

CITY OF LEBANON
CITY COUNCIL REGULAR MEETING
TUESDAY, APRIL 28, 2026
CITY HALL, STANLEY H. ALLEN COUNCIL CHAMBERS, 401 SOUTH JEFFERSON, 6:30 PM
“TENTATIVE AGENDA”

1. Call to Order, Roll Call, and Declaration of Quorum
2. Invocation - Don Anderson, Emergency Services Chaplain
3. Pledge of Allegiance
4. Public Comments
5. Discussions and Presentations
 - a. Mayor Lyle Anderson Gold Leaf Awards
 - b. Local Government Week Proclamation
 - c. Board of Public Works Update
6. Consent Agenda
 - a. Approval of Minutes
 - I. April 13, 2026, Work Session
 - II. April 13, 2026, Regular Meeting
 - b. Midway Moonshine Mash-Up Parade Permit, 05-08-2026
7. Public Hearing
 - a. Replat of the Amended Final Plat of Cedar Ridge of Lebanon (500 Block of West Fremont Road)
 - b. Final Plat of Donnelly Addition No. 3 (812 N Adams Ave)
 - c. Replat of Lot 3- Solar Farm Subdivision (1001 Utah Street)
 - d. Final Plat of Ridge Creek Phase 3 Subdivision (1500 Block of Rolling Hills Road)
 - e. Rezone from RS-1 Residential to RS-2 Residential located in the 20800 Block of Ostrich Drive
 - f. Rezone from RS-2 Residential to RS-3 Residential located in the 2400 Block of Highway 5
8. Resolutions
 - a. Resolution No. 26-R-025- A Resolution by the City Council of Lebanon, Missouri, approving a Task Order with Surveying and Mapping, LLC for Stormwater Mapping Updates. (Assistant Public Works Director Tammy Young)
9. Ordinances
Second Reading

You can obtain a copy of this notice and view the full agenda packet online at www.lebanonmissouri.org. If you require a paper copy of this notice, please [email the Custodian of Records](#) or call at 417-991-2360.

- a. None

First and Second Reading

- a. Council Bill No. 7020- An Ordinance by the City Council of Lebanon, Missouri, approving the Replat of the amended Final Plat of Cedar Ridge of Lebanon to the City of Lebanon, Laclede County, Missouri. (Code Administrator Christina Wagner)
- b. Council Bill No. 7021- An Ordinance by the City Council of Lebanon, Missouri, approving the Final Plat of Donnelly Addition No. 3 to the City of Lebanon, Laclede County, Missouri. (Code Administrator Christina Wagner)
- c. Council Bill No. 7022- An Ordinance by the City Council of Lebanon, Missouri, approving the Final Plat of Replat of Lot 3- Solar Farm Subdivision to the City of Lebanon, Laclede County, Missouri. (Code Administrator Christina Wagner)
- d. Council Bill No. 7023- An Ordinance by the City Council of Lebanon, Missouri, approving the Final Plat of Ridge Creek Phase 3 Subdivision to the City of Lebanon, Laclede County, Missouri. (Code Administrator Christina Wagner)

First Reading

- a. Council Bill No. 7024- An Ordinance by the City Council of Lebanon, Missouri, amending the City of Lebanon, Missouri, Zoning District Map by approving the rezoning of two lots located in the 20800 Block of Ostrich Drive from RS-1 Residential to RS-2 Residential. (Code Administrator Christina Wagner)
- b. Council Bill No. 7025- An Ordinance by the City Council of Lebanon, Missouri, amending the City of Lebanon, Missouri, Zoning District Map by approving the rezoning of fifty lots located in the Aero Landing Phase 1 Subdivision from RS-2 Residential to RS-3 Residential. (Code Administrator Christina Wagner)

10. Comments

- a. Staff
- b. City Counselor
- c. City Administrator
- d. Council
- e. Mayor

11. Adjournment

CITY OF LEBANON
CITY COUNCIL WORK SESSION MINUTES
APRIL 13, 2026

BE IT REMEMBERED that the City Council of the City of Lebanon, Missouri, met in Work Session on April 13, 2026 at 6:00 PM in the Council Chambers at City Hall located at 401 South Jefferson.

Call to Order, Roll Call, and Declaration of Quorum

Upon roll call, the following officers were present: Mike Evans, Sheila Mitchell, Dan Mizell, Jeff Mutchler, Randy Wall, Chuck Jordan, Bob Garner, and Mayor Jared Carr. Absent: None.

A quorum was declared.

Staff members and others in attendance: City Administrator Troy Schulte, Public Works Director Richard Shockley, Police Chief Jerry Harrison, Fire Chief Sam Schneider, Human Resource Director Kathy Milliken, Facilities Director Shawn Williams, Assistant Public Works Director Mike Moore, Assistant Public Works Director Tammy Young, Electric Superintendent Travis Long, Code Administrator Christina Wagner, IT/Airport Director Jarrad Schomaker, Communications Manager Derek Gean, Deputy City Clerk Melissa Richardson, City Clerk Lacey Brackett, and Police Department Personnel.

Discussions and Presentations

Police Department Awards

Police Chief Jerry Harrison presented the Officer of the Year Award to Shea Dracoules, noting that he is recognized as a supportive teammate and a valuable asset to the department. Harrison added that Dracoules was selected by both his peers and leadership. He also presented the Employee of the Year Award to Angela Pollreisz, describing her as a trusted colleague who consistently demonstrates a strong team-oriented attitude

Lebanon/Laclede County Historical Museum and Society

President of the Lebanon/Laclede County Historical Museum and Society Noah Smothers shared updates on a historical preservation project currently underway. Smothers provided background on the historic Benton stagecoach log home, explaining that it was built by and housed one of the first families to settle in Laclede County.

Smothers said he would like the log home to become part of the Historic Route 66 experience and asked the City to consider locating it behind the Civic Center, on the backside stretching from Washington Street to Palmer Drive. He noted the structure could serve as both a visitor center and an educational facility that would promote local heritage awareness.

Smothers added that fundraising efforts are underway to cover the significant cost of relocating the cabin and asked the City to consider the request.

Mayor Carr stated the City would be willing to conduct a survey to determine whether the Civic

Center site would be a viable location for placement of the cabin.

Round Table Discussion

Councilmember Dan Mizell inquired how the cabin project would align with the Lebanon 2040 Plan. City Administrator Troy Schulte responded that the plan includes very little related to historical preservation.

Adjournment

Mayor Carr declared the meeting adjourned at 6:32 p.m.

ATTEST:

Mayor Jared Carr

City Clerk Lacey Brackett

Minutes Approved

CITY OF LEBANON
CITY COUNCIL REGULAR MEETING MINUTES
APRIL 13, 2026

BE IT REMEMBERED that the City Council of the City of Lebanon, Missouri, met in Regular Session on April 13, 2026 at 6:30 PM in the Council Chambers at City Hall located at 401 South Jefferson.

Call to Order, Roll Call, and Declaration of Quorum

Upon roll call, the following Officers were present: Mike Evans, Sheila Mitchell, Dan Mizell, Jeff Mutchler, Randy Wall, Chuck Jordan, Bob Garner, and Mayor Jared Carr. Absent: None.

A quorum was declared.

Staff members and others in attendance: City Administrator Troy Schulte, Public Works Director Richard Shockley, Police Chief Jerry Harrison, Fire Chief Sam Schneider, Human Resource Director Kathy Milliken, Facilities Director Shawn Williams, Assistant Public Works Director Mike Moore, Assistant Public Works Director Tammy Young, Electric Superintendent Travis Long, Code Administrator Christina Wagner, IT/Airport Director Jarrad Schomaker, Communications Manager Derek Gean, Deputy City Clerk Melissa Richardson, City Clerk Lacey Brackett, and City Counselor Chris Allen.

Invocation - Don Anderson, Emergency Services Chaplain

The invocation was given by Don Anderson, an Emergency Services Chaplain.

Pledge of Allegiance

The pledge of allegiance was led by Mayor Carr.

Public Comments

There were no public comments.

Consent Agenda

Chuck Jordan moved and Mike Evans seconded that the Council approve the Consent Agenda as follows. Motion carried as follows: Yea: (7) Mike Evans, Sheila Mitchell, Dan Mizell, Jeff Mutchler, Randy Wall, Chuck Jordan, Bob Garner; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

- a. Approval of Minutes
 - I. March 23, 2026, Work Session
 - II. March 23, 2026, Regular Meeting
- b. Approval of Warrants
- c. Disposition of Records- (Disposition Spreadsheet Attached to these Minutes)

d. Downtown Business District Street Closure Requests

- May 1, 2026, First Friday Ribbon Cutting and Live Music
- May 4, 2026, Lightsaber Meetup Event
- May 8, 2026, Midway Moonshine Mashup and Downtown Auto Jam
- May 23, 2026, Downtown Summer Kickoff and Foam Party
- May 30, 2026, Dinner Under the Downtown Lights
- August 7, 2026, First Friday Concert
- September 4, 2026, First Friday Concert
- October 2, 2026, First Friday Concert
- October 31, 2026, Trick or Treat on Commercial
- December 11, 2026, Christmas on Commercial

e. Secondary Street Closure Request

- I. Walk 4 Life, 04-21-2026

f. Resolution No. 26-R-017- A Resolution by the City Council of Lebanon, Missouri, recognizing April 2026 as "Fair Housing Month."

Public Hearing

Sheila Mitchell moved and Dan Mizell seconded that the Council move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (7) Mike Evans, Sheila Mitchell, Dan Mizell, Jeff Mutchler, Randy Wall, Chuck Jordan, Bob Garner; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Final Plat of Replat of Lot 1 and the East Half of Lot 2 in Block 3 of Hough's Addition (880 East Street)

Code Administrator Christina Wagner explained this was a replat property at 880 East Street involving Lot 1 and part of Lot 2 in Block 3 of Hughes Addition. The property was originally approved by Planning and Zoning in July for a replat dividing one lot into two lots. It later returned in May 2025 for approval to add 29 feet of abandoned railroad property to Lot 1A. However, no deed was ever provided to legally transfer that abandoned railroad land. Because of that, the added 29 feet is considered invalid and must be removed. Planning and Zoning approved an updated plat on April 9, 2026, and staff recommended reverting to the original plat without the additional railroad property.

Final Plat of Replat of all of Lot 5 and Part of Lots 4 and 6, Block 9 Magnetic Addition (445 Polk Avenue)

Code Administrator Christina Wagner presented a request to replat property at 445 Poke Avenue in Magnetic Addition Block 9, changing the site from three lots into two lots to allow for new residential construction. Wagner shared that Planning and Zoning approved the plat with the condition that a burned structure on the property be removed within 60 days, which has been removed. Wagner also advised that an error in the lot labeling was also corrected by the surveyor, renaming the parcels as Lots 1A and 2A.

Chuck Jordan moved and Jeff Mutchler seconded that the Council move out of Public Hearing and

back into Regular Session. Motion carried as follows: Yea: (7) Mike Evans, Sheila Mitchell, Dan Mizell, Jeff Mutchler, Randy Wall, Chuck Jordan, Bob Garner; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Resolutions

Resolution No. 26-R-018- A Resolution by the City Council of Lebanon, Missouri, authorizing the purchase of a Zero-Turn Lawn Mower from Fohn Furniture and Lawn LLC.

Randy Wall moved and Jeff Mutchler seconded that the Council approve Resolution No. 2026-R-018. Motion carried as follows: Yea: (7) Mike Evans, Sheila Mitchell, Dan Mizell, Jeff Mutchler, Randy Wall, Chuck Jordan, Bob Garner; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Resolution No. 26-R-019- A Resolution by the City Council of Lebanon, Missouri, approving an agreement with True Construction for the installation of ADA Compliant Access Ramps at the Cowan Civic Center.

Jeff Mutchler moved and Dan Mizell seconded that the Council table Resolution No. 2026-R-019 until more information could be provided. Motion carried as follows: Yea: (7) Mike Evans, Sheila Mitchell, Dan Mizell, Jeff Mutchler, Randy Wall, Chuck Jordan, Bob Garner; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Resolution No. 26-R-020- A Resolution by the City Council of Lebanon, Missouri authorizing an extension to the completion timeline for the Redevelopment Agreement with Headley Enterprises, LLC, of the Elm Street Corridor Chapter 353 Redevelopment Project.

Dan Mizell moved and Chuck Jordan seconded that the Council approve Resolution No. 2026-R-020. Motion carried as follows: Yea: (7) Mike Evans, Sheila Mitchell, Dan Mizell, Jeff Mutchler, Randy Wall, Chuck Jordan, Bob Garner; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Resolution No. 26-R-021- A Resolution by the City Council of Lebanon, Missouri, authorizing the purchase of Electric Material from Fletcher Reinhardt and Jerry's Electric for the Fremont Apartment Project Development.

Randy Wall moved and Jeff Mutchler seconded that the Council approve Resolution No. 2026-R-021. Motion carried as follows: Yea: (7) Mike Evans, Sheila Mitchell, Dan Mizell, Jeff Mutchler, Randy Wall, Chuck Jordan, Bob Garner; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Resolution No. 26-R-022- A Resolution by the City Council of Lebanon, Missouri approving a Mutual Aid Agreement with Kansas City, Missouri Board of Police Commissioners and a Mutual Aid Payment Agreement with KC2026.

Sheila Mitchell moved and Chuck Jordan seconded that the Council approve Resolution No. 2026-R-022. Motion carried as follows: Yea: (7) Mike Evans, Sheila Mitchell, Dan Mizell, Jeff

Mutchler, Randy Wall, Chuck Jordan, Bob Garner; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Resolution No. 26-R-023- A Resolution by the City Council of Lebanon, Missouri, approving a Work Order Agreement for Engineering Design Services with Allgeier, Martin and Associates, for the Glencastle Well House.

Chuck Jordan moved and Jeff Mutchler seconded that the Council approve Resolution No. 2026-R-023. Motion carried as follows: Yea: (7) Mike Evans, Sheila Mitchell, Dan Mizell, Jeff Mutchler, Randy Wall, Chuck Jordan, Bob Garner; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Ordinances

Second Reading

Council Bill No. 7014- An Ordinance by the City Council of Lebanon, Missouri, amending Chapter 10 Businesses Article VIII Pawnbrokers, to address pawnbroker business regulations.

Mike Evans moved and Dan Mizell seconded that the Council approve the second and final reading of the Council Bill as presented and that the roll be called for the approval and passage of said bill. Motion carried as follows: Yea: (7) Mike Evans, Sheila Mitchell, Dan Mizell, Jeff Mutchler, Randy Wall, Chuck Jordan, Bob Garner; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Mayor Carr declared Council Bill No. 7014 duly passed and approved and that it be entered among City Records as Ordinance No. 26-045

First and Second Reading

Council Bill No. 7015- An Ordinance by the City Council of Lebanon, Missouri, approving 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.

Randy Wall moved and Sheila Mitchell seconded that the Council approve the first reading of this Council Bill and that it be passed to the second reading. Motion carried as follows: Yea: (7) Mike Evans, Sheila Mitchell, Dan Mizell, Jeff Mutchler, Randy Wall, Chuck Jordan, Bob Garner; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Dan Mizell moved and Mike Evans seconded that the Council approve the second and final reading of this Council Bill and that the roll be called for the approval and passage of this bill. Motion carried as follows: Yea: (7) Mike Evans, Sheila Mitchell, Dan Mizell, Jeff Mutchler, Randy Wall, Chuck Jordan, Bob Garner; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Mayor Carr declared Council Bill No. 7015 duly passed and approved and that it be entered

among City Records as Ordinance No. 26-046.

Council Bill No. 7016- An Ordinance by the City Council of Lebanon, Missouri, approving the Final Plat of Replat of all of Lot 5 and part of Lots 4 and 6, Block 9 Magnetic Addition to the City of Lebanon, Laclede County, Missouri.

Chuck Jordan moved and Dan Mizell seconded that the Council approve the first reading of this Council Bill and that it be passed to the second reading. Motion carried as follows: Yea: (7) Mike Evans, Sheila Mitchell, Dan Mizell, Jeff Mutchler, Randy Wall, Chuck Jordan, Bob Garner; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Mike Evans moved and Jeff Mutchler seconded that the Council approve the second and final reading of this Council Bill and that the roll be called for the approval and passage of this bill. Motion carried as follows: Yea: (7) Mike Evans, Sheila Mitchell, Dan Mizell, Jeff Mutchler, Randy Wall, Chuck Jordan, Bob Garner; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Mayor Carr declared Council Bill No. 7016 duly passed and approved and that it be entered among City Records as Ordinance No. 26-047.

Council Bill No. 7017- An Ordinance by the City Council of Lebanon, Missouri, approving a Ground Space Lease Agreement between the City and Hangar Four LLC for the use of Ground Space located at the Floyd W. Jones Lebanon Regional Airport.

Randy Wall moved and Chuck Jordan seconded that the Council approve the first reading of this Council Bill and that it be passed to the second reading. Motion carried as follows: Yea: (7) Mike Evans, Sheila Mitchell, Dan Mizell, Jeff Mutchler, Randy Wall, Chuck Jordan, Bob Garner; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Sheila Mitchell moved and Dan Mizell seconded that the Council approve the second and final reading of this Council Bill and that the roll be called for the approval and passage of this bill. Motion carried as follows: Yea: (7) Mike Evans, Sheila Mitchell, Dan Mizell, Jeff Mutchler, Randy Wall, Chuck Jordan, Bob Garner; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Mayor Carr declared Council Bill No. 7017 duly passed and approved and that it be entered among City Records as Ordinance No. 26-048.

Council Bill No. 7018- An Ordinance by the City Council of Lebanon, Missouri, approving an Agreement with Lexipol LLC for performance management software for the Police Department.

Chuck Jordan moved and Mike Evans seconded that the Council approve the first reading of this Council Bill and that it be passed to the second reading. Motion carried as follows: Yea: (7) Mike Evans, Sheila Mitchell, Dan Mizell, Jeff Mutchler, Randy Wall, Chuck Jordan, Bob Garner; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Mike Evans moved and Randy Wall seconded that the Council approve the second and final reading of this Council Bill and that the roll be called for the approval and passage of this bill. Motion carried as follows: Yea: (7) Mike Evans, Sheila Mitchell, Dan Mizell, Jeff Mutchler, Randy Wall, Chuck Jordan, Bob Garner; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Mayor Carr declared Council Bill No. 7018 duly passed and approved and that it be entered among City Records as Ordinance No. 26-049.

Council Bill No. 7019- An Ordinance by the City Council of Lebanon, Missouri, approving an Agreement with Burns and McDonnell to provide professional engineering services for a Well Siting Evaluation.

Sheila Mitchell moved and Chuck Jordan seconded that the Council approve the first reading of this Council Bill and that it be passed to the second reading. Motion carried as follows: Yea: (7) Mike Evans, Sheila Mitchell, Dan Mizell, Jeff Mutchler, Randy Wall, Chuck Jordan, Bob Garner; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Dan Mizell moved and Jeff Mutchler seconded that the Council approve the second and final reading of this Council Bill and that the roll be called for the approval and passage of this bill. Motion carried as follows: Yea: (7) Mike Evans, Sheila Mitchell, Dan Mizell, Jeff Mutchler, Randy Wall, Chuck Jordan, Bob Garner; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Mayor Carr declared Council Bill No. 7019 duly passed and approved and that it be entered among City Records as Ordinance No. 26-050.

First Reading

None

Comments

Human Resource Director Kathy Milliken shared with Council that on Wednesday, April 15th from 4 to 6, OTC is holding an open house for the Medical Simulation Lab and they are welcome to attend.

Police Chief Jerry Harrison reported that the department's co-responder program is set to begin on May 11th, and shared that the 911 director is resigning, and a replacement candidate would be presented to the county commission. Harrison also advised that the department received the Blue Shield Community recognition for a second consecutive year, with grant funding expected in June or July, and last year the funding was used to help upgrade computers and patrol vehicles.

Public Works Director Richard Schockley reported that they received the stormwater study for Indian Creek, and staff was not fully satisfied with the proposed solution due to significant impacts on nearby properties, particularly residents' backyards. He shared that he plans to look into making further adjustments to make less of an impact to the neighboring property owners.

City Administrator Troy Schulte recognized multiple staff efforts, including the facilities team for installing banners along major roads such as Route 66 and Jefferson. He also commended the streets department for quickly installing new Route 66 signage, with additional traffic signal pole signs still on order. Schulte further acknowledged City Clerk Lacey Brackett and Representative Knight for their work on securing the liquor license for the golf course, noting the process had been ongoing since October.

Councilman Chuck Jordan shared that Route 66 hosted the Bunion Derby and had approximately 80 runners completed the race.

Councilwoman Sheila Mitchell inquired about the phone system, advising when she called the non-emergency line, it routed her to central dispatch.

Mayor Carr commended the Officer and Employee of the Year and provided an update on Council meetings, noting that April 27 and May 11 are the next scheduled Council meetings. He also provided upcoming meeting and event updates, including a budget work session scheduled for June 4 at 5:00 p.m. and that there will be no additional work sessions in June. Mayor Carr also mentioned the Diamond Rio concert scheduled for April 25 at the Civic Center, sharing that doors will open at 5:00 p.m., with a local band and choir performing at 6:00 p.m. and the main band beginning at 7:00 p.m.

Resolution for the Acceptance of the 2026 General Municipal Election Results

Resolution No. 26-R-024- A Resolution by the City Council of Lebanon, Missouri, approving and accepting the Laclede County Clerk's official results of the April 7, 2026, General Municipal Election for the City.

Chuck Jordan moved and Bob Garner seconded that the Council approve Resolution No. 2026-R-024. Motion carried as follows: Yea: (7) Mike Evans, Sheila Mitchell, Dan Mizell, Jeff Mutchler, Randy Wall, Chuck Jordan, Bob Garner; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Recognition of Retiring Council

Mayor Carr recognized Councilwoman Sheila Mitchell and the late Councilman Gib Adkins and presented the Silver Leaf Award to Mitchell and Angie Adkins, Gib Adkins' wife.

Councilwoman Sheila Mitchell expressed gratitude for the opportunity to serve over the past decade. She praised city staff for their support, responsiveness, and dedication. Mitchell also shared appreciation for the relationships built and the ability to rely on staff throughout her time on council.

Adjournment of Retiring Council

Mayor Carr declared the meeting adjourned at 7:21 p.m.

Oath of Office for Newly Elected Officials

City Clerk Lacey Brackett administered the oaths of office to newly elected Councilman Jaret Scharnhorst, Councilman Joe Berkich, Councilman Jeff Mutchler, and Councilman Chuck Jordan.

