



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

**01/25/2021**  
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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 January 25, 2021 at 7:00 p.m. via video conference of the elected officials as a result of the COVID-19 pandemic
- 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: APPROVAL OF AGENDA**

- No Changes

**ITEM IV: PROCLAMATIONS**

- None

**ITEM V: CONSENT AGENDA**

- January 11, 2021 – Board of Aldermen Regular Meeting Minutes
- January 25, 2021 – Accounts Payable
- January 25, 2021 – City Clerk/Human Resources Destruction Certificate
- January 25, 2021 – Court Destruction Certificate
- January 25, 2021 – Finance Destruction Certificate
- January 25, 2021 – Water Department Destruction Certificate
- *Alderman Headley made a Motion to Accept 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: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

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

**ITEM VI: PREVIOUS BUSINESS**

- None

**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  
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**ITEM VII: NEW BUSINESS**

- None

**ITEM VIII: PRESENTATIONS**

- None

**ITEM IX: PUBLIC HEARING**

*-Mayor Johnston Opened the Public Hearing for the **Grain Valley Mercado CID** - at 7:01 p.m.-*

- *City Attorney Joe Lauber; 250 NE Tudor Rd, Lee’s Summit, MO, provided a review of the proposed establishment of Mercado CID; A petition was filed December 9, 2020, the City remains the developer of project 3 of the TIF; this will have a three part agreement; The statute required notices were mailed and published; the Developer in this case is STAR Acquisitions, Inc. and have brought other businesses including Price Chopper to Grain Valley; the proposed name of the development is the Grain Valley Mercado Community Improvement District; District Governance will be governed by a Board of Directors with 5 members- one of which would be a City Representative; They are requesting a Sales Tax as the funding mechanism, if approved by the Board of Aldermen, the sales tax will be put to an election at a later date of the property owners; A CID can use blight powers – the blight determination was made in 2010; the proposed costs & anticipated revenue of the CID/plan were discussed as well as more detailed CID improvement costs; The next steps if this ordinance is adopted by the Board of Aldermen were shared*
- *Alderman Stratton asked if the 1% - \$83,000 figure was over the five-year period or per year; this is the amount over the five-year period*
- *Mr. Curt Peterson with STAR Acquisitions; 900 W 48<sup>th</sup> Place, Kansas City, MO; Mr. Peterson shared how this 12 acres of land could be developed; there would be some barrier costs to this area and one of those is a requirement MODOT is imposing in this area; Mr. Petersen was pleased to work with this group again and are hoping to bring new businesses that will generate sales tax to Grain Valley*
- *Alderman Cleaver inquired what “industrial” might mean in this area; Mr. Peterson shared he thought potentially it could be warehouse distribution and not true industrial*

*-Mayor Johnston opened the floor to citizens for comment at 7:28 pm:-*

- No Comments

*-Mayor Johnston Closed the Public Hearing for the **Grain Valley Mercado CID** - at 7:29 p.m.-*

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 Alderman Shea Bass  
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**ITEM X: RESOLUTIONS**

**Resolution No. R21-08:** A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Enter into an Agreement with Midwest Pool Management for the Management of the Grain Valley Aquatic Center for 2021, 2022, and 2023 Seasons

- *Alderman Knox moved to approve Resolution No. R21-08*
- *The Motion was Seconded by Alderman Stratton*
  - Mr. Davies shared the City has utilized Midwest Pool Management for several years; The city did go out for bid again on this; Midwest Pool Management has been professional in the past, includes lifeguards and management of the lifeguards, all chemicals, un-winterization and winterization, etc; the City Staff runs swim lesson programming, concession stand, private pool bookings, water aerobics
- *Resolution No. R21-08 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Resolution No. R21-08 Approved: 6-0-**

**ITEM XI: ORDINANCES**

**Bill No. B21-01:** An Ordinance Approving a Petition to Establish the Grain Valley Mercado Community Improvement District

- *Alderman Totton moved to make the first reading by title only of Bill No. B21-01*
- *The Motion was Seconded by Alderman Headley*
  - *This is the ordinance that was just discussed during the Public Hearing; Mr. Lauber offered to answer any questions or share his screen again*
  - *Mayor Johnston asked if lighting changes in that intersection were included; Mr. Lauber shared there are three components to this process- the Transportation Development District (TDD) and that is most likely where this will come up as those are very stringent on what can be paid for out of a TDD*
- *Motion to make the first reading of Bill No. B21-01 by title only was voted on by voice vote:*

