



*City of Pleasant Valley Missouri
Meeting of the Board of Aldermen
September 6, 2018*

Call to Order: A special session meeting of the Pleasant Valley Board of Aldermen was called to order at City Hall, 6500 Royal, Pleasant Valley, Clay County, Missouri, by Mayor David Slater, on Thursday, September 6, 2018 at 7:00 p.m. The City Clerk provided copies of the proposed ordinance, for public examination, prior to the meeting.

Roll Call

Present were: Mayor David Slater, Alderwoman Linda Jacoby, Alderman Loren Jones, Alderwoman Mary Langner, Alderman Jim Menaugh, Alderwoman Ruth Mesimer, Alderman Rick Scarborough and Alderman James Smith. Alderman Anthony Crawford was not present.

Staff present: City Clerk Georgia Fox, City Special Counsel Joe Lauber, Lauber Municipal Law, City Independent Financial Advisor Ben Hart, Springsted and Court Reporter Makenzie Smith.

Others present: No one from the public was present for the hearing.

Review of minutes from the TIF Commission Hearing August 14, 2018 and TIF Resolution 2018-0814-01 (recommendation from TIF Commission to BOA): The Board was provided the minutes and recommendation in their board packet.

Conflict of Interest – Mayor Slater read this statement: “First, does any member of the Board have a conflict of interest? A conflict of interest occurs, when an Alderman owns or controls an interest, directly or indirectly, in any property included in the subject redevelopment area. If so, please state your interest for the record. The TIF Act requires you to refrain from any further official involvement in the matter, including voting on the proposal or communication with other members regarding the proposal.” No one responded.

Procedural Statement – The Mayor continued “To protect the rights of all parties involved and in order to create an opportunity for everyone to speak their opinions in an orderly fashion, the Board of Aldermen follow a specific fact finding procedure. Your attention to this procedure is appreciated. Let me explain the process for the public hearing this evening. Everyone desiring to speak regarding the proposed TIF plan will be given the opportunity to be heard. Your comments should be regarding the proposed TIF plan that is before the Board of Aldermen this evening. If you have questions, please direct your questions to me, and I will ask for a response to the question when you have finished your comments. The order of business will be as follows: Presentation by the City staff and consultants, Public Comment, Board of Aldermen discussion and opportunity for the Board of Aldermen to ask questions.”

Swearing in Presenters and Speakers – The Mayor continued “Before we continue, I ask that anyone desiring to make a statement during this public hearing to please stand at this time and be sworn to oath of truthfulness.” The City Clerk will administer the oath. Joe Lauber and Ben Hart took the oath.

Public Hearing for the Pleasant Valley TIF Plan

Mayor Slater continued “It will be necessary for anyone making a statement to give your name and address for the benefit of the City Clerk at the beginning of your statement.”

4a – Staff and Consultant’s Presentation: Joe Lauber and Ben Hart presented the staff report and TIF Plan to the Board of Aldermen.



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4b – Public Discussion: No one was present to address the Board.

4c – Discussion, questions, and comments by the Board of Aldermen: No one had any questions.

Closing Public Hearing: Alderwoman Langner moved to close the public hearing. Alderman Scarborough seconded the motion. The vote was as follows: Crawford – absent, Jacoby – aye, Jones – aye, Langner – aye, Menaugh – aye, Mesimer – aye, Scarborough – aye, Smith – aye. Motion passed, 7 ayes-0 nays-1 absent.

Consideration of Council Bill 3307:

Alderwoman Mesimer moved to bring forward Council Bill 3307 for first reading by title only. Alderwoman Jacoby seconded the motion. The vote was as follows: Crawford – absent, Jacoby – aye, Jones – aye, Langner – aye, Menaugh – aye, Mesimer – aye, Scarborough – aye, Smith – aye. Motion passed, 7 ayes-0 nays-1 absent.

Mayor Slater read Council Bill 3307 by title “An ordinance making specific findings regarding the Pleasant Valley Tax Increment Financing Plan, approving the Pleasant Valley Tax Increment Financing Plan, designating a redevelopment area and the redevelopment project included therein, declaring the proposed redevelopment area a blighted area, and designating the City of Pleasant Valley, Missouri, as the master developer of the redevelopment project.”

Alderwoman Mesimer moved to bring forward Council Bill 3317 for the second reading by title only. Alderwoman Jacoby seconded the motion. The vote was as follows: Crawford – absent, Jacoby – aye, Jones – aye, Langner – aye, Menaugh – aye, Mesimer – aye, Scarborough – aye, Smith – aye. Motion passed, 7 ayes-0 nays-1 absent.

Mayor Slater read Council Bill 3307 by title “An ordinance making specific findings regarding the Pleasant Valley Tax Increment Financing Plan, approving the Pleasant Valley Tax Increment Financing Plan, designating a redevelopment area and the redevelopment project included therein, declaring the proposed redevelopment area a blighted area, and designating the City of Pleasant Valley, Missouri, as the master developer of the redevelopment project.”

Alderwoman Jacoby moved to adopt Council Bill 3307 as Ordinance 3306. Alderman Jones seconded the motion. The vote was as follows: Crawford – absent, Jacoby – aye, Jones – aye, Langner – aye, Menaugh – aye, Mesimer – aye, Scarborough – aye, Smith – aye. Motion passed, 7 ayes-0 nays-1 absent.

Adjournment: There being no further business, Alderman Scarborough moved to adjourn. Alderwoman Jacoby seconded the motion. The vote was as follows: Crawford – absent, Jacoby – aye, Jones – aye, Langner – aye, Menaugh – aye, Mesimer – aye, Scarborough – aye, Smith – aye. Motion passed, 7 ayes-0 nays-1 absent. 7:45pm

Mayor David Slater

ATTEST:

Georgia Fox, City Clerk