



City of Pleasant Valley Missouri
Emergency Meeting of the Board of Aldermen
July 25, 2023

Call to Order: An emergency session meeting of the Pleasant Valley Board of Aldermen was called to order at City Hall, 6500 Royal Street, Pleasant Valley, Missouri, by Mayor James Smith, on Tuesday, July 25, 2023, at 4:00 p.m. Copies of the agenda were available in the lobby for public inspection prior to the meeting.

Roll Call:

Present: Mayor James Smith, Alderwoman Linda Jacoby, Alderwoman Ruth Mesimer, Alderman Tom Moss, Alderman Patrick Gallagher, Alderman Rick Scarborough, Alderman James Page, and Alderwoman Mary Langner

Absent: Alderwoman Serenity Ohlsen

Staff Present: City Clerk Matthew Chapman, Public Works Director Chris Cronk, Fire Chief Pete Knudsen, Police Chief Jared McGinley

Public Present: Dan Carr, David Slater, Tim Harris, Anthony Crawford

Former Pleasant Valley Mayor David Slater addressed the Board of Aldermen stating that developers were considering building a Veterans Administration (VA) Hospital on the Star Development site. Former Alderman Anthony Crawford spoke as a concerned citizen. Mr. Crawford stated that he was involved in the negotiations with R&L Carriers and that Pleasant Valley had negotiated in good faith and a lot of what the city did was based on the property being developed in a timely manner. Mr. Crawford stated that he had a problem with what the city thought they would be getting versus what is now being proposed. Mr. Crawford asked the developers how a VA hospital would benefit Pleasant Valley.

Tim Harris, Owner of Star Development, stated that the original plan called for retail in the front of the development and an apartment building in the back. Mr. Harris said he was approached by Dan Carr, Principal at U.S. Federal Properties, about building a 150,000 square foot VA clinic on the site in place of the originally proposed apartment buildings. Mr. Carr stated that there is currently a small VA clinic in Excelsior Springs. The project would be competitively bid, and multiple cities would be competing for the Class A office building. It will be 9-12 months before the project is awarded, but Mr. Carr stated that the site would be a perfect use for the VA clinic with its access to I-35. This would be a private development, not a government development.

Alderman Moss asked if the Excelsior Springs VA clinic would close if the Pleasant Valley location was built. Mr. Carr said it was likely since the Excelsior Springs location was approximately 10,000 square feet and does not offer all the services a Pleasant Valley location would offer. Mr. Carr said the site would be walkable to retail and would drive traffic to those businesses.

Alderwoman Mesimer asked what the facility would create in tax revenue and if the city would need to go back through the Tax Increment Financing (TIF) process. Mr. Harris said that he thought the TIF would just need tweaking. But, per Mr. Harris, the VA clinic would generate more tax revenue for the city than the apartment building. Mr. Carr stated that the VA would lease the building from U.S. Federal Properties. Mr. Harris stated that the VA clinic would be a boost for Pleasant Valley and would lead to a better chance of a sit-down restaurant and a hotel on the site. Alderwoman Mesimer asked what kind of traffic could be expected from the development. Mr. Carr said he anticipated 50-



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70 employees plus patients and visitors. Mr. Harris stated that the traffic study would need to be updated.

Closed Session: Alderwoman Mesimer moved to enter closed session, authorized by 610.021, subsection 2 (real estate). Alderman Moss seconded the motion. The vote was as follows: Mesimer – aye, Moss – aye, Scarborough – aye, Gallagher – aye, Page – aye, Langner – aye, Ohlsen – absent, and Jacoby – aye. Motion passed 7 ayes, 0 nays, 1 absent. 4:30 pm. Everyone was excused except for Clerk Matthew Chapman.

During the closed session, no vote was taken, nor motions made.

Alderwoman Mesimer moved to return to open session at 4:38 pm. Alderwoman Langner seconded the motion. The vote was as follows: Jacoby – aye, Mesimer – aye, Moss – aye, Scarborough – aye, Gallagher – aye, Page – aye and Ohlsen – absent. Motion passed 7 ayes, 0 nays, 1 absent.

Alderman Moss asked where the VA clinic would draw its patients. Mr. Carr said it would be from all over the area and the clinic would offer more and higher services than are currently available. Mayor Smith said he would like to see the blueprints of the proposed plan. Mr. Harris stated that Mr. Carr would put together a site plan and if the Pleasant Valley location was not chosen for the clinic, the project would revert to the original plan with the apartment buildings. Mr. Harris stated that the VA clinic was going to be built, it was just a matter of where. Mr. Carr stated that work on the VA clinic and retail sites could proceed at the same time.

Alderman Scarborough moved to approve Star Development to move forward with plans to replace the apartment buildings with a VA clinic on the condition that formal site plans were provided for Board of Aldermen review. Alderwoman Langner seconded the motion. The vote was as follows: Jacoby – aye, Mesimer – aye, Moss – aye, Scarborough – aye, Gallagher – aye, Page – aye and Ohlsen – absent. Motion passed 7 ayes, 0 nays, 1 absent.

Adjournment: There being no further business, Alderwoman Mesimer moved to adjourn. Alderman Moss seconded the motion. The vote was as follows: Jacoby – aye, Mesimer – aye, Moss – aye, Gallagher – aye, Ohlsen – absent, Scarborough – aye, Page – aye and Langner – aye. Motion passed 7 ayes, 1 absent, 0 nays.

Mayor James Smith

ATTEST: _____
Matthew Chapman, City Clerk