Call to Order, Roll Call, and Declaration of Quorum

Upon roll call, the following Officers were present: Jaret Scharnhorst, Mike Evans, Joe Berkich, Dan Mizell, Jeff Mutchler, Randy Wall, Chuck Jordan, Bob Garner, and Mayor Carr. Absent: None.

A quorum was declared.

Election of Mayor Pro Tem

Mayor Carr opened the floor for nominations for Mayor Pro Tem.

Jeff Mutchler nominated Bob Garner for Mayor Pro Tem and Dan Mizell seconded. No other nominations were received. Therefore, Chuck Jordan moved that nominations cease and the motion was seconded by Randy Wall. Nominations ceased and Bob Garner was named Mayor Pro Tem by acclamation.

Adjournment

Mayor Carr declared the meeting adjourned at 7:24 p.m.

ATTEST:

Mayor Jared Carr

City Clerk Lacey Brackett

Minutes Approved



CITY OF LEBANON

Parade Permit Application

401 S Jefferson Ave Lebanon, MO 65536

Phone (417)-532-2156

Applicant/Contact
Name

Chet Horman

Group Name

Midway Moonshine Mash-up

Contact Phone Number

417-718-5407

Application Date

4-6-2026

Parade Information

Parade Date

5-8-2026

Time of Parade

12 PM

Number of Units

Number of People

100

Number of Bands

Number of Horses

0

Please Describe the
purpose of the parade
and brief description

Car event for Charity and cruise thru
~~Academy~~ Middle school

Parade Route Chosen
(Please Select only One)

US Rt. 66 Route ☐

North Route ☐

South Route ☒

Police Department Approval

Approval Signature

Jerry Harrison

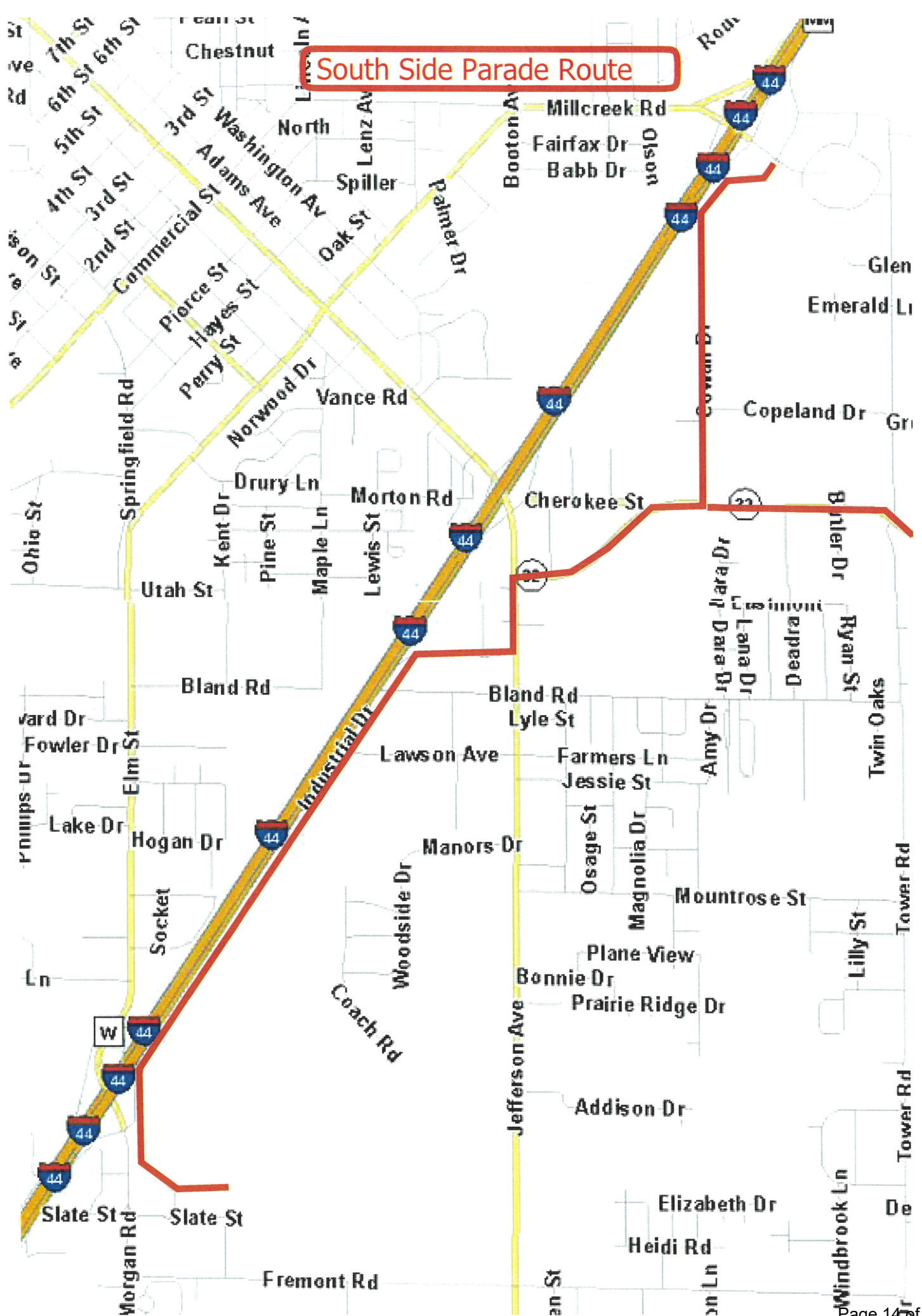
Printed Name

Jerry Harrison

Date

4-13-26

South Side Parade Route





To: City Council

Proposed for the Meeting Date of: April 28, 2026

Staff Informational Sheet

Topic: Replat of the Amended Final Plat of Cedar Ridge of Lebanon (500 Block of West Fremont Road)

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a replat of Cedar Ridge of Lebanon from one lot to two located in the 500 Block of W Fremont Road.

Background (problem/explanation):

The owner is wanting the lots split to have the tax abatement apply to the property where the apartments are already being constructed, which is on lot A. The owner has no immediate plans to develop Lot B.

The Planning and Zoning Commission approved this plat at the April 9, 2026, meeting with the revision to add ingress and egress easement for Lot A, as well as a stormwater easement for Lot A. The revisions have been completed and are reflected on the plat.

Staff Recommendation:

Staff recommends the approval of this plat.

Submitted By: Christina Wagner, Code Administrator

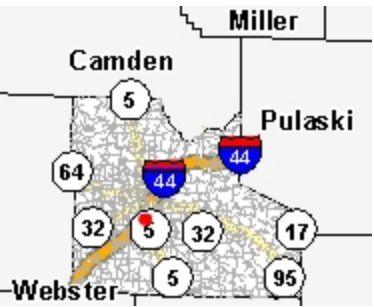
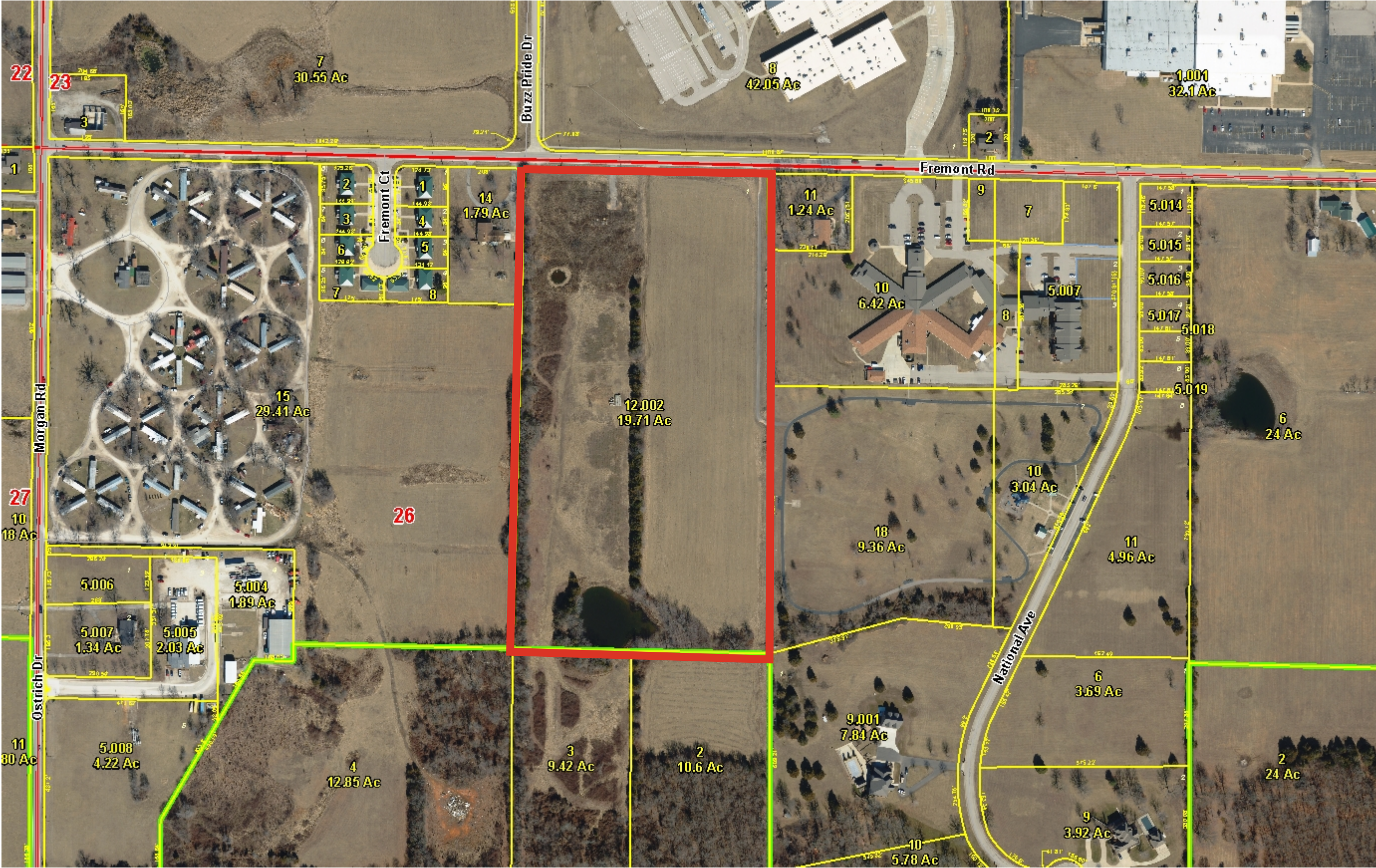
Department: Code Administration

Date:

ATTACHMENTS:

1. GIS MAP- 500 Blk of W Fremont-(Cedar Ridge)
2. Exhibit A- Finalized Cedar Ridge Plat

500 Blk of Cedar Ridge Subdivision



- Legend**
- Road
 - Interstate
 - State Highway
 - Street
 - Parcel
 - Lot Line
 - Corporate Limit Line
 - Section
 - County Boundary

Replat
Area

Replat from 1 lot
to 2 lots

1 in. = 262ft.



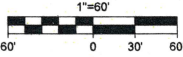
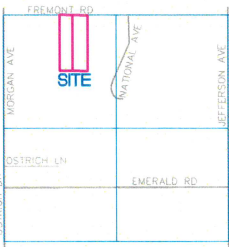
Notes

Zoned:
RS-1 Residential

524.6 0 262.29 524.6 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

RECORDER'S SPACE



BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE, FROM GPS OBSERVATIONS.

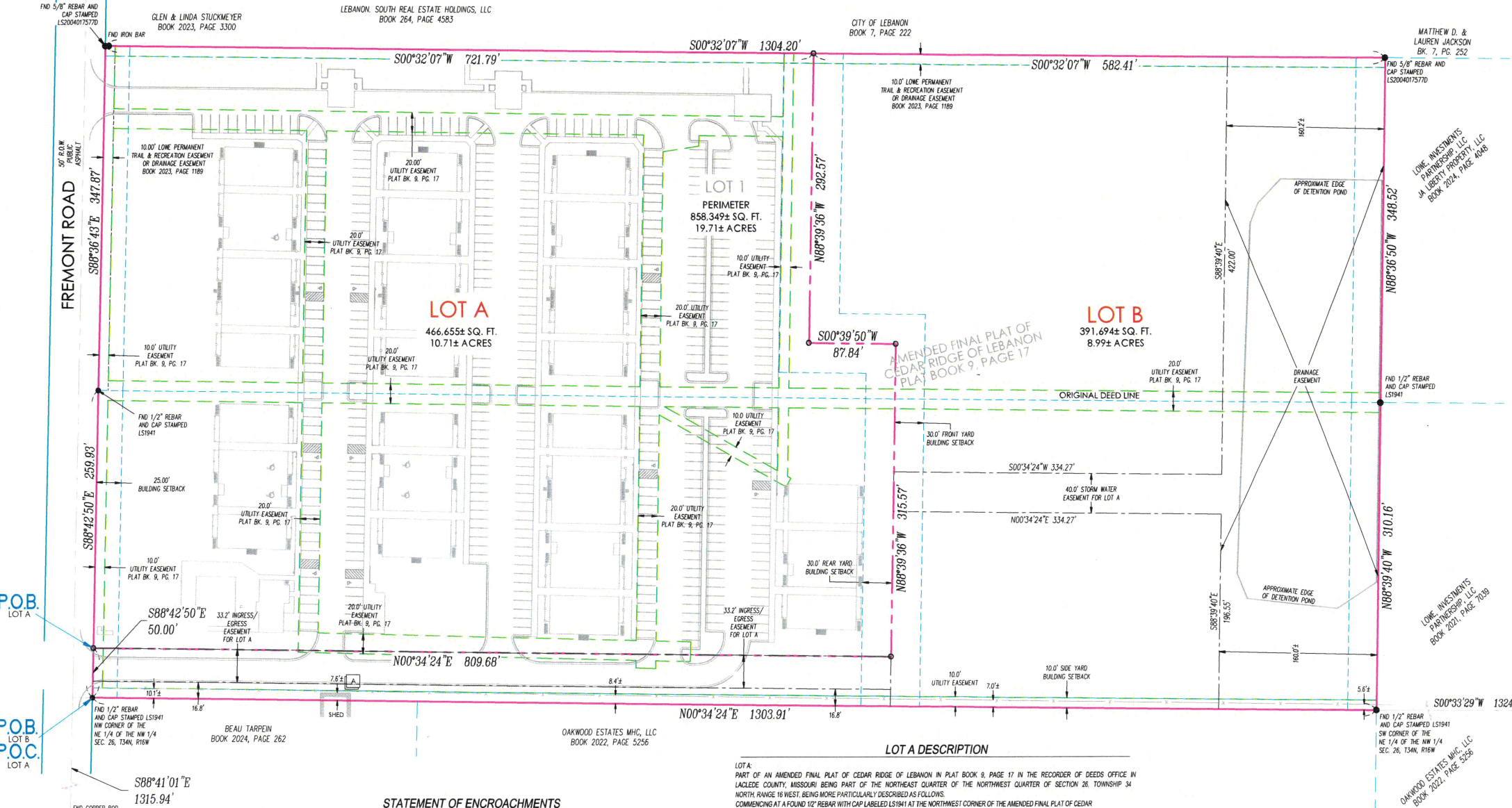
OWNER AND DEVELOPER
BRYAN LEBANON APARTMENTS, LLC
3809 E. NORMANDY STE. 104
SPRINGFIELD, MO 65804

PREPARED BY
GREGORY B. BOWERS, PLS
OWN, INC.
3213 WEST BYPASS
SPRINGFIELD, MO 65807

REPLAT OF THE AMENDED FINAL PLAT OF CEDAR RIDGE OF LEBANON

FROM PLAT BOOK 9, PAGE 17 IN THE LACLEDE COUNTY, MISSOURI RECORDERS OFFICE

BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST
CITY OF LEBANON, LACLEDE COUNTY, MISSOURI.



ZONING DATA
SUBJECT PROPERTY IS ZONED RS-1 (RESIDENTIAL DISTRICT).
MINIMUM YARD REQUIREMENTS:
FRONT: 30 FEET
SIDE: 10 FEET
REAR: 30 FEET

LEGEND

- POB. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- FWM RIGHT-OF-WAY MARKER
- P FOUND IRON PIN AS NOTED
- SET IRON PIN
- FENCE LINE
- NEW LOT LINE
- DRAINAGE EASEMENT

STATEMENT OF ENCROACHMENTS

ADJACENT SHED ENCROACHES ONTO THE SUBJECT PROPERTY WITHOUT THE BENEFIT OF AN EASEMENT PROVIDED OR SHOWN.

NOTES

SITE WATER SUPPLY TO BE WATER MAIN LINE LOCATED NORTH AND PARALLEL TO FREMONT ROAD.

SURVEYORS NOTE:

WITH THIS SURVEY WE DO NOT GUARANTEE THAT OWNERSHIP IS TO THE SURVEY LINES DEPICTED HEREON. THIS SURVEY IS A GRAPHIC REPRESENTATION OF THE OPINION OF THE SURVEYOR AS TO THE LOCATION OF THE RECORD DESCRIPTION, NO OPINION AS TO THE VALIDITY OF TITLE IS GIVEN OR IMPLIED.

REFERENCE SURVEY BY ROBERT SHOTTS DATED 08-24-2014 DWG # J8840

REFERENCE SURVEY BY ROBERT SHOTTS DATED 08-24-2014 DWG # J8841

UTILITY NOTE:

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. LOCATE NUMBER 21129265.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 29100218C, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2010 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS.

LOT A DESCRIPTION

LOT A: PART OF AN AMENDED FINAL PLAT OF CEDAR RIDGE OF LEBANON IN PLAT BOOK 9, PAGE 17 IN THE RECORDER OF DEEDS OFFICE IN LACLEDE COUNTY, MISSOURI, BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1/2" REBAR WITH CAP LABELED LS1941 AT THE NORTHWEST CORNER OF THE AMENDED FINAL PLAT OF CEDAR RIDGE OF LEBANON A SUBDIVISION IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION SOUTH 88°42'50" EAST, 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 88°42'50" EAST, 259.93 FEET TO A 1/2" REBAR WITH CAP LABELED LS1941; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 88°38'43" EAST, 347.87 FEET TO A 5/8" REBAR WITH CAP LABELED LS2004017570; THENCE ALONG THE EAST LINE OF SAID SUBDIVISION SOUTH 00°32'07" WEST, 1304.20 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE SOUTH 00°32'07" WEST, 582.41 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE SOUTH 00°32'07" WEST, 1304.20 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, BEARING BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE, CONTAINING 466,655 SQUARE FEET OR 10.71 ACRES MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT, BEARINGS BASED ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

LOT B DESCRIPTION

LOT B: PART OF A THE AMENDED FINAL PLAT OF CEDAR RIDGE OF LEBANON IN PLAT BOOK 9, PAGE 17 IN THE RECORDER OF DEEDS OFFICE IN LACLEDE COUNTY, MISSOURI, BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 1/2" REBAR WITH CAP LABELED LS1941 AT THE NORTHWEST CORNER OF THE AMENDED FINAL PLAT OF CEDAR RIDGE OF LEBANON A SUBDIVISION IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION SOUTH 88°42'50" EAST, 50.00 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 00°32'07" WEST, 1304.20 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID NORTH LINE SOUTH 00°32'07" WEST, 582.41 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID NORTH LINE SOUTH 00°32'07" WEST, 1304.20 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, BEARING BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE, CONTAINING 391,694 SQUARE FEET OR 8.99 ACRES MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT, BEARINGS BASED ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

RECORD DESCRIPTION

LOT 1: PART OF A TRACT OF LAND DESCRIBED IN BOOK 2025, PAGE 3428 AND BOOK 2025, PAGE 3139 IN THE RECORDER OF DEEDS OFFICE IN LACLEDE COUNTY, MISSOURI, BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND COPPER ROD AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST; THENCE ALONG THE NORTH LINE OF SAID SECTION 26, SOUTH 88°41'01" EAST, 1315.94 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE LEAVING SAID NORTH LINE AND ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SOUTH 00°34'24" WEST, 20.15 FEET TO A FOUND 1/2" REBAR WITH CAP LABELED LS1941 SAID REBAR ALSO BEING THE POINT OF BEGINNING, SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY OF FREMONT ROAD; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 88°42'50" EAST, 309.93 FEET TO A FOUND 1/2" REBAR WITH CAP LABELED LS1941; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 88°38'43" EAST, 347.87 FEET TO A FOUND 5/8" REBAR WITH A CAP LABELED LS2004017570; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 00°32'07" WEST, 1304.20 FEET TO A FOUND 5/8" REBAR WITH A CAP LABELED LS2004017570; THENCE NORTH 88°38'30" WEST, 348.52 FEET TO A FOUND 1/2" REBAR WITH A CAP LABELED LS1941; THENCE NORTH 88°38'40" WEST, 310.16 FEET TO A FOUND 5/8" REBAR WITH A CAP LABELED 1941 SAID REBAR BEING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST, THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER NORTH 00°34'24" EAST, 1303.91 FEET TO THE POINT OF BEGINNING, ALL LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, BEARING BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE, CONTAINING 858,349 SQUARE FEET OR 19.71 ACRES MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT, BEARINGS BASED ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

RECORDER'S CERTIFICATE

IN THE RECORDER'S OFFICE
STATE OF MISSOURI)
) SS
COUNTY OF LACLEDE)
AS RECORDER OF DEEDS OF SAID COUNTY, I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS ON THIS
DAY OF _____, 20____ A.D. AT O'CLOCK ____ M. DULY FILED FOR RECORD AND IS RECORDED
IN THE RECORDS OF THIS OFFICE IN BOOK _____, PAGE _____, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND
AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN THE CITY OF LEBANON, MISSOURI, THIS ____ DAY OF
20____ A.D.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WHEREAS, BRYAN LEBANON APARTMENTS, LLC, THE OWNERS OF THE PREMISES DESCRIBED ON THIS PLAT, HEREIN
CALLED THE DEDICATORS AND WHEREAS, DEDICATORS DESIRE TO SUBDIVIDE THE LAND AS SHOWN ON THIS PLAT WITH
SAID SUBDIVISION TO BE NAMED:

REPLAT OF AMENDED FINAL PLAT OF CEDAR RIDGE OF LEBANON

RIGHT-OF-WAY AND EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED TO PUBLIC USE AS SUCH.

