

**ITEM I: Call to Order**

- The Board of Aldermen of the City of Grain Valley, Missouri, met in Regular Session on January 13, 2025, at 6:30 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**

- Deputy City Clerk Khalilah Holland called roll
- *Present: Bray, Cleaver, Knox, Mills, Skinner, Sole*
- *Absent:*

**-QUORUM PRESENT-**

**ITEM III: Invocation**

- Pastor Darryl Jones from Crossroads Church provided the invocation

**ITEM IV: Pledge of Allegiance**

- The Pledge of Allegiance was led by Alderman Mills

**ITEM V: Approval of Agenda**

- City Administrator informed the Board of Aldermen the resolution title R25-01 was incorrect on the meeting agenda, but the correct title was listed on the resolution in the meeting packet: *"A Resolution Authorizing The City Administrator To Enter Into An Agreement With The Mid-America Regional Council (MARC) Solid Waste Management District As Related To Grain Valley's Participation In The 2025 Regional Household Hazardous Waste Collection Program"*
- *Alderman Mills moved to amend the resolution agenda title for R25-01*
- *The Motion was Seconded by Alderman Knox*
  - *No Discussion*
- *Motion to amend the resolution agenda title R25-01 was voted upon with the following voice vote:*
  - *Aye: Bray, Cleaver, Knox, Mills, Skinner, Sole*
  - *Nay:*
  - *Abstain:*

**-Agenda Amended 6-0**

**ITEM VI: Proclamations**

- None

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

**ELECTED OFFICIALS ABSENT**

**STAFF OFFICIALS PRESENT**  
City Administrator Ken Murphy  
Deputy City Administrator Theresa Osenbaugh  
Community Development Director Patrick Martin  
Finance Director Steven Craig  
Parks & Recreation Director Shannon Davies  
Chief Ed Turner  
Deputy City Clerk Khalilah Holland  
City Attorney Nicholas Purifoy

**ITEM VII: Public Comment**

- Dale Arnold; 1301 SW Eagles Pkwy
- Recommended to the Board of Aldermen to have the upcoming ballot question split into two separate questions for the citizens to choose what they want support and how they want to spend their tax dollars

**ITEM VIII: Consent Agenda**

- December 9, 2024 – Board of Aldermen Regular Meeting Minutes
- January 13, 2025 – 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: Bray, Cleaver, Knox, Mills, Skinner, Sole*
  - *Nay:*
  - *Abstain:*

*-Motion Approved: 6-0-*

**ITEM IX: Previous Business**

- None

**ITEM X: New Business**

- Liquor License – The Local Table and Bar LLC dba The Local
- Deputy City Clerk reported the applicant has completed the liquor license application and a memo for the first presentation is in the meeting packet. The approval of the liquor license will be requested at the 2<sup>nd</sup> presentation of the license at the January 27<sup>th</sup>, Board of Aldermen meeting.
  - The location is at 511 N Main St.
  - The applicants were present at the meeting to answer any questions.

**ITEM XI: Presentations**

- None

**ITEM XII: Public Hearing**

- None

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

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**ITEM XIII: Resolutions**

**Resolution No. R25-01** A Resolution Authorizing the City Administrator To Enter Into An Agreement With The Mid-America Regional Council (MARC) Solid Waste Management District As Related To Grain Valley's Participation In The 2025 Regional Household Hazardous Waste Collection Program

- *Alderman Bray moved to approve Resolution No. R25-01*
- *The Motion was Seconded by Alderman Knox*
  - This is an ongoing program the city has participated in for several years. It is a benefit to the public that allows citizens to visit the Kansas City facility or participate in mobile events at participating communities throughout the year to dispose of household hazardous waste.
- *Motion to approve Resolution No. R25-01 was voted upon with the following voice vote:*
  - *Aye: Bray, Cleaver, Knox, Mills, Skinner, Sole*
  - *Nay:*
  - *Abstain:*

**-Resolution No. R25-01 Approved 6-0**

**Resolution No. R25-02** A Resolution by the Board of Aldermen of the City of Grain Valley, Authorizing the City Administrator to Execute an Agreement with JM Fahey Construction Company for the Front Street Roadway, Storm and Water Improvements

- *Alderman Cleaver moved to approve Resolution No. R25-02*
- *The Motion was Seconded by Alderman Sole*
  - This is another phase of the improvements downtown. Staff have gone through the process of design and bid for total reconstruct of curb, gutter, drainage, sidewalks, roadway and new watermain from Main Street to Kirby on Front Street. The project came in twenty-one percent lower than the engineer estimate. City Engineer, Dick Tuttle was present to answer any questions.
  - Alderman Bray stated the cost of the project and engineer estimate was quite a bit different. City Administrator Murphy acknowledged the engineer estimate was high to begin with.
- *Motion to approve Resolution No. R25-02 was voted upon with the following voice vote:*
  - *Aye: Bray, Cleaver, Knox, Mills, Skinner, Sole*
  - *Nay:*
  - *Abstain:*

**-Resolution No. R25-02 Approved 6-0**

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

**ELECTED OFFICIALS ABSENT**

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**Resolution No. R25-03** A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Expend Funds to Purchase Computer Equipment

