



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

**05/11/2020**  
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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 May 11, 2020 at 7:00 p.m. via video conference of the elected officials as a result of the social distancing/Stay at home order due to the COVID-19 pandemic
- The meeting was called to order by Mayor Todd

**ITEM II: ROLL CALL**

- City Clerk Jamie Logan called roll
- *Present via video conference: Bass, Cleaver, Headley, Stratton, Totton, West*
- *Absent:*

**-QUORUM PRESENT-**

**ITEM III: APPROVAL OF AGENDA**

- No Changes

**ITEM IV: PROCLAMATIONS**

- None

**ITEM V: CONSENT AGENDA**

- April 27, 2020 – Board of Aldermen Regular Meeting Minutes
- May 11, 2020 – Accounts Payable
- *Alderman West made a Motion to Approve the Consent Agenda*
- *The Motion was Seconded by Alderman Stratton*
  - 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 VI: PREVIOUS BUSINESS**

- Liquor License Request QuikTrip; Only missing the County Liquor license, but it has been shut down due to COVID-19; will wait to receive before we issue the license
- Mayor requested a motion to approve the liquor license

**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**

City Administrator Ken Murphy  
 Deputy City Administrator Theresa Osenbaugh  
 Chief James Beale  
 Parks and Recreation Director Shannon Davies  
 Community Development Director Mark Trosen  
 City Clerk Jamie Logan  
 City Attorney Jeffrey Deane  
 City Attorney Kelly St. John



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- Alderman West made a Motion to Approve the liquor license
- The Motion was Seconded by Alderman Cleaver
- *Motion to Approve the liquor license for QuikTrip was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

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

**ITEM VII: NEW BUSINESS**

- None

**ITEM VIII: PRESENTATIONS**

- None

**ITEM IX: PUBLIC HEARING**

*-Mayor Todd Opened the Public Hearing for Craig Rookstool- CR Aerospace, LLC at 7:02 p.m.-*

- Community Development Director Trosen provided summary; Currently zoned C-2; previously used by a church, enough parking spaces to accommodate employees and patrons; This is customized manufacturing which is not allowed in C-2, but is allowed in M-1; this would be consistent with character and intent of preferred land use plan for the city, Public notice was provided and letters to those surrounding the proposed businesses site within 185 feet of the proposed change of zoning area; Staff recommends approval to M-1 light industrial
- Alderman Cleaver asked if the existing structure would be torn down; Per Mr. Rookstool, they will not be tearing down and using as is with only remodeling interior and electrical upgrades

*Mayor Todd opened the floor to citizens for comment:*

- No Comments

*-Mayor Todd Closed the Public Hearing for Craig Rookstool- CR Aerospace, LLC at 7:07 p.m.-*

**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**

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*-Mayor Todd Opened the Public Hearing for Missouri Made Marijuana, LLC  
 at 7:07 p.m.-*

- Community Development Director Trosen stated this would be on the South Outerbelt Road; licensed by Department of Health & Senior Services; Cultivation will take place on three fully enclosed buildings on site; Zoned M-1 and follows all conditions per our City ordinance regarding cultivation facilities; Proposing to add a public street which would dead end at the entrance of Penny’s concrete; City recommended wrought iron fence vs. chain link for aesthetic purposes; additional landscape along the new public street; CJC/FPD reviewed and provided recommendations; Applicant provided security plans and disposal plan as well as a custom air cleaning system; Public Notice provided by letter of property owners of record within 185 feet and the Examiner; P&Z commission approved
- Alderman Cleaver asked how many employees will be on-site; Steven Lucas attorney for MMM; doesn’t know exact number; Judd Claussen with Phelps engineering said 15 EEs per shift on first building and each additional building would be an additional 15 people (45 people total); Phase I would start very soon once permits in place
- Alderman Stratton asked what background checks employees would go through; Mr. Robert Black with MMM stated each EE has a work permit which includes background investigation, photo id with fingerprint/id card as well as approved by the state of MO
- Alderman Headley asked Mr. Black to share his history with this type of business; is a real estate/broker dealer; He’s been in hotel/casino business and it is highly regulated as well; They were 1 of 45 people awarded license in 2014 & have been operating since then 2 dispensaries, 1 grow/manufacturing facility; Have learned a lot through experience; it is very sophisticated; Access to facility is highly secure and they know if someone a few feet of their fences; Been at this 6 ½ years up until COVID virus; hope to operate within Grain Valley and MO State’s rules
- Steven Lucas said they are seeking approval following all 5 conditions provided
- Alderman Bass said thank you for choosing Grain Valley; asked for hours of operation; 24/7
- Alderman Stratton; how did they choose Grain Valley; Mr. Black said they wanted to be on a major freeway and close to Kansas City, but smaller City where they could be secluded and good neighbors and like the location and they were hoping others wouldn’t pick our City

*Mayor Todd opened the floor to citizens for comment:*

- Any comments here

**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

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- *-Mayor Todd Closed the Public Hearing for Missouri Made Marijuana, LLC at 7:24 p.m.-*

