

ITEM I: Call to Order

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Regular Session on September 11, 2023, at 7:00 p.m. in the Board Chambers located at Grain Valley City Hall
- The meeting was called to order by Mayor Mike Todd

ITEM II: Roll Call

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

-QUORUM PRESENT-

ITEM III: Invocation

- Invocation was given by Darryl Jones of Crossroads Church

ITEM IV: Pledge of Allegiance

- The Pledge of Allegiance was led by Alderman Tom Cleaver

ITEM V: Approval of Agenda

- Requested to amend the agenda to remove ordinance B23-29 as new numbers have been received from Jackson County
- *Alderman Skinner made a Motion to amend the agenda to remove B23-29 from the agenda*
- *The Motion was Seconded by Alderman Bray*
 - *There was a change from the numbers initially received from Jackson County so another public hearing needs to occur and the process needs to start over with 2 reads of the ordinance at the next meeting*
- *Motion to amend the agenda to remove B23-29 from the agenda was voted on with the following voice vote:*
 - *Aye: Arnold, Bray, Cleaver, Knox, Skinner*
 - *Nay:*
 - *Abstain:*

-Motion Approved: 5-0-

ITEM VI: Proclamations

- None

ITEM VII: Public Comment

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Dale Arnold
Alderman Brian Bray
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Ryan Skinner

ELECTED OFFICIALS ABSENT

Alderman Darren Mills

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Parks and Recreation Director Shannon Davies
Finance Director Steven Craig
Community Development Director Mark Trosen
Chief Ed Turner
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City Attorney Lindsey Kolisch

- Jan Brill; 1035 Ephraim – Thanked the City Council, Fair Committee and the mayor for the fair; mentioned Grain Valley Democrats were at the fair and did a pin the issue tail on the donkey at their booth; she shared the results photo with the Board. There were 116 tails – 27 different issues were chosen. Education was the number 1 issue.
- The next person that wanted to speak during Public Comment approached the podium and requested more than 3 minutes.
- *Alderman Skinner made a Motion to allow time beyond the 3 minutes of Public Comment*
- *The Motion was Seconded by Alderman Knox*
- Cory Unrein; 2118 NW Hedgewood Drive; She stated she and her husband own Grain Valley News and recently served as the Grain Valley fair volunteer coordinator; Ms. Unrein thanked the Police Department and Chief Turner for their assistance with the parade on Saturday; Ms. Unrein stated she was posting photos from the parade on their facebook page and saw a comment on a community page from someone she knows to be a business owner. She stated she spoke with this person before and after the parade. She stated the business owner expressed dismay in this post of not having a flag presentation at the parade. She stated if this person had reached out to her by phone, email, social media she would have let them know it was an unintentional oversight and would have made a statement to that effect. This was not what this person chose to do, they commented in this particular group knowing how this page and its commenters tend to name call, present uninformed gossip, etc. Ms. Unrein commented in this particular group as she felt as the volunteer parade coordinator she needed to respond; Ms. Unrein read her statement which stated she cannot speak as to why there were not flags at the parade – she stated it was an unintentional oversight; She stated the responses received to that comment were awful (citing she was not a true American, unpatriotic, etc.) in which she is offended – her father was a combat medic in the Vietnam war and received two purple hearts. She stated Alderman Arnold’s message to her personally on her facebook page is what brought her to the meeting; she stated he messaged her to express his opinion about her response . She said he stated her response was off base and she shouldn’t have passed blame to the ROTC on an assumption they would bring flags without it being clear. He said he knew she put in several hours volunteering and felt her response tainted that saying she should have accepted and noted it was an oversight and that it would be addressed in future events. She comes here out of concern for future community volunteers –and shared she didn’t feel it was Alderman Arnold’s place to share his comments with a volunteer for an event he has no involvement in. She stated she was disappointed he felt he could message a volunteer in which he has no authority over invading her personal social media space. She stated it was a pleasure to serve in this role over the last 3 years and will be stepping down from this volunteer role in the future.

