



RICK BELL
Mayor

CITY OF LEBANON

Office of the Mayor
200 North Castle Heights Avenue
Lebanon, Tennessee 37087
Rick.Bell@lebanontn.org
615-443-2839

Tonya Jones
Executive Administrative Assistant

Kristen Ragsdale
Administrative Assistant III

PUBLIC HEARING

AGENDA – February 3, 2026 – 5:55 P.M.

TOWN MEETING HALL, ADMINISTRATION BUILDING
200 North Castle Heights Avenue, Lebanon, Tennessee

1. Request by Gary Whitaker for Rezoning approval for about 0.82 acres at 718 W Main Street (Tax Map 68G Group H Parcel 6) from RD9 to CXU in Ward 5 (**Planning Commission recommended approval by a vote of 8-0 at their December 15, 2025 meeting**). (Reference Ordinance No. 26-7342).
2. Request by Wilson County Road Commission for Plan of Services approval for about 3.88 acres of the Martha Leeville Road Right of Way near Ward 4 (**Planning Commission recommended approval by a vote of 8-0 at their December 15, 2025 meeting**). (Reference Resolution No. 26-2812).
3. Request by Wilson County Road Commission for Annexation approval for about 3.88 acres of the Martha Leeville Road Right of Way to be added to Ward 4 (**Planning Commission recommended approval by a vote of 8-0 at their December 15, 2025 meeting**). (Reference Resolution No. 26-2813).
4. Request by Wilson County Road Commission for Zoning approval for about 3.88 acres of the Martha Leeville Road Right of Way to RS9 in Ward 4 (**Planning Commission recommended approval by a vote of 8-0 at their December 15, 2025 meeting**). (Reference Ordinance No. 26-7343).
5. Request by Staff for Zoning Code amendment approval to fix scrivener's errors. (**Planning Commission recommended approval by a vote of 8-0 at their December 15, 2025 meeting**). (Reference Ordinance No. 26-7344).



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REGULAR CALLED CITY COUNCIL MEETING AGENDA – February 3, 2026 - 6:00 P.M.

TOWN MEETING HALL, ADMINISTRATION BUILDING
200 North Castle Heights Avenue, Lebanon, Tennessee

1. CALL TO ORDER
2. INVOCATION
3. PLEDGE TO FLAG
4. ROLL CALL
5. APPROVAL OF MINUTES:
January 20, 2026 – Regular Called City Council Meeting
6. COMMUNICATION FROM CITIZENS
7. COMMUNICATION FROM MAYOR
8. REPORTS FROM COMMITTEES / ALDERMEN / OFFICERS
9. OLD BUSINESS:
1. Ordinance No. 26-7349, second reading, to authorize budget amendments for the Water/Sewer Fund and Gas Fund for a vehicle swap, by Lote Kaesontae, Water and Sewer Manager, and Chad Mueller, Gas Department Manager.
10. NEW BUSINESS:
 1. Ordinance No. 26-7342, first reading, to amend the Official Zoning Atlas of the City of Lebanon, Tennessee, by changing 718 West Main Street from RD9 – Duplex Residential to CXU – Commercial Mixed Use in Ward 5. (Request by Gary Whitaker) (Planning Commission recommended approval by a vote of 8-0 at their December 15, 2025 meeting).
 2. Resolution No. 26-2812, first reading, adopting a Plan of Services for the annexation of P/O the public Right of Way known as Martha Leeville Road to be added to Ward 4. (Request by Wilson County Road Commission) (Planning Commission recommended approval by a vote of 8-0 at their December 15, 2025 meeting).

3. **Resolution No. 26-2813**, first reading, annexing property of P/O the public Right of Way known as Martha Leeville Road to be added to Ward 4. (Request by Wilson County Road Commission) (Planning Commission recommended approval by a vote of 8-0 at their December 15, 2025 meeting).
4. **Ordinance No. 26-7343**, first reading, to amend the Official Zoning Atlas of the City of Lebanon, Tennessee, by requesting zoning approval of P/O the public Right of Way known as Martha Leeville Road to RS9 – Single Family Residential to be added in Ward 4 (Request by Wilson County Road Commission) (Planning Commission recommended approval by a vote of 8-0 at their December 15, 2025 meeting).
5. **Ordinance No. 26-7344**, first reading, to amend Title 14 to fix scrivener’s errors with the Comprehensive Zoning Code update. (Request by Staff) (Planning Commission recommended approval by a vote of 8-0 at their December 15, 2025 meeting).
6. **Ordinance No. 26-7350**, first reading, to authorize a budget amendment for the Wastewater Treatment Plant for emergency Capital Maintenance repairs, by Regina Santana, Utilities Director.
7. **Ordinance No. 26-7351**, first reading, to authorize a budget amendment for the Sewer Department for developer contribution related to the Barton’s Creek Sewer Project, by Regina Santana, Utilities Director.
8. **Ordinance No. 26-7352**, first reading, to authorize a budget amendment for the Sewer Department for the Barton’s Creek Interceptor Sewer Project Contract B and to approve the final change order, by Regina Santana, Utilities Director.
9. **Resolution No. 26-2816**, to accept and approve a contract for Employee Health, Dental, Vision, PPO, HDHP/HSA Insurance for April 1, 2026 through March 31, 2027, by Blanca Olascoaga, Benefits Administrator, and Sylvia Reichle HR Director.
10. **Resolution No. 26-2817**, to approve an agreement with International Data Base Corporation DBA Bidnet for bid and Vendor Management Software, by Lindsey Wolfenbarger, Finance Director.

11. **ADJOURNMENT**

REGULAR CALLED LEBANON CITY COUNCIL MEETING

January 20, 2026

Before calling the meeting to order, Mayor Rick Bell made a couple of announcements. I know there's some people out in the lobby, as well as in the room here and there's a TV out there for people to watch. Chief Justice is going to go in the lobby and if anyone out there wants to speak, they'll be welcome to speak as well.

As far as the agenda goes, there's a couple of items on new business that have been revised. Resolution No. 26-2814 and Resolution No. 26-2815. So, 2814 and 2815 have been revised, so if there's any questions about that when the time comes, that is the situation with those two.

Mayor Rick Bell called the Regular Called City Council meeting to order at 6:01 p.m.

Invocation was given by Lee Clark

Tick Bryan led the Pledge of Allegiance to the United States Flag.

Council members present: Councilors Joey W. Carmack, Geri Ashley, Camille Burdine, Chris Crowell, Tick Bryan, and Phil Morehead. Also present at the meeting were: Andy Wright, City Attorney; Lindsey Wolfenbarger, Finance Director; Lee Clark, Public Works Director; Kristen Rice, Executive Director of Engineering & Planning; Regina Santana, Utilities Director; Josh Stahle, Senior Planner; Chief Mike Justice, Lebanon Police Dept.; Chief Jason Baird, Lebanon Fire Dept.; Tonya Jones, Exec. Admin. Assistant, and Kristen Ragsdale, Council Secretary.

APPROVAL OF MINUTES:

Motion was made by Councilor Crowell, seconded by Councilor Morehead, to approve said minutes for January 6, 2025 – Regular Called City Council Meeting.

COMMUNICATION FROM CITIZENS:

Mayor Bell announced: It is now time for communications from citizens. If you want to speak with us about anything that's on the agenda tonight, now's the time to do that. Please step to the podium and state your name and address and you have three minutes to speak. There's a light system up there, as well so that will help you know how much time you have left. A couple of things I do want to say first. We do have a sheet in the back for people to write your name. That is simply so Kristen (Ragsdale) can make sure she gets everybody's name spelled correctly for the minutes. So, if you speak and want to sign the paper at the back just for Kristen's reference, I would appreciate that.

Also, I want to make sure that everybody knows too that this is the time during the meeting you have to speak. So, when the items go to the council for voting, that's council time. This is the time to speak right now.

1. Sandy Donnell, 460 Vanderbilt Road, Mt. Juliet: I own the property at 914 Maple Hill Road, which joins one of the properties that you are discussing and have been discussing this evening and in the past. The reason I'm here was I watched the televised version of your meeting last month and I saw several inaccuracies.

As a past county commissioner, I know that your job is to represent the people and not the builders and not the realtors. You're here for the people that elected you. And what I saw at that meeting, there were some untruths. One was when a woman got up here and said that there was going to be a wonderful golf course or walkways. Nobody said that wasn't true on the property that was being discussed. And I think something should have been said at that point that that was taken out. I also know in past that the Planning Commission was not for this. My husband was a planner with the highway department, so I know a little bit about that and I spend time on the Planning Commission for Wilson County. I feel for the people that live in that area. My son, obviously, lives on the farm and he's been one that has been at these meetings. I wasn't going to come to the meeting because my sister-in-law wants to sell her property and I want her to, but I want it done in the best possible way.

Now, to put four homes on an acre is not the best possible way. And for somebody to get up here and say that those homes are going to sell for a million dollars, you know that's not true. Nobody's gonna buy a small house for a million dollars. Whether it's here or in Green Hills, you want value and you want property with your home. What I would submit to you is that you send the developer back and make the plans better, make them feasible for the people that live on that road. There are some million-dollar homes on that road already. I hope you will take that into consideration.

I just want the best. I'm not selling my property. I was offered \$13 million and turned it down because my husband loved the land just like my son does and I want to keep it a farm as long as possible and the people on that road appreciate it. When I drove out there today and I thought, some of these homes are beautiful and the road is a gorgeous road. My husband loved that area. He loved walking on that farm and I have walked it many times and every year we do a fundraiser on that farm. People come in, they fly in and tell us what a beautiful property we have. But the point is you all have to make a decision to keep the property and the properties on that road looking...

Mayor Bell advised: Your time is up.

Ms. Donnell finished: like the ones that are across the road. Thank you for your time. I appreciate it and I hope you will take my comments into consideration.

2. Taylor Davis, 895 Maple Hill Road: I go to Lebanon High School. I just have a little thing, something to say. I don't believe that this development is what is best for Lebanon. I have lived in Lebanon my whole life and research shows that my family has been in Tennessee since the 18th century. I know that doesn't mean a lot but I do care quite a lot. I understand that Lebanon is developing fast and that farmland can't always stay farmland. My family sold our farm in Lebanon several years ago and there are now many houses on what used to be our farm, but we didn't sell to developers who wanted to build hundreds of homes. We didn't want to have an urban-like neighborhood planted right in the middle of a somewhat rural area that people specifically chose and paid good money for because of its low density and rural feel.