MANAGING MEMBER OF BRYAN LEBANON APARTMENTS, LLC

DATE

NOTARY CERTIFICATE

STATE OF MISSOURI)
(SS)
COUNTY OF LACLEDE)
ON THIS ____ DAY OF _____, IN THE YEAR _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY
APPEARED _____, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THE HES/HE/THEY EXECUTED THE SAME FOR THE
PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
(NOTARY SEAL)

ACKNOWLEDGEMENT OF APPROVAL BY CITY COUNCIL

I, JARED CARR, MAYOR OF THE CITY OF LEBANON, MISSOURI, DO CERTIFY THAT THIS PLAT OF:

REPLAT OF THE AMENDED FINAL PLAT OF CEDAR RIDGE OF LEBANON

WAS DULY SUBMITTED TO THE CITY COUNCIL OF THE CITY OF LEBANON, HAVING BEEN APPROVED BY THE PLANNING AND
ZONING COMMISSION OF SAID CITY AND WAS APPROVED BY THE CITY COUNCIL AT A MEETING ON THE ____ DAY OF
_____, 20____ BY ORDINANCE NO. _____

JARED CARR, MAYOR

DATE

ATTEST

LACEY BRACKET, CITY CLERK

DATE

COUNTY AND CITY TAX RELEASE

STATE OF MISSOURI

I HEREBY CERTIFY THAT ALL PROPERTY TAXES OF THE COUNTY OF LACLEDE AND THE CITY OF LEBANON AGAINST THE
REAL ESTATE DESCRIBED ON THIS PLAT HAVE BEEN PAID IN FULL FOR 2025 AND ALL PRIOR YEARS

TONI MORRIS
COLLECTOR OF REVENUE
LACLEDE COUNTY, MISSOURI

DATE

SURVEYOR'S DECLARATION

KNOW ALL PARTIES BY THESE PRESENTS:
THAT I, GREGORY B. BOWERS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN
ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY OWN, INC. DATED JUNE 6, 2025 AND SIGNED BY RON W.
WALLACE P.L.S. NO. 2019015191 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED
OR WILL BE PLACED WITHIN 12 MONTHS AFTER RECORDING PLAT UNDER THE PERSONAL SUPERVISION OF GREGORY B.
BOWERS L.S. NO. 2672 IN ACCORDANCE WITH THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PROMULGATED
FOR THE STATE OF MISSOURI BY THE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND
SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. DATE OF
LAST REVISION APRIL 17, 2026.

OWN, INC. L.S. 62

BY:

GREGORY B. BOWERS
GREGORY B. BOWERS, L.S. NO. 2672



04-17-2026
DATE PREPARED

OWN
Engineering & Surveying

3213 S. West Bypass
Springfield, MO 65807
417.866.2741
www.own.com

FORMERLY ANDERSON ENGINEERING

FIELD: GS & BB
DRAWN: GAS
CHECKED: GBB

DATE: 04/13/2026
FIELD BK: -
JOB NO: 24SP10197

112151.DWG
SHEET 1 OF 1



To: City Council

Proposed for the Meeting Date of: April 28, 2026

Staff Informational Sheet

Topic: Final Plat of Donnelly Addition No. 3 (812 N Adams Ave)

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a final plat of a replat of Donnelly Addition from two lots to three lots located at 812 Adams Ave.

Background (problem/explanation):

This is an RS-2 residential zoned area.

Staff Recommendation:

Staff recommends approving this plat.

Submitted By: Christina Wagner, Code Administrator

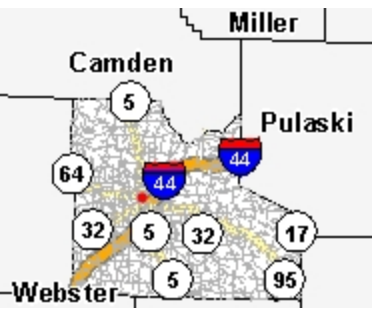
Department: Code Administration

Date:

ATTACHMENTS:

1. GIS Map- Donnelly Addition
2. Exhibit A- Donnelly Addition Plat

812 Adams Ave



- Legend**
- Road
 - Interstate
 - State Highway
 - Street
 - Parcel
 - Lot Line
 - Corporate Limit Line
 - Section
 - County Boundary

REPLAT
AREA

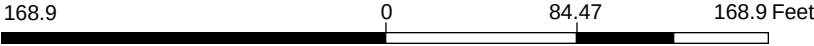
Replat from 2 lots
to 3 lots

1 in. = 85ft.



Notes

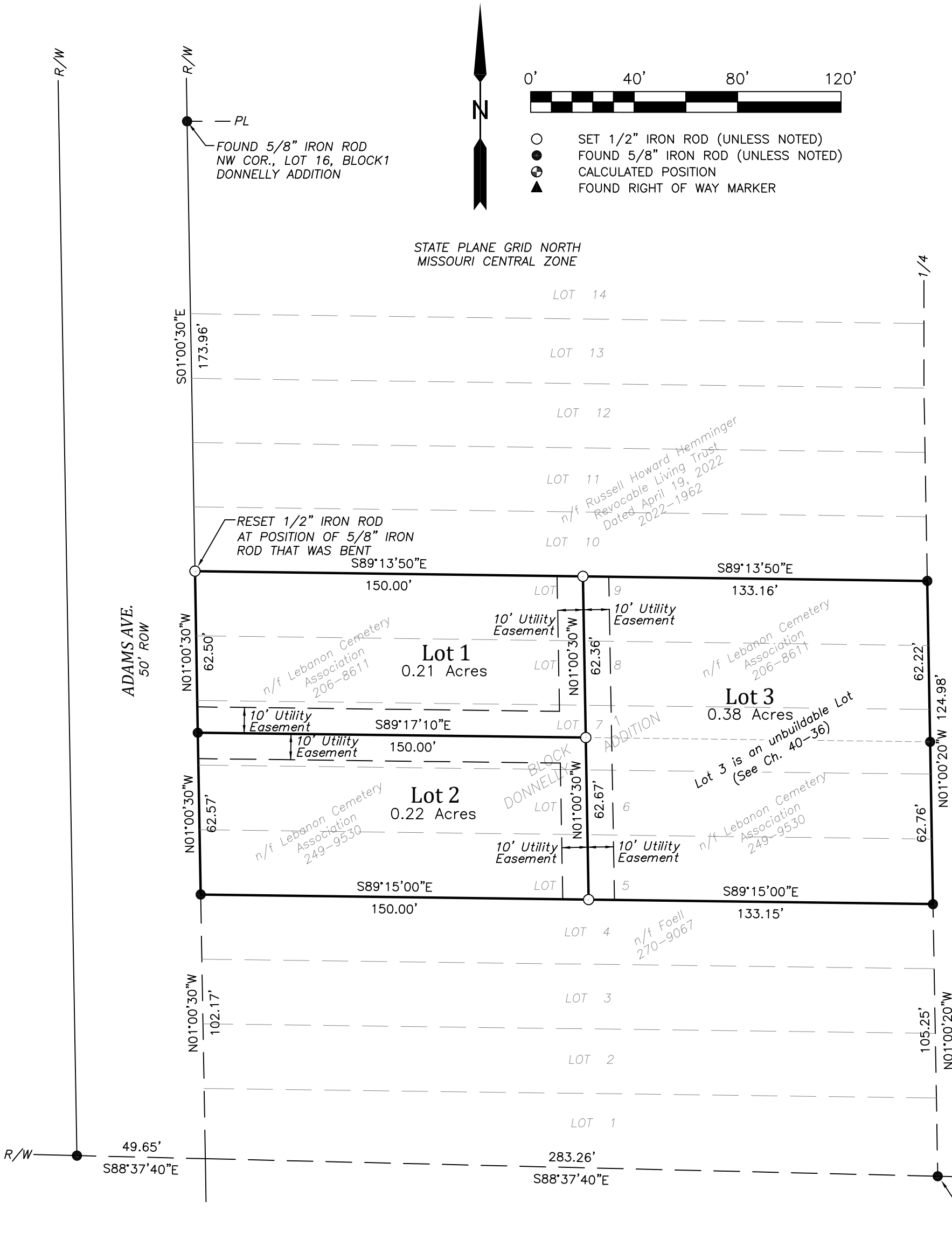
ZONED
RS-2
residential



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

FINAL PLAT OF
DONNELLY ADDITION NO. 3

A SUBDIVISION IN THE CITY OF LEBANON
BEING A RE-PLAT OF LOTS 5-9 OF BLOCK 1
DONNELLY ADDITION TO LEBANON, MISSOURI



DEDICATION

Whereas, The Lebanon Cemetery Association, the owners of the premises described on this plat, herein called the "Dedicator" and

Whereas, Dedicator desires to subdivide the land as shown on this plat with said subdivision to be named:

"FINAL PLAT OF DONNELLY ADDITION NO. 3"

Right-of-ways and easements as shown on this plat are dedicated to public use as such.

Jeff Stokes
The Lebanon Cemetery Association

Date

NOTARY CERTIFICATE

Jeff Stokes

State of _____ }
County of _____ } SS.

On this _____ day of _____, 2026, before me personally appeared Jeff Stokes of the Lebanon Cemetery Association, known to me to be persons who executed the within final plat and acknowledged to me that he executed the same for the purposes therein stated.

In testimony whereof, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

Notary Public

My Commission expires:

(Notary Seal)

MAYOR'S CERTIFICATE

I, Jared Carr, Mayor of the City of Lebanon, Missouri, do certify that this plat of:

"FINAL PLAT OF DONNELLY ADDITION NO. 3"

was duly submitted to the city council of the City of Lebanon, having been approved by the Planning and Zoning Commission of said city and was approved by the city council at a meeting held on the _____ day of _____, 2026 by ordinance no. _____

Jared Carr
Mayor, City of Lebanon

Attest: Lacey Brackett
City Clerk, City of Lebanon

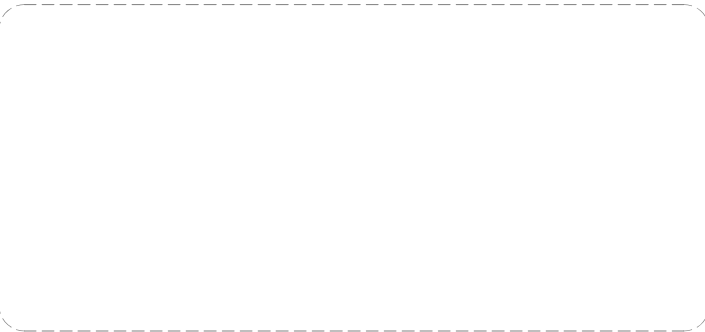
COUNTY & CITY TAX RELEASE

I hereby certify that all property taxes levied by the County of Laclede and the City of Lebanon against the real estate described on this plat have been paid in full for 2025 and all prior years.

Toni Morris
Collector of Revenue
Laclede County, Missouri

Date

RECORDER'S CERTIFICATE



SURVEYOR'S NOTES

1. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or any other facts that an accurate and current title search may disclose.
2. Record Title Reference: Lots are the lands described in Book 206, Page 8611 and Book 249, Page 9530.
3. Only the record documents noted hereon were provided to or discovered by surveyor. No abstract nor other record title documentation was provided to surveyor.
4. There may be structures and improvements located on this tract which are not shown.

SURVEYOR'S DECLARATION

I, Jason Lortz, did perform an original survey of the lots shown hereon at the request of The Lebanon Cemetery Association on August 18-26, 2025. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.

DESCRIPTION

All of Lots 5, 6, 7, 8 and 9 of Block 1 of Donnelly Addition to the City of Lebanon, Laclede County, Missouri.



LORTZ SURVEYING

P.O. Box 767 • 231 W. Commercial Street Lebanon, Missouri 65536
Phone 417-991-8115 • www.lortzsurveying.com • LS: 2012028494



Survey of Lots 5-9, Block 1
Donnelly Addition
To The City of Lebanon
Laclede County, Missouri

Lebanon Cemetery Association
Lebanon, Missouri

Drawn by SIM	Scale 1" = 40'	Survey No.
Checked by EJL	Date 2/17/2026	L-2623B



To: City Council

Proposed for the Meeting Date of: April 28, 2026

Staff Informational Sheet

Topic: Replat of Lot 3- Solar Farm Subdivision (1001 Utah Street)

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a replat of Solar Farm Subdivision from one lot to two lots located at 1001 Utah St.

Background (problem/explanation):

The owner is purposing a new building on Lot 3A.

Staff Recommendation:

Staff recommends the approval of this plat.

Submitted By: Christina Wagner, Code Administrator

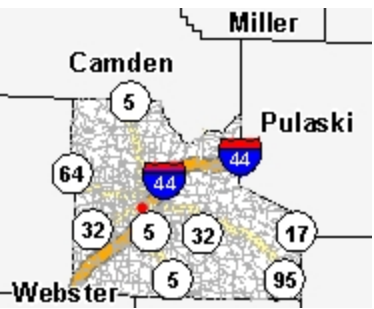
Department: Code Administration

Date:

ATTACHMENTS:

1. GIS-1001 Utah St
2. Exhibit A- Plat- 1001 Utah St

1001 Utah St



- Legend**
- Road
 - Interstate
 - State Highway
 - Street
 - Parcel
 - Lot Line
 - Corporate Limit Line
 - Section
 - County Boundary

REPLAT
AREA

Replat from
1 lot to 2 lots

Notes

ZONED
M-1 Light
Industrial

233.1 0 116.56 233.1 Feet

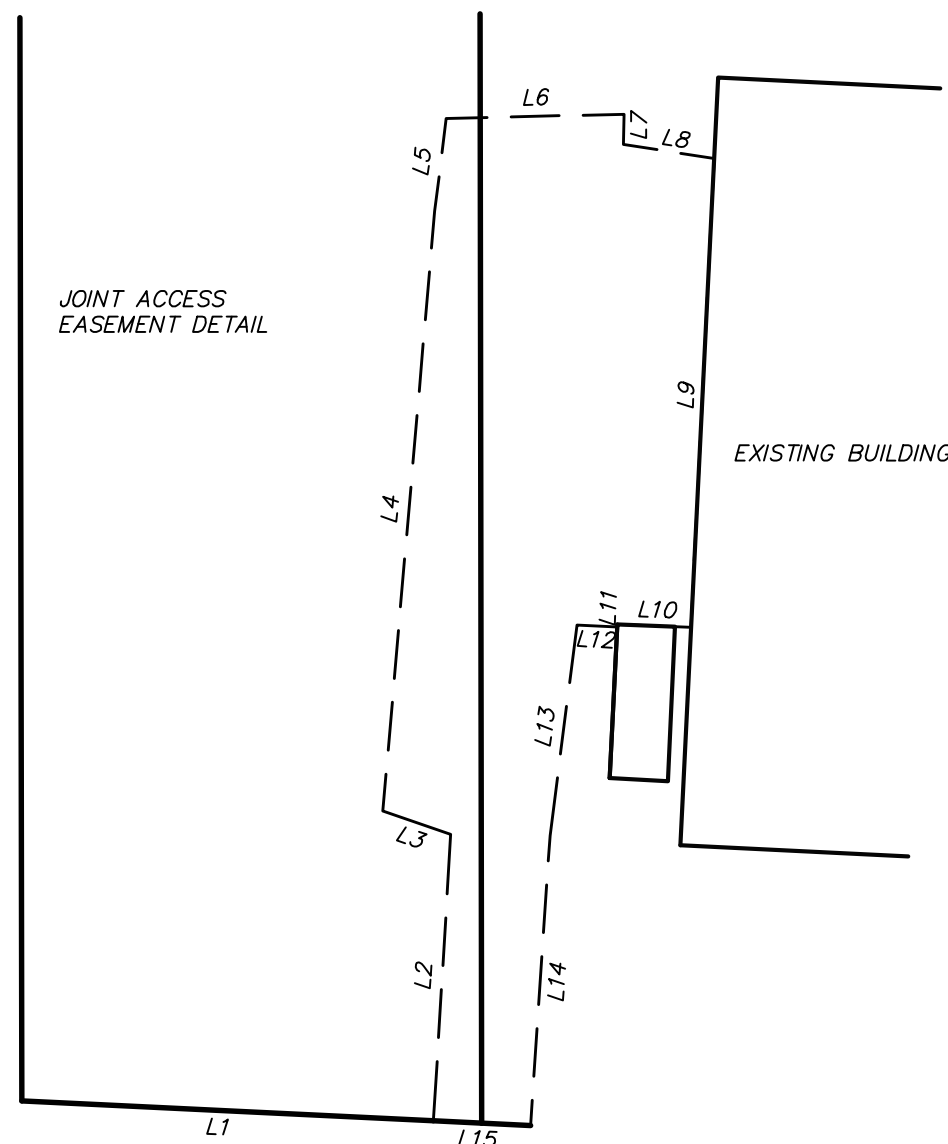
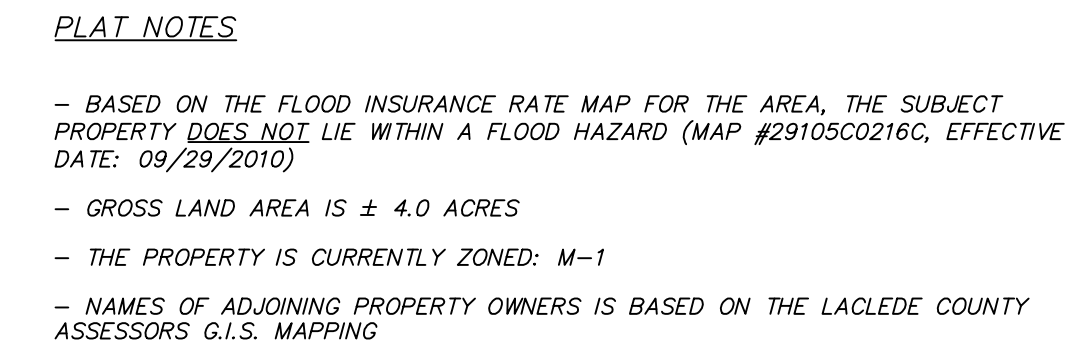
This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

*PREPARED FOR
LACLEDE INDUSTRIES
PROJECT LOCATION: 1001 UTAH STREET
LEBANON, LACLEDE COUNTY, MISSOURI*

A circular red seal for a Professional Land Surveyor in the State of Missouri. The outer ring contains the text "STATE OF MISSOURI" at the top and "PROFESSIONAL LAND SURVEYOR" at the bottom. The center of the seal contains the name "MICHAEL WHITE", the word "NUMBER", and the license number "PLS-002488". A blue ink signature is written across the top of the seal.

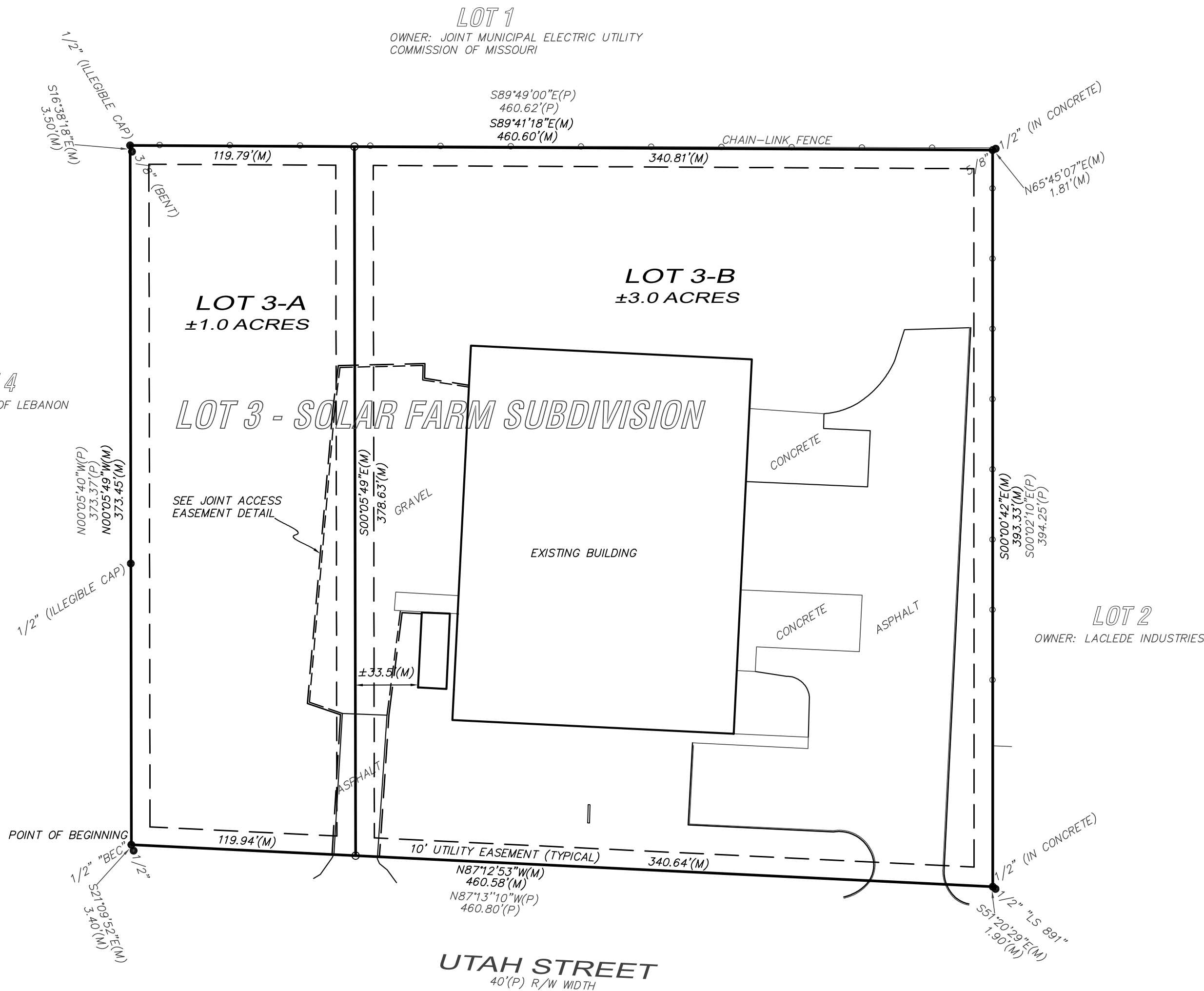
02/26/2026

© Copyright 2026 - White Land Surveying, LLC



LINE	BEARING	DISTANCE
L1	S87°12'53"E (M)	107.34' (M)
L2	N03°26'45"E (M)	74.76' (M)
L3	N71°07'52"W (M)	18.68' (M)
L4	N04°56'32"E (M)	156.88' (M)
L5	N07°06'21"E (M)	24.29' (M)
L6	N88°39'26"E (M)	46.29' (M)
L7	S011°05'7"W (M)	7.86' (M)
L8	S81°08'19"E (M)	23.93' (M)
L9	S02°49'41"W (M)	122.22' (M)
L10	N87°52'26"W (M)	19.16' (M)
L11	S02°53'14"W (M)	0.66' (M)
L12	N86°57'59"W (M)	10.50' (M)
L13	S07°19'42"W (M)	55.30' (M)
L14	S03°50'43"W (M)	75.71' (M)
L15	N87°12'53"W (M)	25.30' (M)

CONTAINING 4.0 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.



