

CITY OF LEBANON  
CITY COUNCIL MEETING MINUTES  
May 25, 2021

BE IT REMEMBERED that the Council of the City of Lebanon, Missouri, met in Regular Session on May 25, 2021 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, Jonathan Reagan, Josh Ray, Randy Wall, Chuck Jordan, Bob Garner, and Mayor Carr. Absent: Sheila Mitchell.

A quorum was declared.

Staff members and others in attendance: City Administrator Mike Schumacher, Public Works Director Richard Shockley, Police Chief Brian Arnold, Fire Chief Sam Schneider, Environmental Superintendent Eric Mork, Code Administrator Joe Berkich, Finance Director Kat Gill, Communications Manager Derek Gean, Lebanon REDI President/CEO Brian Thompson, 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.

PUBLIC COMMENTS

None

DISCUSSIONS AND PRESENTATIONS

None

CONSENT AGENDA

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

- May 06, 2021 Work Session Minutes
- May 10, 2021 Council Minutes
- Warrants #104769-#104882, Payroll, and Drafts
- Parade Permits
  - I. Wagons for Warriors
  - II. Route 66 Festival

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

## PUBLIC HEARINGS

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

### Fiscal Year 2022 Budget

Finance Director Kat Gill presented an overview of the FY22 Fiscal Year Budget. During her presentation, Gill stated the top three priorities addressed in the budget were Council goals related to addressing traffic flow, improving code enforcement, and maintaining streets and building. She also reported that projected revenues and expenses remained relatively flat and fund balances remained sufficient. As part of her presentation, Gill went through the budget changes of revenues and expenditures compared to the FY21 Budget and explained the reasoning for the changes.

Council commended Gill on a job well done and expressed their appreciation of her.

There were no public comments.

### Expansion of the Lebanon Special Business District

Assistance City Administrator/City Clerk Laina Starnes spoke regarding the requested expansion of the Lebanon Special Business District (Downtown Business District) by property owners in the proposed area. She referenced the resolution that Council passed at their previous meeting which stated their intent to grant the expansion. She then stated this required public hearing was to give the public a chance to state their support or opposition of the action. In conclusion, Starnes said this public hearing would be continued to June 14<sup>th</sup> and an ordinance would be presented to Council for final approval of the expansion.

Don Anderson addressed the Council and thanked staff for their efforts in cleaning up blighted areas of the community and thanked the Council for their foresight. He said he was excited about the growth of the community as well.

### Elm Street Corridor Chapter 353

Lebanon REDI President/CEO Brian Thompson addressed the Council and referenced past Chapter 353 projects and said this proposed Chapter 353 would be for property within the boundaries of the Elm Street Corridor Community Improvement District. Megan Miller from Gilmore and Bell then explained "blight" as allowed under state statute, said notices for the public hearing had been sent to each taxing jurisdiction, and explained the proposed Redevelopment Plan would be a 20-year plan with 100% tax abatement for the first 10 years and 50% tax abatement for the next 10 years.

Miller was followed by Attorney Randy Sutter who went through some of the Redevelopment Plan's details and said the property owner's intent was to dress up the second most accessed entry of the City of Lebanon, increase sales tax, employment, and property tax.

Councilman Jordan expressed he was glad to see this happen.

There were no public comments.

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

COUNCIL BILL NO. 6078- APPROVAL, ELM STREET CORRIDOR CHAPTER 353 REDEVELOPMENT PLAN AND AGREEMENT

An Ordinance approving the Chapter 353 Redevelopment Plan for the Elm Street Corridor Redevelopment Area pursuant to Chapter 353 of the Revised Statutes of Missouri, declaring the Redevelopment Area described in the Development Plan to be a blighted area, taking other actions to implement the Development Plan, and approving a Redevelopment Agreement for the Chapter 353 Redevelopment Plan by and among the City of Lebanon, Missouri, Headley Enterprises, LLC, and Lebanon Neighborhood Redevelopment Corporation.

Wall moved and Ray seconded that the Council approve the first reading of Council Bill No. 6078 and that it be passed to the second reading. Motion carried as follows: Yea: (7) Ray, Wall, Jordan, Garner, Adkins, Eldridge, and Reagan; Nay: (0) None; Abstain: (0) None; Absent: (1) Mitchell.