Our roads, schools, and our city in general cannot handle this amount of growth at one time. I understand that Lebanon will grow and we need to responsibly allow that, but I don't believe this is responsible. It's too much. I also understand that we need to focus on local developers instead of national developers. And while I wish I could support these local developers, this specific project is just too much. I know builders have to make a profit and it's hard to grow a business within certain professions, but that's the same reason my family sold our farm. I would like to see some amendments to decrease the density of this development. I believe it would allow Lebanon to grow more slowly, steadily, and responsibly.

I'm aware that I don't know everything about this project, but from the information I have been given, I don't think it's what's best or would make anyone happy other than those who are making a profit. That's why I'm putting my faith in you tonight to make the right decision. Thank you.

3. Charles Smith, 433 Lealand Lane: Good evening, Mayor and ladies and gentlemen of the council. Our city has grown from 5,200 people to over 51,000 in 50 years. In that time, we've built exactly one two-lane road. We added one power node. We kept the same water reclamation plant. Worse, our water reclamation plant has not passed an inspection in over two years. This means that it's already operating in violation, straining, risking overflows, fines or shutdowns while you consider adding 355 homes. 355 homes; more houses than currently exist on that narrow gauge two-lane road dumped into two subdivisions with one way in, one way out. This is not growth. This is reckless endangerment. Adding hundreds of families will jam that road into gridlock. It will delay ambulances and fire trucks. It will overload electric and gas with no upgrades. It will push our unchanged water plant even further past its failing point. It will strain hospital beds and EMS turning emergencies into longer waits or no help at all.

We are building on sand and the foundation is cracking. I propose one simple, ironclad rule; we build on rock, not sand standard. No new residential or commercial permits until all critical infrastructure is upgraded first and proven to operate at no more than 25% of capacity during fair weather months. This being spring and fall; the time when everything is stressed the least. That includes roads and traffic, electric and gas, water supply and reclamation, hospital beds, EMS ambulances, and response times. 25% in calm weather leaves 75% headroom for summer peaks, winter surges or outages, and stuff happens because it does. That's real redundancy, not blind optimism. This isn't stopping progress. It's forcing responsible progress. Cities like Greenfield, CA and Spring Hill, TN paused approvals when their wastewater plants failed inspections or hit capacity like ours. Introduce and pass a build on rock, not sand ordinance. Upgrades before any more homes with independent verification, we stay at or below 25% fair

weather usage. If you approve 355 homes without this, you're choosing developer profits over our safety, our water quality, and our emergency responses. Folks, you're talking about dumping more folks into one, one way in and out subdivision than are on the rest of that road combined by a factor of 1.6. I got this number by going to the county property records, which is 84 on Maple Hill Road alone. I threw in another 150 for the subdivisions and developments out that way.

I understand that you guys already chose to annex some people's property. I don't really understand why you do that until everything got approved. So, I think we ought to look at doing this again.

Mayor Bell announced: Your time's up.

Mr. Smith concluded: Thank you for your time. Have a good night.

4. Caleb Huestis, 85 Trice Road: I'd like to start by stating that the last meeting was my first attendance in front of our city council of Lebanon. My first impressions were made that night by the decisions made from each commissioner. It was clear to me as to who seemed to care about the concerns of the citizens of the Maple Hill and surrounding area. Neighbors, friends, families, all voiced legitimate concerns about this proposed development. It was clear that we were not taken seriously as there really was no discussion afterwards on those concerns by our elected commissioners. Elected – by the people of the city whom you should be representing.

I don't recall very many people outside of realtors, builders, developers, and our of state transplants in favor of the high-density project being proposed, especially on the Maple Hill side with 150 acres possibly being annexed. I've spent the last couple of weeks talking to the general public about the annexation and this new project. Many people weren't even aware. I've talked to people in the lines at Walgreens while we all waited 50 minutes on a Saturday afternoon to get our prescriptions. Expect your pharmacies to get even busier with all this new reckless growth. Out of the eight of us, not a single person was jumping for joy when I told them about this meeting and why it would be taking place tonight. Ridiculous, nonsense, unnecessary – these were the reactions that I received when breaking this news. I say it's reckless, as there are already more than a thousand residencies being built in Lebanon right now. I like to spend my hard-earned money in Lebanon. I love the local mom and pop shops. I love the square and I love the community. I do not love greed. This feels like greed. The developers say we need this new development to bring new business, but let's be honest. I'm sure a few more mom and pop shops could open with introduction of higher foot traffic, but more than certainly we'll just get more chain restaurants, chain grocery stores, more gas stations, more traffic lights, more traffic congestion, and less time with our loved ones.

I got to thinking. South Hartmann is growing at a pretty good rate. We got ourselves a Del Webb coming, Jonathan's, Target, hotels, wholesale warehouses, LC Properties which will be going next to Bates Ford. Hartmann will be a Providence Jr. in the next 5 to 10 years and then we'll be looking at a twilight zone poorly built, modern trailer parks of rental homes with four homes to an acre. Waffle House, Dollar General, McDonald's, Walmart, gas stations.....you get the picture.

I wish I had more time, but I fail to see how this proposed high-density development is not just another stepping stone to overdevelopment in a reckless manner with no concerns by some of the elected officials for the community that they are supposed to represent. I believe if we can keep this land zoned as agricultural, build nice, quality homes with local builders, local tradesmen on

bigger lots, keep the rural feel, then we could all work towards responsible development and maintain what makes Lebanon a beautiful place to call home.

5. John Williams, address not provided: I've lived here about 20 years and I've never done this before. Everything is growing. I mean, all around Nashville. Nashville's growing. Nashville advertises "Come to Nashville" even though they don't have no room. This city has been expanding. For many years, it was pretty much stagnant or stayed just a slow growth. Of course, Nashville and the whole area did, but now it's expanding. I guess we need to grow with it and it's important. But rather than to speak to the council as an individual, what I'd like to do is speak to the audience.

Mayor Bell stated: Sir, it's your time to speak to the council so please direct your comments towards us, please.

Mr. Williams responded: It's my time to speak. I'd like to speak the way I want to speak.

Mayor Bell replied: To us.

Mr. Williams replied: Alright. I'll speak to you, then. Councilman, I would like you to know how the audience feels. So, I'd like everybody in this room to please raise your hand if you think this is a good program and the council is doing the best they can. (about half the hands went up) Everybody that thinks that the council is growing too much too fast and is not listening to us, raise your hand. (about half the hands went up) Okay, it's about split even. So, you got people on both sides and some people that didn't raise their hand at all. I guess they don't care. But that's all I wanted to say basically is that everybody gets upset but you guys are doing the best you can do with being pulled from two directions at the same time. People that need places to live and developers that came in here to develop the property and people that have been here for a long time that have a vested interest in here and don't like to see a lot of change so fast.

One other thing; you have one development that has two entrances. One entrance has a left turn lane, but only one. The other one doesn't have a left turn lane and it's on Coles Ferry Pike. And I wondered why, but I'll come back and talk to the planning people on that or the highway engineer. Is that who I was supposed to talk to? Question, answer?

Councilor Carmack responded: You'll talk to Kristen (Rice) down at the end.

Mr. Williams looked at Kristen and asked: You're the highway engineer? Okay, hello I will come back and see you when you're working. I thought all you guys (pointing to everyone seated up front) were councilmen. I didn't know.

6. Dr. Tabitha Casilli, 648 Maple Hill Road: I've been here about four times now, so you probably know who I am. I'm a pediatrician who serves the families of this community every day. I'm not here to oppose growth. I'm here to ask for responsibility. In my exam rooms, I see consequences of decisions made far outside healthcare. Overcrowded, unsafe roads, long emergency response times, and systems stretched beyond capacity. When infrastructure fails, children feel it first. When classrooms are overcrowded, kids fall through the cracks. When roads are overburdened, injuries rise. When sewer and water systems are stressed, public health is put at risk. Annexation is not just a line on a map. It is a promise to educate more children, to move more

traffic safely, to provide clean water, to protect public health. If we cannot keep that promise today, then approving expansion tomorrow is not progress, it's neglect. Each of you have a duty to the next generation. Growth without infrastructure is not growth. It is borrowing against our children's future. I urge you to pause to demand that schools, roads, and utilities are truly ready before approving irreversible expansion. Our community deserves development that stretches it, not development that overwhelms it. Please choose stewardship over speed.

7. Anita Price, 224 Bluefield Lane: I've got a couple of things that aren't exactly in the realm of what we're discussing because I'm coming from an engineering standpoint. I agree. I think we need larger lot sizes, but one selling point seems to be that we're going to use local builders. Okay, do we have anything that's binding in writing that we can come back to if they come back later and kind of renig on that promise? Because I know what happens. Today, so and so might say, "Yeah, we're gonna do that", but five years from now when you go back to the company, well, so and so is not there anymore. They say, "Well, we don't know anything about that agreement." So, we need something that says you have to do this. If the selling point of what we want here is to use local people, we need something that ensures that we use local people, not just today, but down the road too.

The second thing; I'm wondering what's going to be done about the traffic on Maple Hill Road. There's a lot of traffic on there. If you've been out there, right now the driveways and the side roads that connect into it; there's not any turning radius. There are narrow roads. There's no turning radius to speak of. So, when you turn out onto Maple Hill Road, you have to either swing wide into the other lane to get out or else you risk your wheel dropping off or you hitting the headwall of the culvert that's there.

Another thing with putting this many houses on an area, of course there's gonna be houses and roads and driveways and such that are going to take up a lot of land now that is currently farmland that absorbs water. So, my thing is about the drainage. What kind of provisions are being made to take care of the drainage in the areas that we're getting rid of because it's going to make a big difference? If you've been around Lebanon, you know that Lebanon kind of has drainage problems in several places.

8. Gwendolyn Doak, 1650 Carver Lane: I didn't plan on speaking but I wanted to say amen to all that's been said before and to also talk to you just a little bit about quality of life. We're used to a certain quality of life in our neighborhood that you're speaking of and we'd like to keep that. Although we do know that progress happens. My husband and I built seven homes. So, I'm not against progress. I'm not against building. Love the builders, but we're going too fast and too much and our quality of life is being eroded away.

I also wanted to point out that there are many people that believe the same things as those of us that have stood up to talk about who are not here because they are families with young children. They don't have time to be here. They're home with their families. My family, my son that lives next door, they couldn't come tonight. They're going to be gone every night this week and they need time at home. So, they chose not to come to this. And so, I'm representing them as well. I know there's many more like that.

It seems like there was something else I wanted to tell you about so I should have prepared to speak even though I didn't prepare to speak. I have been praying about this. There are several of us praying about this. I thank you for the prayer at the beginning of this. We pray you will hear us. Many of us had no idea we needed to come way back a long time ago to hear about all these plans. So, we're at the tail end of it, but we're at the tail end of it because we didn't know. That

may be our fault. It may be some in communication fault. I'm not sure but appreciate your work and your care. Please, please listen to those of us who live here and care about the safety and quality of our life. Thank you.