EXISTING FENCES SHOULD NEVER BE DISTURBED WITHOUT THE APPROVAL OF THE ADJOINING PROPERTY OWNER. RARELY DO FENCES LIE ON THE LINE DESCRIBED BY DEED, HOWEVER COULD BECOME THE PROPERTY LINE IN A COURT OF LAW.



To: City Council

Proposed for the Meeting Date of: April 28, 2026

Staff Informational Sheet

Topic: Final Plat of Ridge Creek Phase 3 Subdivision (1500 Block of Rolling Hills Road)

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a final plat to fix a lot number of Ridge Creek subdivision phase 3 near the 1500 block of Rolling Hills Road.

Background (problem/explanation):

This plat was approved by City Council on February 23, 2026. After approval, it was discovered that two lots were incorrectly labeled as "25." The revised plat corrects this error by renumbering one of the lots as "26," adjusting the overall lot numbering sequence to end at Lot 30.

The Planning and Zoning Commission approved this rezone at the April 9, 2026, meeting.

Staff Recommendation:

Staff recommends approving this revised plat.

Submitted By: Christina Wagner, Code Administrator

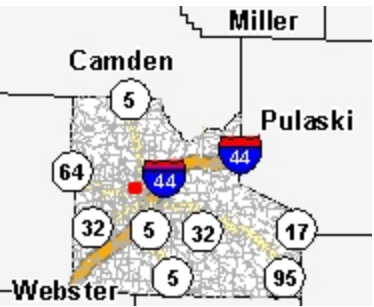
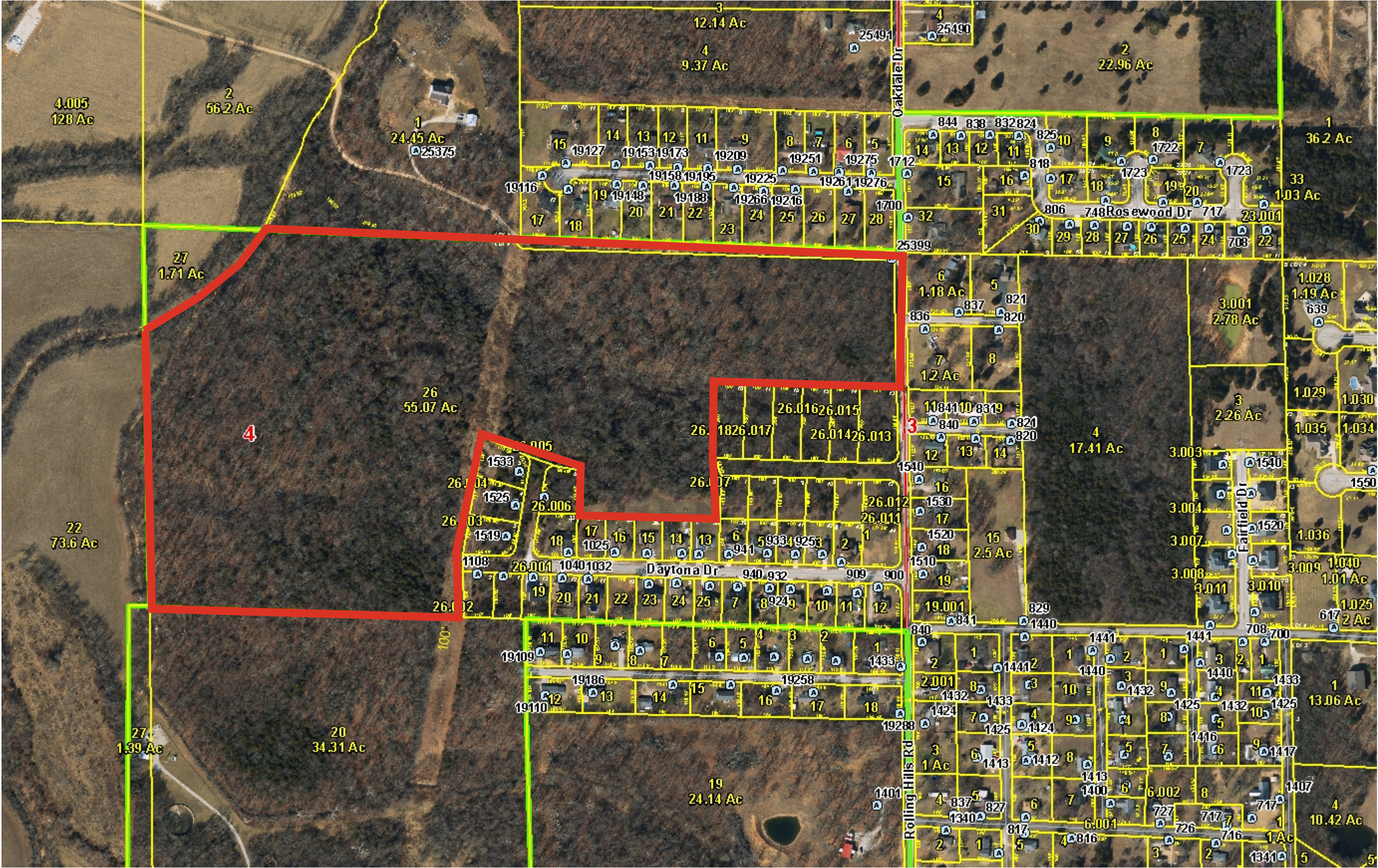
Department: Code Administration

Date:

ATTACHMENTS:

1. GIS Map-Ridge Creek
2. Exhibit A- New Plat for Ridge Creek

Ridge Creek Subdivision



- Address Point
- Road
 - Interstate
 - State Highway
 - Street
- Parcel
- Lot Line
- Corporate Limit Line
- Section
- County Boundary

Address:
1500 Block
Rolling Hills Road

FINAL
PLAT
AREA

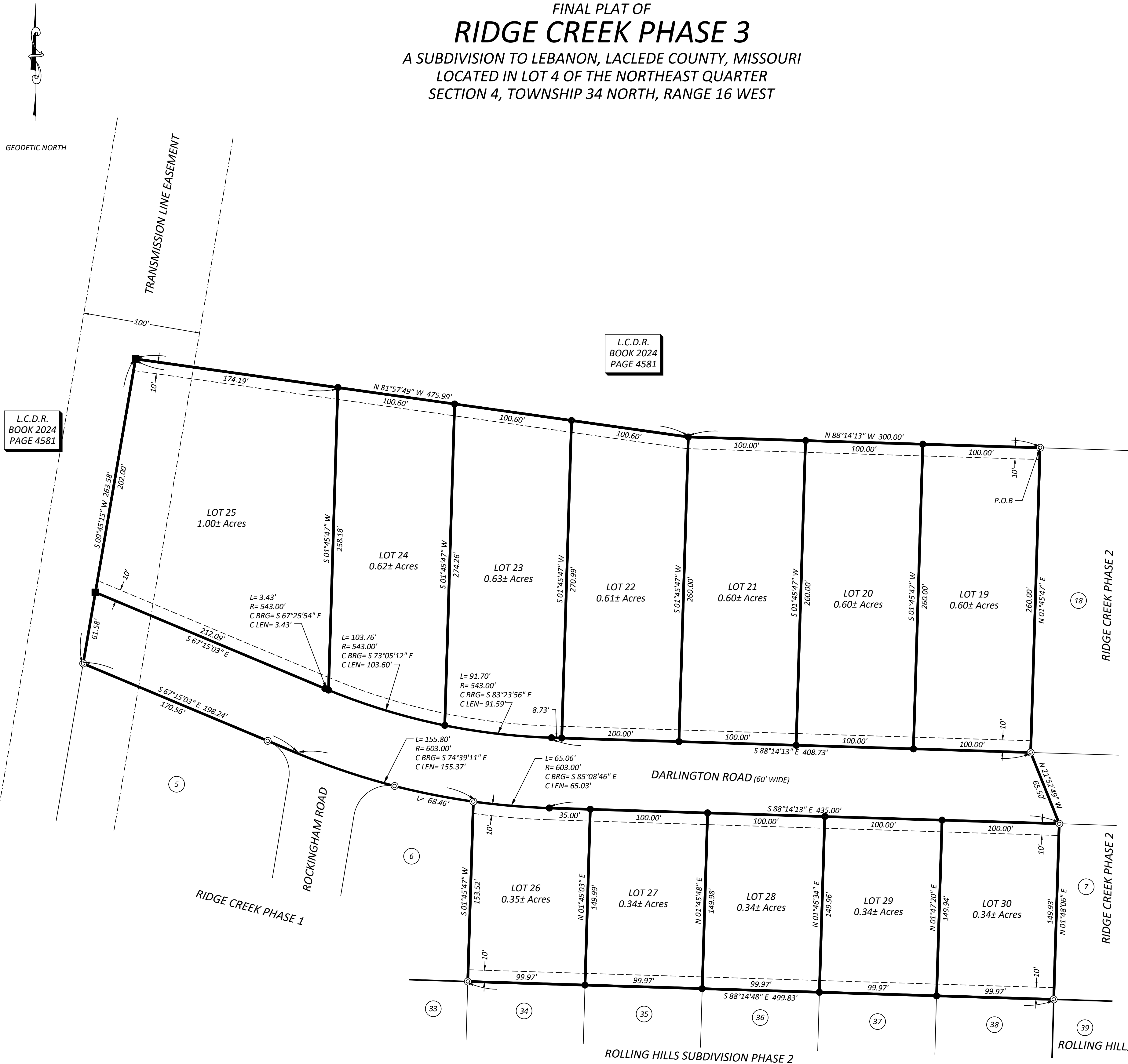
Notes

RS-1
RESIDENTIAL

666.7 0 333.33 666.7 Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

FINAL PLAT OF
RIDGE CREEK PHASE 3
A SUBDIVISION TO LEBANON, LACLEDE COUNTY, MISSOURI
LOCATED IN LOT 4 OF THE NORTHEAST QUARTER
SECTION 4, TOWNSHIP 34 NORTH, RANGE 16 WEST



LEGEND

These standard symbols will be found in the drawing.

- TRANSMISSION LINE EASEMENT
- UTILITY EASEMENT LINE
- P.O.B. PLACE OF BEGINNING
- L.C.D.R. LACLEDE COUNTY DEED RECORD
- © FOUND IRON PIN
- SET 1/2" REBAR

CERTIFICATE OF OWNERSHIP AND DEDICATION

WHEREAS BRYANTS ESTATES, LLC, ARE THE RIGHTFULL OWNER(S) OF THE PARCEL DESCRIBED ON THIS PLAT; AND WHEREAS THEY HAVE CAUSED THE DESCRIBED PREMISES TO BE SUBDIVIDED INTO LOTS, AND EASEMENT CORRIDORS IN THE MANNER SHOWN ON THIS PLAT; AND WHEREAS IT IS THEIR DESIRE TO ENTITLE THE DESCRIBED PREMISES WITH THE NAME "RIDGE CREEK PHASE 3" A SUBDIVISION TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI;

NOW THEREFORE BRYANTS ESTATES, LLC, DO HEREBY DEDICATE TO PUBLIC USE, FOREVER, THE STREETS AND EASEMENTS SHOWN ON THIS PLAT; AND THAT THE DESCRIBED PREMISES SHALL HEREINAFTER BE KNOWN AS AND NAMED "RIDGE CREEK PHASE 3" A SUBDIVISION IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI.

MICHAEL BRYANT, OWNER
BRYANTS ESTATES, LLC

ACKNOWLEDGEMENT

STATE OF MISSOURI)
SS)
COUNTY OF LACLEDE)

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED: MICHAEL BRYANT, OWNER OF BRYANTS ESTATES, LLC, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO BEING DULY SWORN, ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING DEDICATION OF "RIDGE CREEK PHASE 3" A SUBDIVISION TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, AS THEIR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN _____, MISSOURI, ON THIS, THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SIGNATURE OF NOTARY PUBLIC: _____

PRINTED NAME OF NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT OF APPROVAL BY CITY COUNCIL

THIS PLAT OF "RIDGE CREEK PHASE 3", A SUBDIVISION TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI WAS DULY SUBMITTED TO THE CITY COUNCIL OF THE CITY OF LEBANON, HAVING BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION OF SAID CITY AS WAS APPROVED BY THE CITY COUNCIL AT A MEETING HELD ON THIS _____ DAY OF _____, 20____ BY ORDINANCE NO. _____

MAYOR: JARED CARR

DATE _____

ATTEST:

CITY CLERK: LACY BRACKETT

DATE _____

COUNTY TAX RELEASE

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS AGAINST THE REAL ESTATE DESCRIBED ON THIS PLAT HAVE BEEN PAID IN FULL FOR 20____ AND ALL PRIOR YEARS.

TONI MORRIS
COLLECTOR OF REVENUE

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____, 20____ AT _____ O'CLOCK ____ M, PLAT RECORDED IN BOOK _____ AT PAGE _____.

JENNIFER RAEF
RECORDER OF DEEDS
LACLEDE COUNTY, MISSOURI

PROPERTY DESCRIPTION

A part of Lot 4 of the Northeast Quarter of Section 4, Township 34 North, Range 16 West of the 5th P.M., described as follows:
Commencing at the Northwest corner of Lot 18 in Ridge Creek Phase 2, a subdivision to Lebanon, Laclede County, Missouri, for the true place of beginning; thence N 88°14'13" W 300.00 feet; thence N 81°57'49" W 475.99 feet; thence S 09°45'15" W 263.58 feet to the Northwesterly corner of Lot 6 in Ridge Creek Phase 1, a subdivision to Lebanon, Laclede County, Missouri; thence S 67°15'03" E 198.24 feet; thence along a curve turning to the left with an arc length of 155.80 feet, with a radius of 603.00 feet, with a chord bearing of S 74°39'11" E, with a chord length of 155.37 feet to the Northeast corner of Lot 6 in Ridge Creek Phase 1; thence S 01°45'47" W 153.52 feet to the Southeast corner of said Lot 6; thence S 88°14'48" E 499.83 feet to the Southwest corner of Lot 7 in said Ridge Creek Phase 2; thence N 01°48'06" E 149.93' to the Northwest corner of Lot 7 thence N 21°52'49" W 65.50 feet to the Southwest corner of said Lot 18 in Ridge Creek Phase 2; thence N 01°45'47" E 260.00 feet to the true place of beginning. Subject to all easements of record. Description as per Survey C-10995B made by Carmack Surveying and Engineering.

SURVEYOR'S NOTES:

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- PARENT DEED RECORDED IN LACLEDE COUNTY DEED RECORD BOOK 2024 AT PAGE 4581, IN THE RECORDER'S OFFICE OF LACLEDE COUNTY, MISSOURI.
- MINIMUM FRONT AND REAR YARD DEPTH IS 30 FEET, MINIMUM SIDE YARD DEPTH IS 10 FEET.
- PROPERTY IS ZONED R-1
- TOTAL ACREAGE OF SUBDIVISION IS 7.52 ± ACRES.

REVISED 12/9/2024: CHANGED LOTS.
REVISED 3/5/2026: CHANGED LOT NUMBERS.

CARMACK SURVEYING AND ENGINEERING
12071 HWY. 32
ROBY, MO. 65557
PH: 417-458-4798

SURVEYOR'S CERTIFICATION

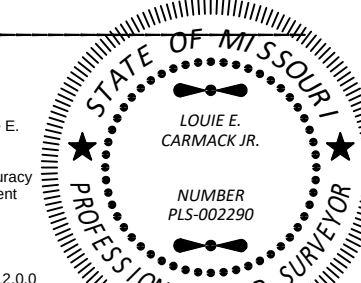
I, LOUIE E. CARMACK JR., MISSOURI REGISTERED LAND SURVEYOR, NO. 2290, DECLARE THAT THE SURVEY SHOWN ON THIS PLAT WAS MADE BY ME OR UNDER MY DIRECTION, AND IS CERTIFIED TO BE IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

C. OF A. NO. 2009021547.

DATE FIELD WORK COMPLETED: 10/15/2025

LOUIE E. CARMACK JR.

Louie E. Carmack Jr.
k Jr.



SURVEY FOR MICHAEL BRYANT

DRAWN RLS	DATE 10/30/25	LACLEDE COUNTY, MO.
APPROVED LEC	DATE 10/30/25	SEC. 4 T34N, R16W
SCALE 1" = 50'	SHEET 1 OF 1	PROJECT NO. C-10995B-R2

THIS MAP COMPLIES WITH THE
MISSOURI MAP ACCURACY STANDARD.
ACCURACY STANDARD IS CLASS 1

CLASS OF PROPERTY: URBAN





To: City Council

Proposed for the Meeting Date of: April 28, 2026

Staff Informational Sheet

Topic: Rezone from RS-1 Residential to RS-2 Residential located in the 20800 Block of Ostrich Drive

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a rezone from RS-1 residential to RS-2 residential located at the 20800 Blk of Ostrich Dr.

Background (problem/explanation):

The owner wants to be able to split off 8 acres (phase 1) and subdivide into approximately 28 lots to build single-family homes.

The Planning and Zoning Commission approved this rezone at the April 9, 2026, meeting.

Staff Recommendation:

Staff recommends approving the rezone.

Submitted By: Christina Wagner, Code Administrator

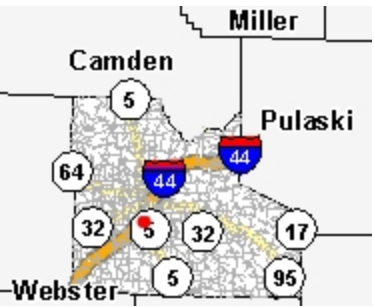
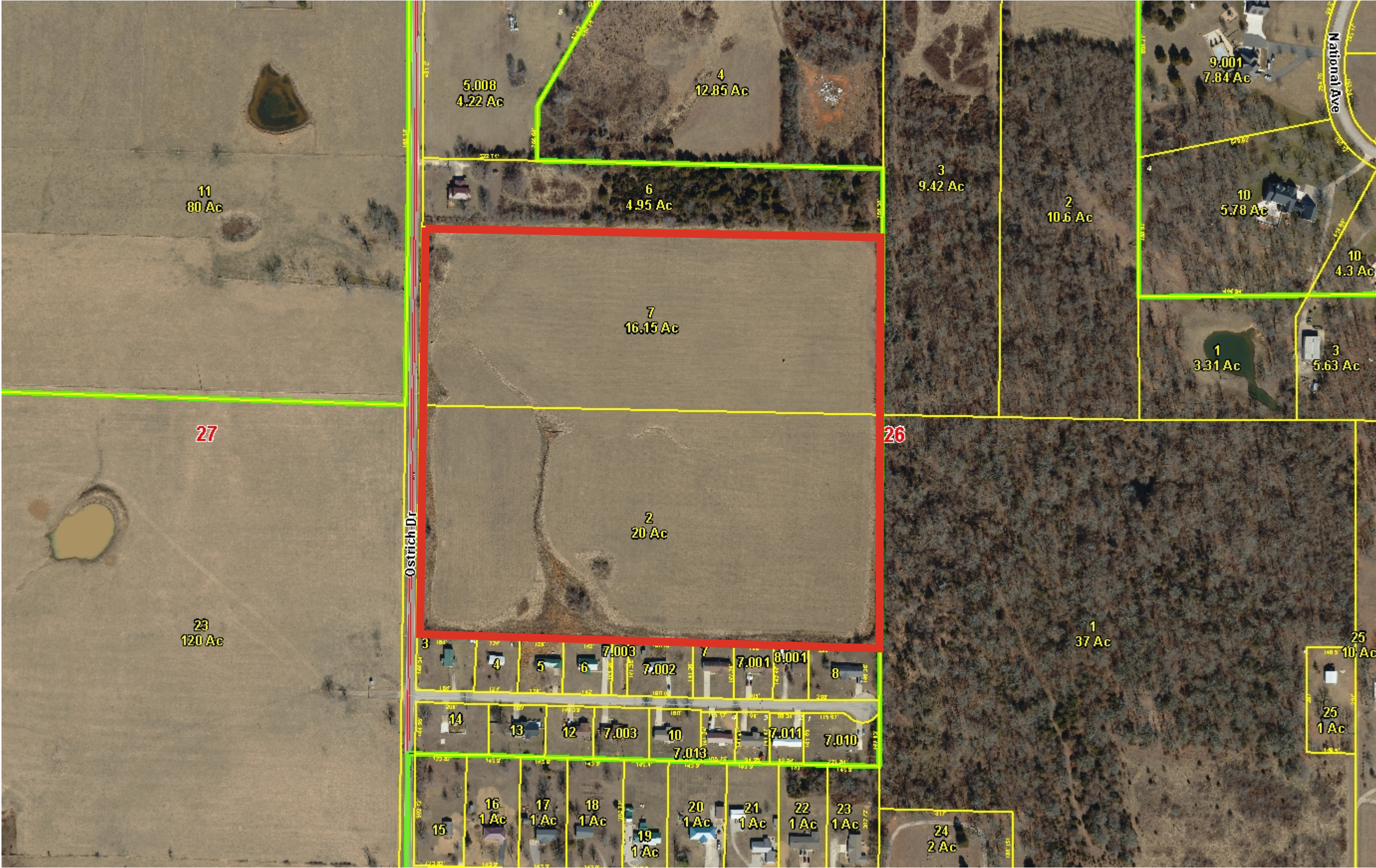
Department: Code Administration

Date:

ATTACHMENTS:

1. GIS Map-20800 Blk of Ostrich Dr
2. Zoning Map-20800 Ostrich Dr

20800 Block of Ostrich Dr



- Legend**
- Road
 - Interstate
 - State Highway
 - Street
 - Parcel
 - Lot Line
 - Corporate Limit Line
 - Section
 - County Boundary

