

City of Clarksville

Board of Alderman Meeting

Thursday, December 18, 2025 @ 2:00 PM

Community Room at City Hall – 111 Howard

Clarksville, MO. 63336

Approved

Call to Order: The Board of Alderman of the City of Clarksville met on the above date at 2:00 p.m. at the City Hall Meeting Room, Mayor Jo Anne Smiley presiding. Mayor Smiley called the meeting to order.

Roll Call: South Ward Alderman Angi Grossnickle – present; North Ward Alderman Jerry Manfredonia – present, North Ward Alderman Sue Lindemann – present, South Ward Alderman Robbert Howland – absent, Mayor Jo Anne Smiley – present.

Audience Attendees: 4

Mayor Smiley requested Board approval to amend the agenda to move the Mayor's Report to the beginning of the meeting after the pledge. South Ward Alderman Angi Grossnickle **made a motion** to amend the agenda to allow the Mayor's Report to be made after the pledge of Allegiance. North Ward Alderman Jerry Manfredonia seconded the motion. Discussion was allowed. The vote was called. Three Ayes received. Motion carried.

Pledge of Allegiance: Mayor Smiley led in the Pledge of Allegiance.

Mayor's Report:

- Mayor Smiley addressed the Board with the following report:

For those who engage with Facebook, you may have recently read the assertion that the Clarksville Mayor has opposition to Dollar General locating in Clarksville & for all who have been involved with or interested in Clarksville City government in the past several years, you are aware that could not be further from the truth. Perhaps this could fall under the category of the Marriam Webster's Word of the Year 2025 ...SLOP!

A little history includes...

Beginning in late 2006, as a review of contacts made in years earlier by the City, HCI, and Main Street, Clarksville (I as Mayor) re-contacted Dollar General, Dollar Tree, and Family Dollar representatives. Just prior to the flood of 2008 in a meeting of Mayors in Jefferson City, I visited with Dollar General personnel as they discussed locations in Lincoln County & future possibilities along the growing population of # 79 into Pike County. That discussion did include flooding in Pike, Lincoln, & St. Charles counties, but could not have anticipated the nine floods that followed, which in fact altered some of their 3 county considerations.

Following 2008, flooding issues were far more well defined for those who surveyed properties for possible locations, including Clarksville. The first questions always are what possible locations are outside the floodplain and what are owned by the City within City limits. The requirement of the square footage footprint is absolute & non-negotiable and to date, non-suitable, fronting # 79, has yet been identified within the City limits of Clarksville, for Dollar General.

In an attempt to address the concern of # 79 flooding south of town, beyond the Golf Course, (a concern expressed in every meeting of interest) even the County Commissioners joined in MoDOT discussions of raising that part of the highway. The Commissioners were and are fully aware of the deterrent to businesses & citizens when access from the South impact's delivery of goods & services into Pike County & specifically, Clarksville. Curt Mitchell, Pike County Commissioner at that time, and I met with State Economic Development personnel and decision makers from a variety of potential businesses all with this concern (including Dollar General) & we spoke at numerous meetings around the State, addressing this issue, for two years. As floods continued, MoDOT determined that the project would not move forward.

As the Master Plan was being developed, the team members of Community Growth Resources introduced Clarksville to numerous possible businesses. None of those introductions were free of Flooding Concerns. All had interest in the Mississippi River frontage, the charm of the Historic Town, and the promising growth from Highway 70 North through Lincoln County into Pike County # 79. Dollar General was always in the mix.

Nine floods, 5 years of traffic disruption while # 79 bridges were weight limited & finally rebuilt, 3 years of Covid-19 devastation and the aftermath & finally the flood of 2019 ravaged the Clarksville downtown business district. From 2008 forward those businesses, particularly dependent upon tourism, left (one at a time) following each flooding event until nearly all buildings were vacant. Vacant buildings which the City does not own & for which the City could not negotiate. However, during the years and even more recently as the Flood Defense System has become a reality. Real Estate, Brokers, Custom Site Locators, Engineers, and Surveyors have and are considering Clarksville for a variety of opportunities.

In one of many meetings during the time of CGR, I was asked what the town needed and my unplanned response was "We need a place where we would buy a pair of socks." I was recently reminded of that unfortunate collection of words. The intent of the response was to speak to meet the everyday needs of our citizens. I could just as well have answered the question of WHAT with ... Dollar General.

If Dollar General has interest in a Clarksville location, if Clarksville fits into their financial design and if desirable property can be made available, it just might happen & would indeed be welcomed, certainly by this Mayor.

