

CITY OF LEBANON
CITY COUNCIL MEETING MINUTES
August 8, 2022

BE IT REMEMBERED that the Council of the City of Lebanon, Missouri, met in Regular Session on August 8, 2022, at 6:00 p.m. in the Council Chambers at City Hall located at 401 South Jefferson.

ROLL CALL AND DECLARATION OF A QUORUM

Upon roll call, the following Officers were present: Gib Adkins, Ken Eldridge, Sheila Mitchell, Jonathan Reagan, Randy Wall, Chuck Jordan, Bob Garner and Mayor Carr. Absent: Jeff Mutchler.

A quorum was declared.

Staff members and others in attendance: City Administrator Mike Schumacher, Public Works Administrator Richard Shockley, Police Chief Bryan Arnold, Fire Chief Sam Schneider, Code Administrator Joe Berkich, Park Director John Shelton, Superintendent Travis Long, Environmental Services Superintendent Eric Mork, Tourism Director Rebecca Rupard, Communications Manager Derek Gean, Assistant City Administrator/City Clerk Laina Starnes, and City Counselor Chris Allen.

INVOCATION AND PLEDGE OF ALLEGIANCE

Invocation was given by Don Anderson of Union Mission Church, followed by the pledge of allegiance.

AGENDA ADMENDED

Garner moved and Jordan seconded to add a Purple Heart Proclamation to "Discussions and Presentations." Motion carried as follows: Yea: (7) Adkins, Eldridge, Mitchell, Reagan, Wall, Jordan, and Garner; Nay: (0) None; Abstain: (0) None; Absent: (1) Mutchler.

PUBLIC COMMENTS

Don Anderson and Paul Rone- each took a moment to speak about Elevate Lebanon and how great it was going to be for the community. Anderson said he was a board member and Paul Rone stated he was a lead instructor. Anderson said the purpose of the non-profit organization was to help people who wanted to come out of homelessness. During this time, Rone announced there would be a grand opening ceremony for Elevate Thrift, a thrift store located downtown run by the organization and its program participants, and all were invited.

DISCUSSIONS AND PRESENTATIONS

YMCA Update- Lebanon Family YMCA Executive Director Brandi Udelhoven presented an update on the YMCA's services, activities, membership numbers, partnerships, annual fundraising campaign, and financial aid awards.

Ballpark Lights- Park Director John Shelton addressed the Council and spoke about the need to upgrade current lighting to LED to remain competitive. He stated he would utilize the poles currently in place and purchase lights off the Lebanon R-3 School District's

cooperative bid. Shelton further reported the replaced lights would be kept for other uses.

Opportunities and Legally Addressing Duplexes

Code Administrator Joe Berkich briefed the Council about issues caused by duplexes being illegally subdivided. He reported there were currently 49 subdivides that didn't meet City Code and wouldn't pass inspection should the property owners wish to sell. Several of those issues included zero setbacks, shared attic space, shared crawl space, firewalls, water meter and water/sewer line placement, and roofing preferences. Berkich stated his department would send out letters to all property owners impacted by this issue and advised Council that they would be required to bring their property up to Code before it would pass inspection to sell.

Comprehensive Plan

City Administrator Mike Schumacher reported he felt the City, organization wide, needed to update its comprehensive plan to ensure it was doing the right thing as it looked 10 to 20 years out. He stated it was a huge undertaking and guessed the cost would be somewhere around \$100,000 to \$150,000 to bring in a consultant for the project. He then asked the Council to provide him their initial thoughts and ideas prior to the Council retreat.

Purple Heart Proclamation

Mayor Carr read the following proclamation aloud for which he proclaimed August 7, 2022 as "Purple Heart Day" at a recent ceremony.

