



**CITY OF CHARLESTON
204 N Main St
Charleston, MO 63834**

**City Council Meeting
June 9, 2026, at 6:30 PM**

Meeting Minutes

Call to Order: The meeting was called to order at 6:30PM by Mayor, Jason Oliver. Councilman Rick Toon, Councilman Trent Lane, Councilman Jackie Whiteside, Councilwoman Monica Goodin, City Manager Greg Luehmann, City Attorney Tabatha Graham, City Clerk Ali Morris, Director of Public Works, David Harris, Sergeant at Arms, Robert Hearn Jr., and Public Safety Officer Mark Higgins were present. All stood and said the Pledge of Allegiance.

Public Hearing-Performance Review on CDBG Drainage Infrastructure Project- The public hearing was called to order at 6:30PM by Mayor, Jason Oliver. Oliver explained that the purpose of the hearing was to provide an update on the current CDBG Drainage Project funded by the Missouri Department of Economic Development Project. He said the city completed the new construction on the drainage pipes while Visu-Sewer was verifying point repairs and conducting a final flush pass on both segments to ensure operations. The mayor then stated that Public Works Director, David Harris, was in attendance to answer any questions.

Mr. Oliver stated that our project manager will finalize the paperwork once all the work is completed and inspected and a certificate of completion is obtained.

At this time, one citizen addressed the council and commended David Harris and the entire public works department on their hard work and said that the drainage has already improved tremendously on his street because of this project.

Mayor Oliver said if there are no more comments, this hearing is closed and we will move to our regularly scheduled meeting.

Consideration of Prior Meeting Minutes: Councilman Toon made a motion to accept the minutes of the May 12, 2026, meeting. Councilwoman Goodin seconded the motion. All were in favor. None were opposed.

Report of City Business: City Manager Greg Luehmann presented his report of city business. He reported on meetings and discussions regarding Fresh Start's efforts to assist the Charleston Youth Athletics Association, additional lighting requests in the 600 block of Lon Moore Street, the City's interest in acquiring property adjacent to Byrd Walk for future expansion of the Butterfly Sanctuary and walking trail and Focus Bank's plans for downtown redevelopment.

Mr. Luehmann also reported on a meeting with Flock representatives, noting that a proposal will be presented. He recognized the success of the Second Annual Prevention Day held at A.D. Simpson Park and provided an update on lighting improvements at Hillhouse Park that will allow CYAA to schedule evening games. He also discussed long-term lighting replacement needs for the main field at Hillhouse Park.

Additional updates included Rolwing Moxley's planned warehouse expansion and anticipated job creation, the upcoming Charleston Apartments resident meeting regarding planned renovations, the progress of the Charleston Landmark Project, a Public Works request to mow the alley behind Perry Chapel Church, and the submission of a Visionary Arts Institute grant application through the Delta Regional Authority by Amber Childers and Taylor Clark.

Old Business: The first item of old business was the second reading of Bill NO. 3991 / Ordinance NO. 3132- An Ordinance Amending Certain Provisions of the Code of Ordinances of the City of Charleston, Missouri, Relating to Home Occupation Licensing Requirements. This was reviewed last month, and the council asked the city attorney to make some revisions. A motion was made by Councilman Whiteside to approve the ordinance. Councilman Lane seconded the motion. All were in favor. None were opposed.

The next item of old business was to discuss holding a Town Hall Meeting. Councilman Lane had previously volunteered to organize the event. He explained that he spoke with the Superintendent and asked to use the gymnasium at the middle school on South Main Street. It was decided to have the meeting on Thursday, June 25th from 6:30PM-8:00PM.

New Business: The first item of new business was Bill NO. 3995 / Ordinance NO. 3136- An Ordinance Authorizing the City of Charleston, Missouri, to Enter into an Agreement with Flock Group, Inc. for License Plate Recognition Cameras, Video Camera Equipment, Gunshot Detection Technology, and Related Services for the Charleston Department of Public Safety. Ian Leslie with Flock Group Inc. came from Texas to the meeting to answer questions about the equipment. A motion was made by Councilman Whiteside to approve Bill NO. 3995 / Ordinance NO. 3136 to enter into the agreement with Flock Group, Inc. Councilman Lane seconded the motion. All were in favor. None were opposed.

