



**JOURNAL of the PROCEEDINGS
of the
CITY COUNCIL**

CITY OF CHARLESTON, WEST VIRGINIA

Regular Meeting – Monday, May 20, 2024

at 7:00 P.M.

Council Chambers – City Hall – Charleston, West Virginia

OFFICIAL RECORD

Amy Shuler Goodwin
Mayor

Miles C. Cary II
City Clerk

CALL TO ORDER*

The Council met at 7:00 P.M., for the second meeting in the month of May on the 20th day, in the year 2024, and was called to order by the Honorable Mayor, Amy Shuler Goodwin. The invocation was delivered by Councilmember Kerns, and the Pledge of Allegiance was led by Councilmember Moore. City Clerk, Miles C. Cary II, called the roll of members and it was found that there were present at the time:

**ANNIE
CEPERLEY
FERRELL
HOOVER
KERNS
MOORE**

**SALANGO
STEELHAMMER**

**COOK
GIANOLA
JENKINS
KING
OVERSTREET
ROBINSON
SNODGRASS
TAYLOR**

**BURTON
HAAS
JONES
MINARDI
PEPPER
RUBIO
SOLOMON
MAYOR GOODWIN**

With twenty-four members being present, the Mayor declared a quorum present.

All absences were excused by the City Clerk per Resolution No. 582-21.

Pending the reading of the Journal of the previous meeting, the reading thereof was dispensed with and the same duly approved.

PUBLIC SPEAKERS

1. Tara Raymo – Read a passage from the Bible.

CLAIMS

1. A claim of Samuel Belsky, Charleston, WV;
alleges damage to property.
2. A claim of Lorie A. Jones, Charleston, WV;
alleges damage to vehicle.
3. A claim of Claudia Kol, Charleston, WV;
alleges damage to property.
4. A claim of Susan Owens, Charleston, WV;
alleges damage to property.
5. A claim of Tony Romeo, Charleston, WV;
alleges damage to property.
6. A claim of Staci Shumate, Charleston, WV;
alleges damage to vehicle.

PROCLAMATIONS

None

COMMUNICATIONS

None

PUBLIC HEARINGS

1. After duly being published as required, the Mayor declared the floor open for a Public Hearing for Resolution No. 968-24 - Authorizing the City Manager to enter into a Lease Amendment with Shaner Charleston LLC extending the ground lease of approximately 34,989.21 square feet adjacent to 100 Civic Center. No person from the public spoke in reference to the Public Hearing. The Mayor declared the Public Hearing CLOSED.

REPORTS OF COMMITTEES

COMMITTEE ON FINANCE

Councilmember Jenkins, Chair of the Council Committee on Finance, submitted the following reports:

1. Your committee on Finance has had under consideration the following resolution, and reports the same to Council with the recommendation that Resolution No. 965-24 be adopted.

Resolution No. 965-24 - Adopting the proposed Fiscal Year 2024-2025 Parking System budget as indicated within the attached document.

Be it Resolved by the Council of the City of Charleston, West Virginia:

That the proposed Fiscal Year 2024-2025 Parking System budget as indicated within the attached document is approved.

Councilmember Jenkins added that the resolution is for the annual budget for the Parking System. The Parking System funds itself.

Councilmember Jenkins moved to approve the resolution. Councilmember Ceperley seconded the motion. With members present recorded thereon as voting unanimously in the affirmative, the Mayor declared Resolution No. 965-24 adopted.

2. Your committee on Finance has had under consideration the following resolution, and reports the same to Council with the recommendation that Resolution No. 966-24 be adopted.

Resolution No. 966-24 - Approving the proposed Fiscal Year 2024-2025 Coliseum & Convention Center and Municipal Auditorium budget as indicated within the attached document.

Be it Resolved by the Council of the City of Charleston, West Virginia:

That the proposed Fiscal Year 2024-2025 Coliseum & Convention Center and Municipal Auditorium budget as indicated within the attached document is approved.

Councilmember Jenkins added that the resolution for the Coliseum & Convention Center and Municipal Auditorium's budget. The contribution from the City is similar to last year's. For the current fiscal year, approximately \$500,000 has been used.

Councilmember Jenkins moved to approve the resolution. Councilmember Ceperley seconded the motion. With members present recorded thereon as voting in the majority as affirmative, with at least one (1) recognized Nay from Ceperley, the Mayor declared Resolution No. 966-24 adopted.