9. Judy Burgess, 1614 Gloucester Drive: I'm in between Maple Hill and Carver. First of all, I came from a very small town, Los Angeles, California. That's where I was born and it was miserable. I only lived there until my teens. My family is from the Middle Tennessee area. We came; they came back home. And I can attest to you, I've been to many cities; Dallas, Phoenix. I've been all over this country. The one thing you don't want to do is pack people in and stock them on top of one another. When you do that, they're not kind anymore. I had a lady yelling at me at Kroger in the parking lot the other day. It was so packed in there. It used to.....it wasn't like that. Since I've lived on Gloucester, I have seen apartments pile up around us. I see the zoning signs change, but when you're working and I've worked my whole life, I don't have time to keep up with all that. Just like some of the she said some of the families, we don't have time. You're raising a family. You're working. Now, I voted for you and I voted for you (directing at the mayor and council) and I did that as this one young lady said, because of trust. I trust that you are going to do what we would like you to do.

We all know that a city is going to grow, but it needs to grow responsibly. Right now, we're gridlocked as it is. I don't even get out around, well the time that I came to this meeting because it's too packed. My church has grown twice its size. Every single one of them came from California. There's a reason people flee that. They want to go where they've got room to breathe. If you gridlock us in there with that many more homes, and I know you can change the plans because they did it on Blair. You can make that farmland a beautiful home for people and the people who live around it can still have their beautiful neighborhoods.

Right now, Smith and Gloucester are becoming a speedway. I've got people cutting through my neighborhood to keep from hitting four traffic lights to turn into their apartments now. And I can tell you right now, they're coming from one side of Main Street to the other. They're not going to go to the lights. They're going to cut down Carver, come through my neighborhood, and go out to their home off Maple. It's going to happen. It's already happening. So, I'm asking you from somebody who's lived.....well, I started out in Donelson and it got crowded. I lived off Tulip Grove Road and if you were there at 7:00 a.m., you were too late. You're going to be late and it was the same way at 4:30 on the way back. If you do that, you are going to block Carver and Maple Hill the same way. That's beautiful land out there and it can be shared and it can have beautiful homes on it. No one's saying the city isn't going to grow, but they're only asking you to make it grow responsibly and to take care of the people who trusted you to do that.

Mayor Bell stated: Your time is up.

Ms. Burgess responded: Thank you.

10. Todd Southworth, 913 Bluff Drive: I'm a resident of Wilson County and also a builder. I've been a developer. I've been a real estate agent. So, I want you to know that the builders, developers, and real estate agents are people that you serve as well. And we expect you to do what you need to do to make this city grow properly.

With that being said, I'd like to talk a little bit about the economic impact of 355 homes. Over a 30-year period, a 355-lot subdivision creates a premium tax base over \$1.3B in total economic activity. \$1.3 billion. That's local and this is over a 30-year period, okay. We're talking

about having to do infrastructure and take it over and all of the things we were talking about that the city would have to do at some point. You can pave a lot of roads with that kind of money. We don't want to act like these people are coming into this situation and not contributing to our city. They will be contributing. More than \$110 million in public revenue over 30 years. Just this one subdivision. Guys, I want you to know that builders and developers are the reason that you guys will go home and sleep warm tonight. Builders and developers and realtors are the reason everyone in this place has a very secure place to sleep, to raise their families, to have birthday parties. Here's the problem guys. We don't have a place to build. You don't have any developers coming in for us. We're having to build on Coles Ferry where 50 mph speed limits running up and down putting families in those places. I would rather have my grandkids get off in a subdivision and get off into traffic in an orderly manner than to pull out onto Coles Ferry in 50 mph traffic with dump trucks coming down. Okay, this is a safer way to go. Look at Brentwood. Look at those places. You may not want to be Brentwood and that's okay. But they have taken their growth and designed it and done things that make it a positive and not a negative. And that could be done here, too.

Growth's coming guys. It's here. We don't have a choice. It's how we control this growth that matters. Thank you for your time.

11. Austin Maxwell, 5073 Hunters Village Drive, Ward 1: Good evening. I have been asked by multiple residents within this ward, at which I live in as well, to review and speak on the proposed development and the potential impact on our city. By way of background, I have worked in the construction industry as a Tennessee State Fire Marshal and also as a construction inspector in Middle Tennessee. I now work as a construction operations manager for a Middle Tennessee business. I have personally inspected numerous homes that have been built by these builders presented this evening. They do, without question, build quality homes. The concern tonight does not lie with the builders. The concern lies with the planning, preparedness, and accountability of the city, as well as the developer.

After studying this development thoroughly, I believe it does have concerns. Trying to have it placed on future land use as three units per acres, that is concerning. There are significant issues that must be addressed before annexation or approval that moves forward. Flooding in surrounding neighborhoods, particularly areas such as Plantation South. That is a serious ongoing concern. Lot sizes are a red flag with inconsistencies. 2,300 square foot homes, 75% of quarter acre lots or less. This is not a Five Oaks or a Farmington Woods as it is being claimed. Lot requirements should be a minimum of half an acre, which would also knock down the stack of homes and allow another reduction in the amount of homes being put in. These are items that should be clearly defined and made available to the public prior to approval, such as documented signed contracts regarding to close sales for local builders only. Summit shouldn't be allowed to keep a single lot. There should be restrictions regarding these not being used as rental properties also. We need to protect and cover the guarantee for these local men. The builders and suppliers deserve our due diligence.

The most critical issue and the one we repeatedly hear discussed with little action is infrastructure. The community is tired of hearing promises. We need physical movement. Just last week, I spoke with a city employee with ties to the wastewater treatment plant and asked him a simple question. What percentage of capacity are we operating at? The response was alarming. There is no percentage. We simply hope that when it rains, it doesn't rain too long. That is not a sustainable system, nor is it responsible governing. The situation highlights a lack of accountability and frankly a lack of willingness to say no when conditions demand it. The city has wasted the time, resources, and effort of developers, builders, and citizens involved. This is both personal and business. It is time for leadership that cares about proactive planning and is committed to

responsible and positive growth. At this time, I believe it is a wrong location and time for a development of this scale. The existing roadways, sewer capacity, water systems, geographical limitations do not support long-term success. The city should have caught the list of red flags in the development.

Mayor Bell announced: Your time is up.

Mr. Maxwell concluded: Thank you for your time.

12. Melinda Davis, 706 Farmington Drive: I did not plan to speak tonight either, so pardon my stuttering or my shaky voice because well. I live at 706 Farmington Drive. Been there for almost 13 years. My issue is not the development. I think I said that I'm a realtor. I want to sell houses fellas, ladies and gentlemen. My issue is according to the notes, what was stated by Dwayne Miller was, "There's been a lot of misinformation." Also, he mentioned in his spill that in the trailing months ending in 12/30/25 that there were 928 homes sold in Lebanon. We've got a realtor on the council. You can look it up. There's 1306. So, he's brought to you information that is almost 30% off just in that one number that was shared. My ask of you is to go back and verify the information that was shared for accuracy because I may not be right either. I just pulled it from Realtracs. There was comments made about how many of those homes were between the \$700,000 and \$999,999 value. That number was way off as well. And it was mentioned that there were only 19 homes that were sold for over \$1 million in Lebanon. There were 76. So that's my only point.

I'm not against growth. I do think also that there's two different subdivisions that we're talking about. One is a little bit higher density than the other one. One is probably going to be \$500,000 homes. The other one is going to be more. I don't know that that's fair to have a single vote. Appreciate your time. Thank you for what you do.

13. John Thurston, 16 Mely Court: I live in Plantation South Subdivision, which borders the area that is proposed to be annexed. I have heard both sides of the issue. I have looked online for the information available for the company that is promoting this. I found it very difficult to find out very much about you guys. Two employees? Is that correct? At any rate, the issue I have is one that I think has been mentioned. It is the runoff from this development that will be coming down into Horn Springs Creek. That creek floods with the most minimal of rain already. I don't know what your Corps of Engineers folks have told you, but our yards do flood already. And with the runoff from this development, it's only going to get worse. I don't know how they're going to redirect the water unless they pump it someplace else. Bottom line is there is a significant number of people in this room who are opposed to this. I think they represent a much larger contingency than is here. I will remind you that there are elections and that people will vote. And so, your vote here is going to impact not only the immediate future but your future as well. Too many homes in too small a spot. You can deal with that. You can create new structure, new rules and create a growth rate, which I'm in favor of, that is reasonable and logical and does not tax the existing structure that is there. If you want to know what's going to happen to the road, come take a look at Horn Springs Road between the railroad track and Highway 70 at the moment. If you could ever get that repaired, it would be very appreciated.

14. Kristi Chastain, 4464 Coles Ferry Pike: Just down the road from where Trice Road comes out, maybe a tenth of a mile. I spoke last time. The last time I went over the infrastructure issues which apparently some people didn't know y'all had infrastructure issues. They're there

and everybody has spoke on them. That's kind of redundant to bring it up again. I'm for growth. I'm for responsible growth. I'm for these builders. I'm friends with a lot of these builders. I'm like a lot of the other people here. I'd like to see it in writing that they are guaranteed these jobs.

I would also like one of the council members, whichever one wants to do it, split these properties apart because I feel that the one side that is the lower density, the larger lots, will be more like your Farmington Woods, your Southfork and those areas. It won't cause as much flooding down on Plantation South. However, the other side, the 150 acres when you break up quarter acres; I don't think people realize that an acre is 43,560 square feet. They're wanting 12,500 square foot lots. That's actually more when you start dividing up your acres than four to an acre. You're going to start making up the difference. You're going to get five. You're going to get more and more. It just goes down the road. With one way in and one way out, that is a logistic nightmare for emergency services. What if you had a major fire in there? Considering these homes are only seven and a half feet apart, some of them. One catches fire and how many more are going to go? And you've got one way in and one way out. Nothing besides that. People aren't getting out of there. It's just a fact. I really wish the council would consider separating these jobs for now. Maybe do one and let the infrastructure catch up. There's no...if you kept the 150 in the county, two acre lots are large. You can have septic systems. They still exist. I'm on one. I know a lot of people are probably on one. You can have individual septic lines. And as far as I know the developer has said that step systems are bad. They're only bad because the developers – like the one particular one where that school system is – the developer was approved for 243 homes. They put 290 on it. That was the developer. It wasn't the county.

