



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

**07/27/2020**  
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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 July 27 at 6:58 p.m. in the Council Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Johnston

**ITEM II: ROLL CALL**

- City Clerk Jamie Logan called roll
- *Present: Bass, Cleaver, Headley, Knox, Stratton, Totton*
- *Absent:*

**-QUORUM PRESENT-**

**ITEM III: INVOCATION**

- Invocation was given by Pastor Jason Williams of Valley Community Church

**ITEM IV: PLEDGE OF ALLEGIANCE**

- The Pledge of Allegiance was led by Alderman Headley

**ITEM V: APPROVAL OF AGENDA**

- No Changes

**ITEM VI: PROCLAMATIONS**

- None

**ITEM VII: CITIZEN PARTICIPATION**

- Scott Shafer; 1006 SW Shorthorn, Grain Valley, MO 64029; Brought up a Sewer issue at 31603 E. Ryan Road; he learned the staff needs direction on whether to proceed or not on this issue, if not directed to move forward, he would like to know how it is fair for the rest of the citizens to have to hook up to the sewer and pay taxes on the sewer
- Before the election, Mr. Shafer said Mayor Johnston was on Facebook pre-election sharing he was going to fix more streets and speed up the process of street repair and said it appeared he had a plan; Mr. Shafer asked to know about the plan and where the money would come from; Pre-election, Mr. Shafer said Mayor Johnston said he'd reply to questions when they were asked of him
- Mr. Shafer asked for a response to his questions and Mayor Johnston said that is not the procedure for these meetings

**ELECTED OFFICIALS PRESENT**

Mayor Chuck Johnston  
 Alderman Shea Bass  
 Alderman Tom Cleaver  
 Alderman Bob Headley  
 Alderman Rick Knox  
 Alderman Jayci Stratton  
 Alderman Nancy Totton

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
 Deputy City Administrator Theresa Osenbaugh  
 Chief James Beale  
 Finance Director Steven Craig  
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**ITEM VIII: CONSENT AGENDA**

- July 13, 2020 – Board of Aldermen Regular Meeting Minutes
- July 20, 2020 – Board of Aldermen Workshop Minutes
- July 27, 2020 – Accounts Payable
- *Alderman Headley 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: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-MOTION APPROVED: 6-0-**

**ITEM IX: PREVIOUS BUSINESS**

- None

**ITEM X: NEW BUSINESS**

- City Clerk Logan read the list of liquor license renewals and opened the floor for a motion to approve the liquor license renewals for 2020-2021:
  - Casey’s General Store #2209
  - Casey’s General Store #2808
  - Casey’s General Store #3325
  - Cosentino’s Price Chopper #325
  - Discount Liquor & Smokes
  - Dollar General Store #9597
  - Grain Valley Economic Development Corp dba Grain Valley Partnership
  - Impact Motor Sports, LLC dba Valley Speedway
  - JY Amigo’s Inc. dba El Maguey
  - Outerbelt Entertainment dba MO Country
  - El Tequilazo Cocina Y Cantina
  - Temp-Stop, LLC
- City Clerk Logan stated that the County has not issued their licenses yet due to COVID and have extended their deadline an additional 30 days; Mr. Murphy shared since these are renewals, we are comfortable proceeding without the County updated license at this time so long as they have everything else and assume the County licenses will be issued at the end of their extended renewal period

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- Alderman Stratton asked if they were doing a motion for all licenses or if this would exclude El Tequilazo since not all information has been received; this is for all licenses and they will not be issued if missing more than the county license
- *Alderman Headley made a Motion to Approve Liquor License Renewals*
- *The Motion was seconded by Alderman Totton*
  - *Alderman Totton asked if any issues with any of the facilities; Chief said no issues*
- *Motion to Approve Liquor License Renewals was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-MOTION APPROVED: 6-0-**

**ITEM XI: PRESENTATIONS**

- Jack Ryan-Feldman with Baker Tilly presented about where the City stands as far as debt management and they advise on the municipal bond market
- Jackson County unemployment rate discussed; policy response is to keep businesses and families afloat and allow time for a public health response to be formulated
  - Economic impact payments, paycheck protection program, pandemic unemployment assistance, funding for airlines, funding for state and local governments for covered expenses
- City of Grain Valley’s Sales Tax income has been lightly impacted since many of these businesses are essential businesses; Vehicle sales have been down which has impacted sales tax, Increased utility payment delinquencies; CARES act funding, Housing demand still there; Cash is there to ride out the recession
  - Mayor Johnston asked for a copy of the presentation
- Debt Management; Looks for ways the city can save on interest costs via refunding; GO series 2011 callable 3/1/21; Muni bond market is favorable with yields at historical lows; State statute allows for debt levy to be adjusted annually
  - Shared refunding options slides; discussed advantages of restructured CABs, lowers interest over time; elevated principal cost over 3 years and buy yourself lower debt levy, can come up with new priority list and would receive 2 years of flat debt service; White space on chart is future bonding capacity
  - Mayor Johnston asked for clarification on the red bars on the chart; existing bonds being restructured; Mr. Murphy shared these allow for flexibility and save money on interest and time to work out how to accomplish future projects; Alderman Headley said we’d still be paying off debt early in the process
  - Mr. Craig shared numbers have been provided by the county but they did not