WHEREAS, that the City of Lebanon, Missouri and our community have a great admiration and the utmost gratitude for all the men and women who have selflessly served their country and community in the Armed Forces; *and*

WHEREAS, that on August 7, 1782, the Purple Heart medal was established by General George Washington at Newburgh, New York and is the oldest military decoration in the world; *and*

WHEREAS, that citizens of our country and community have received the Purple Heart Medal as a result of being wounded while engaged in combat with an enemy force, construed as a singularly meritorious act of essential service; *and*

WHEREAS, that the recipients of the Purple Heart have known the high price of freedom by leaving their families and communities and placing themselves in harm's way for preservation of America and its national interests at home and abroad; *and*

WHEREAS, that the City of Lebanon, Missouri, wishes to honor the service and sacrifice of the nation's Purple Heart Recipients wounded or killed by the enemy while serving to protect our freedoms.

NOW, THEREFORE, I, Jared Carr, Mayor of the City of Lebanon, Laclede County, Missouri, do hereby proclaim August 7, 2022 to be

PURPLE HEART DAY

in Lebanon, Laclede County, Missouri, and encourage all our citizens to recognize those who have made a great sacrifice for the freedom of others.

CONSENT AGENDA

Jordan moved and Wall seconded that the Council approve the Consent Agenda as follows.

- Approval of Minutes
 - i. July 11, 2022, Closed Session
 - ii. July 25, 2022, Council Meeting
- Approval of Warrants

Motion carried as follows: Yea: (7) Eldridge, Mitchell, Reagan, Wall, Jordan, Garner, and Adkins; Nay: (0) None; Abstain: (0) None; Absent: (1) Mutchler.

PUBLIC HEARING

Jordan moved and Reagan seconded that the Council move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (7) Mitchell, Reagan, Wall, Jordan, Garner, Adkins, and Eldridge; Nay: (0) None; Abstain: (0) None; Absent: (1) Mutchler.

Rezoning of 1615 Beck Lane from RS-1 Residential to RS-2 Residential

Code Administrator Joe Berkich reported there was a request to rezone this property from RS-1 Residential to RS-2 Residential to allow smaller lot sizes for more dwellings. During this time, Berkich reported that any construction other than single dwellings would require approval of a conditional use permit by Planning & Zoning. He further reported there would be a minimum of two roads going out of the development and stormwater drainage would need to be addressed by the property owner by engaging the Core of Engineers and constructing a detention area.

Rosie Eady, a Tyler Street resident, shared her concerns about the amount of people that would be coming and going and the issues it would create in her neighborhood.

Ronna Sue Mueller, a Tyler Street resident, stated she was against multiple dwellings and was worried about the value of her home decreasing.

Final Plat, Quick Subdivision

Code Administrator Joe Berkich reported there was a request to replat Lebanon Acreage located at the corner of Brice and Sloan from one lot into two to construct residential dwellings.

There were no public comments.

Final Plat, Replat Fractional Part of Lots 1, 2 and 3 of Stovall Subdivision

Code Administrator Joe Berkich reported the owners requested to replat the lots in to make conforming lots and to obtain street access to each lot.

There were no public comments.

Final Plat, Replat Fractional Part of Lot 3, and all of Lot 4 Phase 1 Colonial Park Addition, and all of Lot 5 Phase 2 Colonial Park Addition

Code Administrator reported there was a request to replat lots three, four, and five of Colonial Park from three lots to two for developmental purposes.

There were no public comments.

Mitchell moved and Adkins seconded that the Council move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (7) Reagan, Wall, Jordan, Garner, Adkins, Eldridge, and Mitchell; Nay: (0) None; Abstain: (0) None; Absent: (1) Mutchler.

COUNCIL BILL NO. 6334- FINAL PLAT, QUICK SUBDIVISION

An Ordinance by the City Council of the City of Lebanon, Laclede County, Missouri, (hereinafter referred to as "City") approving and accepting the Final Plat of Replat of Part of the Northwest Quarter of the Southwest Quarter of Section 3, Township 34 North, Range 16 West of the Fifth Principal Meridian to the City of Lebanon, Laclede County, Missouri, to be known as Quick Subdivision.

