B18-24 was voted upon with the following voice vote:*
 - *Aye: Bamman, Headley, Stratton, Totton, West*
 - *Nay: None*
 - *Abstain: None*

-Bill No. B18-24 Approved for a Second Reading: 5-0-

ITEM XIV: RESOLUTIONS

- None

ITEM XV: CITY ATTORNEY REPORT

- None

- Alderman Coleman entered the Board of Aldermen meeting at 7:22PM-

ITEM XVI: CITY ADMINISTRATOR & STAFF REPORTS

- City Administrator Ryan Hunt
 - None
- Assistant City Administrator Ken Murphy
 - None
- Parks & Recreation Director Shannon Davies
 - Holiday Fest and annual tree lighting will be Thursday, November 29th in Armstrong Park at 6:00PM
- Community Development Director Rick Arroyo
 - Provided a report on the Winter Storm which occurred on November 25th
- Finance Director Cathy Bowden
 - None
- Interim Chief of Police James Beale
 - None
- City Clerk Theresa Osenbaugh
 - Second Board of Aldermen meeting in December is scheduled for Christmas Eve; Board of Aldermen needs to make a decision regarding the cancellation or

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|---------------------------|--------------------------|--|
| Mayor Mike Todd | | City Attorney Jim Cook |
| Alderman Chris Bamman | | Assistant City Administrator Ken Murphy |
| Alderman Jeff Coleman | | City Clerk Theresa Osenbaugh |
| Alderman Bob Headley | | Community Development Director Rick Arroyo |
| Alderman Jayci Stratton | | Finance Director Cathy Bowden |
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reschedule of this meeting; all yearend business is scheduled to be completed by the first meeting in December

- *Alderman West moved to cancel the Board of Aldermen meeting scheduled for December 24, 2018*
- *The motion was seconded by Alderman Bamman*
 - No Discussion
- *Motion to cancel the Board of Aldermen meeting scheduled for December 24, 2018 was voted on with the following voice vote:*
 - *Aye: Bamman, Coleman, Headley, Stratton, Totton, West*
 - *Nay: None*
 - *Abstain: None*

-MOTION APPROVED: 6-0-

ITEM XVII: BOARD OF ALDERMEN REPORTS & COMMENTS

- Alderman Chris Bamman
 - None
- Alderman Jeff Coleman
 - Street crews had roads mainly cleared this morning
 - Alderman Coleman will be tendering resignation due to being elected to the Missouri State House of Representatives; shared sentiments of appreciation for Board and wished everyone the best
- Alderman Bob Headley
 - Noted that in the past, the Board of Aldermen have donated a paycheck to local charities; Mayor Todd shared that the Cosentino family has made a donation resulting in the creation of the Mayor’s Christmas Tree Fund; Grain Valley Assistance Council and Santa Bus will be receiving donations from this fund; Board of Aldermen could donate to the Mayor’s Christmas Tree Fund
 - Appreciated crews working to get roads cleared
- Alderman Jacyi Stratton
 - Street crews did a great job and appreciated them asking people to move cars so roads could be taken care of
- Alderman Nancy Totton
 - Street crews did an excellent job and has heard the same from residents
- Alderman Yolanda West
 - Shared appreciated for the public works crew on the roads
 - Shared congratulations to Alderman Coleman on his election

| ELECTED OFFICIALS PRESENT | ELECTED OFFICIALS ABSENT | STAFF OFFICIALS PRESENT |
|---------------------------|--------------------------|--|
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| Alderman Chris Bamman | | Assistant City Administrator Ken Murphy |
| Alderman Jeff Coleman | | City Clerk Theresa Osenbaugh |
| Alderman Bob Headley | | Community Development Director Rick Arroyo |
| Alderman Jacyi Stratton | | Finance Director Cathy Bowden |
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ITEM XVIII: MAYOR REPORT

- Mayor Mike Todd
 - Shared appreciation for street crews; storm was not an easy one to handle and many of the crew members haven't been on staff since we had such a major storm; Alderman Headley asked how trucks performed; overall the trucks performed well
 - At the next Board of Aldermen meeting, the Board will need to take action on accepting Alderman Coleman's resignation; discussion will move forward regarding the vacant position; shared appreciation for Alderman Coleman stepping in to fill the vacant seat and staying on the Board thereafter

ITEM XIX: EXECUTIVE SESSION

- None

ITEM XX: ADJOURNMENT

- The meeting adjourned at 7:31 P.M.

Minutes submitted by:

 Theresa Osenbaugh
City Clerk

 Date

Minutes approved by:

 Mike Todd
Mayor

 Date

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
 Alderman Chris Bamman
 Alderman Jeff Coleman
 Alderman Bob Headley
 Alderman Jayci Stratton
 Alderman Nancy Totton
 Alderman Yolanda West

ELECTED OFFICIALS ABSENT

STAFF OFFICIALS PRESENT

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 Finance Director Cathy Bowden
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