

CITY OF LEBANON  
CITY COUNCIL MEETING MINUTES  
August 12, 2024

BE IT REMEMBERED that the Council of the City of Lebanon, Missouri, met in Regular Session on August 12, 2024, at 6:35 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, Mike Evans, Sheila Mitchell, Dan Mizell, Jeff Mutchler, Randy Wall, Chuck Jordan, Bob, Garner and Mayor Carr. Absent: None.

A quorum was declared.

Staff members and others in attendance: City Administrator Mike Schumacher, Public Works Director Richard Shockley, Police Chief Jerry Harrison, Fire Chief Sam Schneider, Finance Director Kat Gill, Human Resource Manager Kathy Milliken, Code Administrator Christina Wagner, Electric Superintendent Travis Long, Communications Manager Derek Gean, Downtown Executive Director Sarah Angst, Assistant City Administrator/City Clerk Laina Starnes, and City Counselor Chris Allen.

INVOCATION AND PLEDGE OF ALLEGIANCE

The invocation was given by Emergency Services Chaplain Don Anderson, followed by the pledge of allegiance.

CLOSED SESSION

Garner moved and Adkins seconded that the Council move out of Work Session and into Closed Session pursuant to RSMo 610.021 (12) to discuss a Negotiated Contract. Motion carried as follows: Yea: (8) Adkins, Evans, Mitchell, Mizell, Mutchler, Wall, Jordan, and Garner; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Council moved into Closed Session at 6:38 pm and returned to the Regular Session at 6:55 pm.

PUBLIC COMMENTS

None.

DISCUSSIONS AND PRESENTATIONS

None.

CONSENT AGENDA

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

- Approval of Minutes
  - i. July 22, 2024, Work Session
  - ii. July 22, 2024, Regular Session

- Approval of Warrants
- June Financials
- Quarterly Investment Report
- Downtown Street Closure Request
  - i. First Friday Concert, 10-04-24
  - ii. Trick-or-Treat on Commercial, 10-31-24
  - iii. Second Street Block Party, 10-31-24

Motion carried as follows: Yea: (8) Mitchell, Mizell, Mutchler, Wall, Jordan, Garner, Adkins, and Evans; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

PUBLIC HEARINGS

Mitchell moved and Mizell seconded that the Council move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (8) Mizell, Mutchler, Wall, Jordan, Garner, Adkins, Evans, and Mitchell; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Amended Restated Plan for the Ice Cream Factory Project

David Martin of Gilmore and Bell, who was present via Zoom, reported on the Ice Cream Factory Industrial Development Project, which was approved in 2022 and closed in 2023. He recapped the project plan and said that it was scheduled to go into abatement in 2024 and the PILOTS, based on the estimated assessed values stated in the plan, were to begin. Martin then reported that the amended and restated plan being asked of the Council to consider changed the assessed value of the project to correspond with the Laclede County Assessor's current values, which in turn reduced the PILOT payments because the estimated values in the original plan were substantially higher.

There were no public comments.

General Fund, Parks, and Downtown Business District Tax Levies

Assistant City Administrator/City Clerk Laina Starnes reported that ordinances presented this evening for Council's consideration were written with the tax rate ceiling figures. She stated the tax levy for the Downtown Business District remained the same at .6888 while the tax levy for General Fund had increased a bit from .2591 to .2595. Because the Park and Stormwater Control Sales Tax replaced the park tax levy in January of 2022, it was again set at .0000.

There were no public comments.

Final Plat of Lebanon Eagle Stop, Plat No. 1 (1850 West Elm)

Code Administrator Christina Wagner reported that the property owner requested to plat Lebanon Acreage to adjust the current boundary lines of two lots so a new C-store could be constructed on one of those lots.

There were no public comments.

Final Plat of Replat of Lot 1 and the East Half of Lot 2 in Block 3 of Hough's Addition (870 East Street)

Code Administrator Christina Wagner reported that the property owner requested to replat property at 870 East Street from one lot to two because they wanted to build two single family homes, one on each lot.

There were no public comments.

Final Plat of North 5 Subdivision (25466 N Highway 5)

Code Administrator Christina Wagner stated the owner requested to plat Lebanon Acreage for the purpose of dividing one lot into two lots and there was currently street frontage access for lot 2.

There were no public comments.