REZONE AREA

REZONE FROM
RS-1 residential
to RS-2 residential

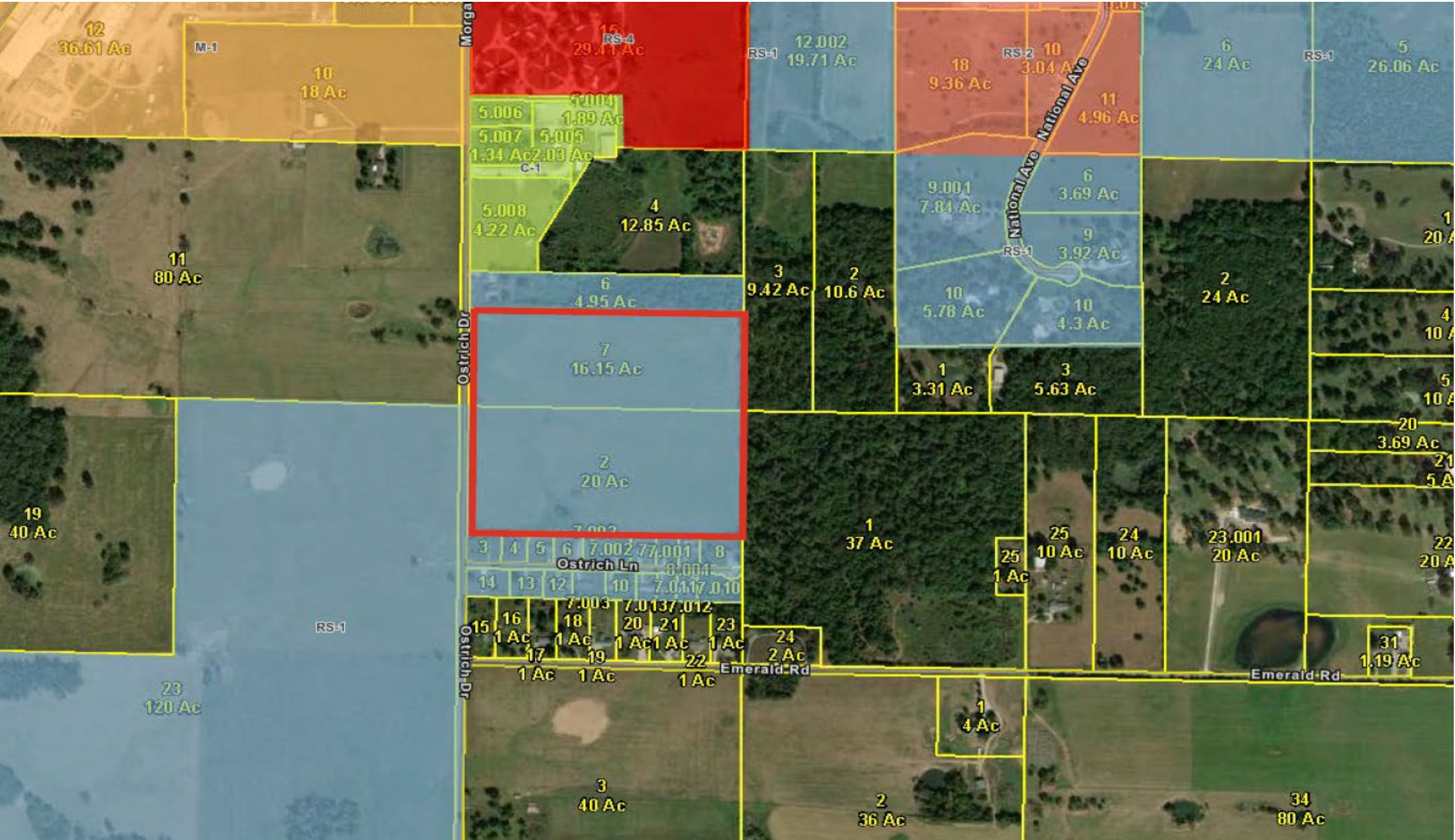
Notes

Zoned
RS-1 Residential

532.2 0 266.10 532.2 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Rezone from RS-1 residential to RS-2 residential





To: City Council

Proposed for the Meeting Date of: April 28, 2026

Staff Informational Sheet

Topic: Rezone from RS-2 Residential to RS-3 Residential located in the 2400 Block of Highway 5

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a rezone from RS-2 to RS-3 of all 50 lots located in the Aero Landing Phase 1 Subdivision (2400 Block of Highway 5)

Background (problem/explanation):

The owner is wanting to rezone all 50 lots for the purpose of allowing individual ownership of each duplex building.

The Planning and Zoning Commission approved the rezone from RS-2 to RS-3 at the April 9, 2026, meeting with the condition that a signed affidavit with a conditional use agreement between the property owners in the Town and Country Subdivision along Addison Drive be recorded. The affidavit has been recorded and is attached.

Staff Recommendation:

Staff recommends approving this rezone.

Submitted By: Christina Wagner, Code Administrator

Department: Code Administration

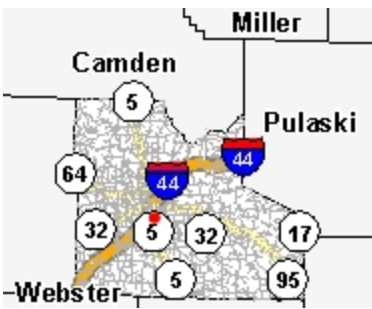
Date:

ATTACHMENTS:

1. GIS Map-Aero Landing-2400 BLk of Hwy 5
2. 2400 Aero Landing-Recorded Affidavit

2400 Block of Highway 5 of Aero Landing

"Exhibit A"



Legend

- Road
 - Interstate
 - State Highway
 - Street
- Parcel
- Lot Line
- Corporate Limit Line
- Section
- County Boundary

Address:
2400 Block of
Highway 5
(Jefferson Ave)

Rezone
Area

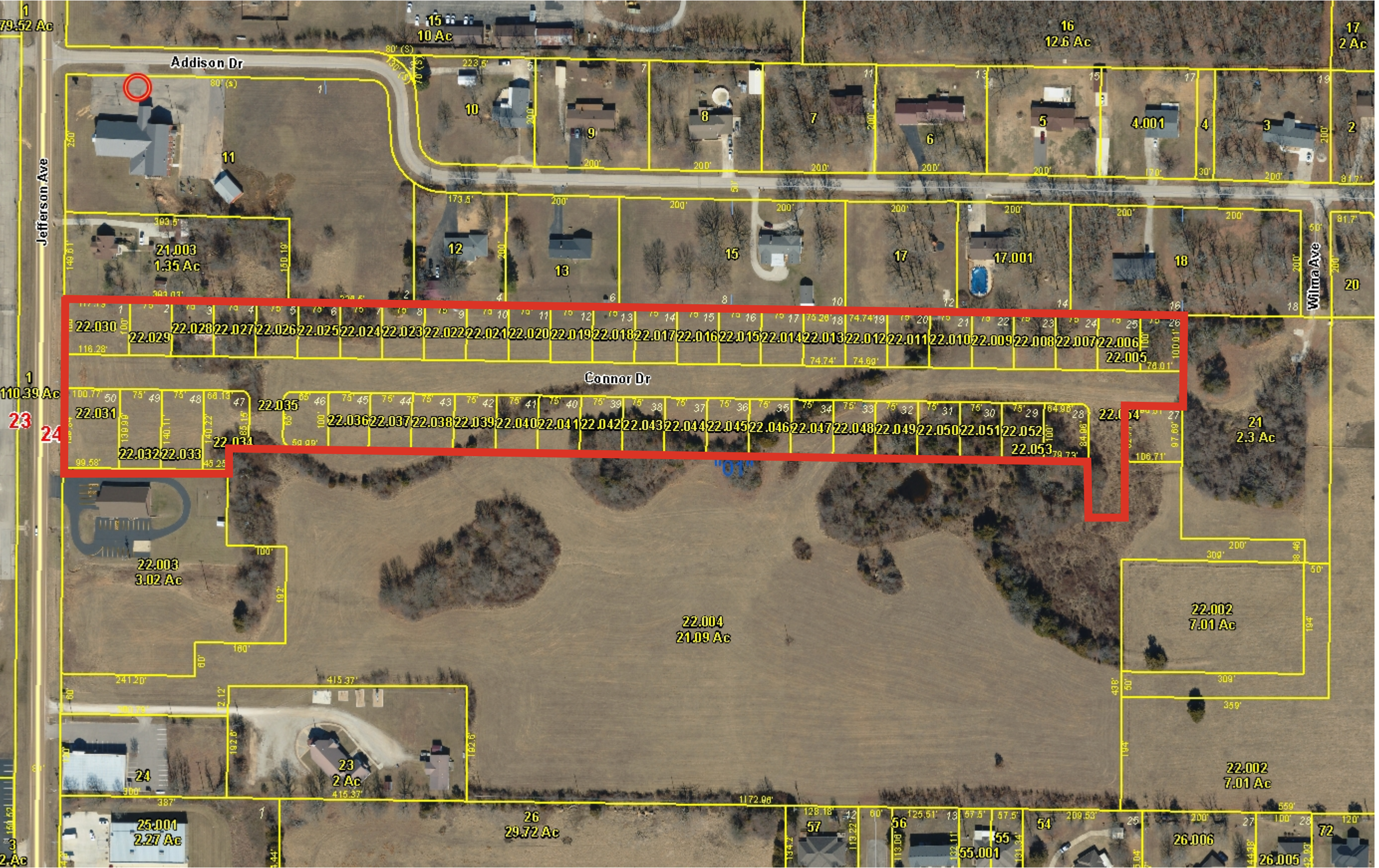
Rezone from RS-2
residential to
RS-3 residential

Rezone all 50 lots

1 in. = 169ft.



Notes



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

AFFIDAVIT

STATE OF MISSOURI

COUNTY OF LACLEDE

Affidavit to certify that the below listed **Property Owners** in the Town and County Subdivision, on Addison Drive and abutting the Aero Landing Phase I development are supportive of the developer **3BE Holdings, LLC ("3BE")** request to rezone the property owned by 3BE Holdings, LLC to RS-3 subject to the following conditional use agreements:

1. A Condition to build only two-unit duplexes and single-family homes on phase one of the projects for the specific lots of 5-46.
2. 3BE will not develop a road onto Addison Drive.
3. A Condition that a fence to be installed on property line between the Addison Drive property owners and Aero Landing Phase I abutting lots 8-26.
4. All fence materials are to be purchased through 3BE supplier.
5. 3BE and Addison Drive Property Owners agree to share equally (50/50) in the total cost of constructing a fence along the mutually agreed property boundary.
 - a. Scope of Work
 - i. 3BE shall be responsible for providing and installing the fence, including all labor, materials, equipment, and related services necessary to complete the project.
 - b. Cost Determination
 - i. 3BE shall provide a written cost per linear foot for the fence, which shall include both materials and labor. The total project cost shall be calculated based on the agreed linear footage of the fence to be installed.
 - c. Approval of Costs
 - i. The Property Owners must review and approve the cost per linear foot and total estimated cost in writing prior to commencement of construction.
 - d. Payment Terms
 - i. Each party shall be responsible for fifty percent (50%) of the total cost.
 - e. Changes
 - i. Any changes to the scope of work, materials, or design that affect cost must be approved in writing by both parties prior to implementation. Any additional costs shall be shared equally unless otherwise agreed.
 - f. Timeline
 - i. Fence installation to be completed within three (3) months of completion of the said lots.
 - g. Maintenance and Ownership
 - i. Upon completion, the fence shall be considered jointly owned if installed directly upon the shared property line. Both parties agree to share equally in reasonable future maintenance and repair costs unless otherwise agreed.

h. Dispute Resolution

- i. In the event of a dispute, the parties agree to first attempt to resolve the matter through good faith negotiation. If unresolved, the dispute may be submitted to mediation before pursuing further legal action.

i. Entire Agreement

- i. This section constitutes the entire agreement between the parties regarding the fence and supersedes any prior discussions or understandings.

Address	Print Name	Signature	Date
1. 190 Addison Dr.	Eddie Amos	Eddie Amos	4-9-26
2. 236 Addison Dr	Roger Agar	Roger Agar	4/9/26
3. 136 Addison	Kay Goodwin	Kay Goodwin	4/9/26
4. 136 Addison	Gary Goodwin	Gary Goodwin	4/9/26
5. 237 Addison	Karen Menke	Karen Menke	4-9-26
6. 237 Addison	Glen Menley	Glen Menley	4-9-26
7. 255 Addison	Michele Hedges	Michele Hedges	4-9-26
8. 218 Addison Dr	Kristi Lowden	Kristi Lowden	4-9-26
9. 218 Addison Dr	Eddie Lowden	Eddie Lowden	4-9-26
10. 1504 E. W. 2nd St. Ozark, Mo	Sam Garrett	Sam Garrett	4-9-26
11. 2106 E. Melton Rd Ozark, Mo	Matt Wicklund	Matt Wicklund	4-9-26
12. 1619 E Independence	Evan Conner	Evan Conner	4-9-26
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27.			

Recorded in Laclede County, Missouri



Recording Date/Time: 04/10/2026 at 11:39:27 AM

Book: 2026 Page: 1435

Instr #: 20261435

Pages: 3

Fee: \$52.00 N 20260001713

GARRETT



RECORDER OF DEEDS CERTIFICATE

NON-STANDARD DOCUMENT

This document has been recorded and you have been charged the
\$25 non-standard fee pursuant to RSMo 59.310.3
and this certificate has been added to your document
in compliance with the laws of the State of Missouri.

Jennifer Raef
RECORDER OF DEEDS
Laclede County

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT
DO NOT REMOVE THIS PAGE



To: City Council

Proposed for the Meeting Date of: April 28, 2026

Staff Informational Sheet

Topic: Resolution No. 26-R-025- A Resolution by the City Council of Lebanon, Missouri, approving a Task Order with Surveying and Mapping, LLC for Stormwater Mapping Updates. (Assistant Public Works Director Tammy Young)

CIP Number:

Spent Year To Date: \$56,889.72

Budget Amount: \$100,000

Funding Source: 16-500-56002

Subject Matter:

ArcGIS Stormwater Mapping by Surveying and Mapping, LLC (SAM)

Background (problem/explanation):

The initial GIS work in September 2025 focused on converting existing CAD drawings into a usable mapping system. This proposed phase builds on that foundation by enhancing the City's stormwater mapping and compliance capabilities, and is necessary to meet current Missouri Department of Natural Resources (MoDNR) MS4 permit requirements.

Key improvements include development of a comprehensive MS4 outfall inventory and inspection program, digitizing detention facilities, establishing watershed boundaries, and implementing advanced mapping applications.

The project will utilize ArcGIS Online to create a centralized system for tracking stormwater assets, inspections, and regulatory compliance. Field data collection and inspections will be streamlined through mobile tools, with real-time updates, improved reporting, and dashboard visibility.

Overall, these enhancements will improve data accuracy, ensure compliance with MoDNR requirements, and provide staff with better tools for managing stormwater infrastructure. Funding for this work was included in the FY26 budget in fund 16-500-56002 for professional services.

Staff Recommendation:

Staff recommends approval of this task order in the amount of \$20,545.00.

Submitted By: Tammy Young, Assistant Public Works Director

Department: Public Works

Date: 04/22/2026

ATTACHMENTS:

1. - Resolution No. 26-R-025- Approval, Task Order for Stormwater Mapping Updates, SAM
2. Exhibit A- Lebanon Task Order - Stormwater

RESOLUTION NO. 26-R-025

A RESOLUTION BY THE CITY COUNCIL OF LEBANON, MISSOURI, APPROVING A TASK ORDER WITH SURVEYING AND MAPPING, LLC FOR STORMWATER MAPPING UPDATES.

WHEREAS, that the City Council approved an Agreement with various Consulting Services on April 14, 2025 via Ordinance No. 7085 for Engineering, Architect, Survey, Geotechnical Material, Testing and Professional Services, and on September 8, 2025, via Ordinance No. 7157, City Council approved services with SAM for stormwater ARC GIS Online Development and CAD Conversion; *and*

WHEREAS, the proposed Task Order with SAM builds upon the initial GIS foundation by enhancing the City's stormwater mapping and compliance capabilities through development of a comprehensive MS4 outfall inventory and inspection program, digitization of detention facilities, establishment of watershed boundaries, and implementation of advanced mapping applications using ArcGIS Online; *and*

WHEREAS, this phase of the project is necessary to support compliance with current Missouri Department of Natural Resources (MoDNR) MS4 permit requirements by improving tracking of stormwater assets, inspections, and regulatory reporting through centralized, real-time data collection and dashboard functionality; *and*

WHEREAS, City Staff recommends approval of the Task Order with SAM for stormwater mapping updates as outlined in Exhibit A, in the amount of Twenty Thousand Five Hundred Forty-Five Dollars (\$20,545.00).

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1: That the City Council of the City of Lebanon, Laclede County, Missouri, hereby approves and authorizes the Mayor to enter into and execute a Task Order with SAM for stormwater mapping updates in the amount of Twenty Thousand Five Hundred Forty-Five Dollars (\$20,545.00). Said Task Order is hereby attached and incorporated herewith as marked "*Exhibit A.*"

SECTION 2: That the City Council hereby authorizes and directs the Interim Finance Director to take administrative action to expend funds from Stormwater Fund 16 for the services as outlined in Exhibit A, in the amount of Twenty Thousand Five Hundred Forty-Five Dollars (\$20,545.00).

SECTION 3: That said Resolution shall be in full force and effect from and after the date of passage and approval.

Passed and approved by the City Council of the City of Lebanon, Laclede County, Missouri, on this 28th day of April 2026.

(Seal)

Mayor Jared Carr

Attest:

City Clerk Lacey Brackett

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to be the obligation hereby incurred.

Troy M. Schulte

Troy Schulte

City Administrator/ Interim Finance Director

"Exhibit A"



04.17.26

Contract #: MD-99-250211-F-915

Tammy Young
Assistant Public Works Director
401 South Jefferson Ave
Lebanon, MO 65536

Tammy,

Surveying And Mapping, LLC respectfully submits the following proposal to the City of Lebanon, MO for the following additions to the City's existing GIS system:

Stormwater Updates:

1. Outfall Inspections and MS4 Setup:
 - a. Migrate legacy storm infrastructure data and maps to industry standard model.
 - b. Create MS4 map in AGOL that shows MS4 outfalls.
 - c. Add city limits to MS4 map and existing storm map.
 - d. Add USGS layers to MS4 map and existing storm map.
 - e. Add contours to MS4 map and existing storm map.
 - f. Populate MS4 attributes to storm structures for outfalls (Yes/No).
 - g. Update MS4 attribute for any outfalls close to the USGS waters.
 - h. Configure outfall inspection table and inspection form.
 - i. Generate a PDF map containing required layers for permit exhibit.
2. Detention Facility Digitizing:
 - a. Sam will update detention facility point locations from the excel file as provided by the city.
 - i. SAM will need clarification from the city on these locations as the file did not give exact locations.
3. Watershed Boundaries:
 - a. Utilizing National Hydrography Dataset watershed boundaries, create sub-basins for the portions of the four watersheds that fall within the city's jurisdiction.
 - i. Generate and assign sub-basin identification numbers with input from the city.
4. Application Development:
 - a. Update existing web maps, applications, dashboards to reflect new data model sources.
 - b. The proposed solution will leverage ArcGIS Online to provide a centralized, map-driven system for managing BMP assets, inspections, and compliance tracking. A structured data model will be configured to support BMP inventory, inspection records, and enforcement status, allowing the city to maintain a complete and consistent record of all post-construction stormwater assets. This approach ensures inspection activities are directly tied to mapped features, improving traceability and long-term data management.

SAM COMPANIES

501 North Market / Maryville, MO 64468
660-562-0050 Office

sam.biz



- c. Field data collection will be enabled through ArcGIS Field Maps, allowing staff to perform inspections using mobile devices. Inspectors will be able to complete standardized forms, capture site conditions, and attach photos for features such as detention facilities and outfalls. Where applicable, reference materials such as approved plans can be made accessible in the field to support verification of installation and compliance with design requirements. Data will be synchronized to ArcGIS Online to ensure timely access for review and reporting.
- d. Inspection scheduling and compliance tracking will be supported through configurable fields and logic to manage required inspection intervals, including construction, post-installation, and annual inspections. The system will identify upcoming and overdue inspections and provide visibility into inspection coverage across the system. This includes tracking progress toward inspecting a minimum of 60 percent of BMPs within the five-year permit cycle, as well as prioritizing assets with open or ongoing enforcement issues.
- e. An internal web application developed using ArcGIS Experience Builder, along with dashboards configured in ArcGIS Dashboards, will provide staff with tools to visualize, query, and monitor inspection activity and compliance status. These applications will support efficient access to inspection history, photo documentation, and key performance metrics, enabling informed decision-making and streamlined reporting.

SAM is looking forward to continuing work with the City of Lebanon, MO and thank you for giving SAM the opportunity to submit our proposal for this project.

Respectfully Submitted,

A handwritten signature in black ink that reads 'Shane Hallowell'.

Shane Hallowell
Sr. Project Manager
SAM, LLC

SAM COMPANIES

501 North Market / Maryville, MO 64468
660-562-0050 Office

sam.biz



Fee Schedule

Stormwater Updates \$20,545.00

IN WITNESS WHEREOF, the parties hereto have set their hand to duplicates hereto this _____ day of _____ 20____.

APPROVED BY: City of Lebanon, MO

Signature: _____

Printed name: _____

Title: _____

APPROVED BY: SURVEYING AND MAPPING, LLC

By:  _____

Printed name: Ethan Herbek

Title: Director of MGSS Operations

SAM COMPANIES

501 North Market / Maryville, MO 64468
660-562-0050 Office

sam.biz



To: City Council

Proposed for the Meeting Date of: April 28, 2026

Staff Informational Sheet

Topic: Council Bill No. 7020- An Ordinance by the City Council of Lebanon, Missouri, approving the Replat of the amended Final Plat of Cedar Ridge of Lebanon to the City of Lebanon, Laclede County, Missouri. (Code Administrator Christina Wagner)

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a replat of Cedar Ridge of Lebanon from one lot to two located in the 500 Block of W Fremont Road.

Background (problem/explanation):

The owner is wanting the lots split to have the tax abatement apply to the property where the apartments are already being constructed, which is on lot A. The owner has no immediate plans to develop Lot B.

The Planning and Zoning Commission approved this plat at the April 9, 2026, meeting with the revision to add ingress and egress easement for Lot A, as well as a stormwater easement for Lot A. The revisions have been completed and are reflected on the plat.

Staff Recommendation:

Staff recommends the approval of this plat.

Submitted By: Christina Wagner, Code Administrator

Department: Code Administration

Date: 04/21/2026

ATTACHMENTS:

1. Council Bill No. 7020- Approval, Replat of the Amended Final Plat of Cedar Ridge of Lebanon
2. Exhibit A- Finalized Cedar Ridge Plat

AN ORDINANCE BY THE CITY COUNCIL OF LEBANON, MISSOURI, APPROVING THE REPLAT OF THE AMENDED FINAL PLAT OF CEDAR RIDGE OF LEBANON TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI.