Just some thoughts about what's going on. But like I said, I'm all for the local builders. I think two-acre lots would be massive homes, gorgeous homes, and it can be done and it can be done responsibly. Thank you for your time.

15. Anita Tate, 106 Chesapeake Court: I am with Remax West Main Realty and I live in Five Oaks. At one time, Five Oaks was 655 acres. It's now a golf course with 265 acres and we have over 400 homes. We have townhomes. We have condos and we have one way in and one way out. But we love it. Phil Morehead is there too. We love it there and it's not a traffic jam. It's done responsibly and by the council. Your guidance will get everybody through this. I know a lot of people don't understand what goes on behind closed doors as far as the work that you guys do. Your engineering department, your water department, your sewer department. I get it. I'm in real estate. I talk to these people. They are very diligent. Some of the information that has been spoken today is wrong. It's exaggerated or it's just incorrect. That's neither here nor there. What we are here for are the facts. The Haans are sitting here. They have driven from Kentucky. Their family has lived on that property and I would love for her to come up and tell you a little bit. But she's, they're proud of this. And we're all proud. A lot of these builders, a lot of these guys that are here, the workers, we're all working. I work seven and eight days a week I tell people. I sell houses. I get people that are coming here from out of town and they love it here. So, for us and for the builders – this weekend alone, I had two different ones trying to find an \$800,000 to a million plus home. Guess what? Very few. People can say what they want all day long. I sell real estate all day long. I know what's out there. There isn't much left. And luckily, I sold one of these builders' homes this weekend, which was yesterday. We're writing it tonight when I get through.

So, the good news is that we have great people out here and we have builders that are here to support and we also have real estate agents in the audience as well that are supportive because we sell these builder's homes. We know what type of homes they are. Wayne Miller is a local resident and there aren't a lot of people that are local. A lot of people have infiltrated here from

other states, other cities. I came from Madison. My grandparents were born and raised here. I came here as a kid. I am 70 years old this year. Don't laugh, but I am. But, I saw dirt roads coming here to visit the grandparent's places. All they did was point out how beautiful it was that they had been developed. Everywhere that all of us probably live was a farm at one time. That's what these people are trying to do is to sell their farm, their legacy, and they're proud of the developer, Wayne Miller, that's working on this.

16. Barry Tatum, 124 Castle Heights Avenue: If y'all have ever seen that movie Jaws when old Quentin comes in there and says, "Y'all know me. You know how I earn a living." I'm for the annexation obviously, we have a track that's on the eastern side of the property. A couple of things I want to point out. Something that wasn't mentioned I don't believe at the planning stage and at the last meeting in my opinion. Part of this plan calls for an upgrade of the Lebanon sewer system. It's replacing two aging lift systems that the city already has but are 15 or 20 years old with a newer system. One newer system. Fewer moving parts, newer parts, all at the expense of the developer. These folks that live out in the county; love them, respect them. I grew up out in the county. But when these systems fail and they need to be upgraded and replaced, these folks out in the county aren't going to be footing the bill. Folks in the city are.

I know a little bit about making decisions. Been doing it for a while. I listen to the facts, listen to the evidence, and go with what the law tells me. I don't make a decision based upon emotion or personal interest. I know y'all don't either. Y'all have had an opportunity to hear the facts and hear from the people. I ask you to make the decision for the annexation.

I want to read something here from a local publication and it goes to these builders. Investing in our local economy is vitally important. The more you can purchase locally, the more we have to invest in public safety, parks and recreation, infrastructure projects and schools. The three primary sources of city revenue are property taxes, developer fees, and sales taxes. This is from – well, it's a local publication. I can't remember the name of it. Mayor, that's you and Sarah (Haston) talking about that. These developers live locally. They grew up here. They're gonna be here tomorrow. They're going to be here a generation from now. They're not gonna come in here and be paying sales taxes in Atlanta, Georgia or Charlotte, North Carolina for the lumber and the nails and the screws and the plumbing and the wire they bring in. Support your local folks. Do it responsibly. That's what we talked about earlier. Thank y'all.

17. Chad Stadhter, 109 Springfield Drive: I live in Farmington Woods. I think that so many people want to talk about lot size and I think that can really be perspective, right? You might live on 100 acres and think that is way too small. You may live on an eighth of an acre and think it's just enormous. I've seen these plans. I've looked at these in person with Wayne many, many times and some of these numbers are just not accurate. Those are just wildly inaccurate. We've heard a lot of people talk about what ifs. What if there's flooding. What if there's a traffic jam. What if there's a fire. Look, I believe in the city government that we have. I believe in the inspectors. I believe in the people and the planners that this property will be built properly without giant mistakes being made. (phone rings and Mr. Stadhter apologizes).

I work for local builders. I work for Ryan, work for Bobby, work for Tim. All of my people live in this town. Their kids go to school here. We go to church here. We invest our money here. We buy our cars here. This project contributes to this community. We leave it all right here. We don't want to bring in outside builders.

I guess the final thing that I'd like to say is that if this isn't approved tonight, someone else will be standing at this podium proposing something else down the road, and I can assure you that

it won't be this good. So, I think this is the best move for our city and the best move for our local people. Thank you.

18. Roland Haan, 58 Manning Circle, Cecilia, Kentucky: I'm the eldest grandson of Phillip and Annette Donnell who bought this farm years ago. My mother planned on speaking tonight, but at this point she just doesn't want to. So, I'm going to speak on behalf of our family and tell the council here how proud my parents are that the toughest decision you got is that you got local folks here that you will be dealing with. It really wasn't anything that I had thought about. I got a brother who lives in Boston, Massachusetts. Another one who lives up in Kentucky. I can tell you that like the gentleman just said this might be your best bet. It might be the best bet for me too because I don't feel like driving down here every month.

Back when Phillip's dad, when my grandmother died several years ago, Jimmy said, "Mary Tom, you take the 150 acres because I know that will be the best land to develop and that will be the best thing for neighbors and stuff like that." And so that's how the farm got split. I kind of hated it because I like where the house was, but that's just how it was. And in talking to – I've talked to a builder that's from here and how excited he is for that. I've talked to developers and how frustrated they are that they keep getting phone calls on misinformation. But as long as you guys got the right information, it'll make it easy. Thank you so much.

19. Bart Netherland, 8650 Coles Ferry Pike: I'm with Summit Development and I just want to recap on a few things. It's been a long process to get here today. Infrastructure; we've met with the Utilities Department, talked through multiple things removing aging pump stations offline. This project would complete the sewer shed in this location and that would be a permanent, massive pump station that's put in, a new force main going back into town, a new gravity collector. A whole lot will be spent – millions of dollars will be spent on the sewer system.

Roads; we have met with the traffic engineer and scoped on where to do the traffic study. We've looked at different intersections and according to the amendment, we are committed to doing work. We looked at multiple intersections at Highway 70 and Maple Hill. We will be making improvements there at our bill. Water, a lot of people are concerned about the water going off the site. It was mentioned that when it comes a quick, heavy rain that water sheets off into Plantation (South). That's an issue. There's a lot of rock around here. I don't know how much rock there is and how much we'll encounter, but there's a good chance right now that a lot of the water is sheeting off of this property. We'll have very thorough design reviews on our stormwater ponds, detention ponds set in. That accounts for everything that will happen there.

Some other things; it's been a long process to get here. This did start as two different developments. At the recommendation of staff and the city, they were combined together so we could look at them all as one. We do appreciate the positive recommendation from Planning Commission to get here. I think one thing that people keep hitting on is density. On the west side, the side that is crazy dense, we do have lots ranging from 10,000 to 30,000. With the bulk of them, 151 to be exact, to be above 15,000 square foot. For comparison, when you pull into Five Oaks in phase one, lots start at 15,000 square foot. We are proposing the exact same side setbacks as initial phases in Five Oaks. It can be argued that people don't want to live like that, but the facts are the facts. Our lot sizes on our smaller, dense side compare to lots in Five Oaks. The only difference is we are proposing sidewalks. We're proposing a greenway. We're proposing a lot of other off-site development work at our cost. One thing that we aren't putting in there is we don't have duplexes, we don't have town houses, we don't have multi-story high density units. So, we look forward to

the day that this comes to fruition and we break ground. We can invite everyone out that supported the project and really appreciate your...

Mayor Bell announced: Your time is up.

20. Deb Varallo, 608 Ridgecrest Lane: Bear with me for just a minute. About 20 years ago, I was asked to help with a project where they were going to recognize excellence in Tennessee and they're going to give out awards and trophies. The bids came in and the best bids came in from, no offense, Kentucky. And I'm like, "These are Tennessee awards. Why are we getting our awards from Kentucky." Then, years later, I walked into Cracker Barrel. I like a lot of stuff that they have and what do I get in there and see? Everything is made in China. I love Cracker Barrel, but I'm not going to buy anything made in China at Cracker Barrel. I want it local. So, I'm so thrilled – are you with me now? I'm so thrilled that all the builders that they want to use for Summit Development are local. They are local people who live in Wilson County or Lebanon and I think it's great that we've got the folks that can do this. I've worked with a lot of builders through the years. I love the fact that we're looking at local.

Someone made a comment that I read that said that Wayne was just using the local builders as pawns. They are not pawns. They are friends. They are colleagues. They are fellow employees and fellow workers and fellow just business people. We want to have this local. And I'm so pleased that what's been happening is that Wayne has listened to what different community members wanted. They took down the number and went from 700 and something to 300 and something. They listened. There's not 4 homes on a lot; on an acre. There's not. That's misinformation. You do have the facts. You've been given it a couple of times. I'm proud to see that we have this development that is happening in Lebanon. Thank you.

21. Wayne Miller, 27 Morgan Lane: With Summit Development and I live in Farmington. I know my information is out there, but I've been engaged and I welcome any and all feedback. My cellphone's there. My address has been there. And let me just back up. For the last four years, I've been thinking about how do we grow Lebanon the correct way? How do we take what we're seeing and change the narrative? And I've focused on these properties for a reason. I live here. I live in Farmington. People think it's easy to stand up and speak. It's definitely harder to speak – and I definitely understand what you all (referring to council personnel) have to go through – when you live in the community that you're trying to affect change in.

