

**ITEM I: Call to Order**

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Regular Session on December 12, 2022, at 7:00 p.m. in the Board Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor pro tem Tom Cleaver

**ITEM II: Roll Call**

- City Clerk Jamie Logan called roll
- *Present: Arnold, Bass, Cleaver, Knox, Mills, Skinner*
- *Absent:*

**-QUORUM PRESENT-**

**ITEM III: Invocation**

- Invocation was given by Pastor Jason Williams of Valley Community Church

**ITEM IV: Pledge of Allegiance**

- The Pledge of Allegiance was led by Alderman Rick Knox

**ITEM V: Approval of Agenda**

- No Changes

**ITEM VI: Proclamations**

- None

**ITEM VII: Public Comment**

- None

**ITEM VIII: Consent Agenda**

- November 28, 2022 – Board of Aldermen Regular Meeting Minutes
- December 12, 2022 – Accounts Payable
- December 12, 2022 – Destruction Certificate Community Development
- *Alderman Skinner made a Motion to Accept the Consent Agenda*
- *The Motion was Seconded by Alderman Knox*
  - *No discussion*
- *Motion to Approve the Consent Agenda was voted on with the following voice vote:*
  - *Aye: Arnold, Bass, Cleaver, Knox, Mills, Skinner*
  - *Nay:*
  - *Abstain:*

*-Motion Approved: 6-0-*

**ITEM IX: Previous Business**

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Shea Bass  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills  
Alderman Ryan Skinner

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**

City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Captain Jeff Palecek  
Finance Director Steven Craig  
Parks and Recreation Director Shannon Davies  
City Clerk Jamie Logan  
City Attorney Joe Lauber

- None

**ITEM X: New Business**

- Liquor License – Iron Courtyard
  - This is the first presentation of the new liquor license application. The applicant is also one of the owners of Iron Kettle. There are some outstanding requirements for the application, and the license will not be issued if approved by the board at the next meeting until those items are received. Captain Palecek has reviewed the application and is awaiting the fingerprints before he can make a final determination. The applicant is here if you have any questions.
  - Alderman Cleaver asked if this was an addition to the current facility; Mr. Fenstermaker stated this is a new facility with cornhole for inside and outside – this is in the old Gregg Street building purchased from the City.
  - Alderman Bass asked for the opening date; Looking for a Feb 1 opening for Iron Courtyard
  - Alderman Skinner asked if there will there be food; yes, no kitchen so small items like roller type food

**ITEM XI: Presentations**

- None

**ITEM XII: Public Hearing**

*-Mayor pro tem Cleaver opened the public hearing for **The Mall at Sni-A-Bar Tax Increment Financing Plan Progress at 7:03 PM** –*

- Mr. Murphy stated status reports are required by statute; this is Old Towne Marketplace where the apartments and Captain's is located; in 2002 this plan was submitted by Ward development; approved in June 2002 and selected Ward Development to carry out TIF plan; TIF Plan itself was selected in August 2002; Shared slides with project types, completion dates; Most on track other than traffic signal that was determined to not be warranted.
  - Alderman Arnold asked if this was part of the original TIF; no this was a change
- Proposed costs vs actual costs
- PILOTs (payments in lieu of taxes) & EATs (economic activity/sales tax) – Proposed revenue vs actual- proposed was for 20 years of activity -things are still under construction
- Anticipated that the TIF revenues generated by completed project will be sufficient to pay reimbursable project costs - this is at the tail end of the TIF and this will be the last status update

*- Mayor pro tem Cleaver opened the floor to citizens for comment at 7:12PM-*

- None

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Shea Bass  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills  
Alderman Ryan Skinner

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**  
City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Captain Jeff Palecek  
Finance Director Steven Craig  
Parks and Recreation Director Shannon Davies  
City Clerk Jamie Logan  
City Attorney Joe Lauber

- Mayor pro tem Cleaver closed the public hearing for **The Mall at Sni-A-Bar Tax Increment Financing Plan Progress** at 7:12 PM -

