



**City of Pleasant Valley Missouri
Meeting of the Board of Aldermen
December 19, 2022**

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 David Slater, on Monday, December 19, 2022, 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 David Slater, Alderwoman Linda Jacoby, Alderwoman Mary Langner, Alderwoman Robin Martin, Alderwoman Ruth Mesimer, Alderman Tom Moss, Alderman Rick Scarborough and Alderman Garrett Williams.

Absent: None. There is also a vacancy in Ward 3.

Staff Present:

Staff Present: Police Chief Gordon Abraham, Public Works Director Chris Cronk Assistant City Clerk Deborah Crossley, City Clerk Georgia Fox, Fire Chief Peter Knudsen, and Police Captain Jared McGinley.

Public Present: Rich Wood, Curt Petersen and Toni Stegemen.

Consent Agenda: The City Clerk requested the removal of the minutes from 12/5 as they were still under review by Withers Brant. Alderwoman Jacoby moved to approve the consent agenda as amended. Alderman Moss seconded the motion. The vote was as follows: Jacoby – aye, Langner – aye, Martin – aye, Mesimer – aye, Moss – aye, Scarborough – aye and Williams – aye. Motion passed 7 ayes, 0 nays, 1 vacancy.

City Attorney and other professional services: Attorney Rich Wood, Lauber Municipal Law (City's Special Counsel), Attorney Curt Petersen, Polsinelli Law Firm (representing Star), and Attorney Toni Stegemen, Gilmore Bell (City's Special Counsel) were present to discuss the TIF contract, activation of the TIF and Chapter 100 incentives for the residential component of the development at 8601 Pleasant Valley Road. Mayor Slater asked Ms. Stegemen how much the PILOTs were for the Chapter 100 incentives. Ms. Stegemen said they start at 25%, as shown in the table in Resolution 2022-1219-01. (*below*)

Tax Year	PILOTs as a Percentage of Real Property Taxes Otherwise Due on the Project
2033	25%
2034	25%
2035	25%
2036	25%
2037	25%
2038	50%
2039	50%
2040	50%
2041	50%
2042	50%
2043	75%
2044	75%
2045	75%



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2046	75%
2047	75%

The Chapter 100 incentives require 20 days' notice to all taxing jurisdictions. Notice will go out in February. Mr. Petersen clarified that the taxing jurisdictions will still receive their existing taxes.

After the presentation, Mayor Slater asked the City Clerk to read **Resolution 2022-1219-01** by title only. "A Resolution of Official Intent of the City of Pleasant Valley, Missouri, to issue taxable Industrial Development Revenue Bonds to finance an Industrial Development Project for Star PV Multifamily, LLC., and authorizing certain actions relating thereto. Alderwoman Mesimer moved to approve Resolution 2022-1219-01. Alderwoman Jacoby seconded the motion. The vote was as follows: Jacoby – aye, Langner – aye, Martin – aye, Mesimer – aye, Moss – aye, Scarborough – aye and Williams – aye. Motion passed 7 ayes, 0 nays, 1 vacancy.

Mayor Slater directed the City Clerk to read **Council Bill 3346**. "An Ordinance approving the Redevelopment Project of the Amended and Restated Pleasant Valley Tax Increment Financing Redevelopment Plan as a redevelopment project and adopting Tax Increment Financing therein." was read by title only, by the City Clerk. Alderwoman Jacoby moved to approve the second reading of Council Bill 3346 and approve it as Ordinance 3345 (*the first reading occurred on July 11, 2019*). Alderwoman Mesimer seconded the motion. The vote was as follows: Jacoby – aye, Langner – aye, Martin – aye, Mesimer – aye, Moss – aye, Scarborough – aye and Williams – aye. Motion passed 7 ayes, 0 nays, 1 vacancy.

Mayor Slater directed the City Clerk to read **Council Bill 3484**. "An Ordinance approving the first amendment to the Tax Increment Financing Contract between the City of Pleasant Valley, Missouri, and Star Acquisitions, Inc., for the Amended and Restated Pleasant Valley Tax Increment Financing Plan and authorizing the Mayor to execute the Agreement" 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. Alderwoman Mesimer seconded the motion. The vote was as follows: Jacoby – aye, Langner – aye, Martin – aye, Mesimer – aye, Moss – aye, Scarborough – aye and Williams – aye. Motion passed 7 ayes, 0 nays, 1 vacancy.