3. Your committee on Finance has had under consideration the following resolution, and reports the same to Council with the recommendation that Resolution No. 967-24 be adopted.

Resolution No. 967-24 - Authorizing approval of Amendment No. 8 of the FY 2023-2024 General Fund Budget as indicated on the attached list of accounts.

Be it Resolved by the Council of the City of Charleston, West Virginia:

That Amendment No. 8 of the FY 2023-2024 General Fund Budget as indicated on the attached list of accounts is approved.

Councilmember Jenkins added that the amendment is to move funds that were obtained from liens to the Demolition Fund.

Councilmember Jenkins motion to approve the resolution. Councilmember Ceperley seconded.

A roll call was taken:

YEAS: Annie, Burton, Ceperley, Cook, Ferrell, Gianola, Haas, Hoover, Jenkins, Jones, Kerns, King, Minardi, Moore, Overstreet, Pepper, Robinson, Rubio, Salango, Snodgrass, Solomon, Steelhammer, Taylor, Mayor Goodwin

NAYS:

ABSENT: Burka, Faegre, Pharr

With members present recorded thereon as voting unanimously in the affirmative, the Mayor declared Resolution No. 967-24 as adopted.

General Fund FY 2023-2024 Budget Amendment No. 8 - May 20, 2024

Revenues and Fund Balances					
Account No.	Department	Account Description	Current Amount	Increase/ (Decrease)	Amended Amount
001 369 00 0000	Revenue	Trfs from Other Funds - Special Demo Fund	-	60,000	60,000
Net Increase/(Decrease) to Revenues				60,000	
Expenditures					
Account No.	Department	Account Description	Current Amount	Increase/ (Decrease)	Amended Amount
001 436 00 000 2 230	Building Department	Contracted Services	900,000	60,000	960,000
Net Increase/(Decrease) to Expenditures				60,000	
Description:					
Transfer of lien redemption proceeds from the Special Demolition Fund to fund additional demolitions.					
Reportable: To maintain compliance with the budgetary guidelines of the State of West Virginia.					

4. Your committee on Finance has had under consideration the following resolution, and reports the same to Council with the recommendation that Resolution No. 968-24 be adopted.

Resolution No. 968-24 - Authorizing the City Manager to enter into a Lease Amendment with Shaner Charleston LLC extending the ground lease of approximately 34,989.21 square feet adjacent to 100 Civic Center Drive in a form substantially similar to Exhibit A to this resolution.

Be it Resolved by the Council of the City of Charleston, West Virginia:

The City Manager is authorized to enter into a Lease Amendment with Shaner Charleston LLC extending the ground lease of approximately 34,989.21 square feet adjacent to 100 Civic Center Drive in a form substantially similar to Exhibit A to this resolution.

Councilmember Jenkins added that the resolution concerns the lease of the parking area for the Holiday Inn across from the Coliseum and Convention Center. The resolution increases the number of renewal periods. All other terms, including the escalation clause, will remain the same.

Councilmember Kerns added that last year, the property owners neglected to pay the escalation in fees due to an oversight by both parties. City Attorney Kevin Baker replied that the shortfall of \$168,122.61 has been negotiated to be paid. The new agreement does include an escalation clause.

Councilmember Snodgrass confirmed with Finance Director Andy Wood that the oversight will be corrected via the new accounting system.

Councilmember Jenkins moved to approve the resolution. Councilmember Ceperley seconded the motion. With members present recorded thereon as voting unanimously in the affirmative, the Mayor declared Resolution No. 968-24 adopted.

5. Your committee on Finance has had under consideration the following resolution, and reports the same to Council with the recommendation that Resolution No. 969-24 be adopted.

Resolution No. 969-24 - Authorizing the Mayor or City Manager to purchase real property on the 1300 Block of Lee Street East adjacent to Charleston Fire Department Station 1 for purchase prices totaling \$295,000, as shown in the attached Purchase and Sale Agreements and to execute all necessary documents in order to finalize the purchase, including the payment of any necessary closing costs of up to \$15,000.

