

ITEM I: Call to Order

- The Board of Aldermen of the City of Grain Valley, Missouri, met in special session on July 29, 2024, at 6:04 p.m. in the Council Chambers at Grain Valley City Hall
- The meeting was called to order by Mayor Todd.

ITEM II: Roll Call

- City Administrator Ken Murphy called roll
- *Present: Bray (arrived at 6:12 PM), Cleaver, Knox (arrived at 6:05 PM), Mills, Skinner, Sole*
- *Absent:*

-QUORUM PRESENT-

ITEM III: Discussion

- Facilities
 - Discussion was held related to the Facility Needs
 - Mr. Murphy gave an overview of the past workshops held regarding facilities which led up to the construction of the new police station. In 2021 it was decided to not make any long-term investments for the buildings which would exceed a life of ten years. Currently, the HVAC system is down in part of City Hall; this is an example of decisions that have to be made regarding the replacement of systems or fixing issues to get by in the short term. City Hall is not laid out to easily move departments to use the unoccupied police space. He stated that City Hall is not designed to add on and build up (no engineering basis). Areas such as the jail have very little future use. Costs have been looked at in the past to remodel City Hall and there would need to be significant investments to make it functional. The issues are not with square footage, but the issues are with the spaces available. The question now is if money is allocated to renovate or if better to start over with a new facility. The community center is too small for needs and the gym is not regulation size and it is not convenient for the public to use. The pool design does not allow for programming of various programs at the same time, and did not account for the unprecedented growth of the city. Public works is also too small for the staff and equipment that we currently have. The architects would look to remodel/build a new city hall and community center. If the board would provide direction for the City Hall, it would help save time and money.
 - Alderman Cleaver stated these issues have been addressed in the past and it is the same as the past, but now things are getting worse.
 - Past estimates by Block & Company have shown this space (City Hall/community center) worth approximately \$1million dollars but that study is several years old

ELECTED OFFICIALS PRESENT

Mayor Mike Todd
Alderman Brian Bray
Alderman Tom Cleaver
Alderman Rick Knox
Alderman Darren Mills
Alderman Ryan Skinner
Alderman Kyle Sole

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STAFF OFFICIALS PRESENT

City Administrator Ken Murphy
Deputy City Administrator Theresa Osenbaugh
Parks and Recreation Director Shannon Davies
Community Development Director Mark Trosen
Finance Director Steven Craig

- at this point.
- Mayor Todd brought forth his observation that the new police department helped morale and recruitment; he doesn't feel its fair to continue to ask employees to work in the conditions they are currently working in – some are in closets and some in a hallway. Some employees are in a basement with no windows. Mayor Todd isn't sure that even with a remodel the structure of the building is in solid enough condition for future use.
 - Alderman Bray asked if the building was sold – would it be for retail/restaurant? He asked if sales tax estimates could be ballparked; Mr. Murphy stated 7 acres available. Mayor Todd shared what past thoughts were on this.
 - Alderman Skinner asked about the lifespan of the new police building; the police building was built to last for the remaining future in mind, with room to expand as needed in the future.
 - Alderman Bray asked if we can find records from when this current building was built; staff can look and see if any records are on file.
 - Alderman Knox noted that there isn't much flexibility with the building and has concerns that the building is dropping and the foundation is cracking. He restated his belief that the building needs to be built not for today but with future needs and growth in mind.
 - Mr. Murphy stated there needs to be options with anything built going forward for adding on.
 - Alderman Cleaver believes the building has outlived its life and it doesn't meet our needs; Alderman Cleaver believes a new facility and new community center are the only option for the future.
 - Mayor Todd discussed looking at space needs/footprint with whichever architect firm is selected before deciding where City Hall would go; Community Center seems to make most sense at the Sni-A-Bar farms property. The Community Center would need movable walls to be have the ability to host more than one activity at a time
 - Alderman Bray shared that he thinks there are added amenities (trails, etc.) that could surround the community center at the farms property.
 - Alderman Sole was concerned about not sharing location information and risking the voters feeling uninformed; this would be shared before a vote occurred. Mayor Todd stated voters would know as the price to purchase property would be built into the bond if not using property already owned by the city.
 - Aldermen Bray is not set on the idea of City Hall being placed downtown; he would like to see as much revenue generating property as possible on the main parts of town.
 - Mayor Todd asked about foot traffic in the building currently; Mr. Trosen shared that now that permits and applications are available online, less visitors come to

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City Hall for their business with Community Development.

- Alderman Skinner asked how many employees are working in this building today; 18-20 employees; Alderman Skinner discussed his reasons for wanting to place City Hall downtown; emphasis on revitalizing the area and investing in the area are at the top of mind. Mayor Todd stated space and cost of land acquisition are the issue. Alderman Bray shared concerns that space downtown is already limited and City Hall would take away from new business opportunities. Alderman Cleaver agreed with Alderman Bray. Alderman Sole shared concerns about foot traffic for heavily populated nights like Court nights. Alderman Bray brought for the idea of a satellite office if there was a need for a central location to pay utility bills.
- Alderman Bray asked about Butterfly Trail area; this area is protected.

-The Board toured City Hall to see the space-

- Alderman Knox made a motion to have the architect selected move forward with the planning for a new building. There was no second.
- Alderman Skinner asked when this would be on the ballot; Mayor Todd would like to see the issues on the April ballot. Alderman Bray asked if we could keep costs down by designing the building for a shorter time frame into the future with the knowledge that it would be ready to expand when needed. Mr. Murphy stated that as part of the process you analyze these situations, the architect can build to whatever is needed.
- Alderman Bray asked if this would be one bond issue; ideally it would be best to do both the buildings together. Mayor Todd would like to see park improvements on the North side of town as well with the issues. Alderman Bray would like to see Sni-A-Bar farms as park property as well.
- Alderman Skinner asked for clarification on the bond; this would be a no-increase to the levy bond. Alderman Skinner reconfirmed that the concept would be to include a City Hall, Community Center and outdoor pool with the bond; this would be the goal and we would also look at remodeling the Public Works facility. From an infrastructure perspective, this location works well for Public Works. Parks and Recreation Maintenance may also be able to be housed at this location if it is redone.
- **The consensus of the Board of Alderman was to look at moving forward with a new building for City Hall and the Community Center.**
- Use of former Police Department
 - Discussion was held related to how to move forward with utilizing the Police Department space for the time being.
 - Staff was directed to look at how the space can be used with spending a minimal

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amount of money for renovations.

ITEM IV: Adjournment

- The meeting adjourned at 7:29 P.M.

Minutes submitted by:

Jamie Logan
City Clerk

Date

Minutes approved by:

Mike Todd
Mayor

Date

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