Mayor Slater directed the City Clerk to read **Council Bill 3484**. "An Ordinance approving the first amendment to the Tax Increment Financing Contract between the City of Pleasant Valley, Missouri, and Star Acquisitions, Inc., for the Amended and Restated Pleasant Valley Tax Increment Financing Plan and authorizing the Mayor to execute the Agreement" was read by title only, by the City Clerk. Alderwoman Jacoby moved to approve the bill as **Ordinance 3483**. Alderwoman Mesimer seconded the motion. The vote was as follows: Jacoby – aye, Langner – aye, Martin – aye, Mesimer – aye, Moss – aye, Scarborough – aye and Williams – aye. Motion passed 7 ayes, 0 nays, 1 vacancy.

Council Bill 3485 was struck from the agenda. The attorneys left the meeting.

Public Comments: There were no public comments.



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Mayor's Comments: Mayor Slater thanked everyone for their organizing and participation in Santa on the Fire Truck, Shop with a Cop and the Mayor's Christmas Tree Lighting.

Aldermen Comments: Alderwoman Langner thanked everyone for their organizing and participation in the Mayor's Christmas Tree Lighting.

Advisory Committees / Department Reports:

City Clerk: City Clerk Fox reviewed her written report with the Board. The City Clerk's job description was reviewed. Alderman Scarborough objected to the description on page 2, #13, "Acts as liaison between elected officials, legal counsel, department heads, all forms of media and the public." He said that in the past the Mayor was the point of contact for the news media. The City Clerk said she agrees that this is the City's policy, and it was not intended to change that. She also noted she is responsible for the website, submissions to the flyer, the new community message board, notices, and advertisements in the newspaper, etc. so this section will need to be written with more detail. Mayor Slater objected to this same section, regarding "acts as liaison between elected officials and department heads". He said that department heads should come directly to the Mayor. The City Clerk said this was not the intended interpretation of this statement. The City Clerk works with department heads to prepare statistical information, city codes and laws, budgets, and purchase requests for the Board of Aldermen and Personnel Committee, for example. The Mayor continued his objections. Alderwoman Mesimer said she did not agree with the Mayor's interpretation either, since the City Clerk does work closely with department heads to gather information for the Board and offers guidance to the department heads regarding purchasing policy when making requests to the Board. After further discussion, the City Clerk said she will rewrite this section and resubmit it to the Personnel Committee. The Personnel Committee will move it forward to the Board of Aldermen when they decide it is ready. The City Clerk also noted that she will not be able to recruit for this position until a final job description has been approved.

Public Works Department: Director Cronk reported that Show Me Logos will move into their new building in a couple of weeks. Alderman Scarborough asked Director Cronk when Evergy plans to install the new street lights. Director Cronk said that he spoke with Evergy recently, regarding their website incorrectly stating that the City owns the lights. The City does not own the street lights, they are leased from Evergy, which includes a maintenance plan for the lights. During this conversation the Director asked about the street lights on order. Evergy said they could not give an estimated date of when they would receive the lights and be able to install them. The Director added that Claycomo ordered theirs before Pleasant Valley, and they still have not received theirs either. Alderwoman Langner reported that the street identification signs do not fluoresce. Director Cronk confirmed that they do not. He said they plan to replace them within the next 5 years because the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD) requires all signs to be fluorescent by then.

Fire Department: Chief Knudsen reviewed the monthly Fire Report with the Board. Alderman Scarborough thanked the Chief for Santa on the Fire Truck. Alderman Scarborough said the firemen took their time to talk to all the children while handing out the candy. Chief Knudsen also provided the Board with the requested changes to the new ambulance order. This will increase the price by \$2,494, making the total \$312,697. Alderwoman Jacoby moved to prepare



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an ordinance to amend the contract for the new ambulance. Alderman Scarborough seconded the motion. The vote was as follows: Jacoby – aye, Langner – aye, Martin – aye, Mesimer – aye, Moss – aye, Scarborough – aye and Williams – aye. Motion passed 7 ayes, 0 nays, 1 vacancy. Feld Fire has also offered to purchase M-43 ambulance for \$7,500 once the City has received the new ambulance. The City can accept this offer or sell it on the market on our own.