WHEREAS, Bryan Lebanon Apartments, LLC has requested approval of the Replat of the Amended Final Plat of Cedar Ridge of Lebanon, located in the 500 Block of W. Fremont Road, to divide one lot into two lots; *and*

WHEREAS, the Zoning and Planning Commission of the City of Lebanon, Missouri, held a Public Hearing on April 9, 2026, to discuss and receive public comments regarding the Replat of the Amended Final Plat of Cedar Ridge of Lebanon, and the Commission requested the plat to be revised to add ingress and egress easement for Lot A, as well as a stormwater easement for Lot A, which has since been completed; *and*

WHEREAS, a notice was published in the Laclede County Record that a Public Hearing would also be held by the City Council on April 27, 2026, regarding Said Plat; *and*

WHEREAS, the April 27, 2026, meeting was subsequently rescheduled to April 28, 2026, and the Public Hearing was held on this date; *and*

WHEREAS, with 6 members present and 6-0 vote, the Zoning and Planning Commission passed the motion made on April 9, 2026, meeting, to approve Said Plat, and forward to the City Council for final approval.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1: That the City Council of the City of Lebanon, Missouri, hereby approves and accepts the Replat of the Amended Final Plat of Cedar Ridge of Lebanon to the City of Lebanon, Laclede County, Missouri, located in the 500 Block of W. Fremont Road. Said Final Plat is hereby attached and incorporated here with as marked "*Exhibit A.*"

SECTION 2: That this Ordinance shall be in full force and effect from and after the date of its passage and approval.

Passed and approved by the City Council of the City of Lebanon, Laclede County, Missouri on this 28th day of April 2026.

(Seal)

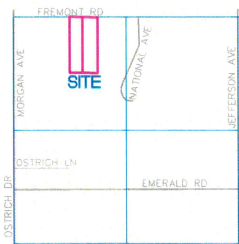
Mayor Jared Carr

Attest:

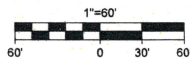
City Clerk Lacey Brackett

1st Reading: _____
2nd Reading: _____

RECORDER'S SPACE



LOCATION SKETCH
SEC. 26, T34N, R16W
SCALE: 1"=2000'



REPLAT OF THE AMENDED FINAL PLAT OF CEDAR RIDGE OF LEBANON

FROM PLAT BOOK 9, PAGE 17 IN THE LACLEDE COUNTY, MISSOURI RECORDERS OFFICE

BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST
QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST
CITY OF LEBANON, LACLEDE COUNTY, MISSOURI.

OWNER AND DEVELOPER
BRYAN LEBANON APARTMENTS, LLC
3009 E. NORMANDY STE. 104
SPRINGFIELD, MO 65804

PREPARED BY
GREGORY B. BOWERS, PLS
OWN, INC.
3213 WEST BYPASS
SPRINGFIELD, MO 65807

BEARINGS BASED ON GRID
NORTH OF THE MISSOURI
COORDINATE SYSTEM OF 1983,
CENTRAL ZONE, FROM GPS
OBSERVATIONS.

RECORDER'S CERTIFICATE

IN THE RECORDERS OFFICE
STATE OF MISSOURI)
) SS
COUNTY OF LACLEDE)
AS RECORDER OF DEEDS OF SAID COUNTY, I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS ON THIS
DAY OF _____, 20____ A.D. AT O'CLOCK ____ M. DULY FILED FOR RECORD AND IS RECORDED
IN THE RECORDS OF THIS OFFICE IN BOOK _____, PAGE _____, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND
AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN THE CITY OF LEBANON, MISSOURI, THIS ____ DAY OF
20____ A.D.

CERTIFICATE OF OWNERSHIP AND DEDICATION

WHEREAS, BRYAN LEBANON APARTMENTS, LLC, THE OWNERS OF THE PREMISES DESCRIBED ON THIS PLAT, HEREIN
CALLED THE DEDICATORS AND WHEREAS, DEDICATORS DESIRE TO SUBDIVIDE THE LAND AS SHOWN ON THIS PLAT WITH
SAID SUBDIVISION TO BE NAMED:

REPLAT OF AMENDED FINAL PLAT OF CEDAR RIDGE OF LEBANON

RIGHT-OF-WAY AND EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED TO PUBLIC USE AS SUCH.

MANAGING MEMBER OF BRYAN LEBANON APARTMENTS, LLC

DATE

NOTARY CERTIFICATE

STATE OF MISSOURI)
) SS
COUNTY OF LACLEDE)
ON THIS ____ DAY OF _____, IN THE YEAR _____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY
APPEARED _____, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE
SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THE HES/HE/THEY EXECUTED THE SAME FOR THE
PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF, I HERETO SET MY HAND AND SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
(NOTARY SEAL)

ACKNOWLEDGEMENT OF APPROVAL BY CITY COUNCIL

I, JARED CARR, MAYOR OF THE CITY OF LEBANON, MISSOURI, DO CERTIFY THAT THIS PLAT OF:

REPLAT OF THE AMENDED FINAL PLAT OF CEDAR RIDGE OF LEBANON

WAS DULY SUBMITTED TO THE CITY COUNCIL OF THE CITY OF LEBANON, HAVING BEEN APPROVED BY THE PLANNING AND
ZONING COMMISSION OF SAID CITY AND WAS APPROVED BY THE CITY COUNCIL AT A MEETING ON THE ____ DAY OF
_____, 20____, BY ORDINANCE NO. _____.

JARED CARR, MAYOR

DATE

ATTEST

LACEY BRACKET, CITY CLERK

DATE

COUNTY AND CITY TAX RELEASE

STATE OF MISSOURI

I HEREBY CERTIFY THAT ALL PROPERTY LEVIED BY THE COUNTY OF LACLEDE AND THE CITY OF LEBANON AGAINST THE
REAL ESTATE DESCRIBED ON THIS PLAT HAVE BEEN PAID IN FULL FOR 2025 AND ALL PRIOR YEARS.

TONI MORRIS
COLLECTOR OF REVENUE

DATE

SURVEYOR'S DECLARATION

KNOW ALL PARTIES BY THESE PRESENTS
THAT I, GREGORY B. BOWERS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN
ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY OWN, INC. DATED JUNE 6, 2025 AND SIGNED BY RON W.
WALLACE P.L.S. NO. 2019015191 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED
OR WILL BE PLACED WITHIN 12 MONTHS AFTER RECORDING PLAT UNDER THE PERSONAL SUPERVISION OF GREGORY B.
BOWERS P.L.S. NO. 2019015191 IN ACCORDANCE WITH THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS PROMULGATED
FOR THE STATE OF MISSOURI BY THE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND
SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS AND THE MISSOURI DEPARTMENT OF AGRICULTURE. DATE OF
LAST REVISION APRIL 17, 2026.

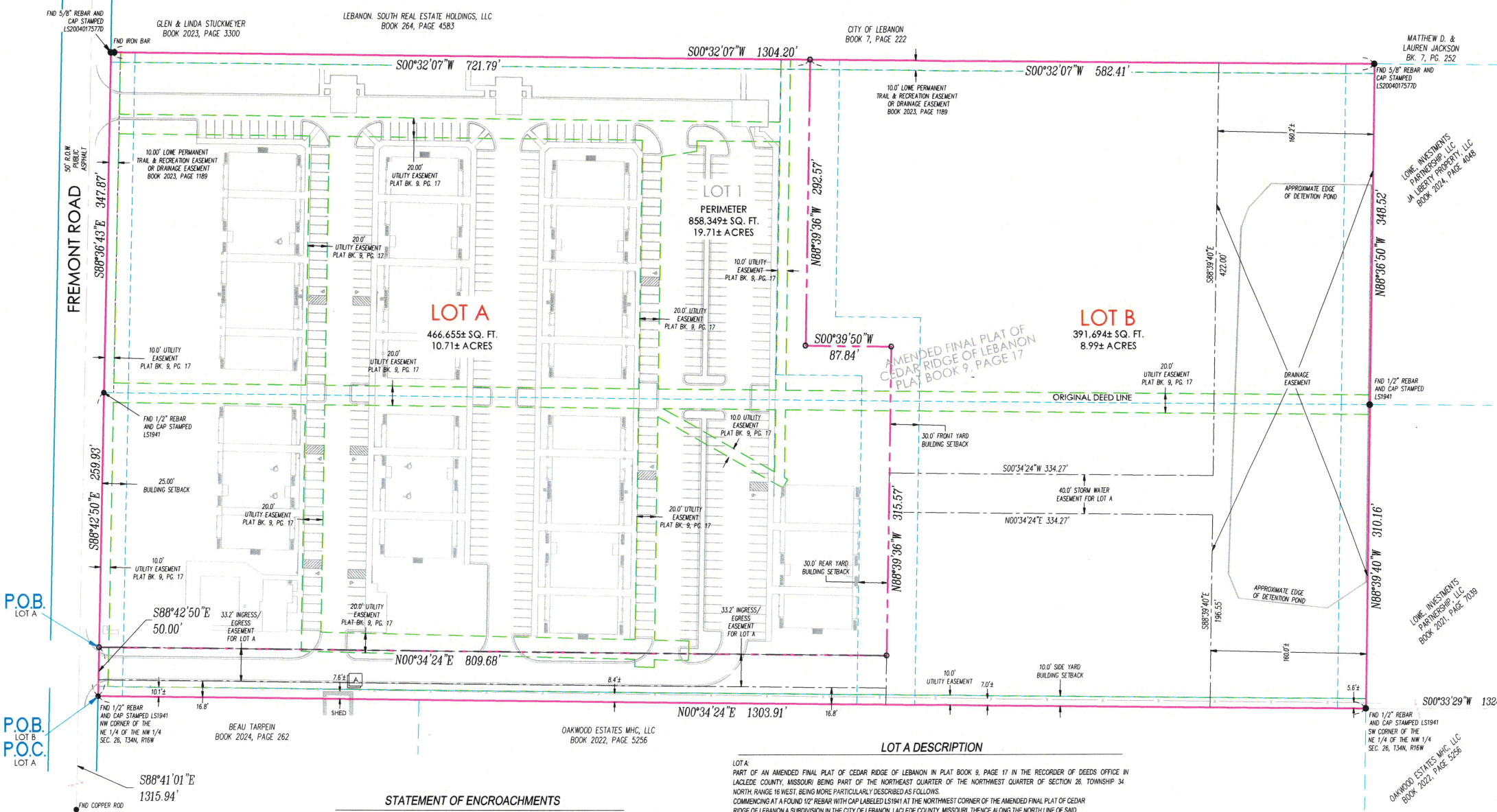
OWN, INC. LS 62

BY:

GREGORY B. BOWERS
REGISTERED LAND SURVEYOR
NUMBER LS 2672

04-17-2026
DATE PREPARED

CSA #000062



LOT A DESCRIPTION

LOT A:
PART OF AN AMENDED FINAL PLAT OF CEDAR RIDGE OF LEBANON IN PLAT BOOK 9, PAGE 17 IN THE RECORD OF DEEDS OFFICE IN
LACLEDE COUNTY, MISSOURI, BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34
NORTH, RANGE 16 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 1/2" REBAR WITH CAP LABELED LS1941 AT THE NORTHWEST CORNER OF THE AMENDED FINAL PLAT OF CEDAR
RIDGE OF LEBANON A SUBDIVISION IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, THENCE ALONG THE NORTH LINE OF SAID
SUBDIVISION SOUTH 88°42'50" EAST, 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 88°42'50"
EAST, 259.93 FEET TO A 1/2" REBAR WITH CAP LABELED LS1941; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 88°38'43" EAST, 347.87
FEET TO A 5/8" REBAR WITH CAP LABELED LS2004017570; THENCE ALONG THE EAST LINE OF SAID SUBDIVISION SOUTH 00°32'07" WEST,
721.79 FEET; THENCE LEAVING SAID WEST LINE THE FOLLOWING COURSE: NORTH 88°39'36" WEST, 292.57 FEET; THENCE SOUTH 00°39'50" WEST,
87.84 FEET; THENCE NORTH 88°39'36" WEST, 315.57 FEET; THENCE NORTH 00°34'24" EAST, 809.68 FEET TO THE POINT OF BEGINNING.
ALL LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST IN THE CITY
OF LEBANON, LACLEDE COUNTY, MISSOURI, BEARING BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL
ZONE, CONTAINING 466,655 SQUARE FEET OR 10.71 ACRES MORE OR LESS, SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR OF FACT.
BEARINGS BASED ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

LOT B DESCRIPTION

LOT B:
PART OF A THE AMENDED FINAL PLAT OF CEDAR RIDGE OF LEBANON IN PLAT BOOK 9, PAGE 17 IN THE RECORD OF DEEDS OFFICE IN
LACLEDE COUNTY, MISSOURI, BEING PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 34
NORTH, RANGE 16 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 1/2" REBAR WITH CAP LABELED LS1941 AT THE NORTHWEST CORNER OF THE AMENDED FINAL PLAT OF CEDAR RIDGE
OF LEBANON A SUBDIVISION IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, THENCE ALONG THE NORTH LINE OF SAID SUBDIVISION
SOUTH 88°42'50" EAST, 50.00 FEET; THENCE LEAVING SAID NORTH LINE SOUTH 00°34'24" WEST, 809.68 FEET; THENCE SOUTH 88°39'36" EAST,
315.57 FEET; THENCE NORTH 00°39'50" WEST, 87.84 FEET; THENCE SOUTH 88°39'36" WEST, 292.57 FEET TO THE EAST LINE OF SAID SUBDIVISION;
THENCE ALONG SAID EAST LINE SOUTH 00°32'07" WEST, 721.79 FEET TO A 5/8" REBAR WITH CAP LABELED LS2004017570; THENCE ALONG THE
SOUTH LINE OF SAID SUBDIVISION NORTH 88°39'36" WEST, 315.57 FEET TO A 1/2" REBAR WITH CAP LABELED LS1941; THENCE CONTINUING
ALONG SAID SOUTH LINE NORTH 88°39'36" WEST, 310.16 FEET; THENCE ALONG THE WEST LINE OF SAID SUBDIVISION NORTH 00°34'24" EAST,
1303.91 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26,
TOWNSHIP 34 NORTH, RANGE 16 WEST IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, BEARING BASED ON GRID NORTH OF THE
MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE, CONTAINING 391,694 SQUARE FEET OR 8.99 ACRES MORE OR LESS, SUBJECT TO
ANY AND ALL EASEMENTS OF RECORD OR OF FACT. BEARINGS BASED ON GRID NORTH OF THE MISSOURI STATE PLANE COORDINATE
SYSTEM OF 1983, CENTRAL ZONE.

STATEMENT OF ENCROACHMENTS

ADJACENT SHED ENCROACHES ONTO THE SUBJECT PROPERTY WITHOUT THE BENEFIT OF AN
EASEMENT PROVIDED OR SHOWN.

NOTES

SITE WATER SUPPLY TO BE WATER MAIN LINE LOCATED NORTH AND PARALLEL TO FREMONT
ROAD.

SURVEYORS NOTE:

WITH THIS SURVEY WE DO NOT GUARANTEE THAT OWNERSHIP IS TO THE SURVEY LINES DEPICTED
HEREON. THIS SURVEY IS A GRAPHIC REPRESENTATION OF THE OPINION OF THE SURVEYOR AS TO THE
LOCATION OF THE RECORD DESCRIPTION, NO OPINION AS TO THE VALIDITY OF TITLE IS GIVEN OR
IMPLIED.

UTILITY NOTE:

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM
UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN
COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR
FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT
LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS
POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE
UNDERGROUND UTILITIES. LOCATE NUMBER 21129265.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP,
COMMUNITY PANEL NO. 29100218C, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 29, 2010 AND IS
NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS.

ZONING DATA

SUBJECT PROPERTY IS ZONED RS-1 (RESIDENTIAL DISTRICT).
MINIMUM YARD REQUIREMENTS:
FRONT: 30 FEET
SIDE: 10 FEET
REAR: 30 FEET

LEGEND

POB. POINT OF BEGINNING
POC. POINT OF COMMENCEMENT
RWM. RIGHT-OF-WAY MARKER
P. FOUND IRON PIN AS NOTED
SET IRON PIN
X. FENCE LINE
NEW LOT LINE
DRAINAGE EASEMENT



To: City Council

Proposed for the Meeting Date of: April 28, 2026

Staff Informational Sheet

Topic: Council Bill No. 7021- An Ordinance by the City Council of Lebanon, Missouri, approving the Final Plat of Donnelly Addition No. 3 to the City of Lebanon, Laclede County, Missouri.
(Code Administrator Christina Wagner)

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a final plat of a replat of Donnelly Addition from two lots to three lots located at 812 Adams Ave.

Background (problem/explanation):

This is an RS-2 residential zoned area.

Staff Recommendation:

Staff recommends approving this plat.

Submitted By: Christina Wagner, Code Administrator

Department: Code Administration

Date: 04/21/2026

ATTACHMENTS:

1. Council Bill No. 7021- Approval, Final Plat of Donnelly Addition No. 3
2. Exhibit A- Donnelly Addition Plat

AN ORDINANCE BY THE CITY COUNCIL OF LEBANON, MISSOURI, APPROVING THE FINAL PLAT OF DONNELLY ADDITION NO. 3 TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI.

WHEREAS, The Lebanon Cemetery Association has requested approval of the Final Plat of Donnelly Addition No. 3, located 812 Adams Avenue, to divide two lot into three lots; *and*

WHEREAS, the Zoning and Planning Commission of the City of Lebanon, Missouri, held a Public Hearing on April 9, 2026, to discuss and receive public comments regarding the Final Plat of Donnelly Addition No. 3; *and*

WHEREAS, a notice was published in the Laclede County Record that a Public Hearing would also be held by the City Council on April 27, 2026, regarding Said Plat; *and*

WHEREAS, the April 27, 2026, meeting was subsequently rescheduled to April 28, 2026, and the Public Hearing was held on this date; *and*

WHEREAS, with 6 members present and 6-0 vote, the Zoning and Planning Commission passed the motion made on April 9, 2026, meeting, to approve Said Plat, and forward to the City Council for final approval.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1: That the City Council of the City of Lebanon, Missouri, hereby approves and accepts the Final Plat of Donnelly Addition No. 3 to the City of Lebanon, Laclede County, Missouri, located at 812 Adams Avenue. Said Final Plat is hereby attached and incorporated here with as marked "*Exhibit A.*"

SECTION 2: That this Ordinance shall be in full force and effect from and after the date of its passage and approval.

Passed and approved by the City Council of the City of Lebanon, Laclede County, Missouri on this 28th day of April 2026.

(Seal)

Mayor Jared Carr

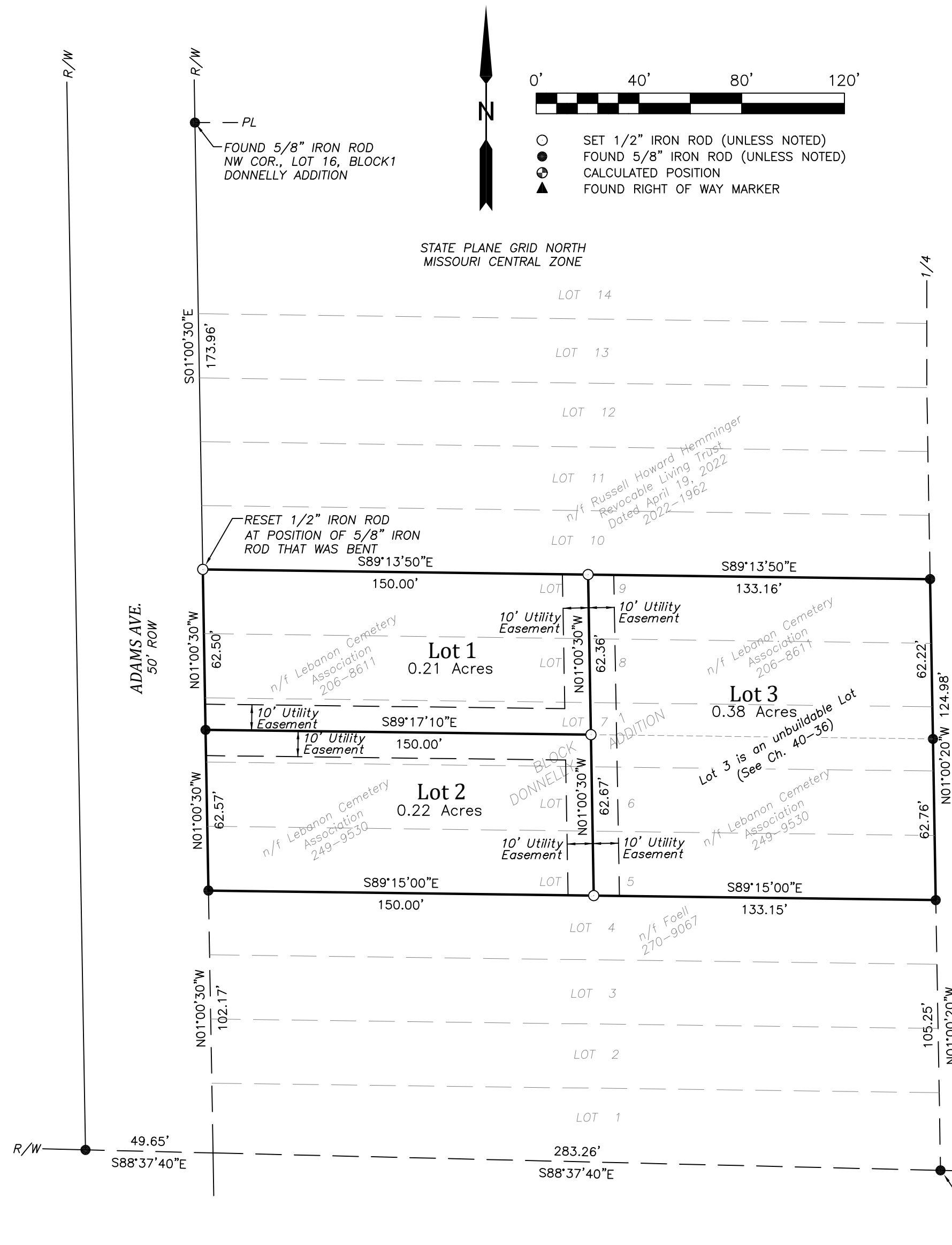
Attest:

City Clerk Lacey Brackett

1st Reading: _____
2nd Reading: _____

FINAL PLAT OF
DONNELLY ADDITION NO. 3

A SUBDIVISION IN THE CITY OF LEBANON
BEING A RE-PLAT OF LOTS 5-9 OF BLOCK 1
DONNELLY ADDITION TO LEBANON, MISSOURI



DEDICATION

Whereas, The Lebanon Cemetery Association, the owners of the premises described on this plat, herein called the "Dedicator" and

Whereas, Dedicator desires to subdivide the land as shown on this plat with said subdivision to be named:

"FINAL PLAT OF DONNELLY ADDITION NO. 3"

Right-of-ways and easements as shown on this plat are dedicated to public use as such.

