

CITY OF LEBANON
CITY COUNCIL WORK SESSION MINUTES
June 3, 2021

BE IT REMEMBERED that the Council of the City of Lebanon, Missouri, met in Work Session on June 3, 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: Sheila Mitchell, Jonathan Reagan, Josh Ray, Randy Wall, Chuck Jordan, Bob Garner, and Mayor Carr. Absent: Gib Adkins and Ken Eldridge.

A quorum was declared.

Staff members and others in attendance: City Administrator Mike Schumacher, Fire Chief Sam Schneider, Public Works Director Richard Shockley, Environmental Superintendent Eric Mork, Code Administrator Joe Berkich, Public Works Analyst Kelly Roberts, Communications Manager Derek Gean, Lebanon REDI President/CEO Brian Thompson, and Assistant City Administrator/City Clerk Laina Starnes.

BRIDGE BUILDERS AFFORDABLE HOUSING

Lebanon REDI President/CEO Brian Thompson introduced Donna Williams, President of Bridge Builders Community Development Corporation and Jim Carroll from Affordable Housing Developers/Consultants (AHDVS, LLC). Jim Carroll then addressed the Council and provided detailed information related to the affordable housing project being proposed for Beck Lane. During Carroll's presentation, he stated the target service groups would be individuals with children, special needs, and veterans. He also reported that 120 homes were being proposed in 2-3 construction phases and the project would mostly be funded through the Missouri Housing Development Commission's Low-Income Housing Tax Credits Program; grants and soft loans were being explored to assist with the funding as well. Carroll said Lebanon was the first location in Missouri for a project like this and was discovered through a story aired by KY3 regarding the City's incentives. In closing, Carroll reported they planned to submit a tax credit application in September and should hear a decision by January and hope to close and start construction on the project by this time next year.

NEW FIRE TRUCK

Fire Chief Sam Schneider reported the quote he received for the new 75' ladder truck came in at \$1,044,275 and that they had made around \$23,000 worth of cuts to reduce the cost to \$1,021,275. He also articulated that additional cuts could be made. Schneider said that the financing of the ladder truck would be presented at the next Council meeting for their consideration and the contract for the truck purchase would be with Sourcewell. Regarding the existing ladder truck, Schneider suggested selling it and said he thought he could get around \$90,000 for it.

WASTEWATER TREATMENT PLANT IMPROVEMENTS

Environmental Superintendent Eric Mork reported on the WWTP Phase II Improvements Project. Mork shared there had been a change order for the project because of a price increase for materials and another change order modifying the scope of work. He stated the project was 74% complete and had a projected substantial completion date of December 2021. Mork also reported on the Goodwin Hollow lift station improvements. He said they were 60% complete and had a substantial completion date of December 2021 as well. During his presentation, Mork reported that the water tower renovations were completed in June of 2020 and came in within budget.

WATER LEAK DETECTION REPORT

Environmental Superintendent Eric Mork provided the results of the Leak Detection Study conducted by M.E. Simpson that was approved by Council in January 2021. He reported there was 155 miles of line inspected where 65 leaks were detected. From these leaks, it was determined the City was losing 653,760 gallons per day. Mork reported that AMI meters were used to assist with leak detection, the south side of town had the highest percentage of loss, and all but the fire hydrant leaks had been repaired.

GROUP 2 GOALS- INFRASTRUCTURE AND UTILITIES

The presentation for Group 2 was given by Public Works Analyst Kelly Roberts which covered streets, electric, water, and wastewater. Roberts shared the group's goal which was to continue to improve the quality of life of our customers by providing clean, quality streets, clear signage, traffic patterns, and reliable utility services with financially sound and sustainable strategies and a focus on communication of the City's efforts and plans. She then went through their five objectives and strategies and the status of each which included addressing traffic flow issues, improving the appearance of street right of ways, expediting responses to changing road conditions and customer concerns, to include sidewalks, enhancing reliability of utilities, and improving utility customer service/communications.

ROUND TABLE DISCUSSION

Councilman Wall- inquired about the fee Wagons for Warriors paid for the outdoor venue at the Civic Center. City Administrator Mike Schumacher reported non-profits paid 50% of the regular fee established.


Councilman Ray- brought forward a list of concerns from constituents in his ward related to the Bridge Builders Affordable Housing Project presented earlier in the meeting. Some of those included lack of streetlights, increased stormwater issues, increased traffic, and crime.

Councilman Garner- reported Councilman Eldridge's surgery went well and he was in recovery.

Mayor Carr- shared there would not be a Work Session meeting in July.

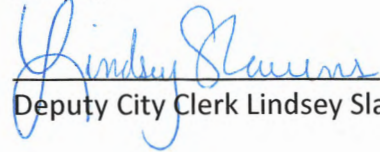
ADJOURNMENT

Mayor Carr declared the meeting adjourned at 7:30 p.m.



Mayor Jared Carr

ATTEST:



Deputy City Clerk Lindsey Slavens

Minutes Approved June 28, 2021

