

CITY OF LEBANON
CITY COUNCIL WORK SESSION MINUTES
AUGUST 11, 2025

BE IT REMEMBERED that the City Council of the City of Lebanon, Missouri, met in Work Session on August 11, 2025 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: Gib Adkins, Mike Evans, Sheila Mitchell, Dan Mizell, Jeff Mutchler, Chuck Jordan, Bob Garner, and Mayor Carr. Absent: Randy Wall.

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, Code Administrator Christina Wagner, Street Superintendent Mike Moore, Electric Superintendent Travis Long, IT Manager Oakley Banks, Downtown Business District Executive Director Sarah Stewart, Communications Manager Derek Gean, City Clerk Lacey Brackett, and City Counselor Chris Allen.

Chuck Jordan moved and Mike Evans seconded that the Council amend the agenda to remove the Health Insurance Update presentation. Motion carried as follows: Yea: (7) Gib Adkins, Mike Evans, Sheila Mitchell, Dan Mizell, Jeff Mutchler, Chuck Jordan, Bob Garner; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Wall.

Presentations For Future Action

Towing List for Police Department's Code Change

Police Chief Jerry Harrison opened the discussion by explaining the towing list, noting that it is used by the Police Department for non-preference tows. He emphasized that the proposed code change would apply only to businesses wishing to be included on the Police Department's towing list. Harrison reviewed several sections of the proposed code change, including the insurance requirement, debris removal rules, business license fee, and individual permit provisions. He also stated that due process would be in place if a business were removed from the towing list.

Councilmembers offered suggestions, and Councilman Jordan expressed concerns regarding Section 10-648, specifically related to similar colors. Councilman Mizell recommended removing the color requirement from the section and increasing the liability insurance requirement to at least \$500,000.00.

Appeal of the Zoning and Planning Commission's Decision for a Conditional Use and Plat Request on Kay Avenue

Code Administrator Christina Wagner reported that the Planning and Zoning Commission had denied the Conditional Use and plat. She explained that in an RS-2 Residential zoning district, a split duplex requires a Conditional Use Permit, as split duplexes are intended to be located in

RS-3 Residential zones, and the duplex in question was located in RS-2 rather than RS-3. Wagner provided background, noting that similar plats had previously been approved by the Planning and Zoning Commission. She stated that the subdivision was established in 2004 with lots approved for duplexes, and that a Conditional Use Permit for a split duplex was approved in August 2024. She further explained that since the establishment of the duplexes, the Code had been amended to require split duplexes to be located in RS-3 zoning districts. Wagner also noted that the duplex in question had already been constructed.

Owner John Barnhardt addressed the Council, stating that he was not the original developer but purchased the subdivision in 2006. He explained that in 2021, Phase 3 of Flatwood Estates which contains a mix of duplexes and single-family homes, was built and is zoned RS-2 Residential. Barnhardt described the layout, noting that his duplexes have a neat appearance and resemble single-family homes. He stated that he believed he was grandfathered in when building and had obtained building permits at the time.

Councilmembers asked various questions, with Councilman Evans inquiring when the duplex was built and why the Planning and Zoning Commission had denied the request. City Administrator Troy Schulte recommended that moving forward, it would be advisable to clean up the zoning in this area.

Round Table Discussion

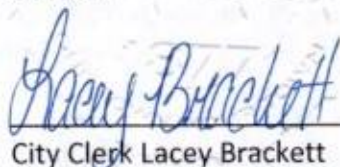
Councilmember Adkins inquired about the America 250 Commission events being openly discussed and promoted. Mayor Carr responded that he planned to have Constitution Week serve as an initial kickoff.

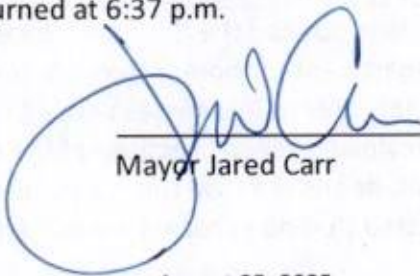
Councilmember Jordan inquired about weeds being sprayed in the street at Fourth Street.

Adjournment

Mayor Carr declared the meeting adjourned at 6:37 p.m.

ATTEST:


City Clerk Lacey Brackett


Mayor Jared Carr

August 25, 2025

Minutes Approved