ITEM VIII: Consent Agenda

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Dale Arnold
Alderman Brian Bray
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Ryan Skinner

ELECTED OFFICIALS ABSENT

Alderman Darren Mills

STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
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Parks and Recreation Director Shannon Davies
Finance Director Steven Craig
Community Development Director Mark Trosen
Chief Ed Turner
City Clerk Jamie Logan
City Attorney Lindsey Kolisch

- August 28, 2023 – Board of Aldermen Regular Meeting Minutes
- September 11, 2023 – Accounts Payable
- *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, Bray, Cleaver, Knox, Skinner*
 - *Nay:*
 - *Abstain:*

-Motion Approved: 5-0-

ITEM IX: Previous Business

- None

ITEM X: New Business

- None

ITEM XI: Presentations

- Comprehensive Plan and Parks Master Plan was presented by Confluence representative Christopher Shires.
- Provided a summary of the process – Went to the Planning and Zoning Commission on August 9, 2023 where it was adopted and then to the Parks board where it was adopted. on August 15, 2023. The plans are before the Board of Aldermen to acknowledge the acceptance. They utilized several tools for citizen feedback including the ETC Survey, an Engagement Website, Public Workshop, and a Public Open House
- Planning Outside the Lines was the first phase which looked at land-use analysis & the land-use map – worked with a steering committee to come up with the appropriate mix of diversity of other types of housing to include more multi-family housing
- They worked with the steering committee and boards – they plan with flexibility
- He reviewed the future land use categories and provided a future potential land-use map highlighting growth areas trying to account for a future interchange by Lefoltz and what should go around that
- Alderman Skinner asked what areas were low-density residential and were changed to medium to high-density residential; N of interchange at I-70 (N of Lefoltz) and South and East of Buckner Tarsney E and South of Pink Hill (not apartments, but duplex, townhomes, etc.

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Alderman Darren Mills

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- Alderman Skinner asked why area set aside for low density residential would it be changed to medium or high; It was from the research and feedback on more affordable homes, and types of homes; there is reflecting market demands
- Alderman Skinner stated concerns of some areas are medium density and these are being pushed far away from the city center; This is a typical development pattern that is used around Kansas City – idea is to put some flexibility in the plan and provide more offerings
- Zoning compatibility matrix was discussed – to show what zonings that could be approved as compatible or partially compatible for different zoning areas
- Reviewed planning for housing of proposed residential mix
- Transportation Chapter: Planning for transportation and future streets, sidewalk network (built off of what the city’s gap analysis recently completed) including new potential interchange as well as transportation strategic opportunities including the railroad and Downtown – looking to preserve corridor in the future and potentially extend south
- Infrastructure: Discussed a map of where future expansion would require utilities, infrastructure, etc.
- Alderman Skinner clarified we are currently at 89% single family of the developed land in Grain Valley and proposing a change to 75% for single family of developed land in the future – and asked if those being annexed would require a change in zoning; No, this is a guiding document – and the areas that could be higher density are also compatible with single family – Mr. Murphy stated the zoning document is different then the planned use map and does not establish zoning. This plan is adopted at the Planning & Zoning level since it does not establish zoning with a set plan for any certain parcel. Mr. Shires stated just a guiding document and not law.
- Alderman Cleaver asked to see the slide showing potential number of people /population; if some of the housing is available, that would project our population to increase with it as well. Multi-family from 2% to 10% in the future; attached single-family from 9% to 15%- Mr. Shires is asking if they want to go further on the multi-family.
- Parks and Recreation Master Plan; Hank Myers from Confluence; they toured each City park facility/amenities, etc. and a Park facilities inventory was completed as part of this project – they used the feedback and conditions from what they saw to make recommendations for improvements to begin their planning and implementation.
- Extensive public improvement was received: Paved trails, indoor rec, improvement to playgrounds and nature trails, neighborhood parks were desired from the community; there were some courts/playgrounds in need of attention – and some rec programs could use attention; to improve the quality of life – Trails were the top priority

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Alderman Darren Mills

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- Mr. Myers provided the top preferred results from the imagery feedback included: Farmers market, nature center, inclusive playgrounds, dog parks, indoor facilities, more parks/playgrounds
- The community is currently underserved by the amount of acres of parks – estimated Parkland demand in the future (2050) would need 346 Acres to match national standards and there are strategies proposed to reach that level.
- Future trails plan was presented to include proposed trails and trail heads
- Suggested a Parkland Dedication Ordinance to help acquire additional parkland in the future