Jeff Stokes
The Lebanon Cemetery Association

Date _____

NOTARY CERTIFICATE

Jeff Stokes

State of _____ }
County of _____ } SS.

On this _____ day of _____, 2026, before me personally appeared Jeff Stokes of the Lebanon Cemetery Association, known to me to be persons who executed the within final plat and acknowledged to me that he executed the same for the purposes therein stated.

In testimony whereof, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

Notary Public

My Commission expires:

(Notary Seal)

MAYOR'S CERTIFICATE

I, Jared Carr, Mayor of the City of Lebanon, Missouri, do certify that this plat of:

"FINAL PLAT OF DONNELLY ADDITION NO. 3"

was duly submitted to the city council of the City of Lebanon, having been approved by the Planning and Zoning Commission of said city and was approved by the city council at a meeting held on the _____ day of _____, 2026 by ordinance no. _____

Attest:_____

Jared Carr
Mayor, City of Lebanon

Lacey Brackett
City Clerk, City of Lebanon

COUNTY & CITY TAX RELEASE

I hereby certify that all property taxes levied by the County of Laclede and the City of Lebanon against the real estate described on this plat have been paid in full for 2025 and all prior years.

Toni Morris
Collector of Revenue
Laclede County, Missouri

Date

RECORDED'S CERTIFICATE

SURVEYOR'S NOTES

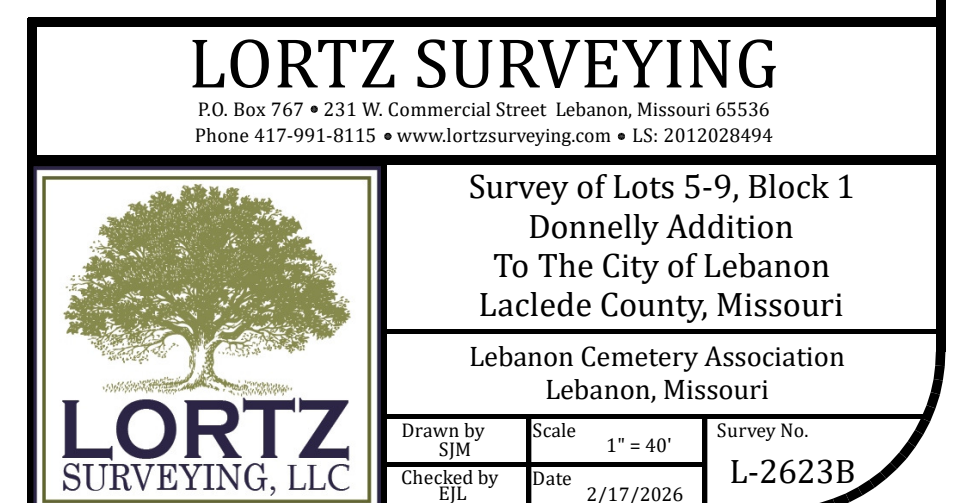
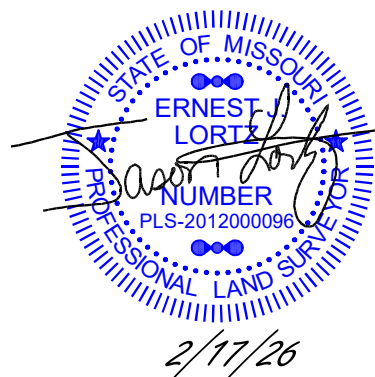
1. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or any other facts that an accurate and current title search may disclose.
2. Record Title Reference: Lots are the lands described in Book 206, Page 8611 and Book 249, Page 9530.
3. Only the record documents noted hereon were provided to or discovered by surveyor. No abstract nor other record title documentation was provided to surveyor.
4. There may be structures and improvements located on this tract which are not shown.

SURVEYOR'S DECLARATION

I, Jason Lortz, did perform an original survey of the lots shown hereon at the request of The Lebanon Cemetery Association on August 18-26, 2025. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.

DESCRIPTION

All of Lots 5, 6, 7, 8 and 9 of Block 1 of Donnelly Addition to the City of Lebanon, Laclede County, Missouri.





To: City Council

Proposed for the Meeting Date of: April 28, 2026

Staff Informational Sheet

Topic: Council Bill No. 7022- An Ordinance by the City Council of Lebanon, Missouri, approving the Final Plat of Replat of Lot 3- Solar Farm Subdivision to the City of Lebanon, Laclede County, Missouri. (Code Administrator Christina Wagner)

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a replat of Solar Farm Subdivision from one lot to two lots located at 1001 Utah St.

Background (problem/explanation):

The owner is purposing a new building on Lot 3A.

Staff Recommendation:

Staff recommends the approval of this plat.

Submitted By: Christina Wagner, Code Administrator

Department: Code Administration

Date: 04/22/2026

ATTACHMENTS:

1. Council Bill No. 7022- Approval, Final Plat of Replat of Lot 3- Solar Farm Subdivision
2. Exhibit A- Plat- 1001 Utah St

AN ORDINANCE BY THE CITY COUNCIL OF LEBANON, MISSOURI, APPROVING THE FINAL PLAT OF REPLAT OF LOT 3- SOLAR FARM SUBDIVISION TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI.

WHEREAS, Laclede Industries has requested approval of the Final Plat of Replat of Lot 3- Solar Farm Subdivision, located at 1001 Utah Street, to divide one lot into two lots; *and*

WHEREAS, the Zoning and Planning Commission of the City of Lebanon, Missouri, held a Public Hearing on April 9, 2026, to discuss and receive public comments regarding the Final Plat of Replat of Lot 3- Solar Farm Subdivision; *and*

WHEREAS, a notice was published in the Laclede County Record that a Public Hearing would also be held by the City Council on April 27, 2026, regarding Said Plat; *and*

WHEREAS, the April 27, 2026, meeting was subsequently rescheduled to April 28, 2026, and the Public Hearing was held on this date; *and*

WHEREAS, with 6 members present and 6-0 vote, the Zoning and Planning Commission passed the motion made on April 9, 2026, meeting, to approve Said Plat, and forward to the City Council for final approval.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1: That the City Council of the City of Lebanon, Missouri, hereby approves and accepts the Final Plat of Replat of Lot 3- Solar Farm Subdivision to the City of Lebanon, Laclede County, Missouri, located at 1001 Utah Street. Said Final Plat is hereby attached and incorporated here with as marked "*Exhibit A.*"

SECTION 2: That this Ordinance shall be in full force and effect from and after the date of its passage and approval.

Passed and approved by the City Council of the City of Lebanon, Laclede County, Missouri on this 28th day of April 2026.

(Seal)

Mayor Jared Carr

Attest:

City Clerk Lacey Brackett

1st Reading: _____
2nd Reading: _____



To: City Council

Proposed for the Meeting Date of: April 28, 2026

Staff Informational Sheet

Topic: Council Bill No. 7023- An Ordinance by the City Council of Lebanon, Missouri, approving the Final Plat of Ridge Creek Phase 3 Subdivision to the City of Lebanon, Laclede County, Missouri. (Code Administrator Christina Wagner)

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a final plat to fix a lot number of Ridge Creek subdivision phase 3 near the 1500 block of Rolling Hills Road.

Background (problem/explanation):

This plat was approved by City Council on February 23, 2026. After approval, it was discovered that two lots were incorrectly labeled as "25." The revised plat corrects this error by renumbering one of the lots as "26," adjusting the overall lot numbering sequence to end at Lot 30.

The Planning and Zoning Commission approved this rezone at the April 9, 2026, meeting.

Staff Recommendation:

Staff recommends approving this revised plat.

Submitted By: Christina Wagner, Code Administrator

Department: Code Administration

Date: 04/22/2026

ATTACHMENTS:

1. Council Bill No. 7023- Approval, Final Plat of Ridge Creek Phase 3 Subdivision
2. Exhibit A- New Plat for Ridge Creek

AN ORDINANCE BY THE CITY COUNCIL OF LEBANON, MISSOURI, APPROVING THE FINAL PLAT OF RIDGE CREEK PHASE 3 SUBDIVISION TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI.

WHEREAS, the City Council approved the Final Plat of Ridge Creek Phase 3 Subdivision, located in the 1500 Block of Rolling Hills Road, on February 23, 2026, via Ordinance No. 26-030, and after approval it was discovered that two lots were labeled as "25"; *and*

WHEREAS, Bryant Estates, LLC has requested approval of the revised Final Plat of Ridge Creek Phase 3 Subdivision, which corrects the plat by renumbering one of the duplicated lots as Lot 26, adjusting the overall lot numbering sequence to end at Lot 30; *and*

WHEREAS, the Zoning and Planning Commission of the City of Lebanon, Missouri, held a Public Hearing on April 9, 2026, to discuss and receive public comments regarding the Final Plat of Ridge Creek Phase 3 Subdivision; *and*

WHEREAS, a notice was published in the Laclede County Record that a Public Hearing would also be held by the City Council on April 27, 2026, regarding Said Plat; *and*

WHEREAS, the April 27, 2026, meeting was subsequently rescheduled to April 28, 2026, and the Public Hearing was held on this date; *and*

WHEREAS, with 6 members present and 6-0 vote, the Zoning and Planning Commission passed the motion made on April 9, 2026, meeting, to approve Said Plat, and forward to the City Council for final approval.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1: That the City Council of the City of Lebanon, Missouri, hereby approves and accepts the Final Plat of Ridge Creek Phase 3 Subdivision to the City of Lebanon, Laclede County, Missouri, located in the 1500 Block of Rolling Hills Road. Said Final Plat is hereby attached and incorporated here with as marked "*Exhibit A.*"

SECTION 2: That this Ordinance shall be in full force and effect from and after the date of its passage and approval.

Passed and approved by the City Council of the City of Lebanon, Laclede County, Missouri on this 28th day of April 2026.

(Seal)

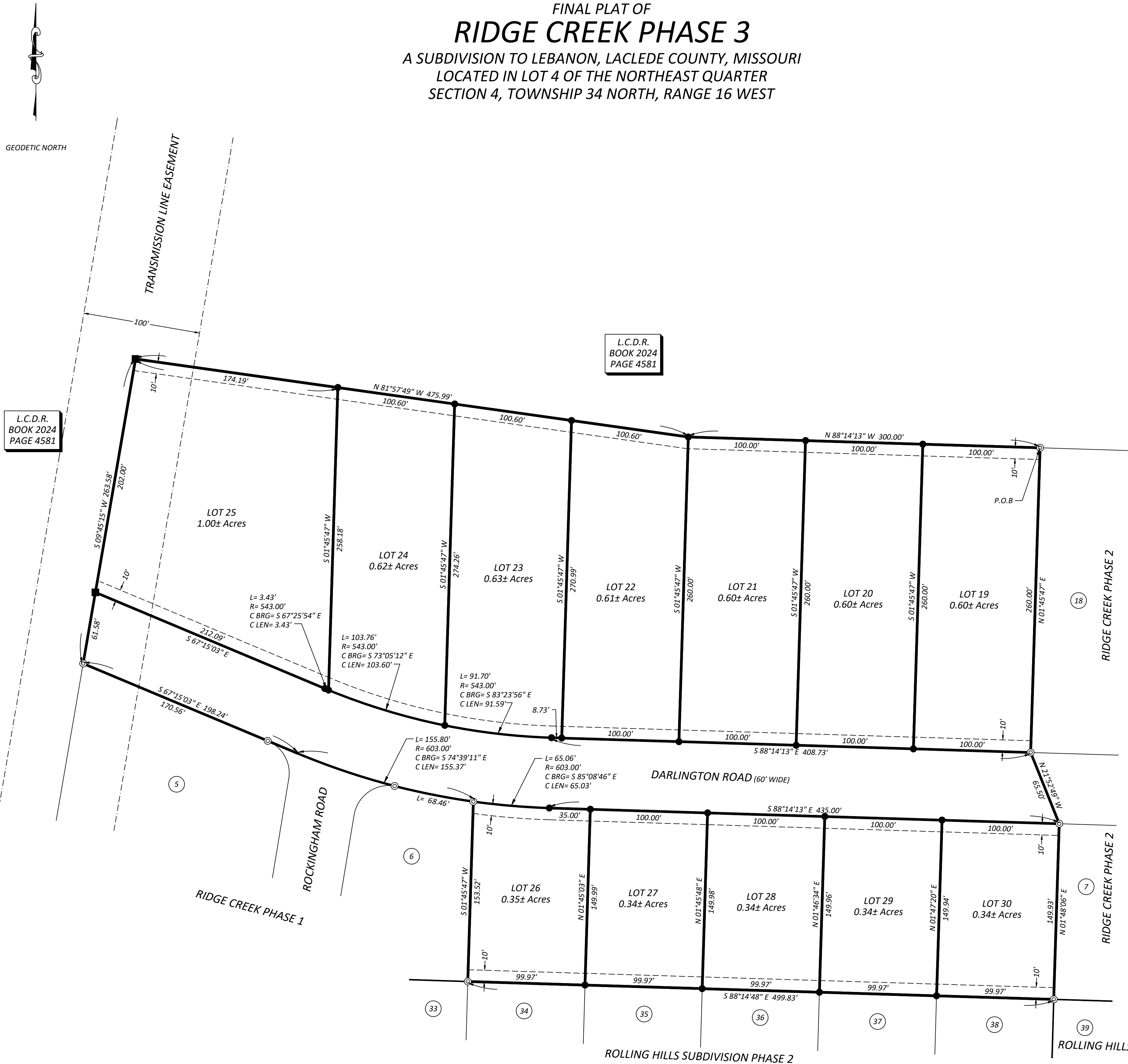
Mayor Jared Carr

Attest:

City Clerk Lacey Brackett

1st Reading: _____
2nd Reading: _____

FINAL PLAT OF
RIDGE CREEK PHASE 3
A SUBDIVISION TO LEBANON, LACLEDE COUNTY, MISSOURI
LOCATED IN LOT 4 OF THE NORTHEAST QUARTER
SECTION 4, TOWNSHIP 34 NORTH, RANGE 16 WEST



LEGEND

These standard symbols will be found in the drawing.

- TRANSMISSION LINE EASEMENT
- UTILITY EASEMENT LINE
- P.O.B. PLACE OF BEGINNING
- L.C.D.R. LACLEDE COUNTY DEED RECORD
- © FOUND IRON PIN
- SET 1/2" REBAR

CERTIFICATE OF OWNERSHIP AND DEDICATION

WHEREAS BRYANTS ESTATES, LLC, ARE THE RIGHTFULL OWNER(S) OF THE PARCEL DESCRIBED ON THIS PLAT; AND WHEREAS THEY HAVE CAUSED THE DESCRIBED PREMISES TO BE SUBDIVIDED INTO LOTS, AND EASEMENT CORRIDORS IN THE MANNER SHOWN ON THIS PLAT; AND WHEREAS IT IS THEIR DESIRE TO ENTITLE THE DESCRIBED PREMISES WITH THE NAME "RIDGE CREEK PHASE 3" A SUBDIVISION TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI;

NOW THEREFORE BRYANTS ESTATES, LLC, DO HEREBY DEDICATE TO PUBLIC USE, FOREVER, THE STREETS AND EASEMENTS SHOWN ON THIS PLAT; AND THAT THE DESCRIBED PREMISES SHALL HEREINAFTER BE KNOWN AS AND NAMED "RIDGE CREEK PHASE 3" A SUBDIVISION IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI.

MICHAEL BRYANT, OWNER
BRYANTS ESTATES, LLC

ACKNOWLEDGEMENT

STATE OF MISSOURI)
SS)
COUNTY OF LACLEDE)

ON THIS _____ DAY OF _____ 20____, BEFORE ME PERSONALLY APPEARED: MICHAEL BRYANT, OWNER OF BRYANTS ESTATES, LLC, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO BEING DULY SWORN, ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING DEDICATION OF "RIDGE CREEK PHASE 3" A SUBDIVISION TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, AS THEIR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN _____, MISSOURI, ON THIS, THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SIGNATURE OF NOTARY PUBLIC: _____

PRINTED NAME OF NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT OF APPROVAL BY CITY COUNCIL

THIS PLAT OF "RIDGE CREEK PHASE 3", A SUBDIVISION TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI WAS DULY SUBMITTED TO THE CITY COUNCIL OF THE CITY OF LEBANON, HAVING BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION OF SAID CITY AS WAS APPROVED BY THE CITY COUNCIL AT A MEETING HELD ON THIS _____ DAY OF _____, 20____ BY ORDINANCE NO. _____

MAYOR: JARED CARR

DATE _____

ATTEST:

CITY CLERK: LACY BRACKETT

DATE _____

COUNTY TAX RELEASE

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS AGAINST THE REAL ESTATE DESCRIBED ON THIS PLAT HAVE BEEN PAID IN FULL FOR 20____ AND ALL PRIOR YEARS.

TONI MORRIS
COLLECTOR OF REVENUE

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____ 20____ AT _____ O'CLOCK ____M, PLAT RECORDED IN BOOK _____ AT PAGE _____.

JENNIFER RAEF
RECORDER OF DEEDS
LACLEDE COUNTY, MISSOURI

PROPERTY DESCRIPTION

A part of Lot 4 of the Northeast Quarter of Section 4, Township 34 North, Range 16 West of the 5th P.M., described as follows: Commencing at the Northwest corner of Lot 18 in Ridge Creek Phase 2, a subdivision to Lebanon, Laclede County, Missouri, for the true place of beginning; thence N 88°14'13" W 300.00 feet; thence N 81°57'49" W 475.99 feet; thence S 09°45'15" W 263.58 feet to the Northwesterly corner of Lot 6 in Ridge Creek Phase 1, a subdivision to Lebanon, Laclede County, Missouri; thence S 67°15'03" E 198.24 feet; thence along a curve turning to the left with an arc length of 155.80 feet, with a radius of 603.00 feet, with a chord bearing of S 74°39'11" E, with a chord length of 155.37 feet to the Northeast corner of Lot 6 in Ridge Creek Phase 1; thence S 01°45'47" W 153.52 feet to the Southeast corner of said Lot 6; thence S 88°14'48" E 499.83 feet to the Southwest corner of Lot 7 in said Ridge Creek Phase 2; thence N 01°48'06" E 149.93' to the Northwest corner of Lot 7 thence N 21°52'49" W 65.50 feet to the Southwest corner of said Lot 18 in Ridge Creek Phase 2; thence N 01°45'47" E 260.00 feet to the true place of beginning. Subject to all easements of record. Description as per Survey C-10995B made by Carmack Surveying and Engineering.

SURVEYOR'S NOTES:

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- PARENT DEED RECORDED IN LACLEDE COUNTY DEED RECORD BOOK 2024 AT PAGE 4581, IN THE RECORDER'S OFFICE OF LACLEDE COUNTY, MISSOURI.
- MINIMUM FRONT AND REAR YARD DEPTH IS 30 FEET, MINIMUM SIDE YARD DEPTH IS 10 FEET.
- PROPERTY IS ZONED R-1
- TOTAL ACREAGE OF SUBDIVISION IS 7.52 ± ACRES.

REVISED 12/9/2024: CHANGED LOTS.
REVISED 3/5/2026: CHANGED LOT NUMBERS.

CARMACK SURVEYING AND ENGINEERING
12071 HWY. 32
ROBY, MO. 65557
PH: 417-458-4798

SURVEYOR'S CERTIFICATION

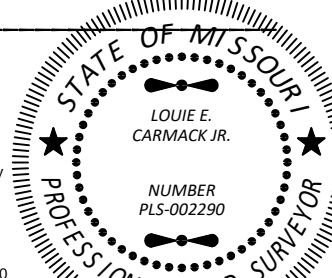
I, LOUIE E. CARMACK JR., MISSOURI REGISTERED LAND SURVEYOR, NO. 2290, DECLARE THAT THE SURVEY SHOWN ON THIS PLAT WAS MADE BY ME OR UNDER MY DIRECTION, AND IS CERTIFIED TO BE IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

C. OF A. NO. 2009021547.

DATE FIELD WORK COMPLETED: 10/15/2025

LOUIE E. CARMACK JR.

Louie E. Carmack Jr.
k Jr.



SURVEY FOR MICHAEL BRYANT

DRAWN RLS	DATE 10/30/25	LACLEDE COUNTY, MO.
APPROVED LEC	DATE 10/30/25	SEC. 4 T34N, R16W
SCALE 1" = 50'	SHEET 1 OF 1	PROJECT NO. C-10995B-R2

THIS MAP COMPLIES WITH THE
MISSOURI MAP ACCURACY STANDARD.
ACCURACY STANDARD IS CLASS 1

CLASS OF PROPERTY: URBAN





To: City Council

Proposed for the Meeting Date of: April 28, 2026

Staff Informational Sheet

Topic: Council Bill No. 7024- An Ordinance by the City Council of Lebanon, Missouri, amending the City of Lebanon, Missouri, Zoning District Map by approving the rezoning of two lots located in the 20800 Block of Ostrich Drive from RS-1 Residential to RS-2 Residential. (Code Administrator Christina Wagner)

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a rezone from RS-1 residential to RS-2 residential located at the 20800 Blk of Ostrich Dr.

Background (problem/explanation):

The owner wants to be able to split off 8 acres (phase 1) and subdivide into approximately 28 lots to build single-family homes.

The Planning and Zoning Commission approved this rezone at the April 9, 2026, meeting.

Staff Recommendation:

Staff recommends approving the rezone.

Submitted By: Christina Wagner, Code Administrator

Department: Code Administration

Date: 04/22/2026

ATTACHMENTS:

1. Council Bill No. 7024- Approval, Rezone of 20800 Block of Ostrich Drive from RS-1 Residential to RS-2 Residential
2. GIS Map-20800 Blk of Ostrich Dr
3. Zoning Map-20800 Ostrich Dr

AN ORDINANCE BY THE CITY COUNCIL OF LEBANON, MISSOURI, AMENDING THE CITY OF LEBANON, MISSOURI, ZONING DISTRICT MAP BY APPROVING THE REZONING OF TWO LOTS LOCATED IN THE 20800 BLOCK OF OSTRICH DRIVE FROM RS-1 RESIDENTIAL TO RS-2 RESIDENTIAL.

