



CITY OF CHARLESTON

City Council Meeting March 11, 2025

Meeting Minutes

Call to Order: The meeting was called to order at 6:30PM by Mayor Pro Tem, Monica Goodin. Councilman Jason Oliver, Councilman Trent Lane, Councilman Jackie Whiteside, City Manager Greg Luehmann, City Attorney Tabatha Graham, City Clerk Ali Morris, Captain of the Department of Public Safety, Anthony Moody, and Public Safety Officer, Austin Henson were present. Mayor Rick Toon and the Sergeant at Arms, Robert Hearn Jr., were absent.

Consideration of Prior Meeting Minutes: A motion was made by Councilman Oliver to approve the February 11, 2025, Meeting Minutes. Councilman Lane seconded the motion. All were in favor. None were opposed. The minutes were approved.

Report of City Business: The city manager discussed a meeting with Scott Gilliam from the City of Matthews about our new dog pound and explained that the new structure was well built and has been well received.

Mr. Luehmann then said he met with Christy Wilson from Horner Shifrin to get clarification for an additional grant for lead sewer line replacement. Lines less than two feet long will not have to be replaced.

It was mentioned that a discussion was had with Hudson Byrd about interest in an artificial Christmas tree and they are looking into donation sources.

A meeting was held with representatives from CHARM, Main Street Committee, and national representatives to discuss assistance in developing an incentive package for new businesses. Programs that were discussed include TIF and 353 Tax Abatement.

A meeting was held with the district manager of Love's Travel Stop to discuss a job fair the week of March 10th at the library. They plan to hire at least fifty employees and plan to open early April.

It was decided that the dog kennel needed a heater, so one was installed.

The city manager explained that he was still working with Waters Engineering to continue developing final plans for the CDBG drainage project grant.

Mr. Luehmann mentioned that curbs were painted yellow in front of the Nutrition Center after concern was raised about citizens entering the center and it being a trip hazard.

The homeless camp was once again cleaned up.

The city manager explained that he spoke with Anna Ferrell about interest in a FEMA/SEMA project to potentially build or install a safe room for storms and other emergencies. Shining Light has mentioned partnering for a grant for such a community disaster center. They own a lot that could potentially serve as a good location for such structure.

To conclude his report, Mr. Luehmann said he spoke with Jayne Ellen Ray, owner of the old Plaza buildings and they have kept the buildings clean, the areas around them mowed, have had to remove graffiti, and they are continuing to try and market new businesses to move into the area.

Old Business: None.

New Business: At this time, a plaque of appreciation was presented to Denis Rapert for his fifty-two years of dedication and service to the Public Works Department of the City of Charleston.

The first item of new business was to discuss rescheduling the April meeting due to the fact that the election falls on the second Tuesday of the month. A motion was made by Councilman Oliver to reschedule the April meeting to the 15th. Councilman Whiteside seconded the motion. All were in favor. None were opposed. The motion carried and the April meeting was rescheduled.

The next item of new business was to appoint two new members to the Housing Authority Board to fill two vacancies. A letter of recommendation was sent to the mayor to appoint Glenn Fennell and William James Babb. A motion was made by Councilman Whiteside to approve the appointments. Councilman Oliver seconded the motion. All were in favor. None were opposed. The motion carried and the appointments were approved.

Next was to discuss pre-approval of the liquor license for the Love's Travel Stop as they are hoping to open by April 10th. A motion was made by Councilman Whiteside to pre-approve the liquor license. Councilman Oliver seconded the motion. All were in favor. None were opposed. The motion carried and the liquor license was pre-approved.

Discuss Bill NO. 3965 / Ordinance NO. 3106- An Ordinance to Authorize the Lease/Purchase of a New Fire Truck Apparatus from Banner Fire Equipment, Inc. through Citizens Bank of Charleston was the next item of business. The city manager explained that they had previously discussed leasing through a different company, but it is always better when you can stay local. The Mayor Pro Tem read the ordinance by title a second time. A motion was made by Councilman Whiteside to approve Bill No. 3965 / Ordinance NO. 3106. Councilman Lane seconded the motion. All were in favor. None were opposed. The motion carried and the ordinance was approved.