**ITEM XIII: Resolutions**

**Resolution No. R22-66** A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the Write Off of Doubtful Utility Account Balances

- *Alderman Arnold moved to approve Resolution No. R22-66*
- *The Motion was Seconded by Alderman Skinner*
  - This is an annual activity- these debts that are being requested for write-off go back to 2018, and the balance sheets are not correct. After collection efforts have been done & it doesn't appear feasible that they will be paid, they written off (approx. \$15,000)
  - Alderman Cleaver asked if the amount was more than last year's amount; Mr. Craig stated \$17,230; Alderman Cleaver asked if commercial or residential accounts; the majority of the accounts are residential
  - Alderman Skinner asked if a collection agency is utilized; Mr. Craig stated a collection agency was used in the past, but the collection agency dropped us a few years back as they didn't collect a lot; now staff works on this and they have been successful. This is not more lucrative debt as the balances are not as high as medical or credit card debt
  - Alderman Arnold asked if rental vs. private homes; Mr. Craig stated he'd have to do a more thorough analysis for that information- it is only year-by-year in the utility software; Mr. Craig stated occasionally people will move back into the city and the old balances are taken from bad debt and brought back for payment
  - Alderman Skinner asked if all water and sewer; yes
- *Resolution No. R22-66 was voted upon with the following voice vote:*
  - *Aye: Arnold, Bass, Cleaver, Knox, Mills, Skinner*
  - *Nay:*
  - *Abstain:*

**-Resolution No. R22-66 Approved: 6-0-**

**Resolution No. R22-67** A Resolution by the Board of Aldermen of the City of Grain Valley Establishing the Need to Amend the 2022 Budget

- *Alderman Bass moved to approve Resolution No. R22-67*
- *The Motion was Seconded by Alderman Knox*
  - This is the resolution that allows the ordinance in tonight's agenda; this gives a more accurate reflection of the budget this time of year

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Shea Bass  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills  
Alderman Ryan Skinner

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**  
City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Captain Jeff Palecek  
Finance Director Steven Craig  
Parks and Recreation Director Shannon Davies  
City Clerk Jamie Logan  
City Attorney Joe Lauber

- *Resolution No. R22-67 was voted upon with the following voice vote:*
  - *Aye: Arnold, Bass, Cleaver, Knox, Mills, Skinner*
  - *Nay:*
  - *Abstain:*

**-Resolution No. R22-67 Approved: 6-0-**

**ITEM XV: Ordinances**

**Bill No. B22-34:** An Ordinance Amending the Budget of the City of Grain Valley, Missouri for the Fiscal Year 2022

**Bill No. B22-34** was read by City Clerk Jamie Logan for the first reading by title only

- *Alderman Cleaver moved to accept the first reading of Bill No. B22-34 and bring it back for a second reading*
- *The Motion was Seconded by Alderman Knox*
  - Mr. Murphy stated this ordinance coincides with the resolution that was just approved; this goes through each fund with current YTD amounts- projections are used when creating the budget
  - Alderman Arnold noticed surpluses in some debt service, NIDs, CIDs, etc.; asked if some of these pay debt service or what they are for; Mr. Craig stated if there is a debt service reserve, it just goes into that account and helps determine debt service levy; some will be spent down with the GO debt issued this year; TIFs except project 2 the city is the developer on others- these are building fund balances to fund projects initially done for the interchange project instead of downtown improvements- with development around interchange, those balances go up and some of those projects will start to occur that were initially planned (ex: Front Street engineering)
  - Mr. Murphy stated the interchange is working as the revenues are coming in now showing that the plan from years ago is coming to fruition
- *Motion to accept the first reading of Bill No. B22-34 and bring it back for a second reading was voted upon with the following voice vote:*
  - *Aye: Arnold, Bass, Cleaver, Knox, Mills, Skinner*
  - *Nay:*
  - *Abstain:*

**-Motion Approved 6-0-**

**Bill No. B22-34:** An Ordinance Amending the Budget of the City of Grain Valley, Missouri for the Fiscal Year 2022

**ELECTED OFFICIALS PRESENT**

Mayor Mike Todd  
Alderman Dale Arnold  
Alderman Shea Bass  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills  
Alderman Ryan Skinner