Mitchell moved and Reagan seconded that the Council approve the first reading of Council Bill No. 6334 and that it be passed to the second reading. Motion carried as follows: Yea: (7) Wall, Jordan, Garner, Adkins, Eldridge, Mitchell, and Reagan; Nay: (0) None; Abstain: (0) None; Absent: (1) Mutchler.

Jordan moved and Wall seconded that the Council approve the second and final reading of Council Bill No. 6334 and that the roll be called for the approval and passage of said bill. Motion carried as follows: Yea: (7) Jordan, Garner, Adkins, Eldridge, Mitchell, Reagan, and Wall; Nay: (0) None; Abstain: (0) None; Absent: (1) Mutchler.

Mayor Carr declared Council Bill No. 6334 duly passed and approved and that it be entered among City Records as Ordinance No. 6581.

COUNCIL BILL NO. 6335- FINAL PLAT, REPLAT OF FRACTIONAL PART OF LOTS 1, 2 AND 3 OF STOVALL SUBDIVISION

An Ordinance by the City Council of the City of Lebanon, Laclede County, Missouri, (hereinafter referred to as "City") approving and accepting the Final Plat of Replat of a fractional part of Lots 1, 2 And 3 of Stovall Subdivision to the City of Lebanon, Laclede County, Missouri.

Jordan moved and Garner seconded that the Council approve the first reading of Council Bill No. 6335 and that it be passed to the second reading. Motion carried as follows: Yea: (7) Garner, Adkins, Eldridge, Mitchell, Reagan, Wall, and Jordan; Nay: (0) None; Abstain: (0) None; Absent: (1) Mutchler.

Mitchell moved and Reagan seconded that the Council approve the second and final reading of Council Bill No. 6335 and that the roll be called for the approval and passage of said bill. Motion carried as follows: Yea: (7) Adkins, Eldridge, Mitchell, Reagan, Wall, Jordan, and Garner; Nay: (0) None; Abstain: (0) None; Absent: (1) Mutchler.

Mayor Carr declared Council Bill No. 6335 duly passed and approved and that it be entered among City Records as Ordinance No. 6582.

COUNCIL BILL NO. 6336- FINAL PLAT, REPLAT PART OF LOT 3, ALL OF LOTS 4 AND 5 OF COLONIAL PARK ADDITION

An Ordinance by the City Council of the City of Lebanon, Laclede County, Missouri, (hereinafter referred to as "City") approving and accepting the Final Plat of Replat of a fractional part of Lot 3 and all of Lot 4 of Phase 1 Colonial Park Addition, and all of Lot 5 of Phase 2 Colonial Park Addition to the City of Lebanon, Laclede County, Missouri, known as 525 Bluebird Court and 601 Bluebird Lane.

Jordan moved and Wall seconded that the Council approve the first reading of Council Bill No. 6336 and that it be passed to the second reading. Motion carried as follows: Yea: (7) Eldridge, Mitchell, Reagan, Wall, Jordan, Garner, and Adkins; Nay: (0) None; Abstain: (0) None; Absent: (1) Mutchler.

Adkins moved and Mitchell seconded that the Council approve the second and final reading of Council Bill No. 6336 and that the roll be called for the approval and passage of said bill. Motion carried as follows: Yea: (7) Mitchell, Reagan, Wall, Jordan, Garner, Adkins, and Eldridge; Nay: (0) None; Abstain: (0) None; Absent: (1) Mutchler.

Mayor Carr declared Council Bill No. 6336 duly passed and approved and that it be entered among City Records as Ordinance No. 6583.

COUNCIL BILL NO. 6337- AGREEMENT, ADVERTISING SERVICES, LACLEDE COUNTY RECORD

An Ordinance by the City Council of the city of Lebanon, Laclede County, Missouri, (hereinafter referred to as "City") authorizing and directing the Mayor and City Clerk to enter into and execute an Agreement with Laclede County Record to provide Advertising Services for the Tourism Department.