I'm not going to make everybody happy. I'm fully aware of that. But what is disappointing to hear is when people say, "I don't know what's going on. I haven't heard that. Lot sizes are under 10,000. The whole thing is this." My numbers have been out there since last March. I'm available. I've reached out to people if they want to have coffee. Whatever it is, I'm open. I understand that change is hard and people are going to come to me and not like everything. And that's okay. I welcome those conversations when they actually engage. For us, and what I hear tonight, it's been kind of surreal kind of sitting here and seeing this because I see all the people that have supported us. They're not here if they thought this was fake. To really have something like this change from what we have dreamt it to be, but then to have the local builders, community, business owners, city residents also start to believe it. Crazy responsibility. I feel the weight of that responsibility and especially in a room like this. I understand that there's real opposition here. All I can say is the proof is absolutely going to be in the pudding. I cannot wait to invite everyone and I hope the people that are against this, in three years when this does come to ground when you can see builders like Bobby Eastland, Tim Tomlinson, Jordan Fleming, Ryan Stephens, Stewart Knowles, Larry &

Wayne Powell, Doug Myhand, Todd Southworth, the Batson family. People that are really building high quality homes that are completely different than a national home builder that trusts us and we them. I hope you come out and support all of us whether you're for this or against this. The main thing I heard tonight too is about density. It really is that simple. There's 311 homes on 246 acres. 311 divided by 246. I invite you to do the math. 1.26 homes per acre. This is a low-density development. This is an intentional development that's bringing real change with two and a half miles of 12-foot paved greenway trails, road improvements that you heard at Maple Hill and 70, as well as new collectors, to try to meet change and be the developer that can actually bring things here the correct way. I appreciate what you guys are thinking about and again, I'm here if any questions come up. Thank you.

22. Phillip Donnell, 914 Maple Hill Road: I'm going to go ahead and apologize because I don't have any faith in this process. Andy's the only one here that knows what we went through over the 1400 feet that the sewer line, the 30-inch affluent sewer line came across our farm. We went head-to-head with the city. We battled. We had an endangered species of plant and everything was supposed to be in order, but there was a misunderstanding in information and Conrad Construction was told to go ahead and start excavating and I got up in arms and someone misinterpreted the information and said that the plant was not there. The plant is not there anymore. It's gone because someone misinterpreted some information. This is what y'all have voted for (holding up picture of houses). These are the setbacks. 35 feet, seven to ten feet between homes, 30-foot backyards.

It's not about some PowerPoint presentation. This is about the words that are on the contract. And if you read in their 30 pages that they have, it's a minimum of 10,000 square foot lots. You don't divide the whole 150 acres because you've got retention ponds sitting on it. You've got buffer zones. You don't divide all of that. You take and drop a square where the homes are. That's the density. That's what you're voting on. If you read it, they can do up to three story houses. 800 square foot, three stories; that's 2400 square feet. They're asking for 2300. We don't want three story buildings that are 2400 square feet. That's not what the people want. I want my aunt and uncle's part of the farm to be developed like the Tatum's. This is two separate entities. They need to be voted on separately. You're trying to ride in on one good project, the Tatum's, and put this other on it. They need to be voted on separately.

This is South Maple. (holds up picture of development on South Maple) This is what Summit Development has done on South Maple and Franklin Road. It's an atrocity. That wooded lot is gone. It's piled up. You've got trees that are sitting in cess water right now that are going to die because there's water sitting on them.

Think about what you're doing. Please. Thank you for your time.

23. Kelly Brase, 1505 Tara Court: I'm here questioning, I want responsible building just like everyone said. I totally support local. I want local. It sounds like great ideas. My biggest question is this. I've seen the promises of, "Oh, it's going to be homes." And then after it's voted on and approved, the builder comes back and says to the city, "Oh, we want to make this phase town homes" and now it becomes 200 to way more homes than were supposed to be there. That's my biggest concern is that the guarantee that the project's not starting until 2028. Is it really going to be local? Is it really going to stay what you're promising it's going to be? I still believe, no matter what, it's too many homes. I moved out to the country. I don't want the noise pollution. I don't want the light pollution. The schools, the electricity, the water. It takes a lot to power these

homes that you're going to be building. I understand the tax dollars. That's great. But, where's the plans to build the power plants, the water, the schools that are going to be needed for this?

Then, some of the other concerns from residents that live in the neighborhood as well is when the schools are so impacted, are you going to have to rezone and then their children have to leave the school that they've grown up in because we didn't plan for this? I'm not against growth. I understand it has to happen. But, one of the ladies also made a good point. When we live on top of each other, and I've already started to see the change. You aren't waving to your neighbor anymore. That's not the quality-of-life Tennessee is about. I don't want to live on top of each other and be angry and it's just not a good quality. I want to stay country. I do want to support local, but I just want to do it smartly and responsibly. Thank you.

24. Christian Macari, 145 Baird Crossing: I just want to speak to the picture that was just shown. I don't know who that builder is. That's none of the builders that we've been talking to. It's no local builder that we're familiar with. So, just want to make that known.

The other thing; just about density, right? So, it's not 355 homes. It's 310. It is 1.26 units per acre. It's not four homes per acre. Thank you.

25. Patrick Ritter, 1273 Trice Road: You're probably tired of seeing my name in your email box, counselors. I'll remind you the city staff professionals reviewing the infrastructure such as traffic, sewer over capacity, and density clearly recommended the project be denied. One of the reasons for denial was economic impact was not proven. I quote, "It's not demonstrated the benefit to the city outweighs the cost. Territory costs the city in services and the cost does not outweigh the cost through tax benefits." I end quote. So, there's economic benefit touted the staff who I trust, the professionals on the mayor's staff said there's not warranted economic benefit for this project.

I'm not opposed to landowners selling their property. I'm not opposed to local builders. As I said two weeks ago, I've bought houses from these guys. They build fine houses. That's not why I'm here. I'm here because I want responsible growth, accurate facts, and safety. Fortunately, the size of the homes, I understand the minimum square footage. Mr. Carmack is going to propose an amendment or may already have to 2,300 livable space. I'd propose the same for the Halston side at 2,800. We've already said this is for the builders; for the high-end custom builders. Why not put a minimum stipulation? That's missing from this SP. I believe there's more enhancements on school bus zones after the citizens have pressed for this. I look forward to seeing that amendment.

Upgrading the sewer system. I reference page 21 of the SP where it was referenced that Summit's going to give back to the community in sewer and other enhancements. Lebanon and developer will enter into a sewer development agreement. It goes on to say the agreement will address capacity fee waiver reimbursement relief to the developer for effectuating utility improvements that benefit the public in the region. I ask, is the developer really footing this bill? Are we going to end up having to issue bonds to cover those fees?

Anyway, another fact check. Regarding rentals; many wonder if this is going to end up like the development on Leeville Pike that was zoned for single-family homes and was eventually flipped to America's Home for rent or one of their subsidiaries. I'd like something in the documents to prohibit rezoning and changing for this to be rental properties. I've addressed Mr. Miller through email and proposed to him. There is heavy stipulations in the HOA agreement. We don't want a big rental neighborhood down the street from us. I believe the Tatum property is going to be nice houses. It may not be like Five Oaks like some of them have mentioned, but it's gonna be nice houses. The Haan property across the street has been beat to death. It's really small

lots. However, you describe it. Phillip's got a big map if anybody wants to see it. Again, I'm not against progress in our community. I am for responsible growth and accuracy in the facts that are stated. Thank you.

26. John Deputy, 507 Carver Lane: I'm kind of both ways on this thing. I moved to Lebanon in 1990 and left in 2000. I stayed away for 24 years. My wife and I decided to move back to be with our grandkids. For 18 months we looked for a house. My wife wanted a new house. We couldn't find anything that we could deal with really. We ended up on Carver and we love it. My son-in-law works for the school system and he's very much against it because of the fact that the school systems, he says, are really overcrowded. He's at Central (High School).

The bottom line is there's Walmart, Sam's is coming to town, there's Aubrey's and there's all these new growths. The people have to have places to live and those people are going to start off in smaller homes, bigger homes, and move up. Anybody that complains about the size of the houses where they are now, they're going to look down the road for something bigger and better. I don't think it's out there. When I moved back to Lebanon, everything I see around me even, is apartments and townhomes. I had a nephew that just moved to town from Nashville. He's in a national built home that's crammed up against each other. They're not on 10,000 square feet. So, I think that y'all know what you're doing.

Bottom line is, roads are bad. Maple Hill is a bad road. I live on Carver. It's a racetrack. That's the bottom line. Everybody that comes through there, I've almost been run over in the curve four times in the last month. I think what Wayne's doing is going to help my Carver Lane, but I think Maple Hill needs some work. Also, I think the local builders need to be building properties that can advance Lebanon. I don't think we have it right now. I mean, everything I see is apartments and townhomes, and I think we need to have something that people can look forward to in the future.

27. Wayne Oakley, 234 Carver Lane: Lee (Clark) is it going to snow this weekend? You're the guy that knows first. Okay. Anyway, thank you guys for listening to everybody here tonight. As I've said many, many times before, I'm kind of torn as well. I love what they're trying to do with the Halston and the Tatum Property and everybody has said it's the density over at Arden that is the big problem that everybody has a concern with. It would be great to know what amendments are still going to stand before everybody came up here tonight. That was Joey and that was some good amendments you made last time. It would be nice if we could know if those were still going to stand or not.

I have spoken to a lot of the people on Carver Lane who front Carver Lane; not in Farmington Woods, but those who front onto Carver Lane. They do not, we do not want that third entrance out of the Tatum Property onto Carver Lane. And I don't understand the logic behind 84 lots, 85 lots having three entrances, but 200 plus houses having one entrance. 500 to 600 vehicles out of one entrance. That's what you're going to get out of the Arden Property. There should be a minimum of two entrances out of that property as well. It really, as somebody said, should be half acre lots over there. And really, as I said before, these should be divided into two developments voted on separately. They should never have been tied together. I have asked Chris Crowell said last time and some people said tonight that it was the developer who asked for these to be combined together, but then Councilor Crowell said last time that it was the SP Annexation Committee. So, what is it? Who asked for it? I don't know.

One thing I'd like to ask, we get hit on about school safety and school buses all the time. When you're going the opposite way of a school bus that's loading or unloading, when do you

have to stop? When do you not have to stop? It is if the road is divided as to whether you stop or not. So, if there's a median between the two sides, you do not have to stop. Is a roundabout a median? Ask yourselves that. I've asked three police officers. Same response. Okay. We need to have a school bus loading zone. Not only in this property, but also in the development properties that are coming up because the school systems will not go into these development anymore. They can't; it takes too long. I know Councilor Carmack said that the planning staff doesn't always know when this is going to occur, but please consider all these things and thank you for your time.

