



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

**03/09/2020**  
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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 March 9, 2020 at 7:00 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**

- Deputy City Clerk Khalilah Holland called roll
- *Present: Bass, Cleaver, Headley, Stratton, Totton, West*
- *Absent:*

**-QUORUM PRESENT-**

**ITEM III: INVOCATION**

- Invocation was given by Darryl Jones with Crossroads Church

**ITEM IV: PLEDGE OF ALLEGIANCE**

- The Pledge of Allegiance was led by Alderman Stratton

**ITEM V: APPROVAL OF AGENDA**

- No Changes

**ITEM VI: PROCLAMATIONS**

- None

**ITEM VII: CITIZEN PARTICIPATION**

- Chuck Johnston 611 Cross Creek Dr; requested bid information on the Community Campus project; City Administrator Murphy referred Mr. Johnston to submit a sunshine request form for the information requested to the Deputy City Clerk
- Roy Miller 1022 SW Foxtail Dr; complained about the train blocking Main St for an extended amount of time; Chief Beale will discuss the complaint with KC Southern Southern

**ITEM VIII: CONSENT AGENDA**

- February 24, 2020 – Board of Aldermen Regular Meeting Minutes
- March 9, 2020 – Accounts Payable
- *Alderman West made a Motion to Approve the Consent Agenda*

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Shea Bass  
Alderman Tom Cleaver  
Alderman Bob Headley  
Alderman Jayci Stratton  
Alderman Nancy Totton  
Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

Interim City Administrator Ken Murphy  
Interim Deputy City Administrator Theresa Osenbaugh  
Chief James Beale  
Finance Director Steven Craig  
Parks and Recreation Director Shannon Davies  
Community Development Director Mark Trosen  
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- *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, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

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

**ITEM IX: PREVIOUS BUSINESS**

- None

**ITEM X: NEW BUSINESS**

- None

**ITEM XI: PRESENTATIONS**

- Jim Stufflebeam, Sapp Design Architects and Mike Heule, Helix Architecture + Design gave a key milestone update presentation to the Board of Aldermen
  - Site masterplan presented and approved by the Board of Aldermen in December 2019; the masterplan is available on the envisiongrainvalley.com website; approval by the Board of Aldermen authorized the architects to enter the preliminary design phase
  - Design drawings were presented at the meeting to the Board of Aldermen on the layout of the community campus buildings and amenities; cost estimated \$40 million
  - Next milestone is the April 7, 2020 bond election
  - Pending the approval of the bond election the architects, engineers and construction management company will proceed with the final stages of design; completion of final design approximately April 2021
  - Anticipated move-in timeframe Spring/Summer 2022
- Alderman Totton asked if there will be enough jail space; Mr. Stufflebeam explained the square footage of the Police Department/Station would be double in size of current space

**ITEM XII: PUBLIC HEARING**

Community Development Director, Mark Trosen, presented a staff report to the Board of Aldermen.

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Old Town Marketplace LLC is requesting a change of zoning on approximately 1.2 acres from Downtown Transition Zone to R-3p (Multi-Family Residential District – Planned Overlay District) and approximately 1.9 acres from C-1 (Central Business District) to R-3p (Multi-Family Residential District – Planned Overlay District).

This site is generally located at Garden Street and near SW Eagles Parkway, aka 201 SW Eagles Parkway.

The proposed Lofts at Old Towne will consist of 154 rental units and a mixed-use indoor amenity center. The development includes demolition of the building that previously contained the former Patricia’s Foods and Hardware store. A new four-story building (Building A) includes the first-floor mixed use amenity level and 64-rental units in three additional floors.

There will be three mostly identical three-story apartment buildings (Buildings B, C, and D) containing a total of 90 units on the vacant tract to the west.

The proposed 154 rental units will consist of 10% one-bedroom units, 80% two-bedroom units and 10% three-bedroom units.

The development will be completed in 2 phases. Buildings B, C and D as well as new parking lot will be completed in phase 1. Phase 2 will consist of the demolition and then construction of Building A.

The mixed-use amenity center will consist of an indoor pool, pickle ball courts, exercise room, media/theatre room, tenant co-op workspace and wi-fi café, leasing office and tenant storage units.