Jordan moved and Adkins seconded that the Council move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (8) Mutchler, Wall, Jordan, Garner, Adkins, Evans, Mitchell, and Mizell; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

COUNCIL BILL NO. 6724- CODE AMENDMENT, AMENDING CHAPTER 28 ARTICLE VI SECTION 28-363 AND TO ENACT A NEWLY CREATED ARTICLE VIII TO ADDRESS HUNTING REGULATIONS WITHIN THE CITY OF LEBANON

An Ordinance by the City Council of the City of Lebanon, Laclede County, Missouri, (hereinafter referred to as "City") amending the City Code of Ordinances Chapter 28 Offenses Article VI Offenses against Public Safety Section 28-363 and to enact a newly created Article VIII to address Hunting Regulations within the City of Lebanon.

Jordan moved and Garner seconded that the Council approve the second and final reading of Council Bill No. 6724 and that the roll be called for the approval and passage of said bill. Motion carried as follows: Yea: (8) Wall, Jordan, Garner, Adkins, Evans, Mitchell, Mizell, and Mutchler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Mayor Carr declared Council Bill No. 6724 duly passed and approved and that it be entered among City Records as Ordinance No. 6969.

COUNCIL BILL NO. 6725- APPROVAL, ICE CREAM FACTORY AMENDMENT

An Ordinance approving an Amended and Restated plan for an Industrial Development Project and authorizing the City of Lebanon, Missouri to enter into an amended Performance Agreement in connection therewith.

Mitchell moved and Mizell seconded that the Council approve the first reading of Council Bill No. 6725 and that it be passed to the second reading. Motion carried as follows: Yea: (8) Jordan, Garner, Adkins, Evans, Mitchell, Mizell, Mutchler, and Wall; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Adkins moved and Evans seconded that the Council approve the second and final reading of Council Bill No. 6725 and that the roll be called for the approval and passage of said bill.

Motion carried as follows: Yea: (8) Garner, Adkins, Evans, Mitchell, Mizell, Mutchler, Wall, and Jordan; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Mayor Carr declared Council Bill No. 6725 duly passed and approved and that it be entered among City Records as Ordinance No. 6970.

COUNCIL BILL NO. 6726- 2024 TAX LEVY, GENERAL FUND AND PARKS AD VALOREM

An Ordinance by the City Council of the City of Lebanon, Laclede County, Missouri, (hereinafter referred to as "City") authorizing the 2024 General Fund Ad Valorem Tax Levy and the 2024 Parks Ad Valorem Tax Levy on all taxable, tangible real estate and personal property within the city limits of the City; providing the purpose thereof; setting the tax rate thereof; authorizing the collection thereof; fixing the effective date thereof.

Wall moved and Evans seconded that the Council approve the first reading of Council Bill No. 6726 and that it be passed to the second reading. Motion carried as follows: Yea: (8) Adkins, Evans, Mitchell, Mizell, Mutchler, Wall, Jordan, and Garner; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Jordan moved and Adkins seconded that the Council approve the second and final reading of Council Bill No. 6726 and that the roll be called for the approval and passage of said bill. Motion carried as follows: Yea: (8) Evans, Mitchell, Mizell, Mutchler, Wall, Jordan, Garner, and Adkins; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Mayor Carr declared Council Bill No. 6726 duly passed and approved and that it be entered among City Records as Ordinance No. 6971.

COUNCIL BILL NO. 6727- 2024 TAX LEVY, SPECIAL BUSINESS DISTRICT AD VALOREM

An Ordinance by the City Council of the City of Lebanon, Laclede County, Missouri, (hereinafter referred to as "City") authorizing the 2024 Lebanon Special Business District Ad Valorem Tax Levy on all taxable, tangible real estate and personal property within said district boundaries; providing the purpose thereof; setting the tax rate thereof; authorizing the collection thereof; fixing the effective date thereof.

Jordan moved and Mitchell seconded that the Council approve the first reading of Council Bill No. 6727 and that it be passed to the second reading. Motion carried as follows: Yea: (8) Mizell, Mutchler, Wall, Jordan, Garner, Adkins, Evans, and Mitchell; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Evans moved and Mutchler seconded that the Council approve the second and final reading of Council Bill No. 6727 and that the roll be called for the approval and passage of said bill. Motion carried as follows: Yea: (8) Mizell, Mutchler, Wall, Jordan, Garner, Adkins, Evans, and Mitchell; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Mayor Carr declared Council Bill No. 6727 duly passed and approved and that it be entered among City Records as Ordinance No. 6972.

