



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

**08/31/2020**  
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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 August 31, 2020 at 6:00 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: DISCUSSION**

- **City Facility Needs**
  - City Administrator Murphy provided a recap back to the last workshop and what options were available to meet the current needs of the City
  - He directed the Board to review the needs analysis from the master plan recently completed
  - Since the dollar amount was not supported on the prior project and bond issue, Mr. Murphy asked the Board to share any figures they believe the voters would be supportive of to know how to move forward based on their conversations during the election time as well as if they had heard any thoughts about potentially moving operations apart (City Hall and Police Department) and whether phasing the project more would have been supported
  - Jim Stuffelbeam from Sapp Design and Mike Hewlett with Helix Designs introduced themselves to the new board members and offered to answer any questions that would help the board make the key decisions of the future of the property; they provided a chart with several facility options
  - Mr. Murphy shared they are currently exploring ideas on how to best reach citizens and be able to survey them and receive feedback efficiently and inexpensively
  - Mr. Stuffelbeam walked briefly through the potential options looking at options such as using the existing site and doing a quick renovation, doing a new addition with square footage additions, as well as a few options using the existing building and doing some things at the Farm site; Mr. Helix shared if the Farm was developed, the farm site could be developed more and have future opportunities since not all would be available land would be utilized in the beginning
  - Mayor Johnston said citizens he spoke to would like to focus on the existing

**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  
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- location vs. reviewing the Farm site; he would like a survey to take place quickly to know what they want; then he would like to focus on that
- Alderman Cleaver felt the site wasn't the pushback, but citizens had an issue with the dollar amount that would have been spent
  - Mayor Johnston would like the feedback to be received again & for the survey to ask specifically about how much they would want to spend and if they actually want to move or stay at the existing location
  - Alderman Totton asked how much the current facility could be worth; Mr. Murphy said they only have estimates on this from prior reviews and Mr. Murphy shared the current buildings would most likely be sold and demolished since the current site is so specialized; Mr. Murphy stated again dollar amount and location are needed to get to the next phase; we need to look at what the needs are of the facilities and not to just band-aid something for now and to make sure to consider what the future needs might be as well
  - Alderman Knox shared his citizen feedback has been that the price tag was too high on the initial proposed complex, and they do not want the Police Station at the farm site and that they would like a nicer recreation center
  - Alderman Headley likes the idea of owning the farm property for future opportunity; he has heard comments regarding the community center and the voters he's spoken to would like an indoor pool & for a proposed indoor pool to work with the school district; he had not heard any feedback about having the police department at the farm, but shared this could be due to his ward being at the opposite side of town from the proposed future site; He could see making the current site a Police Department in order to keep in the center of town as many requested
  - Alderman Stratton agrees that there is no other property available in town to be able to grow to if they were to sell the farm site
  - Alderman Headley likes everything (Police and City Hall) in the same building, but wants a good footprint to use
  - Mayor Johnston shared he feels we have the space here and land at the current site; He also feels the police department would like to be separate from City Hall; he believes this building could be added onto; Mr. Murphy shared on Facility Options Test 12's drawing, it showed what this could potentially look like
  - Alderman Stratton feels if we use this current site, we are eliminating future revenue and if we sell the Farm property, we are extinguishing future opportunities for the City's growth as it would be less desirable from a commercial perspective
  - Alderman Knox asked if possible to move City Hall, Rec Center and a pool to the farm and keep the Police Station here; refer to test 16

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- Mayor Johnston said he feels the prior pool plan would remove the outdoor pool; Mr. Murphy said it ended up on the past citizen feedback that the citizens would like a pool facility it to be open year-round vs. 2 ½ months
- Mr. Stufflebeam shared when you start renovating and building lots of items, the price would be closer to what the initial master plan would have looked like; phasing would help stretch the costs out
- Mr. Murphy stated if going to the Farm property and only one building were built, the site development would be closer to 1 million and could be closer to the road; if built closer to road with less square footage it would be a cheaper option from what was looked at in the past; Dollar amount and budget are needed to move forward then options can be narrowed down
- Mr. Helix said it is important to reference the comprehensive plan when making decisions that will effect the future
- Alderman Stratton shared our community is used to doing things in phases as the school district does things in that manner; she'd be comfortable doing the master plan in phases
- Alderman Cleaver likes the ideas thrown out and doesn't mind separating the Police station
- Mayor Johnston said they need to know the needs first and not just the budget; Mr. Murphy shared the needs were listed in the Master Plan; Alderman Knox said priority list is needed first; Alderman Stratton would like to free up the current site for future development and move things towards the ball fields
- Alderman Headley asked if we officially lost the library opportunity; currently the library hasn't found another site yet, but they wanted to be next to other properties too and that was what was appealing about building the new facility there; Alderman Stratton shared if we moved to the farm, wouldn't it be more attractive to other businesses to move down there and if things were built at the farm site, there would be room for other things to come on board at a later date
- Alderman Knox thinks a 15 million dollar bond would pass; Mr. Murphy said in the past, the school district phases but each time they are maxing out their capacity; he said they looked at what has been passed before which was the mid-teen range
- Mayor Johnston feels there were too many things people didn't want on the last bond issue
- Alderman Totton feels senior citizens are upset that there aren't senior events right now; that is due to COVID not due to the bond issues/facilities; the City Hall and Police Department issues are Needs and the recreation center is a nice to have; Alderman Knox feels our citizens support our Police Department and now is the time to do this while the support is there