ITEM XII: Public Hearing

- *Mayor Todd opened the public hearing for **Title IV of the Code of Ordinances be amended in Chapter 425 to remove Medical Marijuana Facilities and changing to Comprehensive Marijuana Facilities pursuant to the Missouri Constitution being amended at 7:44PM** –*
- *Mr. Trosen stated this particular section in the zoning ordinances – voters approved an amendment to the MO constitution – the city needs to amend chapter 425 as a result*
- *Mayor Todd opened the floor to citizens for comment at 7:45PM for **Title IV of the Code of Ordinances be amended in Chapter 425 to remove Medical Marijuana Facilities and changing to Comprehensive Marijuana Facilities pursuant to the Missouri Constitution being amended-***
 - None
- *Mayor Todd closed the public hearing for **Title IV of the Code of Ordinances be amended in Chapter 425 to remove Medical Marijuana Facilities and changing to Comprehensive Marijuana Facilities pursuant to the Missouri Constitution being amended at 7:46PM-***

ITEM XIII: Resolutions

Resolution No. R23-64 A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Adopting the 2050 Comprehensive Plan and the 2050 Parks Master Plan

- *Alderman Knox moved to approve Resolution No. R23-64*
- *The Motion was Seconded by Alderman Arnold*
 - This is relating to the presentation this evening- The Comprehensive Plan by state statute is approved and adopted by the Planning and Zoning Commission and accepted the Board of Alderman and the Planning and Zoning Commission adopted it

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Alderman Brian Bray
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Ryan Skinner

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- Alderman Skinner clarified -the comp plan is what the City would like to be and how they would like to grow into the future (2050); Mr. Murphy stated yes; Alderman Skinner asked if anyone in the Board wants to see the 89% to 74% single family in the future; Alderman Arnold stated these are lines in the sand and these are just a roadmap, but all is subject to change; Alderman Skinner said if the Board were to agree to this today, are they telling people 20 years from now that less single family is desired by the board; Alderman Arnold stated this is the plan based on the best information provided, but everything is subject to change; Alderman Skinner reiterated is this what the board wants and don't they have to vote on this to approve it
- Mr. Murphy stated no – technically the planning and zoning commission approves, the board accepts the plan. This isn't a policy document and just a plan. The recommendations are based off of what residents are sharing they want – this will require annexations, etc. and this would be a developer that would want to propose these developments- and stated this is a guess – not in stone. This is a planning document. It will still require a developer to want to come in and develop.
- Alderman Bray asked if these numbers were based on community feedback- how do we compare to national numbers? Mr. Shires stated a combo of public input, steering committee and commissions. City of Grain Valley is high on the single-family scale compared to other communities in the area- most are moving to 50/50 split. Many would like the financial revenue from this shift.
- Alderman Skinner does not see our community as a 50/50 community; Alderman Arnold stated he agrees and feels anything under 75% of single family would lead us to becoming more transient city
- Alderman Skinner stated he sees lots of multi-family on his daily route through Grain Valley; he doesn't feel his constituents would agree with this either
- Alderman Arnold shared up to 5-plexes, have the same 19% assessed value rate – it is higher when more than 5-plexes
- Alderman Skinner asked if duplex, triplex, etc. is what we want to see; Alderman Arnold stated rental properties are the only way into the community as our starter homes are more than people can afford
- Alderman Skinner stated land that was zoned single family are being rezoned to multifamily; Alderman Arnold stated that is what he hears as well
- They both feel it sends a mixed message to the future boards/constituents if they approve this today as it is.
- Alderman Cleaver agrees – he agrees the level is too high
- Alderman Bray asked what impact a reduced population would have - will businesses/restaurants want to come if we don't have the population – where the

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Alderman Darren Mills

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- businesses are bringing in higher taxes?
- Alderman Arnold stated studies have been done by businesses and not enough lunch crowds, dinner crowds to support new business
- Alderman Skinner stated restaurants are coming in even without the multi-family
- Alderman Arnold cautioned on future tax incentive plans as it affects the taxes for the community
- Alderman Skinner stated he cannot agree to the residential proposed land-use changes
- Alderman Bray stated this is a soft plan and land-use categories can be changed as the city grows - compatibility matrix could go from single to multi-family in the future – need to have people coming in setting up roots; Alderman Skinner sees a lot of multi-family and doesn't see a reason to change course
- Mr. Murphy stated an addition to the plan that hasn't existed in the past was the compatibility matrix to show what could be done/options that would make sense as well as the suggested
- *Motion to approve Resolution No. R23-64 was voted upon with the following voice vote:*
 - *Aye: Bray*
 - *Nay: Arnold, Cleaver, Knox, Skinner*
 - *Abstain:*