COUNCIL BILL NO. 6728- APPROVAL, FISCAL YEAR 2024 AMENDED BUDGET

An Ordinance by the City Council of the City of Lebanon, Laclede County, Missouri, (hereinafter referred to as "City") approving the Fiscal Year 2024 Amended Budget.

Jordan moved and Mutchler seconded that the Council approve the first reading of Council Bill No. 6728 and that it be passed to the second reading. Motion carried as follows: Yea: (8) Mutchler, Wall, Jordan, Garner, Adkins, Evans, Mitchell, and Mizell; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Evans moved and Mutchler seconded that the Council approve the second and final reading of Council Bill No. 6728 and that the roll be called for the approval and passage of said bill. Motion carried as follows: Yea: (8) Mizell, Mutchler, Wall, Jordan, Garner, Adkins, Evans, and Mitchell; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Mayor Carr declared Council Bill No. 6728 duly passed and approved and that it be entered among City Records as Ordinance No. 6973.

COUNCIL BILL NO. 6729- APPROVAL, FINAL PLAT OF LEBANON EAGLE STOP PLAT NO. 1

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 Lebanon Eagle Stop, Plat No. 1 to the City of Lebanon, Laclede County, Missouri, known as 1850 W Elm Street.

Jordan moved and Evans seconded that the Council approve the first reading of Council Bill No. 6729 and that it be passed to the second reading. Motion carried as follows: Yea: (8) Wall, Jordan, Garner, Adkins, Evans, Mitchell, Mizell, and Mutchler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Mizell moved and Adkins seconded that the Council approve the second and final reading of Council Bill No. 6729 and that the roll be called for the approval and passage of said bill. Motion carried as follows: Yea: (8) Jordan, Garner, Adkins, Evans, Mitchell, Mizell, Mutchler, and Wall; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Mayor Carr declared Council Bill No. 6729 duly passed and approved and that it be entered among City Records as Ordinance No. 6974.

COUNCIL BILL NO. 6730- APPROVAL, FINAL PLAT OF REPLAT OF LOT 1 AND THE EAST HALF OF LOT 2 IN BLOCK 3 OF HOUGH'S 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 Lot 1 and the East Half of Lot 2 in Block 3 of Hough's Addition to the City of Lebanon, Laclede County, Missouri, known as 870 East Street.

Wall moved and Evans seconded that the Council approve the first reading of Council Bill No. 6730 and that it be passed to the second reading. Motion carried as follows: Yea: (8) Garner, Adkins, Evans, Mitchell, Mizell, Mutchler, Wall, and Jordan; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Mitchell moved and Mutchler seconded that the Council approve the second and final reading of Council Bill No. 6730 and that the roll be called for the approval and passage of said bill. Motion carried as follows: Yea: (8) Adkins, Evans, Mitchell, Mizell, Mutchler, Wall, Jordan, and Garner; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Mayor Carr declared Council Bill No. 6730 duly passed and approved and that it be entered among City Records as Ordinance No. 6975.

COUNCIL BILL NO. 6731- APPROVAL, FINAL PLAT OF NORTH 5 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 North 5 Subdivision to the City of Lebanon, Laclede County, Missouri, known as 25466 N Highway 5.

Wall moved and Evans seconded that the Council approve the first reading of Council Bill No. 6731 and that it be passed to the second reading. Motion carried as follows: Yea: (8) Evans, Mitchell, Mizell, Mutchler, Wall, Jordan, Garner, and Adkins; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Jordan moved and Garner seconded that the Council approve the second and final reading of Council Bill No. 6731 and that the roll be called for the approval and passage of said bill. Motion carried as follows: Yea: (8) Mitchell, Mizell, Mutchler, Wall, Jordan, Garner, Adkins, and Evans; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Mayor Carr declared Council Bill No. 6731 duly passed and approved and that it be entered among City Records as Ordinance No. 6976.

COUNCIL BILL NO. 6732- APPROVAL, REAL ESTATE CONTRACT OF 11.70 ACRES ON BECK LANE, BECK LANE LP

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 a Real Estate Contract between the City and Beck Lane LP for the Sale of 11.70 acres in the West Side Montgomery Subdivision.