- *Alderman Knox moved to approve Resolution No. R25-03*
- *The Motion was Seconded by Alderman Bray*
  - Authorizes the spending expenditure for the 2025 computer equipment replacement program.
  - Alderman Bray asked if the purchase was for City Hall or the Police Department. City Administrator Murphy stated the purchase was for all the city departments.
- *Motion to approve Resolution No. R25-03 was voted upon with the following voice vote:*
  - *Aye: Bray, Cleaver, Knox, Mills, Skinner, Sole*
  - *Nay:*
  - *Abstain:*

**-Resolution No. R25-03 Approved 6-0**

**Resolution No. R25-04** A Resolution by the Board of Aldermen of the City of Grain Valley, Missouri Authorizing the City Administrator to Purchase Water Meters for the 2025 Meter Replacement Program

- *Alderman Mills moved to approve Resolution No. R25-04*
- *The Motion was Seconded by Alderman Cleaver*
  - This is the meter replacement program annual expenditure. Since 2010, every year the city replaces a certain number of oldest meters in the system. When the program started, the city was purchasing 335 meters per year. The city is now purchasing 400 meters per year. The increase in the number of meters purchased annually is based on the number of accounts and needing to be replaced.
- *Motion to approve Resolution No. R25-04 was voted upon with the following voice vote:*
  - *Aye: Bray, Cleaver, Knox, Mills, Skinner, Sole*
  - *Nay:*
  - *Abstain:*

**-Resolution No. R25-04 Approved 6-0**

**Resolution No. R25-05** A Resolution Authorizing the Allocation of the City of Grain Valley 2025 Emergency Management Contribution to the Central Jackson County Fire Protection District

- *Alderman Skinner moved to approve Resolution No. R25-05*
- *The Motion was Seconded by Alderman Knox*

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Alderman Tom Cleaver  
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Alderman Darren Mills  
Alderman Brian Bray  
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- This is an annual program that the city participates in through the Emergency Management Agency led by the Central Jackson County Fire Protection District which includes Grain Valley, Blue Springs and Lake Tapawingo. The annual contribution amount is on a per capita basis
- *Motion to approve Resolution No. R25-05 was voted upon with the following voice vote:*
  - *Aye: Bray, Cleaver, Knox, Mills, Skinner, Sole*
  - *Nay:*
  - *Abstain:*

**-Resolution No. R25-05 Approved 6-0**

**Resolution No. R25-06** A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the City Administrator to Spend Funds to Renew the Annual Software Maintenance and Support Agreement with Brightly Software

- *Alderman Bray moved to approve Resolution No. R25-06*
- *The Motion was Seconded by Alderman Mills*
  - The system is used for asset management, work orders and recordkeeping for Public Works. The city has been using the system for seven years.
- *Motion to approve Resolution No. R25-06 was voted upon with the following voice vote:*
  - *Aye: Bray, Cleaver, Knox, Mills, Skinner, Sole*
  - *Nay:*
  - *Abstain:*

**-Resolution No. R25-06 Approved 6-0**

**Resolution No. R25-07** A Resolution by the Board of Aldermen of the City of Grain Valley Authorizing the Installation of Ten New Street Lights Along Dillingham Road from Duncan Road to Crestview Drive

- *Alderman Bray moved to approve Resolution No. R25-07*
- *The Motion was Seconded by Alderman Skinner*
  - This is a project staff was directed to do. These streetlights will be along Dillingham Road to provide lighting for both the roadway and trail to provide security for cars and pedestrians.
- *Motion to approve Resolution No. R25-07 was voted upon with the following voice vote:*
  - *Aye: Bray, Cleaver, Knox, Mills, Skinner, Sole*
  - *Nay:*
  - *Abstain:*

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**-Resolution No. R25-07 Approved 6-0**

**ITEM XIV: Ordinances**

**Bill No. B25-01:** An Ordinance Calling An Election In The City Of Grain Valley, Missouri

**Bill No. B25-01** was read by Deputy City Clerk Khalilah Holland for the first reading by title only

- *Alderman Cleaver moved to accept the first reading of Bill No. **B25-01** and bring it back for a second reading by title only*
- *The Motion was Seconded by Alderman Knox*
  - Staff have been working with Hoefler Welker and the Grain Valley municipal facility group to look at options for City Hall, Community Center and Aquatic facility. After going through the process, the recommendation from the focus group was to move forward with a combined Community Center and City Hall project. A copy of all the recommendations were included in the meeting packet. The Board of Aldermen held a workshop on Thursday, January 9<sup>th</sup> and staff was asked to move forward with the recommendation. This is an ordinance calling for an election with a question to approve a new community center and city hall project.
  - A few of the members of the focus group were present at the meeting. Mayor Todd thanked the members for the time they served.
  - Alderman Bray stated he has been a proponent to separate out the project. He agrees with the need for the new facilities, but he does not want to see a disagreement with part of the project having an impact on the whole project. Alderman Bray wanted to make sure having only one question on the ballot is correct for the election.
  - Mayor Todd addressed the question of structuring the election ballot as one question covering two facilities or as two separate questions, each addressing one facility. Mayor Todd emphasized the importance of combining the two facilities into a single question due to the interconnected nature of the required infrastructure improvements. Significant infrastructure components such as road improvements to Buckner Tarsney, shared parking, and shared driveways are essential for both the Community Center and City Hall facilities. These improvements come with substantial costs, and separating the facilities into two questions could lead to a scenario where only one facility is approved without the entire infrastructure cost being funded. Without funding for both, the city would not have sufficient resources to complete the necessary infrastructure. By combining the two facilities with one question, it allows the city to present a more efficient financial plan. When both facilities are bundled, the city can achieve cost savings through economies of scale