Police Department: Chief Abraham reviewed the monthly Crime Activity Report with the Board. He also reported that the 2022 police car was involved in a car accident on Saturday, December 10th. There was damage to the passenger side and front of the car. The officer was struck by another car that ran a red light at the intersection of Church and Pleasant Valley Road. Chief Abraham said he is having difficulty finding a dealership to make the repairs in a timely manner. He was told that it might be several months before they could get the vehicle in for repairs. It was suggested that he contact Crash Champions in the business park. Chief Abraham also reported that Claycomo wishes to renew their dispatching contract. He will have the contract for the Board’s consideration at the next meeting.

Personnel Committee: Alderwoman Jacoby, Personnel Committee Chair, moved to accept the resignation of Andrew Starz, Fire Fighter/Medic, effective 12/7/22. The vote was as follows: Jacoby – aye, Langner – aye, Martin – aye, Mesimer – aye, Moss – aye, Scarborough – aye and Williams – aye. Motion passed 7 ayes, 0 nays, 1 vacancy.

Alderwoman Jacoby moved to accept the letter of retirement from Gordon Abraham, Police Chief, effective 2/17/23. The vote was as follows: Jacoby – aye, Langner – aye, Martin – aye, Mesimer – aye, Moss – aye, Scarborough – aye and Williams – aye. Motion passed 7 ayes, 0 nays, 1 vacancy.

Finance Committee: Alderwoman Mesimer, Finance Chair, did not have anything to report at this time.

Old Business: No old business was discussed.

New Business: No new business was discussed.

Consideration of Ordinances and Resolutions:

Mayor Slater directed the City Clerk to read **Council Bill 3486**. “An Ordinance amending Section 302, Holidays, of the Pleasant Valley Personnel Manual” was read by title only, by the City Clerk. Alderwoman Mesimer moved to approve the bill on first reading and move the bill to second reading. Alderwoman Jacoby seconded the motion. The vote was as follows: Jacoby – aye, Langner – aye, Martin – aye, Mesimer – aye, Moss – aye, Scarborough – aye and Williams – aye. Motion passed 7 ayes, 0 nays, 1 vacancy.

Mayor Slater directed the City Clerk to read **Council Bill 3486**. “An Ordinance amending Section 302, Holidays, of the Pleasant Valley Personnel Manual” was read by title only, by the City Clerk. Alderwoman Mesimer moved to approve the bill as **Ordinance 3485**. Alderwoman Jacoby seconded the motion. The vote was as follows: Jacoby – aye, Langner – aye, Martin – aye, Mesimer – aye, Moss – aye, Scarborough – aye and Williams – aye. Motion passed 7 ayes, 0 nays, 1 vacancy.



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Mayor Slater directed the City Clerk to read **Council Bill 3487**. “An Ordinance amending the Employee Compensation Step Plan” was read by title only, by the City Clerk. Alderwoman Mesimer moved to approve the bill on first reading and move the bill to second reading. Alderwoman Jacoby seconded the motion. The vote was as follows: Jacoby – aye, Langner – aye, Martin – aye, Mesimer – aye, Moss – aye, Scarborough – aye and Williams – aye. Motion passed 7 ayes, 0 nays, 1 vacancy.

Mayor Slater directed the City Clerk to read **Council Bill 3487**. “An Ordinance amending the Employee Compensation Step Plan” was read by title only, by the City Clerk. Alderwoman Mesimer moved to approve the bill as **Ordinance 3486**. Alderwoman Jacoby seconded the motion. The vote was as follows: Jacoby – aye, Langner – aye, Martin – aye, Mesimer – aye, Moss – aye, Scarborough – aye and Williams – aye. Motion passed 7 ayes, 0 nays, 1 vacancy.

Mayor Slater directed the City Clerk to read **Council Bill 3488**. “An Ordinance approving an Agreement between the City of Pleasant Valley, Missouri, and Fire Fighter / EMT Jennifer Gallagher, for tuition reimbursement” was read by title only, by the City Clerk. Alderwoman Mesimer moved to approve the bill on first reading and move the bill to second reading. Alderwoman Jacoby seconded the motion. The vote was as follows: Jacoby – aye, Langner – aye, Martin – aye, Mesimer – aye, Moss – aye, Scarborough – aye and Williams – aye. Motion passed 7 ayes, 0 nays, 1 vacancy.

