



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

**09/17/2020**  
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**ITEM I: CALL TO ORDER**

- The Board of Aldermen of the City of Grain Valley, Missouri, met for a Workshop Session on September 17, 2020 at 6:00 p.m. in the Burgess room located at Grain Valley Community Center
- The meeting was called to order by Mayor Johnston

**ITEM II: ROLL CALL**

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

**-QUORUM PRESENT-**

**ITEM III: DISCUSSION**

- Strategic Planning
  - Cory Scheer will facilitate discussion relating to the future of Grain Valley, MO
  - A 30,000 foot view to prioritize long term goals for the city and to develop a strategic plan with achievable goals
  - Each elected official and city department head provided what they felt was one of the best things about our city
    - The community and friends they have met here
    - Suburban Community
    - Likes the feel of the community and neighborhoods
    - Community and schools and a great place to raise a family
    - Businesses are valued in the community
    - Atmosphere and school system
    - Neighbors helping neighbors atmosphere & downhome feeling
    - Camaraderie and knowing people in the community and feeling at home
    - Great City Staff to work alongside with lots of talent
    - Small but growing and a pretty young population of citizens
  - Discussed SOAR (Strengths, Opportunities, Aspirations, Results)
    - Strengths of Grain Valley
      - Affordable housing and wide range of options of housing
      - Location in the state and along the interstate
      - Racetrack
      - Churches

**ELECTED OFFICIALS PRESENT**

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

**ELECTED OFFICIALS ABSENT**

Alderman Jayci Stratton

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
 Deputy City Administrator Theresa Osenbaugh  
 City Clerk Jamie Logan  
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- Schools
- Community based police department
- Infrastructure- modern system for future growth
- Retention of our residents
- Trail system connectivity
- Diversity in the community
- Strong fire district
- Been mindful in growth to make sure it can be supported
- With 2020, learned that our businesses are resilient in the community and a lot were essential when it came time for COVID shutdowns
- This is part of the reason this process was sought out as we have grown so much and when our facilities were built they were not built to handle a community of this size
- Are there more industries popping up in the City limits; commercial businesses:
  - We have smaller individual businesses
  - Everything around the interchange has been built in the last 5 years
  - Movie theater
  - We have two fairly large towns on either side of us (Wal-mart, etc.)
- What does the Grain Valley footprint look like:
  - I-70 is almost the center of town ½ of the city is north and ½ is south
- Are new schools discussed in coming years:
  - There was a redistricting this past year and at some point in the next 5-10 years there are discussions about the need for a new high school
- Have there been COVID impacts/challenges to our city:
  - Police department has been effected in the way of how they can work with the public and community building events have been postponed and cancelled
  - Virtual meetings are more commonplace instead of face to face
  - Cancelling of events and changing of normal ways have caused some discontent
  - Uncertainty and resentment is obvious as people don't have clarity
  - There seems to be so much anxiety about job security, kids, etc.

-6:45 PM Department heads were dismissed from the meeting-

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-6:50 PM reconvened with the Board of Aldermen and City Administrators-

- What are the 4-6 big vision aspirational priorities vital to the city; next these ideas will be brought to the department heads and will be broken down into timeframes to achieve
  - Senior Citizen programs (NT)
  - How can we grow into a population of 30,000 and support that size of a community with services and resources (BH/TC); Mayor feels that is a bit high; It is known once the schools max out, it will change the face of how things look up north at the property the school system has; their draw to their school systems is causing growth pain in the city
    - What are the indicators to the growth in the city:
      - Land area and type of residential development we are looking to have; there is a new apartment complex going in and the number of people in those spaces can be more people (300 units and 2.8 per unit) the numbers will increase faster
      - Water district/infrastructure up north cannot support more of a population at this point
    - City Hall & Police Department are maxed out on space and will need something in the very near future; there is a need to figure out what to do with city facility and property currently owned and the Sni-a-bar property; Need to do this properly so that it will work in the future as well and not need to rebuild and tear down 5 years later
    - Police Department will need additional resources with more people
    - Part of this should be to figure out what we can do and what would be our niche for example we cannot have a Planet Fitness competitive fitness center, but what could we do differently
    - The center of town (original part of town) has been neglected as money was shifted to make the I-70 interchange happen
    - Ball fields (football, baseball) are maxed out and Monkey Mountain is leased
    - There will be redevelopment and to maintain existing

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structures

- Roads and potential widening of Main street and other streets up to par to get people to I-70 from the new neighborhoods and if more large apartment complexes, the city may need a way to deal with the traffic flow
- To the east of us now, if looking at future land use map, there are a lot of acres that could be developed going forward and that could be served by rail; it is a possibility; There is potential with the marijuana facility as right now there is the cultivation facility and if it becomes legal at some point in the future there could be potential for other aspects of the business
- The public perception of the city isn't awful, but not always favorable as they do not feel things are transparent and there were things that were not focused on in the past; communication is an issue over the years; this is a commuter city and depending on where you live, you don't get to the other parts of the city and know what is happening there; people want to know what is going on, but they don't go out and attend the meetings or watch recordings after the fact
- People tend to look at the school and fire issues differently than city issues; need to find the reasons to keep people in town
- City Staff needs to expand when the City grows and need more people to support all of the services that need to be offered
- People want a small town feel, but big city amenities and some do not want growth
- Are there cities we aspire to be like or try to model after:
  - Mayor thinks we have a different demographic and Blue Springs is the closest to us; lots of our citizens talk of things they like there and things they haven't liked there
- What type of support does the Board of Aldermen need to do their role:
  - Mayor wants to hear about issues going on that are needed and relevant (ex: public works with new infrastructure will need more people and difficult to hire that position right now)
  - Staff does a good job now asking for things real time; are they holding back on items nervous they will be shot down

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- Mayor doesn't remember being asked to staff up; only police; they want to know if we could use more people in the future so they can help control the growth and start budgeting now
- Start looking at 6 month to yearly milestones to get to those 3-5 year goals such as redevelopment/infrastructure needs; in specific departments look to how departments on how to achieve these
- What are some non-negotiable attributes that they would like to make sure are not lost in the process:
  - Public Safety and well-being for citizens
  - Maintain Sense of Community during the growth
  - Continue to foster culture within the city to draw employees when we need them
  - Adaptability & since we aren't too big, we can shift quickly

**ITEM IV: ADJOURNMENT**

- The meeting adjourned at 7:52 P.M.

Minutes submitted by:

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

\_\_\_\_\_  
 Date

Minutes approved by:

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

\_\_\_\_\_  
 Date

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