



**City of Pleasant Valley Missouri
Meeting of the Board of Aldermen
September 6, 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 Tuesday, September 6, 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 (*left 8:05*), Alderman Tom Moss, Alderman Rick Scarborough and Alderman Garrett Williams.

Absent: There is one ward vacancy in Ward 3.

Others Present:

Staff Present: Police Chief Gordon Abraham, City Clerk Georgia Fox, Fire Chief Peter Knudsen, Police Captain Jared McGinley and Court Clerk Jan Werner. Public Works Director Chris Cronk joined the meeting by phone.

Public Present: None.

Consent Agenda: Alderwoman Jacoby moved to approve the consent agenda. Alderwoman Martin 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 vacant.

City Attorney and other professional services: City Engineer Ron Cowger was present to discuss change orders on the storm water project with the Board. The Board originally approved \$40,000 for the force account and \$5,000 to testing. City Clerk Fox provided the Board with a summary of the change orders to date. Some change order amounts and credits have not been finalized but the total is close to the \$40,000 limit. After some discussion, Alderwoman Mesimer moved to approve an additional \$40,000 for the force account, in order to prevent any further work delays on the project. 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 vacant. Mr. Cowger anticipates the project to be completed in the next 30-40 days.

Public Comments: No one from the public wished to address the Board.

Mayor's Comments: Mayor Slater encouraged everyone to look into the proposed reduction of Clay County's surtax. This issue is Prop A on the November ballot. Surtax is not paid by residents, only certain commercial properties. This proposed reduction would cause public entities in Clay County, including the school district, to lose \$1.7 million in tax revenue. The fear is that this reduction could lead to reduced services or increased property taxes on citizens. Alderman Scarborough asked if Clay County has lost any businesses due to the surtax. Mayor Slater said he doesn't believe so. Clay County is one of the fastest growing counties in the state of Missouri.

Mayor Slater also reported that he will be attending Missouri Municipal League's annual conference in Osage Beach.

Aldermen Comments: Alderwoman Langner reported that the Park Board will meeting September 19th at 5pm to discuss preparations for the Mayor's Christmas Tree Lighting in December.

Alderwoman Mesimer asked Alderwoman Langner if the Park Board had found someone to restore the old Christmas decorations. Alderwoman Langner said no, they have not been able to



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find someone to do that. Alderwoman Mesimer suggested they contact the school district to see if anyone was interested in the project. Alderman Williams was asked to look into it.

Alderwoman Langner also reported that there is a vacancy on the Park Board that will need to be filled.

Advisory Committees / Department Reports:

City Clerk: City Clerk Fox reviewed the following Administration Report with the Board:

- **Council Bill 3470, sewer credit policy for water leaks** – This is the bill the Board asked for at the June 6th meeting.
- **Council Bill 3471, revising the Personnel Manual** – This will not be ready until 9/19.
- **Council Bill 3472, agreement with attorney Tony Kagay for indigent counsel services** – The court staff will be able to answer any questions about this.
- **Council Bill 3473, reimbursement for tuition for Rowland Farquhar** – This is the policy approved at previous meetings intended to get more Volunteer Fire Fighter's to get their EMT certifications.
- **Storm Water Project** – The City Engineer and Public Works Director are requesting the Board to increase the force account for the storm water project. I have attached a summary of change orders on the project so far. The City Engineer will present his request at the meeting.
- **Personnel Manual update** – This revision includes recently passed amendments and MIRMA requirements. The draft will be distributed to the Board and Department Heads prior to the 9/19 meeting.
- **CD accounts with Central Bank** – Frequently, when discussing CD's, the Board has expressed concerns about all of the City's money being in one bank. We do have pledged agreements to protect 100% of the funds that are not covered by FDIC. With this most recent CD I found out that Central Bank has also changed their process which may also help to put your minds at ease. The CD's that we take out going forward are not actually in Central Bank. They go through Central Investment Advisors who invests the funds in CD's at other banks. All CD's that are at other banks are covered through separate FDIC (\$250,000 limit). This allows us to manage the CD's through Central Bank while still allowing Central Bank to offer the most competitive CD rates for the City.
- **Planning and Zoning Commission** – I have received two applications for the Planning and Zoning Commission. The first is a development plat for Pride Fitness at 6809 Sobbie Road. The second is a preliminary development plan for Star Development at 8601 Pleasant Valley Road. Both applications are scheduled to be reviewed by P&Z on Wednesday, October 12th at 6pm. The Commission will make a recommendation to the Board at the regular session meeting of the BOA on October 17th.
- **Star Development** - Director Cronk and I met with Star Development, and others working with Star, to discuss the timeline for the project, approval processes, permits and city fees on 8/31. I think we all have a better understanding of the timeline and process. They hope to have the plans and permits ready to go by June 2023 so they can start work on the site. The first step will be the above referenced meeting the Planning and Zoning Commission.
- **2022 Tax Levy** – This month we will need to pass the City's 2022 tax levy. I should have the valuation information from the county around the 15th. The public hearing requires 7 days' notice to the public. Our second meeting is 9/19 so we will probably have to schedule a special session for the levy public hearing. I will keep you posted.