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 Alderman Tom Cleaver  
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 Alderman Rick Knox  
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- *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
- *Nay: None*
- *Abstain: None*

**-Motion Approved 6-0-**

*Bill No. B21-01 was read by City Attorney Joe Lauber for the first reading*

- *Alderman Totton moved to accept the first reading of Bill Number B21-01; and make a second reading by title only at the next regular session*
- *The Motion was Seconded by Alderman Headley*
  - *No Discussion*
- *Motion to make the second reading of Bill No. B21-01 by title only at the next regularly scheduled meeting was voted on my voice vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-Motion Approved 6-0-**

**ITEM XII: CITY ATTORNEY REPORT**

- None

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

- City Administrator Ken Murphy
  - February 2, 2021 at 6:00 there will be a Board of Aldermen workshop
- Deputy City Administrator Theresa Osenbaugh
  - The City of Grain Valley app has gone live; Look for the City of Grain Valley when downloading from the app store; it will be pushed to the public soon with features such as with a push of a button concerns can be reported, call by a push of a button, emergency situations/water main breaks can be messaged to subscribers in certain areas
- Chief James Beale
  - Two additional officers were sworn in today; February 8 the police clerk position will be filled
- Finance Director Steven Craig
  - Hired a new part-time cashier last week; all 1099s and W2s were processed for all employees and elected officials

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- Parks & Recreation Director Shannon Davies
  - Opening registration for Spring baseball and softball; they were able to get a fall season in
- Community Development Director Mark Trosen
  - N/A
- City Clerk Jamie Logan
  - The candidates for the upcoming municipal election 4/6/2021, were certified at the Jackson County Election Board as follows:  
 Ward I: Dale Arnold and Tom Cleaver  
 Ward II: Darren Mills and Nancy Totton  
 Ward III: Kristen Rising and Shea Bass

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

- Alderman Shea Bass
  - None
- Alderman Tom Cleaver
  - None
- Alderman Bob Headley
  - He appreciated everyone working with the developer on the CID to continue to bring business to town
- Alderman Rick Knox
  - Congratulated Chief Beale on the hiring of the new officers
- Alderman Jayci Stratton
  - Requested clarification on the date for the workshop- 6:00 on Tuesday February 2
- Alderman Nancy Totton
  - None

**ITEM XV: MAYOR REPORT**

- Mayor Chuck Johnston
  - Thanked the Public Works crews for their work during the recent snow events

**ITEM XVI: EXECUTIVE SESSION**

- Mr. Murphy stated an executive session was needed for Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended, Leasing, Purchase or Sale of Real Estate Pursuant to Section 610.021(2), RSMo. 1998, as Amended, Sealed bids and related documents, until the bids are opened; and sealed proposals and

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related documents to a negotiated contract until a contract is executed, or all proposals are rejected, Pursuant to Section 610.021(12), RSMo. 1998, as Amended, and Individually Identifiable Personnel Records, Personnel Records, Performance Ratings or Records Pertaining to Employees or Applicants for Employment, Pursuant to Section 610.021(13), RSMo 1998, as Amended

- *Alderman Headley moved to close the Regular Meeting for items related Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended, Leasing, Purchase or Sale of Real Estate Pursuant to Section 610.021(2), RSMo. 1998, as Amended, Sealed bids and related documents, until the bids are opened; and sealed proposals and related documents to a negotiated contract until a contract is executed, or all proposals are rejected, Pursuant to Section 610.021(12), RSMo. 1998, as Amended, and Individually Identifiable Personnel Records, Personnel Records, Performance Ratings or Records Pertaining to Employees or Applicants for Employment, Pursuant to Section 610.021(13), RSMo 1998, as Amended*
- *The motion was seconded by Alderman Knox*
  - No Discussion
- *The motion was voted on with the following roll call vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-MOTION CARRIED: 6-0-**

**-THE REGULAR MEETING CLOSED AT 7:46 PM-**

- *Alderman Knox moved to open the Regular Meeting*
- *The motion was seconded by Alderman Headley*
  - No Discussion
- *The motion was voted on with the following roll call vote:*
  - *Aye: Bass, Cleaver, Headley, Knox, Stratton, Totton*
  - *Nay: None*
  - *Abstain: None*

**-MOTION CARRIED: 6-0-**

**-THE REGULAR MEETING OPENED AT 8:50 PM-**

**ITEM XX: ADJOURNMENT**

- The meeting adjourned at 8:50 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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