



**City of Pleasant Valley Missouri
Meeting of the Board of Aldermen
May 1, 2023**

Call to Order: A regular 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 Monday, May 1, 2023, at 6:30 p.m. Copies of the agenda, minutes, and council bills to be considered 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 Rick Scarborough, Alderwoman Mary Langner, Alderman James Page, and Alderman Patrick Gallagher

Absent: There is one vacancy in Ward 4.

Staff Present:

Staff Present: City Clerk Matthew Chapman, Public Works Director Chris Cronk, Assistant City Clerk Deborah Crossley, Fire Chief Pete Knudsen, Interim Police Chief Jared McGinley, Human Resources Manager Katrina Kinard.

Public Present: John Alles, Lorrie Eddins, Thomas Donnelly, and Catherine Esworthy, Tim Homburg, Blake Fulton of NSPJ Architects

Consent Agenda: Alderwoman Jacoby moved to approve the consent agenda. Alderman Scarborough seconded the motion. The vote was as follows: Jacoby – aye, Page – aye, Mesimer – aye, Moss – aye, Scarborough – aye, Langner – aye, and Gallagher – aye. Motion passed 7 ayes, 0 nays, and 1 vacancy.

Public comments and guests: Thomas Donnelly raised questions about a fence that is under construction on his property. He stated that the city is trying to not allow a permit for the fence. Mr. Donnelly was issued a building permit and then 2 renewals allowing him 18 months to complete the required fence around his existing swimming pool. The pool remains without the fence required by Pleasant Valley City Ordinance 500.140 Section D2A. Mr. Donnelly stated that he has paid the required fees and random things have happened to prevent him from completing construction of the fence. Alderman Scarborough stated the project has taken entirely too long to complete. Alderman Moss stated that Mr. Donnelly would not be getting another permit for the existing fence, as the Board has passed an ordinance prohibiting pallets and pallet materials to be used as fencing. Mr. Donnelly stated the fence is not made of pallets, only the posts are made from pallets.

The first building permit for the construction of a fence around Mr. Donnelly's swimming pool was issued by the City on April 8, 2021. Mr. Donnelly was issued a second permit for the same project on October 4, 2021. On April 1, 2022, Mr. Donnelly was issued a third permit to build a fence around his existing swimming pool and told by city staff that no additional permits would be granted by the city without the approval of the Board of Aldermen. The Board discussed the permit for a fence on the property located at 8006 Pleasant Valley Road at the September 6, 2022, meeting. The permit expires 10/1/2022 and no further extensions will be allowed. As of the May 1, 2023, meeting, Mr. Donnelly has had over 2 years to complete the fence around his swimming pool and little progress has been made.

City Attorney and other professional services: Ron Cowger, City Engineer, provided an update on the Kaill Road Project. He has submitted a timeline and admitted that the project has dragged out hoping the prices would normalize. He stated the city does not want to bid the project without the



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easement process being completed. The current structure is 3 metal tubes, each 90" in diameter, and the bottoms have corroded out. The original thought process was that Slip lining might work, would use the existing pipe as a host pipe with another pipe slipped inside which would reduce capacity and have space around the edges that would need to be filled somehow.

Option 1: High Density Polyethylene Pipe (HDPE) 4 – 60" HDPE pipe. Option. 2. Reinforced Concrete Pipe (RCP) 3 – 72" concrete pipe. 3. Reinforced Concrete Box (RCB) 2 – 8' wide 7' high concrete boxes. The estimated life span for each option is 40 years. The current version is metal tubes and has been in place approximately 25 years. Mr. Cowger will begin preparing the bid documents for these 3 options for the Kaill Road Project.

Tim Homburg of NSPJ Architects provided an update of the Star Development Project. The project previously had 4 story apartment buildings. It made sense to drop a story. Now all buildings are 3 story with a clubhouse between the buildings that will be more centrally located. The unit count has increased from 256 to 274 and the parking spot count increased from 462 to 474 for a count of 1.69 spots per unit, down from 1.76 spots per unit on the previous plan. Mr. Homburg stated that 1.5 units per apartment is where most markets hit, and he is confident this will be enough parking. Alderman Moss asked how many handicapped spaces were planned. Mr. Homburg stated that 2% of the spaces are required to be handicapped. Mr. Homburg stated that an emergency vehicle was able to get through the entire complex. Alderman Moss asked how many trash areas would be available to complex residents. Mr. Homburg stated there would be 2, one on the north side and one with a large compactor on the south side; projecting only two trash pick-ups per week for the complex. There will be two entrances and two pedestrian access gates off of Sobbie Road for the complex. The commercial area vehicle access will be off of Pleasant Valley Road. Mr. Cowger stated that the radius at Pleasant Valley Road and Sobbie Road intersection will be improved. The apartment complex will be a gated community with a pedestrian gate to access the commercial area. Mr. Cowger stated that NSPJ does the lion's share of apartment design in this area thus are very experienced. Alderwoman Mesimer asked about plans for water run-off. Mr. Cowger stated that the development would be less impervious than what exists now. The complex will have more greenspace absorbing water than what is there now. Mr. Cowger stated that plan development is quite labor intensive, and it is likely a 6-month process of developing detailed plans. However, the site also requires a great deal of demolition, cleanup, and preparation prior to the construction phase.

Mayor's comments: Mayor Smith reminded the council members and staff to submit any topics they would like to discuss prior to the meeting, so there are no surprises.

Aldermen Comments: Alderwoman Langer stated that the Day in the Park would be held on Saturday, May 6th from 11 AM to 1 PM in Hanson Park.