In addition to rezoning the property to R-3 (Multi-Family Residential District), the applicant is also requesting that the development be designated as a Planned Overlay District. In approving the Planned Overlay District, the Planning and Zoning Commission will recommend approval of the preliminary development plan.

According to Section 400.200 of the City’s zoning regulations, a Planned Overlay District shall provide latitude and flexibility in location of buildings, structures, open spaces, play areas, parking, roads, drives, variations in setback and yard requirements.

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The amount of open space, buffer zone, yard, parking, play area, density, floor area ratio and height requirements shall be determined by the Board of Aldermen after recommendation by the Planning and Zoning Commission. Buildings over the maximum allowable height of base district can be allowed.

The net area of land to be included in a District “P” and so designated shall be at least two and one-half acres (2 ½) acres in size. The proposed “P” designated area is 3.1 acres.

The location of any District “P” shall be on property which has direct access to major thoroughfares. The City’s Comprehensive Plan designates Eagles Parkway as a major arterial. The existing and proposed parking areas have direct access to Eagles Parkway. In addition, this development has access to Garden Street and Rock Creek Lane which intersects with another major arterial road, Buckner Tarsney Road.

In District R-3, buildings or structures cannot exceed 45 feet and can’t exceed three (3) stories in height. Buildings B, C and D comply and will be 42.5 feet in height and three stories. Building A will be approximately 65 feet in height and four stories. The District “P” allows this height and stories to be over the maximum for the base district, R-3.

Every dwelling (rental unit) shall have a minimum floor area. The City’s zoning regulations requires 500 square feet per unit for buildings exceeding two units. The proposed one-bedroom units will have a minimum of 784 square feet, the two-bedroom units will have a minimum of 1,079 square feet and the three-bedroom unit will have a minimum of 1,316 square feet.

The play or open space requirement in District R-3 is 1,000 square feet for the 1st four units, plus 60 square feet per unit for the next 8 units: plus 30 square feet per unit for all units over 12.

Using the calculation above and based on 154 units, the required play or open space requirement would be 5,740 square feet. The mixed-used amenity center on the first floor of Building A will provide over 14,000 square feet of play area for tenants.

The floor area ratio (FAR) should be no greater than four tenths (0.4). The proposed development being rezoned to R-3p will be 0.39 FAR.

The applicant provided a parking stall analysis. The City’s zoning regulations require 2 parking spaces for a 1- or 2-bedroom unit and 3 parking spaces for 3 or more bedrooms. Using the Old Towne Market Place parking area and the proposed rental units and existing commercial spaces,

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the required number of parking spaces would be 537. The total that will be provided post-development will be 541 spaces.

The new buildings exterior cladding materials consist of brick, stucco, composite siding paneling and trim. The applicant has stated that the design of the buildings will reflect and compliment the façade of the existing buildings to bring continuity and cohesiveness to the entire site.

Public notice was given in the Examiner and by letter to property owners of record with the county within 185 feet of the proposed development and change of zoning to R-3p.

The Planning and Zoning Commission held a public hearing on February 12, 2020. The Commission unanimously voted to recommend approval.

Staff recommends approval of the change of zoning to R-3p (Multi-Family Residential District – Planned Overlay District) and approval of the preliminary development plan for the Lofts at Old Towne.

If the rezoning and preliminary development plan is approved, the applicant will need to submit a Final Development Plan for the Planning and Zoning Commission review and recommendation to the Board of Aldermen. The information on the final development plan is more detailed regarding site plan and proposed infrastructure.

In addition to the submittal requirements in the City’s zoning regulations under Section 400.200, Staff requires the following:

1. Show existing handicap parking and ensure each building has accessible parking near the main entrance.
2. Show proposed drainage facilities for new improvements.
3. Sewer services are shown under proposed buildings, provide proposed sewer layout and capacity analysis.
4. Provide proposed water main layout and capacity analysis
5. Recommend that a limited traffic impact analysis be provided to compare original traffic impact with proposed traffic impact.

Bryan Rahn, Old Town Marketplace, LLC; Ward Development representative answered questions by the Board of Aldermen and public.