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in the bidding process. This approach minimizes duplication, such as avoiding two separate mobilizations of contractors, and ensures that materials and services can be purchased in larger quantities at lower per-unit costs. Mayor Todd also pointed out that stacking all the infrastructure costs onto a single facility, such as the Community Center, would unnecessarily inflate the bond amount, potentially making the ballot question less appealing to voters. By combining the facilities into one question, the city ensures that both initiatives are supported by the shared infrastructure without overburdening either facility with excessive costs. This approach supports the city's ability to efficiently fund and complete both facilities.

- Alderman Bray restated he was in full support of all three facilities and would encourage the citizens of Grain Valley to vote in favor of the project. He stated he understood the justification for the one question and urged the city to be transparent and communicate with citizens on the advantages of combining the facilities into one project.
- Alderman Knox agrees with Alderman Bray with splitting the two facilities into two questions; however, with cost of the infrastructure ending up costing the city a lot more he does not think the facilities should be separated.
- Alderman Sole asked about the possibility of the city only including the Community Center project on the ballot in April. In response, Alderman Bray conveyed his understanding that doing so would raise the price of the project due to the infrastructure costs because the infrastructure construction must be done anyway. Additionally, the Mayor reiterated that the city would have to pay the infrastructure cost regardless of the project.
- Alderman Mills for clarification purposes emphasized the focus group consisted of residents and not elected officials. It is the focus group of residents that see a need and the two facilities are their recommendation.
- Alderman Bray's understanding is the city would go through the process of holding town hall meetings to educate the public on the project. City Administrator Murphy stated the first open house will be February 4<sup>th</sup>.
- *Motion to accept the first reading of Bill No. **B25-01** and bring it back for a second reading was voted upon with the following voice vote:*
  - *Aye: Cleaver, Knox, Mills, Skinner, Sole, Bray*
  - *Nay:*
  - *Abstain:*

**ITEM XV: City Attorney Report**

- No Report

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

- City Administrator Ken Murphy
  - Thank you to the Police department and Public Works for all their work and efforts to keep the citizens safe and for clearing the roadways; he also thanked the public for their patience.
- Deputy City Administrator Theresa Osenbaugh
  - None
- Police Chief Ed Turner
  - None
- Finance Director Steven Craig
  - None
- Parks & Recreation Director Shannon Davies
  - None
- Community Development Director Patrick Martin
  - Reported the recent snowstorm used approximately 500 labor hours, 275 tons of salt, and 1,300 gallons of calcium and appreciated the support of everyone as they worked through the event.
  - A salt order was made during the snowstorm, and the materials were replenished two days later.
- Deputy City Clerk Khalilah Holland
  - The April 8<sup>th</sup> election filing closed on December 31<sup>st</sup> with Brian Bray registering for Ward III, Jim Myers Ward I and Lisa Limberg Ward II; all candidates are aware of the January 14<sup>th</sup> deadline to file their personal financial disclosure to avoid a late fee

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

- Alderman Brian Bray
  - Thank you to the focus group for taking the time to participate.
  - Requested confirmation on the proposed resolution for the next meeting.
- Alderman Tom Cleaver
  - Thank you to the focus group.
- Alderman Rick Knox
  - Thanked the focus group.
- Alderman Darren Mills
  - Welcome and congratulations to Patrick Martin, Community Development Director
- Alderman Ryan Skinner
  - Thank you again to the focus group.
- Alderman Kyle Sole

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

- Welcome to Mr. Martin.
- Proposed creating a joint workshop between the Board of Aldermen and the Planning & Zoning Commission regarding citizen's parking in the backyard.
  - The City Clerk will coordinate with the Community Development Director on a meeting date.
  - The consensus was to have an Alderman for each Ward at the meeting: Alderman Sole, Alderman Mills, Alderman Bray and Alderman Knox committed to be at the meeting. Alderman Knox is the Planning & Zoning Commission liaison. The meeting will be posted as a quorum.

**ITEM XVIII: Mayor Report**

- Asked Mr. Martin to thank staff for their long workdays with the recent snow event and thanked the Police Officers for their response during the snow event.

**ITEM XIX: Executive Session**

- *None*

**ITEM XX: Adjournment**

- The meeting was adjourned at 7:00 P.M.

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Minutes submitted by:

\_\_\_\_\_  
Khalilah Holland  
Deputy City Clerk

\_\_\_\_\_  
Date

Minutes approved by:

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

\_\_\_\_\_  
Date

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