**ITEM X: ORDINANCES**

**Bill No. B20-09:** An Ordinance Changing the Zoning on Approximately 3.1 Acres from District C-2 (General Business) to District M-1 (Light Industrial)

- *Alderman Headley moved to make the first reading by title only of Bill No. B20-09*
- *The Motion was Seconded by Alderman Totton*
  - *No Discussion*
- *Motion to make the first reading of Bill No. B20-09 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. B20-09 was read by City Attorney Jeff Deane*

**Bill No. B20-09:** An Ordinance Changing the Zoning on Approximately 3.1 Acres from District C-2 (General Business) to District M-1 (Light Industrial)

- *Alderman Headley moved to accept the first reading of Bill No. B20-09 bringing it back for a second reading by title only at the next meeting*
- *The Motion was Seconded by Alderman Totton*
  - *No discussion*
- *The motion was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Bill No. B20-09 Approved for a Second Reading: 6-0-**

**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**

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 City Clerk Jamie Logan  
 City Attorney Jeffrey Deane  
 City Attorney Kelly St. John



**Bill No. B20-10:** An Ordinance Approving a Conditional Use Permit for a Medical Marijuana Cultivation Facility on Approximately 6 Acres

- *Alderman Headley moved to make the first reading by title only of Bill No. B20-10*
- *The Motion was Seconded by Alderman Totton*
  - *First read based off the public hearing that was just heard*
- *Motion to make the first reading of Bill No. B20-10 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. B20-10 was read by City Attorney Jeff Deane*

**Bill No. B20-10:** An Ordinance Approving a Conditional Use Permit for a Medical Marijuana Cultivation Facility on Approximately 6 Acres

- *Alderman Headley moved to accept the first reading of Bill No. B20-10 bringing it back for a second reading by title only at the next meeting*
- *The Motion was Seconded by Alderman Totton*
- *The motion was voted on with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Bill No. B20-10 Approved for a Second Reading: 6-0-**

**ITEM XI: RESOLUTIONS**

**Resolution No. R20-29:** A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Purchase a Hurco SD 800 Valve Exerciser, Extended Reach Option, and Hydraulic Power Pack

- *Alderman Headley motioned to approve Resolution No. R20-29*
- *The Motion was Seconded by Alderman West*
  - *Maintenance program on an annual basis in public works which includes fire*

**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**

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*hydrants and these get “exercised” to make sure they work properly; This will have a longer reach than prior equipment; came in under budget*

- *Resolution No. R20-29 was voted upon with the following voice vote:*
  - *Aye: Bass, Cleaver, Headley, Stratton, Totton, West*
  - *Nay: None*
  - *Abstain: None*

**-Resolution No. R20-29 Approved: 6-0-**

**ITEM XII: CITY ATTORNEY REPORT**

- Jeff Deane welcomed Kelly St. John to their team; she was a law clerk from Jackson County; Reminded Board that due to COVID, the city officials trainings have been rescheduled and they will send out a flyer once all dates confirmed; July 31 at MPR and June dates in other cities

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

- City Administrator Ken Murphy
  - None
- Deputy City Administrator Theresa Osenbaugh
  - None
- Chief James Beale
  - None
- Finance Director Steven Craig
  - None
- Parks & Recreation Director Shannon Davies
  - With COVID-19 there has been an operational impact and the only thing open are the trails; playgrounds, fields, shelters, restrooms, & community center are all still closed; they are working on reopening plan and have been submitted to Health Department for approval; youth sports still not allowed in this early phase; hoping they can still have a season, but waiting for approval from County Health Department; how will they minimize numbers of kids, disinfecting, social distancing, etc.; several surrounding communities have cancelled their seasons; waiting to see what the interleague participants are doing
  - Normally the aquatic center would open in a few weeks and this year, doubtful that will happen at that point; waiting for number of people threshold will be updated before making a decision

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- If a citizen has asked for a refund for the season, they are immediately refunding those fees and then when and if they have to cancel the season they will refund then
- City Administrator Murphy shared they will continue to share information as we receive it regarding COVID; hoping to resume in person meetings in June
- Community Development Director Mark Trosen
  - Written Report
- City Clerk Jamie Logan
  - None

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

- Alderman Shea Bass
  - None
- Alderman Tom Cleaver
  - None
- Alderman Bob Headley
  - None
- Alderman Jayci Stratton
  - None
- Alderman Nancy Totton
  - None
- Alderman Yolanda West
  - None

**ITEM XV: MAYOR REPORT**

- Mayor Mike Todd
  - If you are confused regarding COVID phase I or stay at home orders, we are all in the same boat as things are changing rapidly; social media is updated as fast as we learn information

**ITEM XVI: EXECUTIVE SESSION**

- *None*

**ITEM XIX: ADJOURNMENT**

- The meeting adjourned at 7:39 P.M.

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Minutes submitted by:

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

\_\_\_\_\_  
 Date

Minutes approved by:

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

\_\_\_\_\_  
 Date

*non-official*

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