-Resolution No. R23-64 Failed : 1-4-

*** Per state statute, Comprehensive plans are approved and adopted by the Planning and Zoning Commission. The City of Grain Valley Planning and Zoning Commission approved and adopted this plan at the August 9, 2023 meeting.**

Resolution No. R23-65 A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Execute Task Agreement No. 2023-4 With Crawford, Murphy and Tilly, Inc. for Design of Northeast Sewer Interceptor and Pump Station Subject to All Provisions Included in the On-Call Professional Engineering Services Agreement

- *Alderman Skinner moved to approve Resolution No. R23-65*
- *The Motion was Seconded by Alderman Arnold*
 - During the budget workshops – Ideas were discussed for the recovery funds – this is a big hurdle to development in this area – this would provide the design work and the start of a plan for a need in the community; the bid came in lower than was budgeted
- *Motion to approve Resolution No. R23-65 was voted upon with the following voice vote:*

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Mayor Mike Todd
Alderman Dale Arnold
Alderman Brian Bray
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Ryan Skinner

ELECTED OFFICIALS ABSENT
Alderman Darren Mills

STAFF OFFICIALS PRESENT
City Administrator Ken Murphy
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- *Aye: Arnold, Bray, Cleaver, Knox, Skinner*
- *Nay:*
- *Abstain:*

-Resolution No. R23-65 Approved: 5-0-

Resolution No. R23-66 A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri to Enter Into a Contract With Shawnee LED for the Installation of an Electronic, Digital Sign

- *Alderman Arnold moved to approve Resolution No. R23-66*
- *The Motion was Seconded by Alderman Bray*
 - Another item discussed during budget time – will be placed south of City Hall – the bid came in lower than was budgeted. 7 bids received and a couple were lower but did not meet design criteria
 - Alderman Cleaver asked size; per Mr. Davies the sign is 4x8
 - Alderman Bray asked resolution; 6 mm pixel pitch
 - Alderman Knox asked ETA; end of November
 - Alderman Arnold asked if this meets the relief funds rules; Mr. Murphy stated with the thresholds on this round and yes it meets; Mr. Craig stated a wider variety of projects could be handled this round
- *Motion to approve Resolution No. R23-66 was voted upon with the following voice vote:*
 - *Aye: Arnold, Bray, Cleaver, Knox, Skinner*
 - *Nay:*
 - *Abstain:*

-Resolution No. R23-66 Approved: 5-0-

ITEM XIV: Ordinances

Bill No. B23-30: An Ordinance of the City of Grain Valley Amending the City Code Regarding Marijuana

Bill No. B23-30 was read by City Clerk Jamie Logan for the first reading by title only

- *Alderman Arnold moved to accept the first reading of Bill No. B23-30 and bring it back for a second reading by title only at the next regular meeting*

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Mayor Mike Todd
Alderman Dale Arnold
Alderman Brian Bray
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Ryan Skinner

ELECTED OFFICIALS ABSENT
Alderman Darren Mills

STAFF OFFICIALS PRESENT
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Chief Ed Turner
City Clerk Jamie Logan
City Attorney Lindsey Kolisch

- *The Motion was Seconded by Alderman Skinner*
 - There are two parts to the change from medical to recreational marijuana; this deals with the offenses side to match new state law
- *Motion to accept the first reading of Bill No. B23-30 and bring it back for a second reading was voted upon with the following voice vote:*
 - *Aye: Arnold, Bray, Cleaver, Knox, Skinner*
 - *Nay:*
 - *Abstain:*

-Motion Approved 5-0-

Bill No. B23-31: An Ordinance by the Board of Aldermen of the City of Grain Valley, Missouri to Amend the City Code Title IV, Chapter 425 to Remove Medical Marijuana Facilities and Replace it With Comprehensive Marijuana Facilities

Bill No. B23-31 was read by City Clerk Jamie Logan for the first reading by title only