Wall moved and Mitchell seconded that the Council approve the first reading of Council Bill No. 6732 and that it be passed to the second reading. Motion failed as follows: Yea: (0) None; Nay: (8) Adkins, Evans, Mitchell, Mizell, Mutchler, Wall, Jordan, and Garner; Abstain: (0) None; Absent: (0) None.

COUNCIL BILL NO. 6733- AGREEMENT, FEEDER CLEARING, LEBANON ARBORCARE

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 Lebanon ArborCare for Feeder Clearing Services for the Electric Department.

Jordan moved and Evans seconded that the Council approve the first reading of Council Bill No. 6733 and that it be passed to the second reading. Motion carried as follows: Yea: (8)

Mutchler, Wall, Jordan, Garner, Adkins, Evans, Mitchell, and Mizell; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Mitchell moved and Mizell seconded that the Council approve the second and final reading of Council Bill No. 6733 and that the roll be called for the approval and passage of said bill. Motion carried as follows: Yea: (8) Wall, Jordan, Garner, Adkins, Evans, Mitchell, Mizell, and Mutchler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Mayor Carr declared Council Bill No. 6733 duly passed and approved and that it be entered among City Records as Ordinance No. 6977.

COUNCIL BILL NO. 6734- PURCHASE, TRANSFORMERS, DEDICATED SERVICES INCORPORATED

An Ordinance by the City Council of the City of Lebanon, Laclede County, Missouri, (hereinafter referred to as "City") authorizing the purchase of Transformers from Dedicated Services Incorporated (DSI) for the Electric Department.

Wall moved and Jordan seconded that the Council approve the first reading of Council Bill No. 6734 and that it be passed to the second reading. Motion carried as follows: Yea: (8) Jordan, Garner, Adkins, Evans, Mitchell, Mizell, Mutchler, and Wall; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Evans moved and Mizell seconded that the Council approve the second and final reading of Council Bill No. 6734 and that the roll be called for the approval and passage of said bill. Motion carried as follows: Yea: (8) Garner, Adkins, Evans, Mitchell, Mizell, Mutchler, Wall, and Jordan; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Mayor Carr declared Council Bill No. 6734 duly passed and approved and that it be entered among City Records as Ordinance No. 6978.

COUNCIL BILL NO. 6735- AGREEMENT, CONSULTANT AGREEMENT FOR TEMPORARY FINANCE DIRECTOR

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 a Consultant Agreement between the City and Jenna Woods to serve as the Temporary Finance Director for the City of Lebanon.

Jordan moved and Mitchell seconded that the Council approve the first reading of Council Bill No. 6735 and that it be passed to the second reading. Motion carried as follows: Yea: (8) Adkins, Evans, Mitchell, Mizell, Mutchler, Wall, Jordan, and Garner; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Wall moved and Adkins seconded that the Council approve the second and final reading of Council Bill No. 6735 and that the roll be called for the approval and passage of said bill. Motion carried as follows: Yea: (8) Evans, Mitchell, Mizell, Mutchler, Wall, Jordan, Garner, and Adkins; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Mayor Carr declared Council Bill No. 6735 duly passed and approved and that it be entered among City Records as Ordinance No. 6979.

COMMENTS

Downtown Business District Director Sarah Stewart- reported that Lebanon Missouri Mainstreet was the Comprehensive Placemaking 2024 winner for its new downtown arches. Out of 72 communities who participate in the Missouri Main Street Program, Lebanon was one of only 14 communities recognized for exemplary work in downtown revitalization.

Electric Superintendent Travis Long- reported his department was putting together a plan to replace aging trucks which slowed down due to COVID. City Administrator Mike Schumacher stated there would be a fire truck and a digger truck on the next agenda for Council's consideration.

Councilwoman Mitchell- thanked Finance Director Kat Gill for her hard work and her patience with her when she asked questions. Mitchell said Gill would be missed.

Mayor Carr- said he echoed Councilwoman Mitchell's comments and thanked Finance Director Kat Gill for everything she did for the City. He then announced the upcoming meeting schedule.

ADJOURNMENT

Mayor Carr declared the meeting adjourned at 7:44 pm.

ATTEST:

  
City Clerk Laina Starnes

  
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Mayor Jared Carr  
Minutes Approved August 26, 2024