Next was Bill NO. 3993 / Ordinance NO. 3134- An Ordinance of the City of Charleston, Missouri, Amending Section 400.080(A)(2) of the City Code Relating to Conditional Uses Within the "B-2" Central Business District to Require Annual City Inspections for Conditionally Approved Residential Uses. It was explained that this would require downtown apartments to also be inspected as rental properties. A motion was made by Councilman Whiteside to approve the ordinance. Councilman Toon seconded the motion. All were in favor. None were opposed.

Bill NO. 3994 / Ordinance NO. 3135- An Ordinance Amending Chapter 510, Article I, Section 510.020 of the Code of Ordinances of the City of Charleston, Missouri, Relating to Definitions of Residential Rental Property was next on the agenda. A motion was made by Councilwoman Goodin to approve the ordinance. Councilman Whiteside seconded the motion. All were in favor. None were opposed.

Bill NO. 3996/ Ordinance NO. 3137- An Ordinance to Accept the Proposal from Apex Paving to Complete the 2026 Asphalt Overlay Project was the next item of business. Two bids were submitted. The other was Black Diamond Paving, dba Paving Pros, which was over \$17,000 more than the Apex Paving bid. A motion was made by Councilman Whiteside to approve the ordinance and proposal by Apex Paving. Councilman Lane seconded the motion. All were in favor. None were opposed.

Liquor License renewals were next on the agenda to review. Councilman Whiteside asked the Chief of Police if there were any issues at any of the locations that would refrain them from renewing any of the licenses. Chief Hearnese said no, there were no issues. A motion was made by Councilman Whiteside to approve the liquor license renewals and all renewal applications that were to come in after the meeting as well. Councilman Toon seconded the motion. All were in favor. None were opposed.

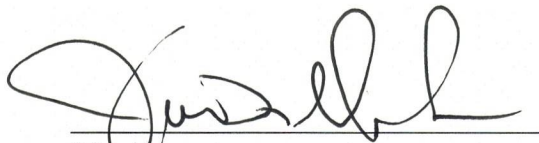
Shad Burner was next on the agenda to discuss Opportunity Zone 2.0. Mr. Burner explained that opportunity zones are federally designated, economically distressed census tracts that attract private investment through capital gains tax incentives. Charleston is fully eligible for OZ 2.0 designation. Burner explained that the next step in the process would be the "comment period" where public comments will need to be submitted to Missouri DED before the July window closes and then the actual submission would take place in August. The city council all agreed that this is a wonderful opportunity and that they would like to have Mr. Burner's guidance.

Discuss city owned property to the West of Meet the Need building on West Marshall Street was next on the agenda. Rodney Jones addressed the council and explained that he has leased that property from the city for \$1.00 a year and the lease is up in 2028. Meet the Need would like to obtain ownership of the property to utilize it as additional parking. The city attorney advised the council to discuss this in a closed session at a later date.

Charleston Chamber of Commerce to discuss potential locations for carnival setup during future Dogwood Azalea Festivals was the final item on the agenda. Kaitlin Ray addressed the council and expressed the need to find a new location for the carnival to be set up. The council discussed different options and will continue to look for a solution.

Introduction of Visitors: Rodney Jones, Sheila Shankle, Tiffany Shankle, Nicki Thurmond, Nelson Byrd, Shad Burner, Ian Leslie, Sherry Austin, Tracey Adan, Jose Adan, Mike Mueller, and Kaitlin Ray were present.

Adjournment: There being no further business before the City Council, Councilwoman Goodin made a motion to adjourn the meeting. Councilman Toon seconded the motion. All were in favor. The meeting was adjourned.


Mayor

ATTEST:

Ali Namid

City Clerk