Comments from the Public:

- Tyler Johnson introduced himself to the Board of Alderman. He was in attendance with Nathalie Pettus and occupies a residence outside of town. His mother and family have lived in Clarksville for several years. He stated that he has seen the town go downhill in the last few years and commented that when you enter a town, the first impression matters. Mr. Johnson stated a few concerns / needs that he would like to see the Board address. They are as follows:
 - A place to buy basic needs
 - Lack of necessities
 - The survey that was sent to all residents, what was the outcome?
 - Current ordinances, how are they enforced?
 - Time of Board meetings, why are they at 2:00 pm? They should be for residents to be able to attend.
 - Where are the meeting minutes posted?
 - Where are notice of meetings posted?

Mayor Smiley asked that Mr. Johnson put his concerns / questions in writing and submit them to the Board for review at the next meeting.

- Nathalie Pettus asked the Board why the previous Visitor Center was sold. Mayor Smiley answered with the building needed more upkeep than the City could provide at that time.
- Theresa Palmer addressed the Board with concerns about the salt that was in the water in the last few weeks. She suggested that residents should have been notified. She also stated that the difference in the water made some of her leather have spots on it and a coffee machine in her daughter's restaurant had some issues. Brandon Holland, Clarksville water operator, commented that the water testing was done daily and results were within DNR's limits, therefore, notification was not needed to be sent to residents.
- Greg "Bear" Kneemiller spoke to the Board pertaining to information regarding a flea market on his property at Marmac and Highway 79. Mayor Smiley asked Bear to please submit his request in writing and the Board will review at the next meeting.

Minutes:

- South Ward Alderman Angi Grossnickle made a **motion to approve** the minutes of the Board of Alderman meeting on 11-20-2025. North Ward Alderman Sue Lindemann seconded the motion. Discussion was allowed. The vote was called. Three Ayes received. Motion carried.

City Clerk / Finance:

- The Board of Alderman reviewed the financial report for the month of November 2025. North Ward Alderman Jerry Manfredonia **made a motion** to approve the November 2025 financial report. North Ward Alderman Sue Lindemann seconded the motion. Discussion was allowed. The vote was called. Three Ayes received. Motion carried.
- South Ward Alderman Angi Grossnickle **made a motion** to approve the payment of bills as presented. North Ward Alderman Jerry Manfredonia seconded the motion. Discussion was allowed. The vote was called. Three Ayes received. Motion carried.

Collector's Report:

- The November 2025 Collector's Report was submitted to the Board for approval. North Ward Alderman Sue Lindemann **made a motion** to approve the Collector's Report for November 2025. North Ward Alderman Jerry Manfredonia seconded the motion. Discussion was allowed. The vote was called. Three Ayes received. Motion carried.

Streets / Maintenance:

- Roger Dowell stated the plowing of snow was more difficult with the new curbs and some people complained because they were blocked in. There are limited areas where the snow can be moved so Roger does what he can to make things accessible for all residents. Mayor Smiley thanked Roger for all he does for the City.

Water / Sewer:

- There was no monthly water report submitted this month due to meters being read late. Brandon Holland reported that the softeners are working correctly since they have been repaired and the radionuclide tests from DNR came back with good results. MidCo will be here in February / March for the water tower and clear well cleaning.
- Mark Bross submitted a report for the sewer / lagoon piping project:
 - We are working on the design currently and expect to have something to review with staff soon. We completed and submitted the MWWRC application for CDBG funding.
 North Ward Alderman Sue Lindemann **made a motion** to accept Mark Bross' report on the Sewer / Lagoon Project. South Ward Alderman Angi Grossnickle seconded the motion. Discussion was allowed. The vote was called. Three Ayes received. Motion carried.

Committee Reports:

- *Cemetery:*
 - The ad for maintenance / mowing for 2025-2026 will run in the Pike County News and due January 9, 2026.
 - *Historic Preservation (Patrick Thayer):*
 - The committee met on December 4, 2025. Discussion included the following:
 - Andrew Dial, Community Services Section Chief for Missouri Historic Preservation Office, would like to schedule an evaluation for February to coincide with the February committee meeting. Patrick Thayer will reach out to Mr. Dial to find a date and time that works for him and we will schedule a meeting.
 - A motion was made and approved to allow Patrick to remain on the Committee until after the meeting with Andrew Dial.
 - The committee expressed their concerns and thoughts about what they would like to see moving forward in the new year.
- South Ward Alderman Angi Grossnickle **made a motion** to accept the report from Historic Preservation. North Ward Alderman Sue Lindemann seconded the motion. Discussion was allowed. The vote was called. Three Ayes received. Motion carried.
- *Park (Angi Grossnickle reported)*
 - The park committee has contacted the railroad to take down a tree that is in the Riverfront Park, close to the railroad tracks. They have agreed and the City will be there to assist, if needed. This will be done on Friday, December 19th.
 - The railroad was also asked about donating railroad ties for the area in Bel-Rose Park where the planter box is. They agreed and donated ten new ties for the park.