28. Derek Dodson, 106 Chapman Drive: First quarter 2026 at this microphone, I'll be addressing difficult issues. This is not one of them. This is an easy call. The Planning Department recommended denial and I witnessed failures by a majority of the Planning Commissioners that cannot stand scrutiny. Common sense is to minimize density on the 300 plus adjacent acres and remembering the thousands of raw acres nearby in the Coles Ferry Pike corridor. The future traffic using the critical cut-through with Maple Hill Road to Highway 70. Four of you also voted were applicable to allow a minimum side setback of only a half of a first down between houses like the houses on Horn Springs Road near Highway 70. That's outrageous. That's from here to the second chair from the end (pointing across the room).

Councilor Burdine, among such other nonsense on the radio, you deceptively compared that to Five Oaks and Richmond Hills. Councilor Ashley, you also failed to discuss significant issues on 1/6, but you also had no problem with that Councilor Carmack failed to do so either, and that he did not disclose his conflict of interest of working with one of the sellers, etc. My guess is that Wayne Miller failed to discriminate with whom he embedded himself with in business, and perhaps he has little knowledge of what comes next.

As the four of you can see in the folder that I gave you, when the Summit Development Project was taken off the September 23rd Lebanon Planning Commission agenda, the same behind the scenes organized crime network got onto the agenda the project for instead Summit Real Estate Group LLC. Summit Development will obviously not be developing property on Maple Hill Road because of the coming historic and national news investigations of both Summit entities irrefutable as documented. Wayne Miller is being used as a front for organized crime for the benefit of investigations such as regarding the document you see in front of me which is part of the first reply from a congressional house oversight committee. Much evidence is now online regarding the attempt by Summit schemers to create a real estate equity slice on behalf of Ghislaine Maxwell in order to pay her off for her silence regarding President Trump who has been president for one year today and his financial fraud pal, Jeffrey Epstein today would turn 73. Soon, search engines will index you four City Councilor's names and your due diligence standards with that of the name Jeffrey Epstein, Trump, and Maxwell. And Epstein's victims in the nation can learn from you four that you have low standards for this city's future. The evidence is indisputable, documented.....

Mayor Bell announced: Your time is up.

Mr. Dodson concluded: And it speaks for itself.

COMMUNICATION FROM MAYOR:

I do have a couple of announcements tonight. A couple of appointments. Board of Adjustments and Appeals. Two weeks ago, I appointed someone to that. I'm going to appoint Tom Clemmons, as well. Tom Clemmons is a local engineer. As I explained the last time, to serve on that board, you are required to have a certain licensure; engineer, architect, etc. So, Tom Clemmons has agreed to serve on that board and I appreciate his willingness to do that.

Also, we have an opening on the Lebanon Senior Citizen Board and Michael Ezsol has agreed to serve on that board. I appreciate him doing that. He's sitting right over here. He's there a lot already. He sponsors bingo all the time and he's always over there eating lunch, so you're practically part of it and you might as well serve on the board, right? Mike, I appreciate you doing that and that's actually a very important part of our city; that Senior Center. It does a lot of great work over there.

I do have one other thing. As I announced a few months ago, our Commissioner of Finance, Stuart Lawson, is retiring. We had a great retirement party for him just a few weeks ago. His official last day is this Friday and usually Stuart sits up here, but Stuart is sitting in the audience right over there (pointing to Stuart). I just want to thank Stuart for all the work you have done for the City of Lebanon. You're my kind of Finance Commissioner; you're conservative, so I hate to see you go. We've all worked together, I believe with myself and the council and you've kept things moving right along. I appreciate the hard work; appreciate everything you've done and I know you're looking forward to retirement and your new part-time job at Bass Pro Shop.

As I thank Stuart for all of his work, we do have a new face sitting with us tonight. Lindsey Wolfenbarger; she is Stuart's replacement. I want to thank Lindsey for taking on this role. It is a big role. It's important handling the people's money and I know she is going to do that well. From this point on, Lindsey will be sitting in this seat joining us every two weeks so Lindsey, thank you for that, but Stuart thank you very much for all you've done. It's very nice of you to give up your seat tonight to Lindsey. (laughter)

Those are my announcements. I want to thank everyone for coming out tonight and speaking to us. It's always good to hear from people and get all points of view and all opinions and all thoughts. I know the council will take all those into consideration when they make decisions. It is good to hear from everyone and that's it.

REPORTS FROM MAYOR PRO TEM / ALDERMEN / OFFICERS:

1. Councilor Joey W. Carmack: I also want to thank everyone for coming out tonight. It's good to hear from everyone. It's kind of a 50-50 split like it was said earlier. I do want to point out there's been some stuff shoved in people's mailboxes the past two weeks saying that I'm the sponsor of this. I am not. I don't know that any of us up here ever sponsors a development. Developers come to us, then they apply and go through the process then come to the City Council for approval.

Secondly, on this property, I was approached as soon as I inherited it through a district change by someone that wanted to put 6,000 square foot lots on it. I told him no. The next person wanted to put apartments on it. I told him no. I've worked with the developer and staff probably since the spring to make this work out. They did start out with 700 and we came down to 321 total.

So, I will be making amendments to more improvements as well as, Andy, can we do restrictions on rentals?

Andy Wright replied: At this time, the state has not given us the ability to do that. It is something that was brought to light a couple of years ago when Rowland Farms/Rowland neighborhood on Leeville Pike was sold to American Homes for Rent without our knowledge. Certainly not with our blessing. But we don't have that ability to regulate rentals at this point.

Councilor Carmack asked: So, if I put it as an amendment in the SP, it's not enforceable?

Andy replied: If they (Summit) agree to it, we agree to it, and it's part of the SP, that's fine. But, at the end of the day, we don't have the legal ability to enforce rental housing.

Councilor Carmack continued: Regina, would you address the Wastewater Treatment Plant concern?

Regina Santana replied: So, our plant is a 10 million gallon per day permitted plant and we're running at 70% on average which is 7 million gallons per day. During wet weather events, we are hydraulically able to process 22 million gallons per day because of our EQ basin. The city continually makes improvements to our system. We have a new 10 million gallon per day EQ basin that we just opened bids on. We have a multi-million-dollar sewer rehab project that's sole purpose is to significantly reduce stormwater in our sewer system. Both of those are going to directly affect the capacity of the plant in a positive way.

Councilor Carmack asked: Are we at capacity now?

Regina answered: No, we're at 70% on average.

Councilor Carmack asked: What about a large rain event?

Regina responded: We're at 22 million gallons a day versus the 10.

Councilor Carmack continued: Thank you very much. I also want to say the comment made about me having a conflict with Judge Tatum. I do not. He is the juvenile court and general sessions court judge and I am the clerk for the Criminal Court Judge Brody Kane. I do not clerk Judge Tatum's court. We see each other passing in the hallways. The courtrooms are on opposite sides of the building, so there is no conflict there. Am I correct on that, Andy? That's all I have. Thank you.

2. Councilor Geri Ashley: I don't really have anything else. I just like I said at the last meeting, I appreciate people taking the time to come out. I appreciate your comments. At least from my perspective, this is not anything that I took lightly. I have been studying this and talking and doing what I felt like was necessary to make the right decision for a number of months now. I've gotten emails that I don't care or that the work hasn't been put into it. I just don't agree with that. I think there's been a lot of work and a lot of consideration put into the decision-making process.

3. Councilor Camille Burdine: Thank you each and every person that is here tonight. Whether you're for it or against it, we really do appreciate you coming out and talking. I also appreciate those who have reached out to me. I've answered a lot of calls in the last few weeks. Emails, I try to do my best to respond to those as well. There does seem to be quite a bit of misinformation that has been put out there and that gets very difficult for us, you know. As council people, we're replying to them and then people don't believe us. I don't know where the information gets sideways. I am going to encourage each and every one of you all who do want to be involved to start coming to the SP meetings, the Planning Commission meetings, and we do have infrastructure meetings.

You can find all of this information on the web; on our website. And you'll know what we are doing to help our infrastructure. Like I said, I live in an old house. A lot of the things I've done that cost me a lot of money, I don't see and you won't see, but it doesn't mean it hadn't been done. I believe in the city, we are doing what we can to keep up with the infrastructure, and that's what I've heard a lot of you all say. There are a lot of infrastructure issues. We want you to come and talk to us about that. Not just when a development comes out. Come talk with us. We'll be happy, you know, I'm committed to sit down if your council person isn't or if you're in my ward to come and let's go up and talk with Regina or Kristen and really talk about where we are in infrastructure and what we can do to help you. I'd love to see a show of hands of how many people live inside the city limits that are here right now. For those of you who do not live inside the city limits, we know you are a part of Lebanon. You spend money here. Your kids go to our schools. I respect that. But I also respect and hope you are reaching out to your County Commissioners and you are having these same conversations with them. There's not a one of us that wouldn't mind or some of us, I know I do. Our County Commission overlaps with a lot of our city areas and I love working with mine and talking about developments that are happening in the county and are happening in the city. You know, let's get together and I hope you're having the same conversations with them. You know, you all that live in the county are on county roads. They have an obligation to you all as well when it comes to infrastructure. It's not just the city's responsibility to give you quality of life activities as well as making sure our roads are the way they are. I would love, again, that you sit down and have conversation with them. If they won't talk with you, reach out to the city person in that area and let's work together to make sure that you all are happy and that people in the city are happy.

Kind of like Geri, we've worked hard on this. We have done our research. We have made the phone calls. It keeps being brought up about certain neighborhoods. I know there was one on Leeville Pike. I will say that was not an SP. That was straight zoned where we had no control over. Thanks to that subdivision and Chris, we now have all SP's. An SP is a Specific Plan that gives us, as a city, more rights to put demands on our developers and things being built in our community. We've really tried, I know this council, to make sure that there are a lot of SP's and not straight zone projects, especially one of this magnitude. I commend these developers. They've been great to work with. I have heard from our local people. I have heard from the property owners. I do believe that this is a good plan for our community and I look forward to seeing it come to fruition and I thank you all for all of your time. Please, I hope that you'll come back to the next meeting and be just as excited about what we've got going on in the future. Thank you.

4. Councilor Chris Crowell: Mayor, thank you. The mayor mentioned earlier Stuart Lawson. Not only has he been an excellent Finance Commissioner, is that the title? I'm sorry. Sometimes I'm a little rusty on titles. Excellent in that role for Stuart. Not only are you excellent there, but you're also an excellent member of Ward 4, which is the best ward in our community. I

know we'll get a unanimous approval on that. Maybe not, but anyway, we certainly appreciate all that you've done for our city and look forward to bringing it to you at Bass Pro here in a few months, helping me find a new lure or something. Lindsey, welcome to you. It's going to be great working with you. I look forward to it and it's going to be a lot of fun. You're jumping in at the right time right before the budget process. So, welcome aboard.