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Alderman Cleaver asked what the price per unit would be; Mr. Rahn stated the price would be between \$900 and \$1200 for the 1 to 3 bedroom apartment; amenities may push up the price of the units; Alderman Cleaver asked if a market study has been done to support 154 units in this area; Mr. Rahn said a market study indicates the current vacancy rate is very little for similar project in the area

Alderman Totton asked how many people is estimated to live in the area; Mr. Rahn said they don't have a set number but estimates 300 occupants

Alderman Totton asked how many more police and fire department personnel is needed to assist with the increased population; Mr. Murphy stated the Central Jackson County Fire Protection District would be responsible for regulating compliance with the fire department; Mr. Murphy stated a 100 single-family home development is estimated with 2.8 occupants and the city doesn't account for an increase in police personnel

Alderman West if the City had enough water and sewer capacity to support the development; Mr. Murphy stated Mr. Trosen's report indicated between now and the final development plan the developer is required to determine the load and services are in place for the development; before the final version the capacity study would be complete

Alderman Stratton asked if the traffic study indicates additional roadwork is needed does the developer pay for it or is it shared with the city; Mayor Todd indicated it would be the developer's responsibility

Alderman Cleaver asked if the parking lot would be resurfaced; Mr. Rahn indicated the bulk of the pavement would be resurfaced

Mayor Todd asked are what Ward Developments plans regarding building, selling the property and managing the property; Mr. Rahn responded long term plans are unknown at this time but he did anticipate a management company would be involved; Mayor Todd expressed concern of the project being sold to an out of state company and it being difficult for the city if compliance issues arise

Alderman Bass asked if there's any plan to put anything other than residential in the development; Mr. Rahn indicated the first floor would be an amenity center for the residents and the plan is to have tenants appropriate for a residential mixed-use development rather than a strip mall

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*-Mayor Todd Opened the Public Hearing for The Lofts at Old Towne Marketplace at 7:49 p.m.-*

- *Chad Risinger, 58 T Street Lee’s Summit, MO owner of Eagle Convenient Storage; asked Mr. Rahn if the plan was to build in phases or all at once; Mr. Rahn said they are planning on developing in phases; the three buildings to the west is where they will be starting; immediately following the four story building; Mr. Risinger asked what the projected start date is; Mr. Rahn said they are projecting to start late Spring; Mr. Risinger asked which building is the amenity building; Mr. Rahn said the four story building is the amenity building where the Grain Valley Market was located*
- *Chuck Johnston, 611 Cross Creek Dr; asked if the 3 new buildings will be behind where the pharmacy was; Mr. Rahn confirmed that is correct; the buildings upfront will remain; Mr. Rahn said the 3 buildings would be on the parcel between grocery store and school district*

*-Mayor Todd Closed the Public Hearing for The Lofts at Old Towne Marketplace at 7:51 p.m.-*

**ITEM XIII: ORDINANCES**

**Bill No. B20-05:** An Ordinance Approving the Final Plat of Mercado Plaza

- *Alderman Headley moved to make the second reading by title only of Bill No. B20-05*
- *The Motion was Seconded by Alderman Bass*
- *Mr. Murphy reminded the Board of Aldermen that this is the area directly across from Price Chopper and Papa John’s; the area between the outer road and Woodbury Drive*
- *Motion to make the second reading of Bill No. B20-02 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

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

*Bill No. B20-05 was read by City Attorney Joe Lauber*

- *Alderman Headley moved to accept the second reading of Bill No. B20-05 making it ordinance #2495*
- *The Motion was Seconded by Alderman Bass*
- *The motion was voted on with the following roll call vote:*

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- *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
- *Nay:*
- *Abstain:*

**-Bill No. B20-05 BECAME ORDINANCE #2495: 6-0-**

**Bill No. B20-06:** An Ordinance Changing the Zoning on Approximately 1.2 Acres from Downtown Transition Zone to R-3P (Multi-Family Residential District-Planned Overlay District) and Approximately 1.9 Acres from C-1 (Central Business District) to R-3P (Multi-Family Residential District-Planned Overlay District) and Approval of Preliminary Development Plan for the Lofts at Old Towne Marketplace