Reagan moved and Ray seconded that the Council approve the second and final reading of Council Bill No. 6078 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, Reagan, and Ray; Nay: (0) None; Abstain: (0) None; Absent: (1) Mitchell.

Mayor Carr declared Council Bill No. 6078 duly passed and approved and that it be entered among City Records as Ordinance No. 6326.

COUNCIL BILL NO. 6079- PURCHASE, TWO (2) CHLORINE ANALYZERS, HACH

An Ordinance by the City Council of the City of Lebanon, Laclede County, Missouri, (hereinafter referred to as "City") authorizing the purchase of Two (2) Chlorine Analyzers from Hach for the Water Department.

Jordan moved and Eldridge seconded that the Council approve the first reading of Council Bill No. 6079 and that it be passed to the second reading. Motion carried as follows: Yea: (7) Jordan, Garner, Adkins, Eldridge, Reagan, Ray, and Wall; Nay: (0) None; Abstain: (0) None; Absent: (1) Mitchell.

Wall moved and Reagan seconded that the Council approve the second and final reading of Council Bill No. 6079 and that the roll be called for the approval and passage of said bill. Motion carried as follows: Yea: (7) Garner, Adkins, Eldridge, Reagan, Ray, Wall, and Jordan; Nay: (0) None; Abstain: (0) None; Absent: (1) Mitchell.

Mayor Carr declared Council Bill No. 6079 duly passed and approved and that it be entered among City Records as Ordinance No. 6327.

COUNCIL BILL NO. 6080- PURCHASE, STANDBY GENERATOR FOR WWTP, CENTRAL POWER SYSTEMS

An Ordinance by the City Council of the City of Lebanon, Laclede County, Missouri, (hereinafter referred to as "City") declaring as surplus a Generator with Bar Code 20180038 and approving the purchase of One (1) Standby Generator from Central Power Systems for the Wastewater Treatment Plant.

Wall moved and Garner seconded that the Council approve the first reading of Council Bill No. 6080 and that it be passed to the second reading. Motion carried as follows: Yea: (7) Adkins, Eldridge, Reagan, Ray, Wall, Jordan, and Garner; Nay: (0) None; Abstain: (0) None; Absent: (1) Mitchell.

Jordan moved and Reagan seconded that the Council approve the second and final reading of Council Bill No. 6080 and that the roll be called for the approval and passage of said bill. Motion carried as follows: Yea: (7) Eldridge, Reagan, Ray, Wall, Jordan, Garner, and Adkins; Nay: (0) None; Abstain: (0) None; Absent: (1) Mitchell.

Mayor Carr declared Council Bill No. 6080 duly passed and approved and that it be entered among City Records as Ordinance No. 6328.

COUNCIL BILL NO. 6081- TASK ORDER NO. 26, COMMERCIAL STREET IMPROVEMENT PROJECT, OLSSON 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 Task Order No. 26 with Olsson Inc. for the Survey, Design, and Engineering of the Commercial Street Surface Improvement Project.

Jordan moved and Garner seconded that the Council approve the first reading of Council Bill No. 6081 and that it be passed to the second reading. Motion carried as follows: Yea: (7) Reagan, Ray, Wall, Jordan, Garner, Adkins, and Eldridge; Nay: (0) None; Abstain: (0) None; Absent: (1) Mitchell.

Wall moved and Adkins seconded that the Council approve the second and final reading of Council Bill No. 6081 and that the roll be called for the approval and passage of said bill. Motion carried as follows: Yea: (7) Ray, Wall, Jordan, Garner, Adkins, Eldridge, and Reagan; Nay: (0) None; Abstain: (0) None; Absent: (1) Mitchell.

Mayor Carr declared Council Bill No. 6081 duly passed and approved and that it be entered among City Records as Ordinance No. 6329.

COUNCIL BILL NO. 6082- AGREEMENT, PROFESSIONAL AUDITING SERVICES, SIKICH LLP  
An Ordinance by the City Council of the City of Lebanon, Laclede County, Missouri (hereinafter referred to as "City"), authorizing the Mayor and City Clerk to enter into a Professional Auditing Services Agreement between the City and Sikich LLP.