Again, thank you to everyone who has come out tonight. It's always fun to see a packed room. Especially, when you know you're going to make about half of them mad before you leave. There's some days when it's fun to be on the city council and other days when it's not. Today's probably one of those when it's not as much fun, Judge. (directing at Judge Tatum) But, you know, the same is true with being a judge I'm sure most days. You know we've been through a lot of the rationale I think for our positions. I think there are a lot of positives with this project. Camille mentioned one that I didn't have in my notes, but certainly the SP process is one I think that we've utilized a lot over the last few years and sometimes we learn by doing the wrong things. We certainly as the city did the wrong thing when we approved a development that somebody told us they were going to do something and they didn't do it. So now we've tried to create some fences around things like that to make sure that people don't do the wrong things. But, in this particular case, we've got a developer who's a good guy. He has assembled a group of local builders, most of which I know and do an excellent job in our community and I think build quality product and certainly hope that they will continue to and that Wayne will continue to work in our community on other projects going forward. So that's a huge positive.

Obviously, the economic spend. I think there was a builder who got up and spoke earlier about that. Who knows what the actual numbers will be, but the economic impact is significant by having local builders spend money in our community and it's meaningful. They also sponsor local ball teams and schools and do all kinds of things to help in our community. So, that's significant. If those were the only considerations, then I wouldn't have as much trouble trying to support this. But I run into some problems when we get to the annexation piece. We're at a point now in the city where we've continued to grow at a rapid rate. Publications have mentioned that we're the twelfth fastest growing city in the country. Who knows what the numbers are? They change all the time. But it's pretty easy to see and easy to defend a narrative that says that we are growing very rapidly and it's a difficult road to walk. You don't want to stop growing. You have to continue to grow or you go backwards. Also, kind of outstripping your infrastructure is a difficult thing as well. And so that's a real challenge for us and certainly from my standpoint annexations are a high bar for me and that's really difficult to overcome in this particular situation.

On top of the fact that we already have a lot of entitlement product on the shelf already. We have a lot of developments that have already been approved and whether we want them to build or not at this point, they have the right to do so and they can come out of the ground at any time and we sort of have to factor that in. As we touched on just a minute ago referencing Stuart and Lindsey, we're about to jump into the budget process and I know that Chief Justice and Chief Baird and many others will talk about how we have additional needs as a result of additional houses being built. I didn't mean to throw you under the bus there, Chief, but certainly a consideration. So, that's where I run into problems with this. Not with Wayne. Not with the local builders. I think you all are great and we're glad that you're here. It's just that at some point, we have to make our own decisions about where we are with growth and that's where I land.

So, that's my rationale. Thank you, Mayor.

5. Councilor Tick Bryan: Thank you, Mayor. I don't have anything philosophical to say like I did the last time. I pretty much agree with everyone on the council and I appreciate everybody coming. By the time it usually gets to me and Phil down here, everything's pretty much has been said. So, thank y'all for coming.

6. Councilor Phil Morehead: I agree with what Tick just said. By the time it gets down this far in line, there's really not a whole lot new to say. I do believe that growth is inevitable. You're either growing or you're dying. I'm glad to see that we do have a growing city. But what I heard more than once tonight was smart growth, controlled growth and I believe that very much as well.

I got a little-known fact that I asked staff about last week and it about knocked me on my hind end when I heard it. Within the city limits of Lebanon today, there are 12,707 units that have been approved either by site plan SP or platted already in the city limits that this council has at this point in time no say so. 12,707. My problem is not with this project per se because I think Wayne does a great job. I know Bobby Eastland. I know a couple of these other guys. I truly believe they would build very quality products, but I just don't think this is the time to be annexing additional property into the city limits of Lebanon. Do I believe this is going to be built out at one time? Absolutely. Do I hope a guy like Wayne Miller brings this project before us at that time? I sure hope so. But I just do not think this is the time for that.

I do want to say thank you to Stuart for all you've done. Lindsey, I'm not sure if you're the smartest cookie on this desk up here or the dumbest coming in here just before budget started, but good luck.

CONSENT:

Ordinance No. 26-7345, second reading, to approve a budget amendment for the Police Department Local Option Fund for delayed vehicle orders, by Mike Justice, Police Chief.

Ordinance No. 26-7346, second reading, to authorize hiring outside legal counsel to represent the City regarding the Gasification Facility Matter, by Andy Wright, City Attorney.

Ordinance No. 26-7347, second reading, to approve budget amendments for the Street Department to promote light equipment operators, by Lee Clark, Public Works Director.

Ordinance No. 26-7348, second reading, to create budget for gas line relocation at Hartsville Pike TDOT Project, by Chad Mueller, Gas Department Manager.

Motion was made by Councilor Morehead, seconded by Councilor Crowell, to pass said Ordinances. Motion carried unanimously. Ordinances were read and passed on second/final reading.

OLD BUSINESS:

Resolution No. 26-2810, second reading, adopting a plan of services for the annexation at unaddressed properties on Maple Hill Road and Carver Lane (Tax Map 46 Parcels 18, 18.01, and 21.01) to be added to Ward 1 (Request by Summit Development) **(Planning Commission recommended approval by a vote of 7-1 at their November 17, 2025 meeting)**.

Motion was made by Councilor Carmack, seconded by Councilor Ashley, to pass said Resolution.

Mayor Bell announced: That last time I did get some comments over the past couple weeks that people could not hear everyone’s votes. I’m going to ask Kristen to do a roll call.

Council voted as follows:

- Councilor Carmack: Yes
- Councilor Ashley: Yes
- Councilor Burdine: Yes
- Councilor Crowell: No
- Councilor Bryan: Yes
- Councilor Morehead: No

Motion carried by vote of 4-2. Resolution was read and passed on second/final reading.

Resolution No. 26-2811, second reading, annexing property at unaddressed properties on Maple Hill Road and Carver Lane (Tax Map 46 Parcels 18, 18.01, and 21.1) to be added to Ward 1 (Request by Summit Development) **(Planning Commission recommended by a vote of 7-1 at their November 17, 2025 meeting)**.

Motion was made by Councilor Carmack, seconded by Councilor Ashley, to pass said Resolution.

Council voted as follows:

- Councilor Carmack: Yes
- Councilor Ashley: Yes
- Councilor Burdine: Yes
- Councilor Crowell: No
- Councilor Bryan: Yes
- Councilor Morehead: No

Motion carried by vote of 4-2. Resolution was read and passed on second/final reading.

Ordinance No. 26-7340, second reading, to amend the Official Zoning Atlas of the City of Lebanon, Tennessee, by requesting zoning approval of about 246 acres at unaddressed properties on Maple Hill Road and Carver Lane (Tax Map 46 parcel 18, 18.01, & 21.01) to Sorelle Hybrid Specific Plan to be added to Ward 1 (PN 1877386 & 1877423) (Request by Summit

Development) (Planning Commission recommended approval by a vote of 7-1 at their November 17, 2025 meeting).

Motion was made by Councilor Carmack, seconded by Councilor Ashley, to pass said Ordinance with additional amendments. Councilor Carmack asked Kristen Rice to read the amendments.

Kristen stated: Councilor Carmack's amendments are as follows:

1. Amend the design standards for minimum building size to require 2,300 square feet of conditioned spaced on the west side, which is the Arden side and 2,800 square feet of conditioned space on the east side which is the Halston side.
2. Require off-site road improvements at the West Main Street and Maple Hill Road intersection, including a right turn lane and traffic signal reconstruction.
3. Restrict property owners from renting to others.

Mayor Bell asked: Andy (Wright) do we need to vote on the amendments first and then the original?

Andy replied: yes.

Mayor Bell confirmed: We will need to vote on the amendments first. So, this is for the amendments. Okay.

Councilor Carmack asked: The amendments from last week will also be included, correct?

Mayor Bell confirmed: Yes, but these amendments are different from the last ones. These are add-ons. So, this is voting on the amendments. We have a motion and a second.

Discussion by Councilor Crowell: The only question that I would ask about the rental portion is do we need to include any sort of percentage in there to increase our likelihood of success in some sort of legal challenge? Do you (Andy) have any thoughts on that. Like 20% or 10%?

Andy replied: The likelihood of this happening isn't really possible but if every single homeowner in this development decided to rent their houses out to everybody, there's nothing we can do about that. On the flip side of the coin is if Mr. Miller decides to sell his entire development to American Homes for Rent like we had a local builder do, there's nothing we can do about that at this point either.

Councilor Crowell responded: I just wondered if it wasn't absolute and it was 20% or some percentage if that's more palatable or if it matters.

Councilor Morehead asked: Is it something that can be included in the covenants or something?

Andy replied: If you're gonna take a bite, bite the whole thing. (laughter)

Councilor Burdine: In an HOA it's in there as a percentage in the covenant.

Councilor Carmack: Kristen, will you change that to say include in the HOA amendments? And, Andy isn't President Trump trying to pass legislation now in order to keep investors from buying up property like this for rental?

Andy replied: I did see some reports last week that current administration is looking at preventing investment groups from coming in and buying entire neighborhoods and turning them into rental homes. So, if that comes from a federal level, that will benefit us. I don't see it coming from the state level anytime soon. The reason I say that is the state has no interest in giving local governments that authority at this point.

Councilor Carmack stated: I make the amendment to include it in their HOA agreements and their covenants and let's leave it at no rentals at this point.

Mayor Bell stated: So, you changed your amendment to put in HOA. So, Councilor Ashley, you seconded, so you agree with that?

Councilor Ashley replied: With the amendments, yes.

Councilor Burdine stated: I was thinking that the HOA covenants it's usually like you can only have like 20% or 40% but I guess that HOA board will make that call.

Mayor Bell answered: I think so. Those are private contracts, so they would determine that percentage. But most HOAs have that clause, I believe.

Council voted as follows:

Councilor Carmack: Yes
Councilor Ashley: Yes
Councilor Burdine: Yes
Councilor Crowell: No
Councilor Bryan: Yes
Councilor Morehead: No

Motion carried by vote of 4-2. Resolution was read and passed on second/final reading.

Mayor Bell announced: Now, we vote on the original.

Motion was made by Councilor Carmack, seconded by Councilor Ashley, to pass said Ordinance as amended for the second reading.

Council voted as follows:

Councilor Carmack: Yes
Councilor Ashley: Yes
Councilor Burdine: Yes
Councilor Crowell: No
Councilor Bryan: Yes
Councilor Morehead: No

Motion carried by vote of 4-2. Resolution was read and passed on second/final reading.

Ordinance No. 26-7341, second reading, to amend Title 14, Chapter 8 Section 13 to add vested rights to specify the type of development plans that will cause property rights to vest (Request by Staff) (Planning Commission recommended approval by a vote of 9-0 at their November 17, 2025 meeting).