- WHEREAS,* that this rezone request is for two lots located in the 20800 Block of Ostrich Drive, to be rezoned from RS-1 Residential to RS-2 Residential; *and*
- WHEREAS,* that the Zoning and Planning Commission of the City of Lebanon, Missouri, held a Public Hearing on April 9, 2026, to discuss and receive public comments regarding the proposed rezone; *and*
- WHEREAS,* a notice was published in the Laclede County Record that a Public Hearing would also be held by the City Council on April 27, 2026, regarding Said Rezone; *and*
- WHEREAS,* the April 27, 2026, meeting was subsequently rescheduled to April 28, 2026, and the Public Hearing was held on this date; *and*
- WHEREAS,* that with 6 members present and a 6-0 vote, the Zoning and Planning Commission passed the motion made at the April 9, 2026, meeting to approve Said Rezoning Request, and forward it to the City Council for final approval.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1: That the City Council of the City of Lebanon, Laclede County, Missouri, hereby approves the Rezoning of two lots located in the 20800 Block of Ostrich Drive to be rezoned from RS-1 Residential to RS-2 Residential; the depiction of lots is in the attached plat marked as "*Exhibit A.*"

SECTION 2: That the City Council of the City of Lebanon, Laclede County, Missouri, hereby authorizes amending the City of Lebanon, Missouri, Zoning District Map to reflect rezoning classification as approved in Section 1 of this Ordinance.

SECTION 3: All ordinances or parts of ordinances pertaining to this particular subject matter are hereby repealed and Said Ordinance is hereby declared to be effective from and after the date of its passage and approval.

Passed and approved by the City Council of the City of Lebanon, Laclede County, Missouri, on this 11th day of May 2026.

(Seal)

Mayor Jared Carr

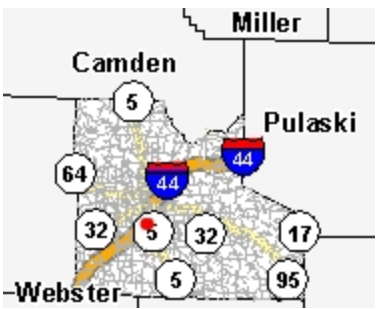
Attest:

City Clerk Lacey Brackett

1st Reading: _____
2nd Reading: _____

20800 Block of Ostrich Dr

"Exhibit A"



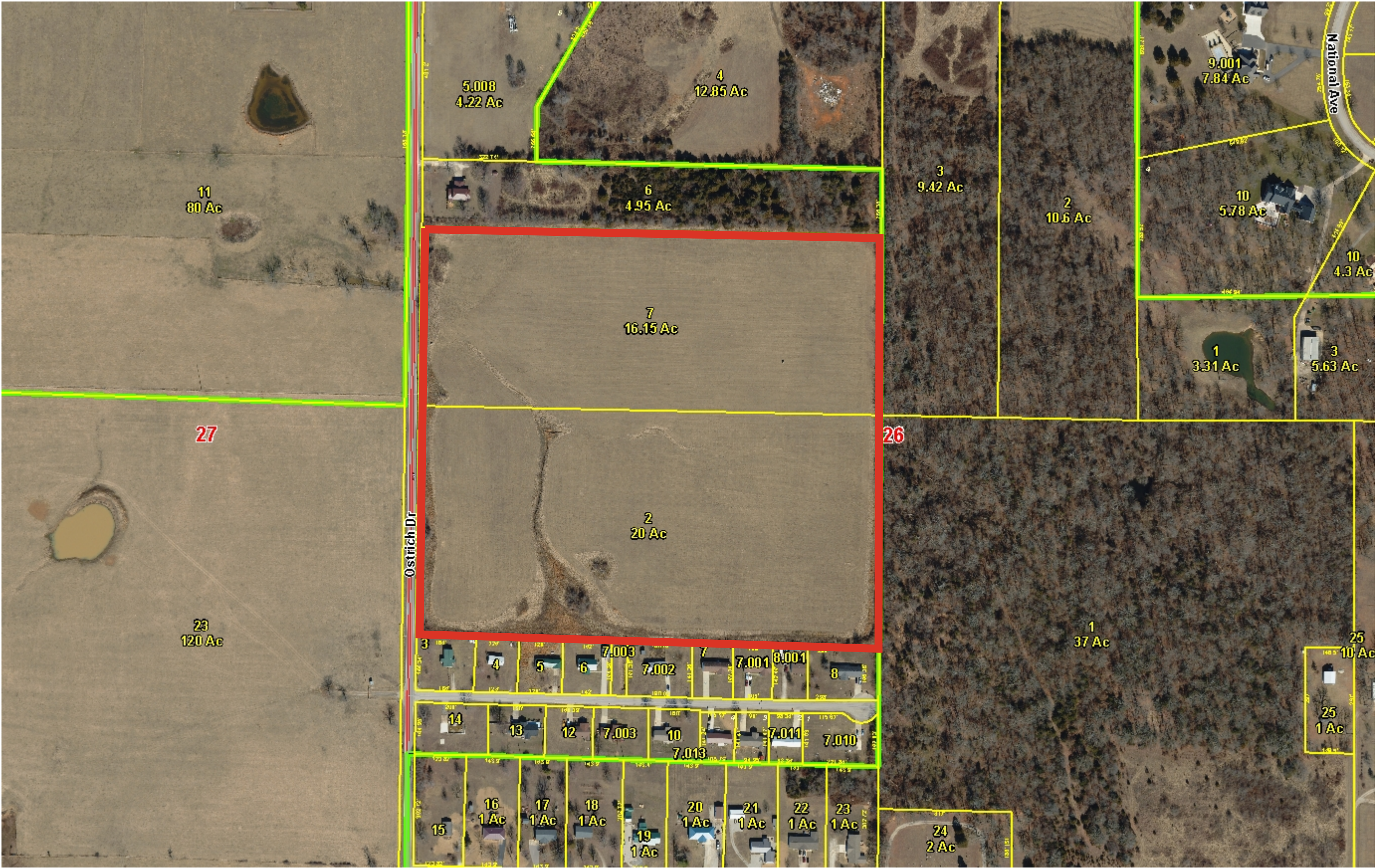
- Legend**
- Road
 - Interstate
 - State Highway
 - Street
 - Parcel
 - Lot Line
 - Corporate Limit Line
 - Section
 - County Boundary

REZONE AREA

REZONE FROM
RS-1 residential
to RS-2 residential

Notes

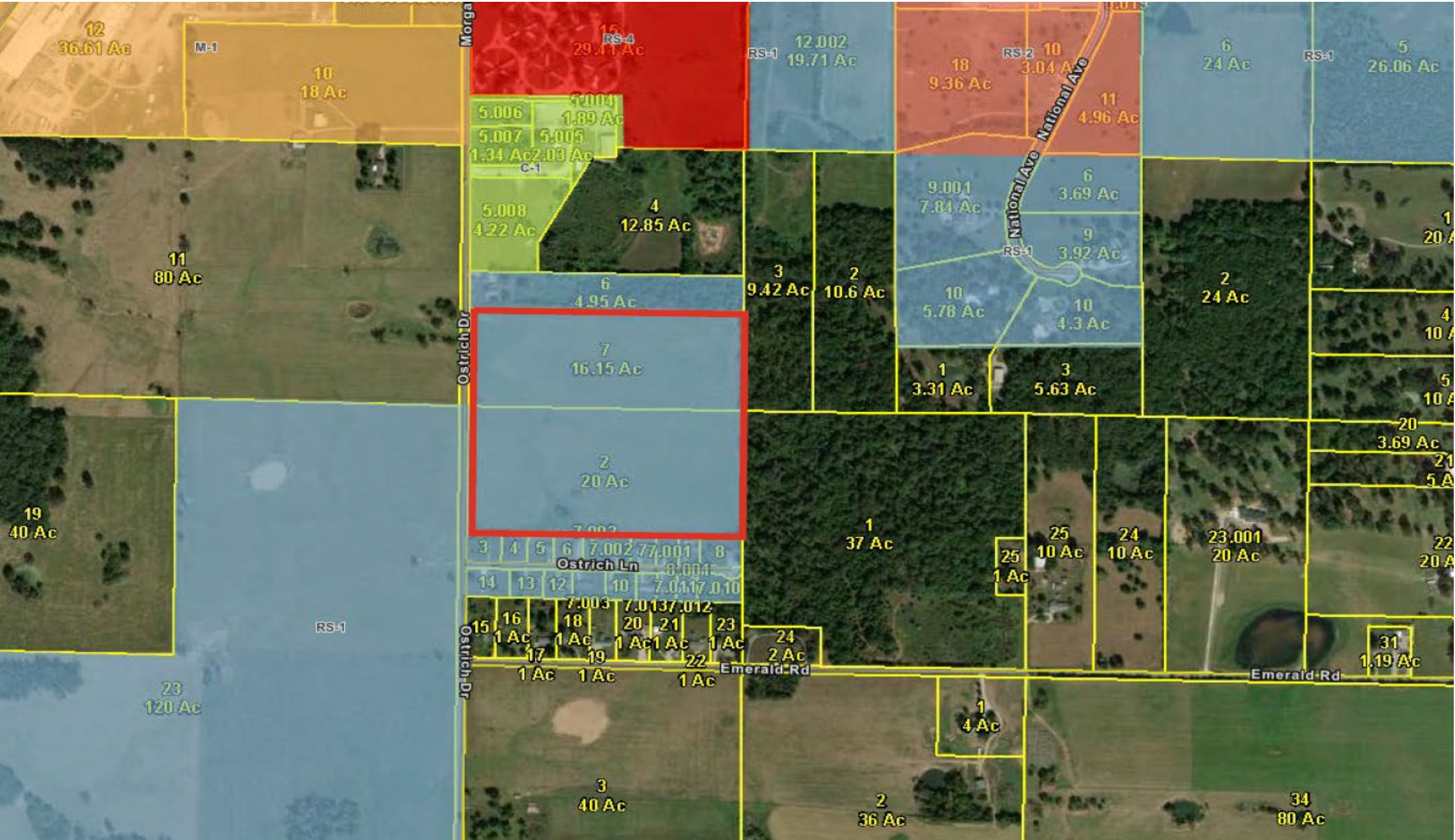
Zoned
RS-1 Residential



532.2 0 266.10 532.2 Feet

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Rezone from RS-1 residential to RS-2 residential





To: City Council

Proposed for the Meeting Date of: April 28, 2026

Staff Informational Sheet

Topic: Council Bill No. 7025- An Ordinance by the City Council of Lebanon, Missouri, amending the City of Lebanon, Missouri, Zoning District Map by approving the rezoning of fifty lots located in the Aero Landing Phase 1 Subdivision from Rs-2 Residential to RS-3 Residential. (Code Administrator Christina Wagner)

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a rezone from RS-2 to RS-3 of all 50 lots located in the Aero Landing Phase 1 Subdivision (2400 Block of Highway 5)

Background (problem/explanation):

The owner is wanting to rezone all 50 lots for the purpose of allowing individual ownership of each duplex building.

The Planning and Zoning Commission approved the rezone from RS-2 to RS-3 at the April 9, 2026, meeting with the condition that a signed affidavit with a conditional use agreement between the property owners in the Town and Country Subdivision along Addison Drive be recorded. The affidavit has been recorded and is attached.

Staff Recommendation:

Staff recommends approving this rezone.

Submitted By: Christina Wagner, Code Administrator

Department: Code Administration

Date: 04/22/2026

ATTACHMENTS:

1. Council Bill No. 7025- Approval, Rezone of Aero Landing Subdivision Phase 1 from RS-2 Residential to RS-3 Residential
2. 2400 Aero Landing-Recorded Affidavit
3. GIS Map-Aero Landing-2400 BLk of Hwy 5

AN ORDINANCE BY THE CITY COUNCIL OF LEBANON, MISSOURI, AMENDING THE CITY OF LEBANON, MISSOURI, ZONING DISTRICT MAP BY APPROVING THE REZONING OF FIFTY LOTS LOCATED IN THE AERO LANDING PHASE 1 SUBDIVISION FROM RS-2 RESIDENTIAL TO RS-3 RESIDENTIAL.

WHEREAS, that this rezone request is for fifty lots located in the aero landing phase 1 subdivision located in the 2400 Block of Highway 5, to be rezoned from RS-1 Residential to RS-2 Residential; *and*

WHEREAS, that the Zoning and Planning Commission of the City of Lebanon, Missouri, held a Public Hearing on April 9, 2026, to discuss and receive public comments regarding the proposed rezone; *and*

WHEREAS, a notice was published in the Laclede County Record that a Public Hearing would also be held by the City Council on April 27, 2026, regarding Said Rezone; *and*

WHEREAS, the April 27, 2026, meeting was subsequently rescheduled to April 28, 2026, and the Public Hearing was held on this date; *and*

WHEREAS, that with 6 members present and a 5-1 vote, the Zoning and Planning Commission passed the motion made at the April 9, 2026, meeting to approve Said Rezoning Request subject to the condition that a signed affidavit containing a conditional use agreement between the property owners in the Town and Country Subdivision along Addison Drive be recorded, and said affidavit has been recorded and is attached hereto.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, AS FOLLOWS:

SECTION 1: That the City Council of the City of Lebanon, Laclede County, Missouri, hereby approves the Rezoning of fifty lots located in the Aero Landing Phase 1 Subdivision in the 2400 Block of Highway 5 to be rezoned from RS-2 Residential to RS-3 Residential; the depiction of lots is in the attached plat marked as "*Exhibit A.*"

SECTION 2: That the City Council of the City of Lebanon, Laclede County, Missouri, hereby authorizes amending the City of Lebanon, Missouri, Zoning District Map to reflect rezoning classification as approved in Section 1 of this Ordinance.

SECTION 3: All ordinances or parts of ordinances pertaining to this particular subject matter are hereby repealed and Said Ordinance is hereby declared to be effective from and after the date of its passage and approval.

Passed and approved by the City Council of the City of Lebanon, Laclede County, Missouri, on this 11th day of May 2026.

(Seal)

Mayor Jared Carr

Attest:

City Clerk Lacey Brackett

1st Reading: _____
2nd Reading: _____

AFFIDAVIT

STATE OF MISSOURI

COUNTY OF LACLEDE

Affidavit to certify that the below listed **Property Owners** in the Town and County Subdivision, on Addison Drive and abutting the Aero Landing Phase I development are supportive of the developer **3BE Holdings, LLC ("3BE")** request to rezone the property owned by 3BE Holdings, LLC to RS-3 subject to the following conditional use agreements:

1. A Condition to build only two-unit duplexes and single-family homes on phase one of the projects for the specific lots of 5-46.
2. 3BE will not develop a road onto Addison Drive.
3. A Condition that a fence to be installed on property line between the Addison Drive property owners and Aero Landing Phase I abutting lots 8-26.
4. All fence materials are to be purchased through 3BE supplier.
5. 3BE and Addison Drive Property Owners agree to share equally (50/50) in the total cost of constructing a fence along the mutually agreed property boundary.
 - a. Scope of Work
 - i. 3BE shall be responsible for providing and installing the fence, including all labor, materials, equipment, and related services necessary to complete the project.
 - b. Cost Determination
 - i. 3BE shall provide a written cost per linear foot for the fence, which shall include both materials and labor. The total project cost shall be calculated based on the agreed linear footage of the fence to be installed.
 - c. Approval of Costs
 - i. The Property Owners must review and approve the cost per linear foot and total estimated cost in writing prior to commencement of construction.
 - d. Payment Terms
 - i. Each party shall be responsible for fifty percent (50%) of the total cost.
 - e. Changes
 - i. Any changes to the scope of work, materials, or design that affect cost must be approved in writing by both parties prior to implementation. Any additional costs shall be shared equally unless otherwise agreed.
 - f. Timeline
 - i. Fence installation to be completed within three (3) months of completion of the said lots.
 - g. Maintenance and Ownership
 - i. Upon completion, the fence shall be considered jointly owned if installed directly upon the shared property line. Both parties agree to share equally in reasonable future maintenance and repair costs unless otherwise agreed.

h. Dispute Resolution

- i. In the event of a dispute, the parties agree to first attempt to resolve the matter through good faith negotiation. If unresolved, the dispute may be submitted to mediation before pursuing further legal action.

i. Entire Agreement

- i. This section constitutes the entire agreement between the parties regarding the fence and supersedes any prior discussions or understandings.

Address	Print Name	Signature	Date
1. 190 Addison Dr.	Eddie Amos	Eddie Amos	4-9-26
2. 236 Addison Dr	Roger Agar	Roger Agar	4/9/26
3. 136 Addison	Kay Goodwin	Kay Goodwin	4/9/26
4. 136 Addison	Gary Goodwin	Gary Goodwin	4/9/26
5. 237 Addison	Garen Menley	Garen Menley	4-9-26
6. 237 Addison	Glen Menley	Glen Menley	4-9-26
7. 255 Addison	Michele Hedges	Michele Hedges	4-9-26
8. 218 Addison Dr	KRISTI LOWDEN	Kristi Lowden	4-9-26
9. 218 Addison Dr	Eddie Lowden	Eddie Lowden	4-9-26
10. 1504 E. Winding ⁰²⁰⁸ Rd	Sam Garrett	Sam Garrett	4-9-26
11. 2106 E. Melton Rd	Ozark Mo Matt Wicklund	Matt Wicklund	4-9-26
12. 1619 E Independence	Evan Conner	Evan Conner	4-9-26
13.			
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27.			

Recorded in Laclede County, Missouri



Recording Date/Time: 04/10/2026 at 11:39:27 AM

Book: 2026 Page: 1435

Instr #: 20261435

Pages: 3

Fee: \$52.00 N 20260001713

GARRETT



RECORDER OF DEEDS CERTIFICATE

NON-STANDARD DOCUMENT

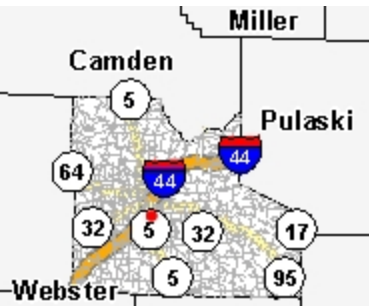
This document has been recorded and you have been charged the
\$25 non-standard fee pursuant to RSMo 59.310.3
and this certificate has been added to your document
in compliance with the laws of the State of Missouri.

Jennifer Raef
RECORDER OF DEEDS
Laclede County

THIS PAGE HAS BEEN ADDED AS THE FIRST PAGE OF YOUR DOCUMENT
DO NOT REMOVE THIS PAGE

2400 Block of Highway 5 of Aero Landing

"Exhibit A"



Legend

- Road
 - Interstate
 - State Highway
 - Street
- Parcel
- Lot Line
- Corporate Limit Line
- Section
- County Boundary

Address:
2400 Block of
Highway 5
(Jefferson Ave)

Rezone
Area

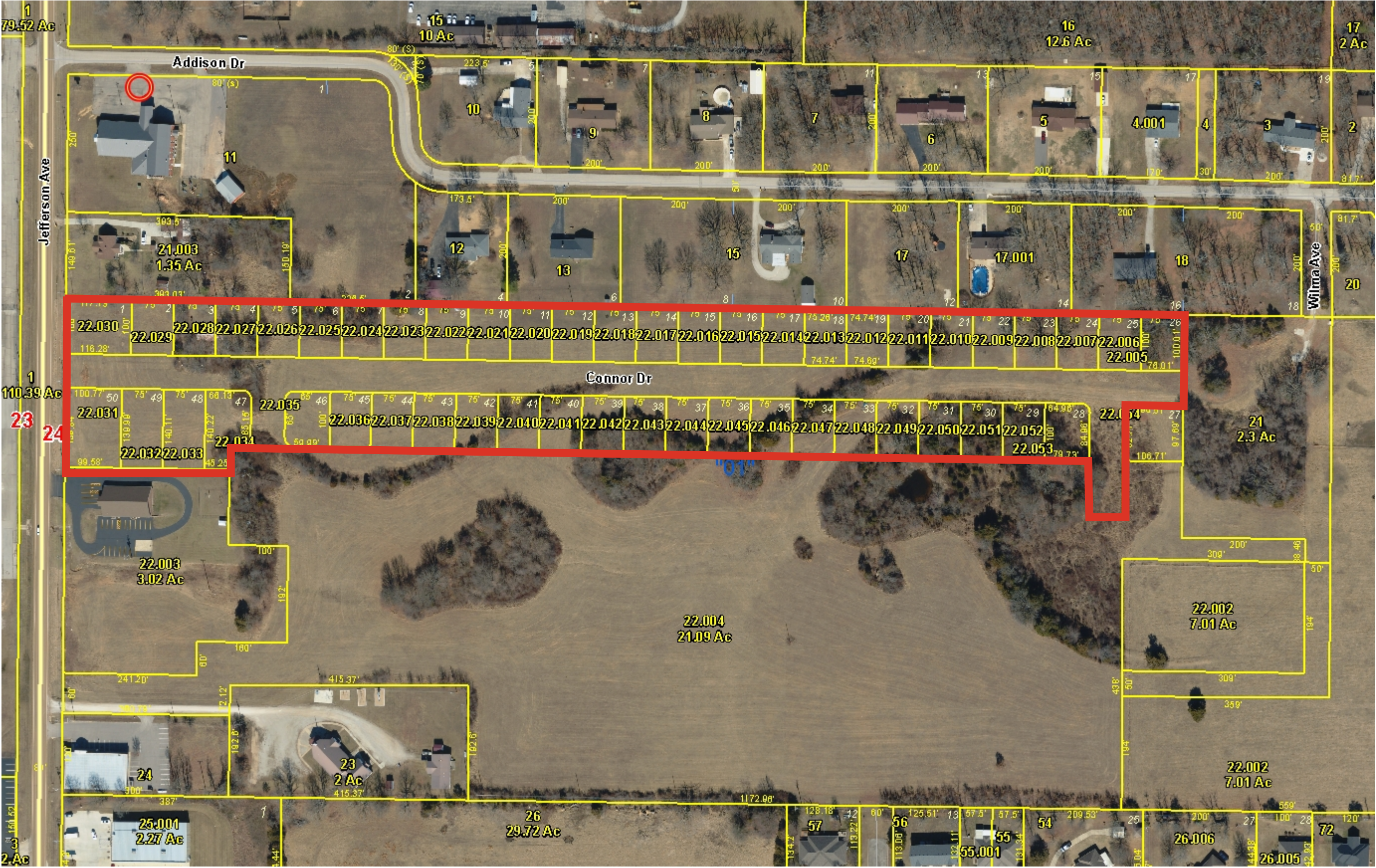
Rezone from RS-2
residential to
RS-3 residential

Rezone all 50 lots

1 in. = 169ft.



Notes



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