Discuss Bill NO. 3966 / Ordinance NO. 3107- An Ordinance Authorizing the Execution of a Contract for Legal Services Between the City of Charleston, Missouri and Tabatha J. Graham for City Counselor and Municipal Prosecutor Services was next on the agenda. There was no discussion. Mayor Pro Tem, Monica Goodin read the ordinance by title two times. A motion

was made by Councilman Oliver. Councilman Lane seconded the motion. All were in favor. None were opposed. The motion carried and the ordinance for contract was approved.

Discuss Bill NO. 3967 / Ordinance NO. 3108- An Ordinance Authorizing and Approving an Employment Agreement Between the City of Charleston, Missouri, and Gregory Luehmann to Serve as City Manager, Setting Forth the Terms and Conditions of Employment, and Authorizing the Mayor to Execute Said Agreement on Behalf of the City was next on the agenda. There was no discussion. The Mayor Pro Tem read the ordinance a second time by title. A motion was made by Councilman Whiteside to approve the ordinance for contract. Councilman Oliver seconded the motion. All were in favor. None were opposed. The motion carried and the ordinance was approved.

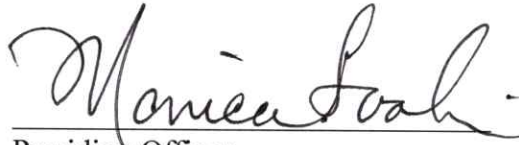
Next on the agenda was the Charleston Chamber of Commerce Executive Director, Todd Clodfelter, to discuss a park use variance request. Mr. Clodfelter explained that he would like to see a variance on an existing ordinance against alcohol in the parks. He explained that other cities serve alcohol during festivals, and they do not anticipate any issues as they have set guidelines to follow. The Chamber Director explained that there would be a designated area, with fencing, where the alcohol would be sold and consumed. Alcohol would not be allowed outside of the designated area. Mr. Clodfelter then explained that the Chamber was offering a bond of \$500 that he brought along with him to give to the city that they will forfeit if the drinking gets shut down. The council had several questions about security and timelines, which were answered by Mr. Clodfelter and Kaitlin Ray. Councilman Whiteside explained that he just did not feel that the Dogwood-Azalea Festival is the place for alcohol as it is a family event. Mayor Pro Tem, Monica Goodin said she would like to see Charleston moving more toward the future and that this seems pretty restrictive, and she is for trying it for one year to see how it goes. Councilman Oliver said that growth is painful, and the town needs to grow and move forward and try new things. Councilman Lane agreed with Councilman Oliver and Councilwoman Goodin. He explained that as long as guidelines are set and followed, we should give them the opportunity to try it, and we can always go in and shut it down. A motion was then made by Councilman Oliver to approve the park use variance. Councilman Lane seconded the motion. Councilman Whiteside was opposed. The motion passed and the bond was collected for \$500.

The last item of business was to discuss the potential purchase of a digital sign from True Tech Signs, LLC. The City Manager asked Councilman Oliver to take over as the Kiwanis Club is taking the lead on this. Councilman Oliver explained that the Kiwanis Club is a community service organization and May 4th marks the 99th year of the Charleston organization. They would like to help fund a sign, similar to the one at the middle school, that would advertise media to Charleston citizens. There would be one sign established at AD Simpson Park, and another portable one. The Kiwanis Club along with 5-7 other entities plan on helping to fund the purchase of the signs. The City Manager explained that Placer Software has offered to do a study to calculate the most traveled areas so we place the signage where the most people will be reached. The maintenance fees and locations were discussed.

Introduction of Visitors: Denis Rapert, Terri Rapert, Rick Rapert, Phil Halter, Todd Clodfelter, Yuknica Kimble, Sheila Shankle, Tiffany Shankle, Kaitlin Ray, and Talisha Mays were present.

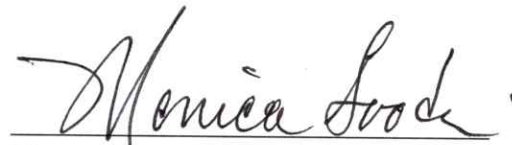
The Mayor Pro Tem asked Talisha Mays if she would like to speak on the form that was turned in late last month. Mays stood and addressed the council.

Adjournment: A motion was made by Councilman Oliver to adjourn the meeting. Councilman Whiteside seconded the motion. All were in favor. The meeting was adjourned.


Presiding Officer

ATTEST:


City Clerk


Mayor


City Clerk