Mayor Slater directed the City Clerk to read **Council Bill 3488**. “An Ordinance approving an Agreement between the City of Pleasant Valley, Missouri, and Fire Fighter / EMT Jennifer Gallagher, for tuition reimbursement” was read by title only, by the City Clerk. Alderwoman Mesimer moved to approve the bill as **Ordinance 3487**. Alderwoman Jacoby seconded the motion. The vote was as follows: Jacoby – aye, Langner – aye, Martin – aye, Mesimer – aye, Moss – aye, Scarborough – aye and Williams – aye. Motion passed 7 ayes, 0 nays, 1 vacancy.

Mayor Slater directed the City Clerk to read **Council Bill 3489**. “An Ordinance imposing a sales tax at a rate of three percent on all tangible personal property retail sales of adult use marijuana sold within the City of Pleasant Valley, Missouri, pursuant to Article XIV, Section 2.6(5) of the Missouri Constitution subject to the approval by the voters of the City at the General Municipal Election to be held on April 4, 2023; designating the form of ballot; and directing the City Clerk to provide notice of said election” was read by title only, by the City Clerk. Alderwoman Mesimer moved to approve the bill on first reading and move the bill to second reading. Alderwoman Jacoby seconded the motion. During discussion, Alderman Moss expressed concerns about the public not understanding the issue. He said they may think this supports or encourages the sale of adult use marijuana. After further discussion, the Mayor was asked to explain the issue in his section of the January Pleasant Valley Civic Organization Flyer. The vote was as follows: Jacoby – aye, Langner – aye, Martin – aye, Mesimer – aye, Moss – aye, Scarborough – aye and Williams – aye. Motion passed 7 ayes, 0 nays, 1 vacancy.

Mayor Slater directed the City Clerk to read **Council Bill 3489**. “An Ordinance imposing a sales tax at a rate of three percent on all tangible personal property retail sales of adult use marijuana sold within the City of Pleasant Valley, Missouri, pursuant to Article XIV, Section 2.6(5) of the



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Missouri Constitution subject to the approval by the voters of the City at the General Municipal Election to be held on April 4, 2023; designating the form of ballot; and directing the City Clerk to provide notice of said election” was read by title only, by the City Clerk. Alderwoman Mesimer moved to approve the bill as **Ordinance 3488**. Alderwoman Jacoby seconded the motion. The vote was as follows: Jacoby – aye, Langner – aye, Martin – aye, Mesimer – aye, Moss – aye, Scarborough – aye and Williams – aye. Motion passed 7 ayes, 0 nays, 1 vacancy

Mayor Slater directed the City Clerk to read **Council Bill 3490**. “An Ordinance approving the FY 2023 Budget” was read by title only, by the City Clerk. Alderwoman Mesimer moved to approve the bill on first reading and move the bill to second reading. Alderwoman Jacoby seconded the motion. The vote was as follows: Jacoby – aye, Langner – aye, Martin – aye, Mesimer – aye, Moss – aye, Scarborough – aye and Williams – aye. Motion passed 7 ayes, 0 nays, 1 vacancy.

Mayor Slater directed the City Clerk to read **Council Bill 3490**. “An Ordinance approving the FY 2023 Budget” was read by title only, by the City Clerk. Alderwoman Mesimer moved to approve the bill as **Ordinance 3489**. Alderwoman Jacoby seconded the motion. The vote was as follows: Jacoby – aye, Langner – aye, Martin – aye, Mesimer – aye, Moss – aye, Scarborough – aye and Williams – aye. Motion passed 7 ayes, 0 nays, 1 vacancy.

Alderwoman Jacoby moved to enter closed session, authorized under 610.021, Subsections 1 (legal) and 3 (personnel). Alderman Williams seconded the motion. The vote was as follows: Jacoby – aye, Langner – aye, Martin – aye, Mesimer – aye, Moss – aye, Scarborough – aye and Williams – aye. Motion passed 7 ayes, 0 nays, 1 vacancy. 7:29pm

During the closed session, no motions were made, nor votes taken.

Alderman Williams moved to return to open session. Alderwoman Mesimer seconded the motion. The vote was as follows: Jacoby – aye, Langner – aye, Martin – aye, Mesimer – aye, Moss – aye, Scarborough – aye and Williams – aye. Motion passed 7 ayes, 0 nays, 1 vacancy. 7:47pm.

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, Martin – aye, Mesimer – aye, Moss – aye, Scarborough – aye and Williams – aye. Motion passed 7 ayes, 0 nays, 1 vacancy. 7:48pm.

Mayor David Slater

ATTEST: _____
Georgia Fox, City Clerk