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include the additional revenue for new construction – they will be out in September; the ordinance and Public Hearing will be brought back and that time to move forward with this refunding; Mr. Murphy shared there has been some delays at the county and they don't like to wait that long typically but there isn't a choice since the county is delayed

**ITEM XII: PUBLIC HEARING**

- None

**ITEM XIII: ORDINANCES**

**Bill No. B20-18: An Ordinance Approving the Final Plat of Bush Business Park Re-Plat**

- *Alderman Headley moved to make the first reading by title only of **Bill No. B20-18***
- *The Motion was Seconded by Alderman Stratton*
- *Motion to make the first reading of **Bill No. B20-18** was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Motion Approved: 6-0-**

**Bill No. B20-18: An Ordinance Approving the Final Plat of Bush Business Park Re-Plat**

*Bill No. B20-18 was read by City Attorney Sarah Carnes for the first reading*

- *Alderman Headley moved to accept the first reading of **Bill No. B20-18** bringing it back for a second reading by title only at the next regularly scheduled meeting*
- *The Motion was Seconded by Alderman Knox*
- *The Motion was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Bill No. B20-18 Approved for a Second Reading: 6-0-**

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**Bill No. B20-19:** An Ordinance Approving the Final Plat of Greystone Estates Phase II

- *Alderman Headley moved to make the first reading by title only of **Bill No. B20-19***
- *The Motion was Seconded by Alderman Bass*
  - *Alderman Totton asked where this is located; Mr. Murphy shared location*
- *Motion to make the first reading of **Bill No. B20-19** was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Motion Approved: 6-0-**

**Bill No. B20-19:** An Ordinance Approving the Final Plat of Greystone Estates Phase II

*Bill No. B20-19 was read by City Attorney Sarah Carnes for the first reading*

- *Alderman Headley moved to accept the first reading of **Bill No. B20-19** bringing it back for a second reading by title only at the next regularly scheduled meeting*
- *The Motion was Seconded by Alderman Totton*
- *The motion was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Bill No. B20-19 Approved for a Second Reading: 6-0-**

**ITEM XIV: RESOLUTIONS**

**Resolution No. R20-38:** A Resolution by the Board of Alderman of the City of Grain Valley Authorizing the City Administrator to Spend Funds to Repair the Sanitary Sewer Main at Cross Creek Park

- *Alderman Headley motioned to approve Resolution No. R20-38*
- *The Motion was Seconded by Alderman Knox*
  - *Mr. Trosen stated the Public Works department is assisting with this project, our maintenance accidentally hit a sewer causing minor damage not causing any interruption in service; there has been a temporary repair and the solution before the board is the permanent fix; City of Blue Springs has approved and is the least cost and most efficient repair option for this pipe; need to repair with permanent*

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*solution to fix pump and pipe; no disruption*

- *Resolution No. R20-38 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Resolution No. R20-38 Approved: 6-0-**

**ITEM XV: CITY ATTORNEY REPORT**

- City Attorney Carnes is filing on behalf of the City on a Bankruptcy case and estimates the City’s part of the settlement at 3.4 million dollars that could potentially be going to the City if the settlement is accepted; A final number will be shared when it is settled; there isn’t a time frame available at this point as part of the opioid crisis
- City officials training is this Friday at MPR; four of the board are attending at this point

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

- City Administrator Ken Murphy
  - None
- Deputy City Administrator Theresa Osenbaugh
  - None
- Chief James Beale
  - None
- Finance Director Steven Craig
  - 2021 budget worksheets and calendars have been distributed to department heads; budget workshops will be scheduled with the board for this fall
- Parks & Recreation Director Shannon Davies
  - None
- Community Development Director Mark Trosen
  - Written Report
- City Clerk Jamie Logan
  - Provided a page for each elected official regarding upcoming elected official training- not the same as the one coming up this Friday at MPR, this one is traditionally held in person in Columbia, Missouri over a day and a half; they are offering virtually; if you are interested in the agenda items, let City Clerk Logan know and she will get you registered for the training

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**ITEM XVII: BOARD OF ALDERMEN REPORTS & COMMENTS**

- Alderman Shea Bass
  - None
- Alderman Tom Cleaver
  - None
- Alderman Bob Headley
  - None
- Alderman Rick Knox
  - None
- Alderman Jayci Stratton
  - None
- Alderman Nancy Totton
  - Citizens are asking her about a streetlight by Front and Main Street; When pulling out of Front Street and parking at Main causing issues seeing and she was making sure the City was aware of it; Mr. Murphy shared they are aware and she's referring to a stoplight

**ITEM XVIII: MAYOR REPORT**

- Mayor Chuck Johnston
  - Apologized for the name mix up of the Aldermen this evening; nothing else to report

**ITEM XIX: EXECUTIVE SESSION**

- None

**ITEM XX: ADJOURNMENT**

- The meeting adjourned at 7:36 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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