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- **Crown Castle** – Crown Castle is back again, regarding the expansion of their area for the cell tower equipment storage. This time they have reduced the area of the expansion from 144 to 39 square feet. Chris and I are scheduled to meet with them later this week to discuss the terms.
- **Capital Purchases 2023 budget** – Finance Chair Mesimer has indicated she would like to get the 2023 budget done a little earlier this year due to other time commitments she has later this year. Department heads will be asked to prepare their CP budget in a few weeks. She will discuss this more at the meeting. A budget timeline is attached to this report.
- **2020 Census Redistricting** – Assistant City Clerk Deborah Crossley and I will work on the redistricting map this fall and submit a draft for the Board's consideration.

Public Works Department: Director Cronk did not have anything else to add regarding the storm water project except to say he anticipates they will be done in 30-40 days.

Director Cronk also reported that he has been busying doing inspections for Show Me Logos new building, the new house on Pleasant Valley Road, Pride Fitness's new building, and reviewing Star Development's preliminary plans.

Mayor Slater asked if Director Cronk was able to obtain the plans for the new apartments at 23rd and Swift. Director Cronk said he hasn't so far but will.

Fire Department: Chief Knudsen reported that he will meet with the ambulance dealer on Friday for a pre-con meeting.

Chief Knudsen reported that the Fire Department plans to hold a 911 ceremony on Sunday at 11am. Everyone is invited. Lunch will be served after the ceremony.

Police Department: Chief Abraham reported that he will be attending the MIRMA Law Enforcement Conference October 4th and 5th.

Chief Abraham said that on September 2nd his department responded to an overdose at Northgate. They used Narcan and was able to revive the patient by the time EMS arrived.

Chief Abraham reported that the deadline to order a 2023 police vehicle is 9/16. He said that Ford is not offering pricing consistent with the Mid-America Regional Pricing Agreement this year. He contacted dealers for pricing and found Joe Machens Ford in Columbia Missouri to be the least expensive. They quoted \$47,201 for a 2023 Ford Interceptor SUB. Alderman Scarborough moved to purchase a police vehicle not to exceed \$52,000. Alderman Moss seconded the motion. The City Clerk asked if this was based on the state's purchasing agreement. Chief Abraham said it was not. The vote was as follows: Jacoby – nay, Langner – aye, Martin – aye, Mesimer – nay, Moss – aye, Scarborough – aye and Williams – aye. Motion passed 4 ayes, 2 nays, 1 vacant. The City Clerk suggested the purchasing code should be waived by the Board if they did not wish to follow it. No motion was made or vote taken on waiving the purchasing code.

Municipal Court: Court Clerk Werner was present. The monthly court reports were provided to the Board.

Personnel Committee: Alderwoman Jacoby, Personnel Chair, moved to approve the hire of Kaitlynn Browne, Fire Fighter/EMT, step 1, \$15.28 per hour, pending background check, drug screen and physical. 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 vacant.

Alderwoman Jacoby moved to approve the hire of Tammy Miller, Single Role Medic (*not a fire fighter*), step 1, \$17.00 per hour, pending background check, drug screen and physical.



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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 vacant.