Jordan moved and Reagan seconded that the Council approve the first reading of Council Bill No. 6337 and that it be passed to the second reading. Motion carried as follows: Yea: (7) Reagan, Wall, Jordan, Garner, Adkins, Eldridge, and Mitchell; Nay: (0) None; Abstain: (0) None; Absent: (1) Mutchler.

Wall moved and Adkins seconded that the Council approve the second and final reading of Council Bill No. 6337 and that the roll be called for the approval and passage of said bill. Motion carried as follows: Yea: (7) Wall, Jordan, Garner Adkins, Eldridge, Mitchell, and Reagan; Nay: (0) None; Abstain: (0) None; Absent: (1) Mutchler.

Mayor Carr declared Council Bill No. 6337 duly passed and approved and that it be entered among City Records as Ordinance No. 6584.

COUNCIL BILL NO. 6338- AGREEMENT, POLICE CAR CANOPY, BUILDTEC CONSTRUCTION INC.

An Ordinance by the City Council of the City of Lebanon, Laclede County, Missouri, (hereinafter referred to as "City") authorizing and directing the Mayor and City Clerk to enter into and execute an Agreement between the City and Buildtec Construction Inc. for the installation of a Police Car Canopy for the Police Department.

Mitchell moved and Adkins seconded that the Council approve the first reading of Council Bill No. 6338 and that it be passed to the second reading. Motion carried as follows: Yea: (7) Jordan, Garner, Adkins, Eldridge, Mitchell, Reagan, and Wall; Nay: (0) None; Abstain: (0) None; Absent: (1) Mutchler.

Garner moved and Jordan seconded that the Council approve the second and final reading of Council Bill No. 6338 and that the roll be called for the approval and passage of said bill. Motion carried as follows: Yea: (7) Garner, Adkins, Eldridge, Mitchell, Reagan, Mutchler, Wall, and Jordan; Nay: (0) None; Abstain: (0) None; Absent: (1) Mutchler.

Mayor Carr declared Council Bill No. 6338 duly passed and approved and that it be entered among City Records as Ordinance No. 6585.

COUNCIL BILL NO. 6339- PURCHASE, FLATWOODS LIFT STATION EQUIPMENT, JCI INDUSTRIES, INC.

An Ordinance by the City Council of the City of Lebanon, Laclede County, Missouri, (hereinafter referred to as "City") authorizing the purchase of Lift Station Equipment from JCI Industries, Inc. for the infrastructure of Flatwood Subdivision Phase 3.

Jordan moved and Reagan seconded that the Council approve the first reading of Council Bill No. 6339 and that it be passed to the second reading. Motion carried as follows: Yea: (7) Adkins, Eldridge, Mitchell, Reagan, Wall, Jordan, and Garner; Nay: (0) None; Abstain: (0) None; Absent: (1) Mutchler.

Wall moved and Mitchell seconded that the Council approve the second and final reading of Council Bill No. 6339 and that the roll be called for the approval and passage of said bill. Motion carried as follows: Yea: (7) Eldridge, Mitchell, Reagan, Wall, Jordan, Garner, and Adkins; Nay: (0) None; Abstain: (0) None; Absent: (1) Mutchler.

Mayor Carr declared Council Bill No. 6339 duly passed and approved and that it be entered among City Records as Ordinance No. 6586.

COUNCIL BILL NO. 6340- PURCHASE, ELECTRIC MATERIAL FOR FLATWOOD SUBDIVISION, WESCO

An Ordinance by the City Council of the City of Lebanon, Laclede County, Missouri, (hereinafter referred to as "City") authorizing the purchase of Electric Materials from WESCO for the infrastructure of Flatwood Subdivision Phase 3.

Wall moved and Garner seconded that the Council approve the first reading of Council Bill No. 6340 and that it be passed to the second reading. Motion carried as follows: Yea: (7) Mitchell, Reagan, Wall, Jordan, Garner, Adkins, and Eldridge; Nay: (0) None; Abstain: (0) None; Absent: (1) Mutchler.