- *Alderman Bray moved to accept the first reading of Bill No. B23-31 and bring it back for a second reading by title only at the next regular meeting*
- *The Motion was Seconded by Alderman Arnold*
 - None
- *Motion to accept the first reading of Bill No. B23-31 and bring it back for a second reading was voted upon with the following voice vote:*
 - *Aye: Arnold, Bray, Cleaver, Knox, Skinner*
 - *Nay:*
 - *Abstain:*

-Motion Approved 5-0-

ITEM XV: City Attorney Report

- None

ITEM XVI: City Administrator & Staff Reports

- City Administrator Ken Murphy
 - None
- Deputy City Administrator Theresa Osenbaugh
 - None
- Police Chief Ed Turner

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Dale Arnold
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Alderman Tom Cleaver
Alderman Rick Knox
Alderman Ryan Skinner

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Alderman Darren Mills

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- Written report
- Finance Director Steven Craig
 - None
- Parks & Recreation Director Shannon Davies
 - Fall baseball and softball kicked off and will run to the middle or end of October depending on weather – 335 kids registered
- Community Development Director Mark Trosen
 - Written Report
- City Clerk Jamie Logan
 - None

ITEM XVII: Board of Aldermen Reports & Comments

- Alderman Dale Arnold
 - Wanted to recognize those affected and that perished in 9/11
 - Publicly congratulated Ms. Unrein that she did a great job with the parade and thought it went very well and was disappointed in the way his comments were taken
- Alderman Brian Bray
 - None
- Alderman Tom Cleaver
 - Thanked Chief for the report
- Alderman Rick Knox
 - He wanted to address the concern by Cory (Unrein); stated he's part of a committee for an antique truck show convention (10-15 person committee) with 10 years minimum experience. He stated every year with that much experience on the committee, there is always something. He stated the hit she took was very harsh for only doing this for 3 years; feels the board should reach out and show her to continue with the board's support
- Alderman Darren Mills
 - Absent
- Alderman Ryan Skinner
 - Construction dates for the all-inclusive playground; 10-12 week lead time for materials – the surface material is the final piece that has temperature requirements for the final pad so this has been pushed out to March 2024 -
 - Shared he attended the football game last night and saw a ton of foot traffic and vehicles at the restaurants and at the fair – good to see

ITEM XVIII: Mayor Report

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Dale Arnold
Alderman Brian Bray
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Ryan Skinner

ELECTED OFFICIALS ABSENT

Alderman Darren Mills

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- Thanked everyone for the support of the fair including the Police Department (specifically Officer Staat), Jerry from Parks, Parks staff, public works, and all the staff
 - Mayor also feels bad about the hit Cory took from the parade and saw some of these messages; this is the ROTC's 2nd leader in the last 12 months of the organization—everyone is so busy that day and it wasn't intentional. He stated he's organized the parade once and it is a lot of work and hopes she will reconsider and this is why so many different people have taken this on over the years. He stated he was receiving calls on Thursday to be part of the parade and they don't want to turn anyone away
 - He doesn't have a record of attendance going back on the fair, but felt this was the highest attendance as they ran out of items and had to restock early- thanked all for their participation and for all that came out
 - Alderman Arnold motioned that the Board of Aldermen send Cory a vote of full confidence that she did a good job with the parade and appreciation for the service she has given.
 - Alderman Knox seconded the motion
 - *The motion was voted on with the following voice vote:*
 - *Aye: Arnold, Bray, Cleaver, Knox, Skinner*
 - *Nay:*
 - *Abstain:*
- Motion Approved: 5-0-**

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*
- *Alderman Skinner 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*
- *The motion was seconded by Alderman Bray*
 - *No Discussion*
- *The motion was voted on with the following roll call vote:*
 - *Aye: Arnold, Bray, Knox, Skinner, Cleaver*
 - *Nay: None*
 - *Abstain: None*

-Motion Carried:5-0-

- The regular meeting closed at 8:25 PM-

- *Alderman Arnold 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:*

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- *Aye: Arnold, Bray, Cleaver, Knox, Skinner*
- *Nay: None*
- *Abstain: None*

- Motion Carried: 5-0-

- The regular meeting opened at 8:57 PM-

ITEM XX: Adjournment

- The meeting was adjourned at 8:58 P.M.

Minutes submitted by:

Jamie Logan
City Clerk

Date

Minutes approved by:

Mike Todd
Mayor

Date

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
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Alderman Rick Knox
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