Public Works Director Chris Cronk asked the Board of Aldermen to provide direction as to whether the previously discussed preliminary site plan could move forward or if the plan would need to be resubmitted to the Planning and Zoning Board. The Board of Aldermen determined that resubmitting the plan for Planning and Zoning reapproval was not necessary because the project must still go through a final approval process with Planning and Zoning.

Alderwoman Mesimer moved to reaffirm the approval of the preliminary site plan for the Star Development Project. Alderman Scarborough seconded the motion. The vote was as follows: Jacoby



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– aye, Mesimer – aye, Moss – no, Scarborough – aye, Langner – aye, Gallagher – aye and Page - aye. Motion passed 6 ayes, 1 nay, and 1 vacancy.

Advisory Committees / Department Reports:

City Clerk: City Clerk Matthew Chapman reviewed the administration report with the Board. The City Clerk noted that a City Officials Training Seminar was available to all elected officials and the best option for Pleasant Valley was the May 19th session in Kearney. Signup forms were distributed. The city clerk announced that Alderwoman Robin Martin had resigned from her position and if anyone knew of someone who would be interested in filling the vacancy to contact him for the Application for Boards and Commissions Form. There were no questions for the City Clerk.

Public Works Department: Public Works Director Chris Cronk stated the building permit issued to Mr. Donnelly was good for 6 months and was renewed a second time. Mr. Donnelly was previously told he needed a fence around his pool as it was a danger to children. The fence must be six feet tall. Director Cronk received a call two weeks ago from dispatch about a sewer back up. After investigation it was discovered an old terra cotta City sewer line on E. High was broken. The line was under a large concrete wall, which sank and broke the line. Repairs to the line have been made and Director Cronk wanted to give the Board notice a bill is forthcoming. The Stream Clean event last Saturday, which was an MS4 required event, was well attended by volunteers and they picked up more trash and debris than they ever had before.

Fire Department: Fire Chief Pete Knudsen stated the fire department has completed hose testing with over one mile of hose being decommissioned. The department completed a workshop for the ARPA grant.

Police Department: Interim Police Chief Jared McGinley stated that Officer Justin McManus will be attending Firearms Instructor School. The city will pay for the cost of the course and Officer McManus has signed a 3-year agreement to remain with the city or repay a prorated amount of the cost of the course. Clay County has reached out to Pleasant Valley, Gladstone & Liberty asking for night coverage for dispatch, due to staffing shortage. Clay County Dispatch will temporarily be located in Pleasant Valley in the evenings, possibly for up to 4 months. Dispatch Supervisor Chapdelaine will adjust her schedule to provide coverage. Sergeant Cramer will move to days and Interim Chief McGinley will adjust his schedule as needed. The change to dispatch could happen as soon as Friday, May 5th.

Personnel Committee: Alderwoman Jacoby, Personnel Committee Chair, moved to approve the annual rate adjustment for Debbie Crossley, step 4, \$26.04 per hour, effective 5/14/23. Alderwoman Mesimer seconded the motion. The vote was as follows: Jacoby – aye, Moss – aye, Scarborough – aye, Langner – aye, Gallagher – aye, Page – aye, Moss – aye and Mesimer - aye. Motion passed 7 ayes, 0 nays.

Alderwoman Jacoby moved to approve the annual rate adjustment for Sheila Newland, step 3, \$19.48 per hour, effective 5/14/23. Alderwoman Mesimer seconded the motion. The vote was as follows: Jacoby – aye, Moss – aye, Scarborough – aye, Langner – aye, Gallagher – aye, Page – aye, Moss – aye and Mesimer - aye. Motion passed 7 ayes, 0 nays.

Finance Committee: No report.



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Old Business: Alderman Scarborough stated he would like to move the start time for future Board of Aldermen Meetings to 6:00pm. Alderwoman Langner stated it would be hard for folks to get here on time and hard to have meetings before the Board Meeting. Alderman Scarborough stated that 6:00 would help the staff professionals and the Park Board Meeting could be rescheduled. Alderwoman Mesimer stated that there is a need to allow residents time to get home from work. 6:00 is too early and the start time should remain 6:30.

Alderman Scarborough moved to change the start time of future Board of Aldermen Meetings from 6:30 PM to 6 PM effective with the June 5, 2023, meeting. Alderman Moss seconded the motion. The vote was as follows: Jacoby – nay, Mesimer – nay, Moss – aye, Scarborough – aye, Langner – nay, Gallagher – aye and Page - nay. Motion failed 3 ayes, 4 nays, and 1 vacancy.

New Business: None.

Consideration of Ordinances and Resolutions:

Mayor Smith directed the City Clerk to read **Council Bill 3508**. “An Ordinance amending Title III, Chapter 315, by adding Section 315.035, prohibiting the crossing of a corner lot, driveway or parking lot, to avoid a traffic device” was read by title only, by the City Clerk. Alderwoman Jacoby moved to approve the bill on first reading and move the bill to second reading. Alderman Scarborough seconded the motion. The vote was as follows: Jacoby – aye, Mesimer – aye, Moss – aye, Scarborough – aye, Langner – aye, Gallagher – aye and Page - aye –. Motion passed 7 ayes, 0 nays.

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Adjournment: There being no further business, Alderman Scarborough moved to adjourn. Alderman Moss seconded the motion. The vote was as follows: Jacoby – aye, Langner – aye, Mesimer – aye, Moss – aye, Scarborough – aye, Gallagher – aye and Page - aye. Motion passed 7 ayes, 0 nays. 7:55pm.

Mayor James Smith

ATTEST: _____
Matthew Chapman, City Clerk