- *Alderman Headley moved to make the first reading by title only of Bill No. B20-06*
- *The Motion was Seconded by Alderman Stratton*
  - *Mr. Murphy said this is the Ordinance tonight's public hearing*
- *Motion to make the first reading of Bill No. B20-06 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
  - *Nay:*
  - *Abstain: None*

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

*Bill No. B20-06 was read by City Attorney Joe Lauber*

**Bill No. B20-06:** An Ordinance Changing the Zoning on Approximately 1.2 Acres from Downtown Transition Zone to R-3P (Multi-Family Residential District-Planned Overlay District) and Approximately 1.9 Acres from C-1 (Central Business District) to R-3P (Multi-Family Residential District-Planned Overlay District) and Approval of Preliminary Development Plan for the Lofts at Old Towne Marketplace

- *Alderman Headley moved to accept the first reading of Bill No. B20-06 bringing it back for a second reading by title only at the next regularly scheduled meeting*
- *The Motion was Seconded by Alderman Stratton*
- *The motion was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
  - *Nay: None*

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
 Alderman Shea Bass  
 Alderman Tom Cleaver  
 Alderman Bob Headley  
 Alderman Jayci Stratton  
 Alderman Nancy Totton  
 Alderman Yolanda West

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- *Abstain: None*

**-Bill No. B20-06 Approved for a Second Reading: 6-0-**

**ITEM XIV: RESOLUTIONS**

**Resolution No. R20-21:** A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the Interim City Administrator to Enter Into a 5 Year Agreement with Comcast for Phone, Internet and Cable Services for all City Facilities

- *Alderman Headley motioned to approve Resolution No. R20-21*
- *The Motion was Seconded by Alderman Bass*
- *Mr. Trosen stated the purpose is to improve phone, internet, cable and support services to City Hall, Community Center, Public Works facility and the Parks facility at the proposed future campus property; the City currently has services with Comcast but utilizes Batts Communication for the phone system at a cost of \$250 per month; the City would no longer need to utilize Batts Communication; Comcast would provide the maintenance; the City would receive new phones at all the facilities; the City would have fiber coming into City Hall that would provide a backup to REGIS and the Police Department; it will improve the phone and internet service for the Public Works facility; with a successful vote of the community campus the system is designed to be relocated to the new location*
- *Alderman Headley asked if the system is cloud based; with no internal maintenance and Comcast maintains the system; Mr. Trosen confirmed that was correct*
- *Resolution No. R20-21 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Resolution No. R20-21 Approved: 6-0-**

**Resolution No. R20-22:** A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the Interim City Administrator to Sign an Agreement with the Missouri Department of Transportation for Grant Funded Overtime for DWI Enforcement and Hazardous Moving Violation Enforcement

**ELECTED OFFICIALS PRESENT**  
 Mayor Mike Todd  
 Alderman Shea Bass  
 Alderman Tom Cleaver  
 Alderman Bob Headley  
 Alderman Jayci Stratton  
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 Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

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- Alderman Headley moved to accept Resolution No. R20-22
- The Motion was Seconded by Alderman West
- Chief Beale stated the resolution is approving an annual grant funding by MoDOT with no match from the City for overtime pay for DWI and Hazardous Moving Violation Enforcement; the HMV enforcement is typically Monday through Wednesday or on Saturday afternoon/evening; the DWI enforcement is typically Friday/Saturday night or Saturday/Sunday night 10PM to 4AM
- Resolution No. R20-22 was voted upon with the following voice vote:
  - Aye: Bass, Cleaver, Headley, Stratton, Totton, West
  - Nay: None
  - Abstain: None