Jordan moved and Reagan seconded that the Council approve the second and final reading of Council Bill No. 6340 and that the roll be called for the approval and passage of said bill. Motion carried as follows: Yea: (7) Reagan, Wall, Jordan, Garner, Adkins, Eldridge, and Mitchell; Nay: (0) None; Abstain: (0) None; Absent: (1) Mutchler.

Mayor Carr declared Council Bill No. 6340 duly passed and approved and that it be entered among City Records as Ordinance No. 6587.

COUNCIL BILL NO. 6341- APPROVAL, STREET NAME CHANGE FROM KANSAS STREET TO ICE CREAM WAY

An Ordinance by the City Council of the City of Lebanon, Laclede County, Missouri, (hereinafter referred to as "City") approving the Street Name Change of Kansas Street to Ice Cream Way; and fixing the effective date thereof.

Mitchell moved and Wall seconded that the Council approve the first reading of Council Bill No. 6341 and that it be passed to the second reading. Motion carried as follows: Yea: (7) Wall, Jordan, Garner, Adkins, Eldridge, Mitchell, and Reagan; Nay: (0) None; Abstain: (0) None; Absent: (1) Mutchler.

Wall moved and Jordan seconded that the Council approve the second and final reading of Council Bill No. 6341 and that the roll be called for the approval and passage of said bill. Motion carried as follows: Yea: (7) Jordan, Garner, Adkins, Eldridge, Mitchell, Reagan, and Wall; Nay: (0) None; Abstain: (0) None; Absent: (1) Mutchler.

Mayor Carr declared Council Bill No. 6341 duly passed and approved and that it be entered among City Records as Ordinance No. 6588.

COUNCIL BILL NO. 6342- REZONING, 1615 BECK LANE FROM RS-1 RESIDENTIAL TO RS-2 RESIDENTIAL

An Ordinance by the City Council of the City of Lebanon, Laclede County, Missouri, amending the City of Lebanon, Missouri, Zoning District Map as adopted by Ordinance

No. 3197 by approving the Rezoning of property located on 1615 Beck Lane from RS-1 Residential to RS-2 Residential; fixing the effective date thereof; repealing ordinances or parts thereof in conflict.

Wall moved and Garner seconded that the Council approve the first reading of Council Bill No. 6342 and that it be passed to the second reading. Motion carried as follows: Yea: (5) Garner, Mitchell, Reagan, Wall, and Jordan; Nay: (2) Adkins and Eldridge; Abstain: (0) None; Absent: (1) Mutchler.

Second reading scheduled for August 22, 2022.

COMMENTS

Councilwoman Mitchell- complimented the Fire Chief Schneider and his staff by stating her mom was treated very well during an emergency incident.

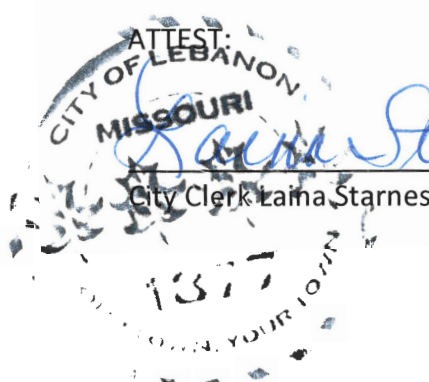
Councilman Eldridge- stated he also appreciated first responders and thought felt they did a great job.

Councilman Reagan- expressed that he appreciated the citizens who attended the meeting this evening to share their concerns about the rezoning issue.

Mayor Carr- shared the upcoming meeting schedule.

ADJOURNMENT

Mayor Carr declared the meeting adjourned at 7:42 pm.



Lama Starnes
City Clerk Lama Starnes

[Signature]
Mayor Carr

Minutes Approved August 22, 2022