Be it Resolved by the Council of the City of Charleston, West Virginia:

The Mayor or City Manager is hereby authorized to purchase real property on the 1300 Block of Lee Street East adjacent to Charleston Fire Department Station 1 for purchase prices totaling \$295,000, as shown in the attached Purchase and Sale Agreements, and to use such property for the construction of a Fire Department Headquarters. The Mayor or City Manager are further authorized to expend up to \$15,000 in closing costs necessary to finalize the transfer of property.

Councilmember Jenkins added that the City is looking into building a new training and wellness center for the Fire Department, which will be adjacent to Fire Station #1 on the East End.

Councilmember Steelhammer confirmed with Mayor Godwin that the training facility would not include a burn house.

Councilmember Pepper stated that he was not related to the awarded vendor.

Councilmember Kerns asked for the current balance of ARPA funds, given that they were going to be used to fund the proposed project. City Manager Ben Mishoe replied that the ARPA funds had been previously approved for this project.

Councilmember Jenkins moved to approve the resolution. Councilmember Ceperley seconded the motion. With members present recorded thereon as voting unanimously in the affirmative, the Mayor declared Resolution No. 969-24 adopted.

6. Your committee on Finance has had under consideration the following resolution, and reports the same to Council with the recommendation that Resolution No. 970-24 be adopted.

Resolution No. 970-24 - Authorizing the Mayor or City Manager to enter into a contract with KZF Design, Inc. for the provision of architectural design, engineering, and construction management services for a new Charleston Fire Department administrative, training, and wellness headquarters.

Now, therefore, be it Resolved by the Council of the City of Charleston, West Virginia:

That the Mayor or City Manager is authorized to enter into a contract with KZF Design, Inc. for the provision of architectural design, engineering, and construction management services for a new Charleston Fire Department administrative, training, and wellness headquarters.

Councilmember Jenkins added that the resolution is to hire the design team for the new Fire Department Headquarters, and will be the City's advocate during construction.

Councilmember Jenkins moved to approve the resolution. Councilmember Ceperley seconded the motion. With members present recorded thereon as voting unanimously in the affirmative, the Mayor declared Resolution No. 970-24 adopted.

7. Your committee on Finance has had under consideration the following resolution, and reports the same to Council with the recommendation that Resolution No. 971-24 be adopted.

Resolution No. 971-24 - Authorizing the Mayor or City Manager to enter into a contract with The Thrasher Group, Inc. for phase one of the renovation project of the Charleston Fire Department's eight fire stations, with this phase including a condition assessment and creation of base plans for each station.

Now, therefore, be it Resolved by the Council of the City of Charleston, West Virginia:

That the Mayor or City Manager is authorized to enter into a contract with The Thrasher Group, Inc. for phase one of the renovation project of the Charleston Fire Department's eight fire stations, with this phase including a condition assessment and creation of base plans for each station.

Councilmember Jenkins added that the first phase of the project is to evaluate all fire stations to determine concerns and needs before the design and renovation.

Councilmember Solomon spoke in favor of the Fire Department Headquarters.

Councilmember Jenkins moved to approve the resolution. Councilmember Ceperley seconded the motion. With members present recorded thereon as voting unanimously in the affirmative, the Mayor declared Resolution No. 971-24 adopted.

8. Your committee on Finance has had under consideration the following resolution, and reports the same to Council with the recommendation that Resolution No. 972-24 be adopted.

Resolution No. 972-24 - Authorizing the Mayor or City Manager to purchase a total of twenty model year 2025 Ford Interceptors from Stephens Auto Group, including seventeen for the Charleston Police Department and three for the Charleston Fire Department, at a price of \$44,143.00 each pursuant to a competitive bid process.

Be it Resolved by the Council of the City of Charleston, West Virginia:

That the Mayor or City Manager is authorized to purchase a total of twenty model year 2025 Ford Interceptors from Stephens Auto Group, including seventeen for the Charleston Police Department and three for the Charleston Fire Department, at a price of \$44,143.00 each pursuant to a competitive bid process.

Councilmember Jenkins added that the vehicles are part of the budgeted replacement schedule for both Departments.

Councilmember Jenkins moved to approve the resolution. Councilmember Ceperley seconded the motion. With members present recorded thereon as voting unanimously in the affirmative, the Mayor declared Resolution No. 972-24 adopted.