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- Alderman Headley asked what is needed next; would the elected officials send in their opinions and go from there, Alderman Knox asked to move forward surveying through water bill; the survey method is difficult to decide on and how to reach the registered voters to get good survey results and to phrase questions to get information related to price, location, etc.
- Mr. Murphy shared the survey could include something to try and determine why the bond issue was not passed by the voters; was it timing, was it cost, etc.; asked if registered voter list is an appropriate path and if the board was comfortable moving forward with that; Alderman Stratton and Knox felt that was a good indicator of interest
- Alderman Cleaver feels a 15-20 million range could be passed and Alderman Knox agreed
- Alderman Headley feels likes 15-25 million with a caveat of the low end could be phased
- Alderman Stratton was okay with ranges provided, but asked how long the phasing would extend and could be 1-4% cost increase each year we wait and would become a bonding capacity issue and Mr. Murphy shared he thinks it would be 5 years or so before going to the next phase
- Alderman Totton said she will talk to the seniors about this and said they are upset dealing with the schools every election; she was directed to share her dollar amount she'd be comfortable with and she said 20 million
- Alderman Bass likes the 15-20 million dollar range and he likes focusing on the police facility needs
- Mayor Johnston was comfortable with any amount so long as voters are informed of how their taxes would be effected and so long as they still step up road maintenance and will their taxes go down
- Mr. Murphy said they will work on a survey as the next step and a dollar amount will be helpful to work on that step
- Mayor feels a lot could be done here for 15 million without the infrastructure costs at the farm
- **Individual Sewer Connection Requirements**
  - Mr. Murphy shared this has been a topic over the last couple of months; There is a short list of properties (12-13 properties) not on city sewer within the city limits; This typically happens by voluntary annexations due to the cost associated to hook up to city sewer/water as sometimes infrastructure is not available; The City Engineer asked in prior discussions if there have been any complaints with smell and if these properties are not causing issues then they could leave it as is; Mr.

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Murphy didn't feel too many citizens would be too happy to receive a letter on their door suddenly to hook up to city sewer due to code; shared grandfathering could be an option and update the code to state they can stay that way until certain criteria are met; Other areas handle things in this way such as zoning; Triggers to switch over to the City sewer could be a system failure; There have been discussions if ownership change could be an appropriate time to make the change and it was determined this wouldn't be appropriate time due to the cost associated

- Alderman Headley asked if it was legal to saddle someone with a switchover during a change of ownership when non-conforming; and they aren't attorneys, but didn't feel since non-conforming it could still be treated as it was; Some citizens out there would need to convert at a large price tag depending on their set up at their homes when they aren't currently causing any issues; Alderman Knox asked those on their own septic to receive a letter stating the code and let them know if all working properly then they are okay, but if they had issues going forward they would need to hook up; Mr. Murphy felt this should be added to the code if this is the intent going forward and a letter should go out to those effected at that point; Alderman Headley asked if you have a septic system or pond, what are the odds someone would come to the City for a permit alerting to the change; The code should be very clear as to what maintenance would be or when it would trigger someone to connect; Alderman Cleaver said he agrees with updating the code and sending a letter; Alderman Bass asked if going forward, would the code capture all new annexations and it would be listed in the code

- **Speed Limit Review**

- There was a complaint recently about speeding on a specific road; when the code was reviewed after learning of the 15mph speed limit, a list of roads with a 15 mph speed limit was compiled; Most of these roads were determined the 15 mph was due to tight turns or narrowing roads; The City Engineer reviewed the ordinances relating to the 15 mph roads and some cases some of the roads had reduced speeds because someone requested it and how would this be enforced if usually 25 mph and is it reasonable to be that low; some of these roads it isn't feasible and it doesn't seem there is a special need for a limit that low
- Alderman Headley asked why we didn't update to current standards at 25 mph; Mr. Murphy shared anytime a speed limit is changed, be prepared for pushback; Alderman Bass asked if there were some roads listed with higher traffic flow where that low of a speed limit wouldn't be feasible; the City Engineer didn't think there would be a justifiable reason to be this low at his first glance; Alderman Knox shared many of these have been this way for as long as he can remember and some

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of these neighborhoods have a lot of kids; Alderman Totton says many streets have people speeding on them

- Mayor Johnston suggested we could have a sign coming into the city saying 25 mph unless otherwise posted; Alderman Stratton shared she had feedback that the lower the better; Most of these streets are located on the South side of town and these affected are not recent speed limit changes; the board agreed leaving the speed limits as is so long as there are not any complaints

**ITEM IV: ADJOURNMENT**

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

Minutes submitted by:

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

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 Date

Minutes approved by:

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

\_\_\_\_\_  
 Date

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