**-Resolution No. R20-22 Approved: 6-0-**

**ITEM XV: CITY ATTORNEY REPORT**

- None

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

- Interim City Administrator Ken Murphy
  - Ms. Logan is at the Missouri City Clerk’s conference through Thursday, March 12<sup>th</sup>
- Interim Deputy City Administrator Theresa Osenbaugh
  - Last Community Campus meeting before the election will be on Thursday, March 12<sup>th</sup> from 6 PM to 8 PM at Stony Point Elementary
- Chief James Beale
  - Police Department hosting Use of Force scenario-based simulation for the public on Saturday, March 14<sup>th</sup> from 9 AM to 1 PM; two spots are open for registration; Elected Officials are invited to attend; local news media aired coverage of the event on Friday, March 6, 2020
- Finance Director Steven Craig
  - Preparing for annual audit scheduled for the end of March/beginning of April
- Parks & Recreation Director Shannon Davies
  - Blue Branch Creek Trail official grand opening ribbon cutting; Tuesday March 24<sup>th</sup> at 2 pm at the Cross Creek Trail Head
- Community Development Director Mark Trosen

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- Printed staff report; Mr. Trosen provided a fence requirements comparison chart as requested by Alderman Headley related to ordinances to fence set back and definitions; Mr. Trosen met with the fence contractors to review the chart and get their feedback on what they’ve experienced in other communities; Mr. Trosen is drafting changes to the ordinance based on the compared communities and contractor feedback; the proposed changes will be presented to the Planning & Zoning Commission at a public hearing; pending the recommendations of the P&Z Commission the fence ordinance will be presented to the Board of Aldermen at a public hearing
- Update: water main break on Eagles Pkwy and Main St; Mr. Trosen provided a chart with cost to repair by staff and the contractor; documentation has been provided to the City Attorney to proceed with mailing a letter to the contractor for reimbursement of the cost to repair; weather permitting a contractor will replace curb, gutter, sidewalk, ADA ramp on Tuesday, March 10<sup>th</sup> to complete the project
- Deputy City Clerk Khalilah Holland
  - None

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

- Alderman Shea Bass
  - None
- Alderman Tom Cleaver
  - None
- Alderman Bob Headley
  - Requested Mr. Trosen to share draft fence ordinance
- Alderman Jayci Stratton
  - Requested Chief Beale to be included in Mr. Miller’s citizen comment follow-up
- Alderman Nancy Totton
  - None
- Alderman Yolanda West
  - Thanked Mr. Trosen for the providing follow-up reports

**ITEM XVII: MAYOR REPORT**

- Mayor Mike Todd
  - City is sponsoring a veteran’s memorial brick at the Legacy Plaza; requested Aldermen to select design from provided designs

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**ITEM XVIII: EXECUTIVE SESSION**

- Mayor stated an executive session was needed for Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), Hiring, Firing, Disciplining or Promoting of Employees (personnel issues), Pursuant to Section 610.021(3), 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, Hiring, Firing, Disciplining or Promoting of Employees (personnel issues), Pursuant to Section 610.021(3), 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 Stratton*
  - No Discussion
- *The motion was voted on with the following roll call vote:*
  - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

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

**-THE REGULAR MEETING CLOSED AT 8:12 PM-**

- *Alderman West 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, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

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

**-THE REGULAR MEETING OPENED AT 9:06 PM**

**ITEM XIX: ADJOURNMENT**

**ELECTED OFFICIALS PRESENT**

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**BOARD OF ALDERMEN MEETING MINUTES**  
 Regular Session

**03/09/2020**  
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- The meeting adjourned at 9:07 P.M.

Minutes submitted by:

\_\_\_\_\_  
 Khalilah Holland  
 Deputy City Clerk

\_\_\_\_\_  
 Date

Minutes approved by:

\_\_\_\_\_  
 Mike Todd  
 Mayor

\_\_\_\_\_  
 Date

non-official

**ELECTED OFFICIALS PRESENT**  
 Mayor Mike Todd  
 Alderman Shea Bass  
 Alderman Tom Cleaver  
 Alderman Bob Headley  
 Alderman Jayci Stratton  
 Alderman Nancy Totton  
 Alderman Yolanda West

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**  
 Interim City Administrator Ken Murphy  
 Interim Deputy City Administrator Theresa  
 Osenbaugh  
 Chief James Beale  
 Finance Director Steven Craig  
 Parks and Recreation Director Shannon Davies  
 Community Development Director Mark Trosen  
 Deputy City Clerk Khalilah Holland  
 City Attorney Joe Lauber