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**  
City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Captain Jeff Palecek  
Finance Director Steven Craig  
Parks and Recreation Director Shannon Davies  
City Clerk Jamie Logan  
City Attorney Joe Lauber

**Bill No. B22-34** was read by City Clerk Jamie Logan for the second reading by title only

- *Alderman Cleaver moved to accept the second reading of Bill No. **B22-34** and approve it as ordinance #2406*
- *The Motion was Seconded by Alderman Knox*
  - None
- *Motion to accept the second reading of Bill No. **B22-34** and approve it as ordinance #2406 was voted upon with the following roll call vote:*
  - *Aye: Arnold, Bass, Cleaver, Knox, Mills, Skinner*
  - *Nay:*
  - *Abstain:*

**-Bill No. B22-34 Became Ordinance #2406 6-0-**

**ITEM XV: City Attorney Report**

- The firm is still working through some ordinance changes related to the recreational marijuana changes; the holidays are coming up and they will have some closures as a result

**ITEM XVI: City Administrator & Staff Reports**

- City Administrator Ken Murphy
  - Staff holiday party Friday noon-two; police chief search and the meetings are the next few days; off Friday/Monday for Christmas and just Monday after New Years
- Deputy City Administrator Theresa Osenbaugh
  - None
- Captain Palecek Police Department
  - None
- Finance Director Steven Craig
  - None
- Parks & Recreation Director Shannon Davies
  - None
- Community Development Director Mark Trosen
  - Written Report
- City Clerk Jamie Logan
  - None

**ITEM XVIII: Board of Aldermen Reports & Comments**

- Alderman Dale Arnold
  - Asked if the city could prohibit recreational marijuana and can only be done during a presidential election and elected by the people- November of 2024 before this can go on the ballot

**ELECTED OFFICIALS PRESENT**

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Alderman Dale Arnold  
Alderman Shea Bass  
Alderman Tom Cleaver  
Alderman Rick Knox  
Alderman Darren Mills  
Alderman Ryan Skinner

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- Attended the Eastern Jackson County Betterment and had the opportunity to hear about some things coming up
- Grain Valley Cheerleaders won state for the 19<sup>th</sup> time in a row
- Alderman Shea Bass
  - None
- Alderman Tom Cleaver
  - None
- Alderman Rick Knox
  - Asked about an electric sign for the front of City Hall; this is in the 2023 budget – there aren't any more at this point – the install will likely not be done in the winter; they will move forward with this in 2023
- Alderman Darren Mills
  - None
- Alderman Ryan Skinner
  - None

**ITEM XVIII: Mayor Report**

- None

**ITEM XIX: 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, Hiring, Firing, Disciplining or Promoting of Employees (personnel issues), Pursuant to Section 610.021(3), RSMo. 1998, as Amended, & 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 Bass moved to close the Regular Meeting for items related to 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, & 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 Skinner*
  - No Discussion
- *The motion was voted on with the following roll call vote:*
  - *Aye: Arnold, Bass, Cleaver, Knox, Mills, Skinner*
  - *Nay: None*
  - *Abstain: None*

**-Motion Carried:6-0-**

**- The regular meeting closed at 7:32 PM-**

**ELECTED OFFICIALS PRESENT**

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Alderman Dale Arnold  
Alderman Shea Bass  
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Alderman Ryan Skinner

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City Attorney Joe Lauber



**CITY OF GRAIN VALLEY**  
Board of Aldermen Meeting Minutes  
Regular Session

Mayor Todd arrived for the executive session. 7:32PM

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

**- Motion Carried: 6-0-**

**- The regular meeting opened at 9:34 PM-**

**ITEM: Adjournment**

- The meeting adjourned at 9:34 P.M.

Minutes submitted by:

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

\_\_\_\_\_  
Date

Minutes approved by:

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

\_\_\_\_\_  
Date

**ELECTED OFFICIALS PRESENT**

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Alderman Ryan Skinner

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