Jordan moved and Wall seconded that the Council approve the first reading of Council Bill No. 6082 and that it be passed to the second reading. Motion carried as follows: Yea: (7) Wall, Jordan, Garner, Adkins, Eldridge, Reagan, and Ray; Nay: (0) None; Abstain: (0) None; Absent: (1) Mitchell.

Ray moved and Adkins seconded that the Council approve the second and final reading of Council Bill No. 6082 and that the roll be called for the approval and passage of said bill. Motion carried as follows: Yea: (7) Jordan, Garner, Adkins, Eldridge, Reagan, Ray, and Wall; Nay: (0) None; Abstain: (0) None; Absent: (1) Mitchell.

Mayor Carr declared Council Bill No. 6082 duly passed and approved and that it be entered among City Records as Ordinance No. 6330.

COUNCIL BILL NO. 6083- APPROVAL, FISCAL YEAR 2022 BUDGET  
An Ordinance by the City Council of the City of Lebanon, Laclede County, Missouri, (hereinafter referred to as "City") adopting the Fiscal Year 2022 Budget for the period beginning July 1, 2021 and ending June 30, 2022.

Ray moved and Adkins seconded that the Council approve the first reading of Council Bill No. 6083 and that it be passed to the second reading. Motion carried as follows: Yea: (7) Garner, Adkins, Eldridge, Reagan, Ray, Wall, and Jordan; Nay: (0) None; Abstain: (0) None; Absent: (1) Mitchell.

Eldridge moved and Reagan seconded that the Council approve the second and final reading of Council Bill No. 6083 and that the roll be called for the approval and passage of said bill. Motion carried as follows: Yea: (7) Adkins, Eldridge, Reagan, Ray, Wall, Jordan, and Garner; Nay: (0) None; Abstain: (0) None; Absent: (1) Mitchell.

Mayor Carr declared Council Bill No. 6083 duly passed and approved and that it be entered among City Records as Ordinance No. 6331.

#### COMMENTS

Code Administrator Joe Berkich- reported on Level Up Lebanon and the progress that had been made as part of the Council goals for code enforcement. He thanked staff for their assistance over the past weekend and then said the next cleanup date was June 5<sup>th</sup> in the Gasconade Park area.

Public Works Director Richard Shockley- reported they were trying to get some paving projects completed by Memorial Day, but the weather was not cooperating.

Councilman Jordan- thanked Public Works Director Richard Shockley's crew for patching 4<sup>th</sup> Street. He also spoke about a street corner in Winslow Arizona with a Route 66 emblem, how the corner had become a great tourist attraction, and how Lebanon had marketing opportunities when addressing Commercial Street.

Councilman Wall- provided information about the Wagon for Warriors event that was scheduled for the weekend.

Councilman Ray- also spoke about Wagons for Warriors. He said it was his favorite event with good music, good food, and atmosphere.

Councilman Reagan- expressed he felt that staff was doing a great job.

Councilman Eldridge- said he could not think of any other city that had a Level Up Program and that staff was doing an awesome job. He also said he thought it spoke very well of the City. City Administrator Mike Schumacher commented that Level Up Lebanon started with Council approving changes in the nuisance code and it wouldn't be happening without their support and staff was very appreciative.

Councilman Adkins- expressed he thought the City had truly become Team Lebanon. He then asked about the status of the Public Safety Building and the new fire truck, so Fire Chief Sam Schneider provided an update on each.


Mayor Carr- stated the Special Road District had committed to paying \$351,000 over 3 years for the paving of Elm Street which was estimated to cost at total of \$800,000. He reported that discussions were ongoing regarding the sale or management of the City's electric system to Laclede Electric Cooperative. Mayor Carr also said that a volunteer

opportunity listing was suggested at his recent Coffee with the Mayor meeting and then closed by providing the schedule of several upcoming meetings.

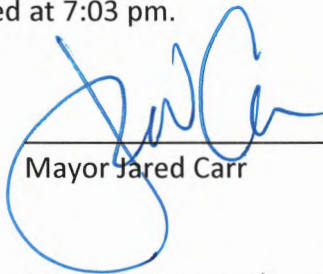
ADJOURNMENT

Mayor Carr declared the meeting adjourned at 7:03 pm.

ATTEST:



City Clerk Laina Starnes



Mayor Jared Carr

Minutes Approved June 14, 2021