Alderwoman Jacoby moved to approve the promotion of Jennifer Gallagher, from Volunteer Fire Fighter to Fire Fighter / EMT, step 1, \$15.28 per hour, effective 9/4/2022. 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 vacant.

Alderwoman Jacoby, Personnel Chair, moved to approve the hire of Jenn Ehrhardt, PT Communications Officer, step 1, \$18.72 per hour, pending background check, drug screen and physical. Alderwoman Mesimer seconded the motion. The vote was as follows: Jacoby – aye, Langner – aye, Martin – aye, Mesimer – aye, Moss – aye, Scarborough – abstain and Williams – aye. Motion passed 6 ayes, 0 nays, 1 abstention, 1 vacant.

Alderwoman Jacoby, Personnel Chair, moved to approve the hire of Lacey Adkison, FT Communications Officer, step 1, \$18.72 per hour, pending background check, drug screen and physical. 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 vacant.

Finance Committee: Alderwoman Mesimer, Finance Chair, reported that staff will begin working on the Capital Purchases Schedule and Department Budgets for 2023.

Old Business: The Board discussed the permit for a fence on the property located at 8006 Pleasant Valley Road. This six-month permit was granted an extension once. No further extensions will be allowed. The permit expires 10/1/2022. Other code violations on this property were also discussed.

New Business: No new business was discussed.

Consideration of Ordinances and Resolutions:

Mayor Slater directed the City Clerk to read **Council Bill 3470**. “An Ordinance amending the Pleasant Valley City Code, Title VII, Utilities, Chapter 700, Sanitary Sewers and Sewage Disposal, to add Section 700.750 Water Leak Sewer Billing Credit Policy” 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 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 vacant.

Mayor Slater directed the City Clerk to read **Council Bill 3470**. “An Ordinance amending the Pleasant Valley City Code, Title VII, Utilities, Chapter 700, Sanitary Sewers and Sewage Disposal, to add Section 700.750 Water Leak Sewer Billing Credit Policy” was read by title only, by the City Clerk. Alderwoman Jacoby moved to approve the bill as **Ordinance 3469**. 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 vacant..

Council Bill 3471, An Ordinance approving the revision of the Personnel Manual was not ready for consideration. It will be taken up by the Board at the 9/19 meeting.

Mayor Slater directed the City Clerk to read **Council Bill 3472**. “An Ordinance approving an agreement between the City of Pleasant Valley, Missouri, and Attorney Tony Kagay for Indigent Counsel Services” was read by title only, by the City Clerk. Alderwoman Jacoby moved to approve



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the bill on first reading and move the bill to second reading. Alderman Moss seconded the motion. Ms. Werner was asked if the judge had already approved this appointment. She responded that she did not know. 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 vacant.

Mayor Slater directed the City Clerk to read **Council Bill 3472**. “An Ordinance approving an agreement between the City of Pleasant Valley, Missouri, and Attorney Tony Kagay for Indigent Counsel Services” was read by title only, by the City Clerk. Alderman Scarborough moved to approve the bill as **Ordinance 3471**. 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 vacant.

Mayor Slater directed the City Clerk to read **Council Bill 3473**. “An Ordinance approving an agreement between the City of Pleasant Valley, Missouri, and Fire Fighter / EMT Rowland Farquhar for tuition reimbursement” 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 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 vacant.

Mayor Slater directed the City Clerk to read **Council Bill 3473**. “An Ordinance approving an agreement between the City of Pleasant Valley, Missouri, and Fire Fighter / EMT Rowland Farquhar for tuition reimbursement” was read by title only, by the City Clerk. Alderwoman Jacoby moved to approve the bill as **Ordinance 3472**. 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 vacant.

Closed Session: Alderman Scarborough moved to enter into closed session, authorized by 610.021, subsection 3, personnel, RSMo. 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 vacant. 7:27pm

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

Alderman Moss moved to return to open session. 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 vacant. 7:50pm

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 – absent, Moss – aye, Scarborough – aye and Williams – aye. Motion passed 6 ayes, 0 nays, 1 absent, 1 vacant. 8:11pm.

Mayor David Slater

ATTEST:

Georgia Fox, City Clerk