Ordinance / Resolution:

- North Ward Alderman Sue Lindemann made a **motion to read** twice in title only Bill Number 12-18-2025-01, an ordinance of the City of Clarksville, Missouri, calling for municipal elections of April 7, 2026. South Ward Alderman Angi Grossnickle seconded the motion. Discussion was allowed. The vote was called. South Ward Alderman Angi Grossnickle – Aye, North Ward Alderman Jerry Manfredonia – Aye, North Ward Alderman Sue Lindemann – Aye, South Ward Alderman Robbert Howland – Absent.
- North Ward Alderman Sue Lindemann made a **motion to adopt** Bill Number 12-18-2025-01 as Ordinance Number 1156. South Ward Alderman Angi Grossnickle seconded the motion. Discussion was allowed. The vote was called. South Ward Alderman Angi Grossnickle – Aye, North Ward Alderman Jerry Manfredonia – Aye, North Ward Alderman Sue Lindemann – Aye, South Ward Alderman Robbert Howland – Absent. Three Ayes received. Motion carried.

Unfinished Business:

- The Board previously discussed the importance of vehicle tags. These are a cost of \$4.00 that get added to a person's personal property taxes each year. North Ward Alderman Sue Lindemann would like to see the City no longer require the tags, due to the cost of purchasing them compared to what is sold to the residents. North Ward Alderman Jerry Manfredonia **made a motion** for the City to no longer require vehicle tags, beginning with the 2026 taxes. North Ward Alderman Sue Lindemann seconded the motion. Discussion was allowed. Roll call vote as follows: South Ward Alderman Angi Grossnickle – Aye, North Ward Alderman Jerry Manfredonia – Aye, North Ward Alderman Sue Lindemann – Aye, South Ward Alderman Robbert Howland – Absent. Three Ayes received. Motion carried.
- The next meeting for the remainder of the City Code to be updated is still to be determined. This will be discussed at a later time.
- Discussion was continued on the prospective streets project. Mayor Smiley mentioned that she is still reaching out to State Legislators, Mark Twain Regional Council of Governments, and other funding sources to see what is available and how the City could possibly access those funds.

New Business:

- Mayor Smiley asked the Board if they would like to address any of the public commentary from the beginning of the meeting.
 - North Ward Alderman Sue Lindemann commented pertaining to the meeting time, she would like to not have overtime for any of the City employees.
 - Mayor Smiley said there is a need for the meeting time during the day since it is conducted as a business meeting.
- Mayor Smiley addressed the Board regarding City Committees and who is allowed to be appointed. At this time, the chairperson has to be a City resident. People who do not live within city limits cannot be appointed to the committee, but anyone can volunteer to help.
- Change order # 9 from Veenstra and Kimm, Inc. was presented to the Board for approval. This change order is to balance the overage and underage of costs for the project. The final cost is a credit for the project in the amount of \$185,514.84. North Ward Alderman Jerry Manfredonia **made a motion** to approve Change Order # 9 for the Flood Defense Project from Veenstra and Kimm, Inc. for the overage and under costs for the project to balance in the amount of a credit of \$185,514.84. South Ward Alderman Angi Grossnickle seconded the motion. Discussion was allowed. Roll Call vote as follows: South Ward Alderman Angi Grossnickle – Aye, North Ward Alderman Jerry Manfredonia – Aye, North Ward Alderman Sue Lindemann – Aye, South Ward Alderman Robbert Howland – Absent. Three Ayes received. Motion carried.

Any Other Items That Come Before the Board: None.

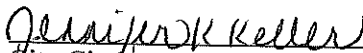
Announcements:

- Board of Alderman Meeting: January 15, 2026, at 2:00 p.m. in the City Hall Community Room.

South Ward Alderman Angi Grossnickle made a **motion to adjourn** the meeting. North Ward Alderman Jerry Manfredonia seconded the motion. The vote was called. Three Ayes received. Meeting adjourned.



Mayor



City Clerk

APPROVED AS TO FORM