REPORTS OF OFFICERS

1. City Treasurer’s Report to City Council Month Ending April 2024.

NEW BILLS

Introduced by Councilmember Mary Beth Hoover

May 20, 2024:

Bill No. 8032 – A Bill amending the Zoning Ordinance of the City of Charleston, West Virginia, adopted January 1, 2006, as amended, by eliminating restrictions on firearms sales and amending the administrative sections relating to the duration of approval process for development projects.

Refer to Municipal Planning Commission and Planning, Streets and Traffic Committee, Please

Introduced by Councilmember Jeanine Faegre

May 20, 2024:

Bill No. 8033 – A Bill closing, abandoning, and discontinuing as a public right of way a 10-foot strip of land across lot 6 of the Woodrum Addition that is used as a public walkway.

Refer to Municipal Planning Commission, Planning, Streets and Traffic Committee and Finance Committee, Please

Introduced by Councilmember Michael Ferrell

May 20, 2024:

Bill No. 8034 – A Bill closing, abandoning, and discontinuing as a public right-of-way a 10 ft alley across block 12 of the JB Walker Addition.

Refer to Municipal Planning Commission, Planning, Streets and Traffic Committee and Finance Committee, Please

MISCELLANEOUS/UNFINISHED BUSINESS

None

REMARKS BY MEMBERS

1. Mayor Goodwin thanked CURA for helping with the Fire Department Headquarters. The Mayor thanked Refuse, Public Works, Public Grounds, Police, Fire and all others for their work in making the USA Cycling Championship so successful.
2. Councilmember Jenkins thanked everyone involved with the USA Cycling Championship. He added that there were so many events during that time, and it was great to see the City so busy.
3. Councilmember Kerns stated that the three mall parking garages were for sale. She was corrected by Baker that the City did not own them. Baker added that CURA owns the land under the garages. The garages are owned on paper by the Charleston Building Commission, but they are only the conduit issuer of the bonds. A group of bondholders can foreclose on the garages, but when they were unwilling to do so, CURA and the bondholders entered into an agreement to go to court to put the garages into receivership. The appointed receiver has sought to action off the garages. The proceeds will pay the receiver for expenses, then the bondholders, then CURA. Councilmember Kerns added that it gave her concern regarding the Sports Complex. Councilmember Kerns that her sponsored Resolution No. 946-24 was referred to the Ordinance and Rules Committee, and has not yet been heard.
4. Councilmember Snodgrass stated that was concerned about the Coliseum and Convention Center Budget. She would want to see the revenues represented as net revenue.

5. Councilmember Taylor recognized the George Washington High School Lacrosse Team's State Championship win. He added that he was initially indifferent to the USA Cycling Championship, but having experienced it, he can say that the event was an amazing opportunity for the City. He complimented Tina Stinson for her hard work and communicating details to the public.
6. Councilmember Jones agreed with Councilmember Taylor, in that he was not initially sold on the USA Cycling Championship, but has changed his mind after seeing how amazing it was for the City. He was told that other states aren't as welcoming to the event.
7. Councilmember Robinson stated that, having been on the Coliseum and Convention Center Board for nearly six years, he does not see other Councilmembers attend the meetings. Information regarding those meetings is readily available, and the team is open to answering any questions. Councilmember Robinson added that none of the sponsors of the previously mentioned resolution have reached out to him regarding it, as Chair of the Ordinance and Rules Committee.
8. Councilmember Gianola congratulated the South Hills Middle School Lacrosse Team for their win.
9. Councilmember Hoover added that as a new cycling groupie, she was amazed at the global scope of the event. She repeatedly heard that the citizens were welcoming and supportive to the event coordinators and athletes in a way that they had never experienced before.

ADJOURNMENT

City Clerk, Miles C. Cary II, called the closing roll call:

YEAS: Annie, Burton, Ceperley, Cook, Ferrell, Gianola, Haas, Hoover, Jenkins, Jones, Kerns, King, Minardi, Moore, Overstreet, Pepper, Robinson, Rubio, Salango, Snodgrass, Solomon, Steelhammer, Taylor, Mayor Goodwin

NAYS:

ABSENT: Burka, Faegre, Pharr

At 8:10 p.m., by a motion from Councilmember Ceperley, Council adjourned until Monday, June 3, 2024, 7:00 p.m., in Council Chambers at City Hall.

Amy Shuler Goodwin, Honorable Mayor

Miles C. Cary II, City Clerk