Motion was made by Councilor Carmack, seconded by Councilor Ashley, to pass said Ordinance.

Discussion by Councilor Crowell: That matches the sate language, right Josh?

Josh Stahle replied: Yes, so this just provides context. The state has the requirements in there. They allow us to provide more context in how it fits in our development process. So, that's what this is doing is relating the state requirements to our development process so people know what to expect when they come to develop in Lebanon.

Motion carried unanimously. Ordinance was read and passed on second/final reading.

NEW BUSINESS:

Ordinance No. 26-7349, first reading, to authorize budget amendments for the Water/Sewer Fund and Gas Fund for a vehicle swap, by Lote Kaesontae, Water/Sewer Manager and Chad Mueller, Gas Department Manager.

Motion was made by Councilor Carmack, seconded by Councilor Ashley, to pass said Ordinance. Motion carried unanimously. Ordinance was read and passed on first reading.

Resolution No. 26-2814, to establish a hazardous duty supplemental benefit pursuant to Chapter 919 of the 2024 Public Acts, codified in Tennessee Code Annotated, Section 8-36-212, to authorize the payment of the hazardous duty supplemental benefit pursuant to Tennessee Code Annotated, Section 8-36-212 for Legacy TCRS Plans, by Sylvia Reichle, HR Director.

Motion was made by Councilor Morehead, seconded by Councilor Crowell, to pass said Resolution. Motion carried unanimously. Resolution was read and passed.

Resolution No. 26-2815, to establish a hazardous duty supplemental benefit pursuant to Chapter 919 of the 2024 Public Acts, codified in Tennessee Code Annotated, Section 8-36-212, to authorize the payment of the hazardous duty supplemental benefit pursuant to Tennessee Code Annotated, Section 8-36-212 for Hybrid TCRS Plans, by Sylvia Reichle, HR Director.

Motion was made by Councilor Carmack, seconded by Councilor Burdine, to pass said Resolution. Motion carried unanimously. Resolution was read and passed.

Councilor Carmack's amendments for tonight are as follows:

- 1) - Amend the design standards for minimum building size to require 2,300 square feet of conditioned space (Arden - west side) + 2,800 sf of conditioned space
- 2) - Require off-site road improvements at the West Main Street and Maple Hill Road intersection, including a right turn lane and traffic signal reconstruction on east side
- 3) - Restrict property owners from renting to others in the HOA documents Helstrom

The January 20, 2026 Regular Called Lebanon City Council Meeting adjourned at 7:46 p.m.

Attest:

Approved:

Lindsey Wolfenbarger
Finance Director

Rick Bell
Mayor

Secretary:

Kristen Ragsdale

ORDINANCE NO. 26-7349

**AN ORDINANCE OF THE CITY COUNCIL OF LEBANON
TO AUTHORIZE BUDGET AMENDMENTS FOR THE WATER/SEWER FUND AND
GAS FUND FOR A VEHICLE SWAP**

WHEREAS, the Lebanon City Council passed Ord. No. 25-7222 on June 17, 2025, to adopt the 2025 – 2026 fiscal year budget; and

WHEREAS, it is now necessary to amend the budgets for Water/Sewer and Gas to document a vehicle swap; and

WHEREAS, the required budget amendments are detailed on the budget amendment form attached hereto as if appearing verbatim herein.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and the Commissioner of Finance and Revenue are hereby authorized to amend the 2025 – 2026 fiscal year budget as follows:

Department: Water/Sewer and Gas

From: 411-36960	Transfer from Other Funds	\$41,000.00
41590001-79010	Budget Retained Earnings	\$41,000.00
To: 41190001-79010	Budget Retained Earnings	\$41,000.00
41552413-77150	Transfer to Other Funds	\$41,000.00

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney



Passed first reading: 1/20/2026

Passed second reading: _____

**CITY OF LEBANON
BUDGET AMENDMENT FORM
FY 2025-2026**

DEPARTMENT Water/Sewer and Gas

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
From:			
411 36960	Transfer from Other Funds	\$ 41,000.00	
41590001 79010	Budget Ret Earnings	\$ 41,000.00	
To:			
41190001 79010	Budget Ret Earnings		\$ 41,000.00
41552413 77150	Transfer to Other Funds		\$ 41,000.00
		\$ 82,000.00	\$ 82,000.00

REQUESTED BY Chad Mueller/Lote Kaesontae
DEPARTMENT HEAD 
COMM. OF FINANCE 
MAYOR _____

DATE 1/7/2026
DATE 1/8/2026
DATE 1-8-26
DATE _____

REASON FOR THIS TRANSFER:
 Have Gas department pay the difference in the fair market value of the two vehicles being swapped.



Stuart Lawson, Commissioner of Finance & Revenue
200 North Castle Heights Avenue
Lebanon, Tennessee 37087
Phone: (615) 443-2805 ext. 2207
Fax: (615) 443-1158

RICK BELL, Mayor
200 North Castle Heights Avenue
Lebanon, Tennessee 37087

TO: Mayor & Council
FROM: Stuart Lawson, Commissioner of Finance
DATE: January 7, 2026
SUBJECT: Swap Vehicles

The Water/Sewer and Gas departments are requesting to swap a couple of vehicles. They have provided me with the fair market value of the vehicles. After I have received the FMV the Gas departments need to compensate the Water/Sewer fund for the difference. I have put this budget amendment on the agenda to compensate for the difference.

Here are the details of the vehicles:

- Water/Sewer Department
- 2021 F550 Ford w/Knapheide Body
- Vehicle # 61-09
- Vin# 1FD0W5HT6MEC65911
- FMV: \$60,000
- Gas Department
- 2015 Ford F350 Super Duty Regular Cab
- Vehicle # 70-06
- Vin# 1FDRF3G6XFEB89331
- FMV: \$19,000



2015

**2014 Ford
F350
Super
Duty
Regular
Cab
Pricing
Report**

Style: XL

Pickup 2D 8 ft

Mileage:

32,389

KBB.com
Consumer
Rating

: 4.3/5

**Vehicle
Highlights**

Fuel Economy:

N/A

Engine: V8,

Flex Fuel, 6.2

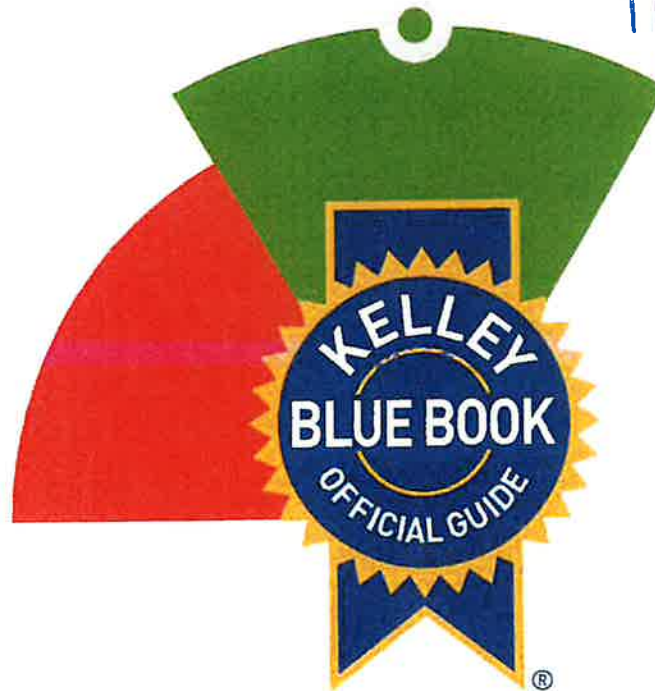
70-06

Sell to Private Party

\$19,000

Private Party Range
\$17,024 - \$19,359
Private Party Value
\$18,170

1FDRF3G6X
FEB89331



Valid for ZIP code 37087 through 01/07/2026

Lote Kaesontae

From: Luke Vihon <luke@secequip.com>
Sent: Wednesday, January 7, 2026 9:58 AM
To: Lote Kaesontae
Subject: Hurco Valve Truck Value

Lote,

We estimate the Hurco Truck value to be \$60,000.00 based on current market pricing. If you have any questions let me know.

Regards

let-2a

2021 f-550

w/Knapheide Body

IFDOW 5HT6ME

C65911

ZONING ORDINANCE 26-7342

AN ORDINANCE TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LEBANON, TENNESSEE, BY CHANGING 718 WEST MAIN STREET FROM RD9 – DUPLEX RESIDENTIAL TO CXU – COMMERCIAL MIXED USE IN WARD 5

WHEREAS, the City of Lebanon desires to amend the official zoning atlas of the City;
and

WHEREAS, the proposed Future Land Use for the subject property is Commercial Mixed Use; and

WHEREAS, the property owner is requesting commercial zoning which fits the Commercial Mixed Use future land uses; and

WHEREAS, the City of Lebanon believes that such amendment will promote, protect and facilitate the public health, safety and welfare of the community through coordinated and practical land use and land development for the betterment of Lebanon’s population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of this rezoning from RD9-Duplex Residential to CXU-Commercial Mixed Use, to the Mayor and City Council by a vote of 8-0 at their December 15, 2025 meeting.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. That the property described herein be, and the same is hereby, rezoned from RD9-Duplex Residential to CXU-Commercial Mixed Use.

Approximately 0.82 acres more or less, located at 718 W Main St as shown on the attached map.

For reference, see Deed Book 2410 Page 881 in the Register’s Office of Wilson County, Tennessee, and being shown as Tax Map 68G Group H Parcel 6 for Wilson County, Tennessee.

Section 2. That all Ordinances in conflict herewith are repealed to the extent of said conflict.

Section 3. That this Ordinance shall take effect from and after its passage on final reading, the public welfare requiring it.

Notice of the Public Hearing was published in the Wilson Post on January 7, 2026.

The Public Hearing was held at 5:55 PM in the City Council Chambers on _____.

RESOLUTION NO. 26-2812

**A RESOLUTION ADOPTING A PLAN OF SERVICES FOR THE ANNEXATION OF P/O
THE PUBLIC RIGHT OF WAY KNOWN AS MARTHA LEEVILLE ROAD TO BE
ADDED TO WARD 4**

WHEREAS, TCA 6-51-102, as amended, requires that a plan of services be adopted by the governing body prior to passage of an ordinance annexing any territory; and

WHEREAS, the plan of services shall be reasonable with respect to the scope of services to be provided and the timing of the services; and

WHEREAS, before the adoption of the plan of services, a municipality shall hold a public hearing; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of this Plan of Services to the Mayor and City Council by a vote of 8-0 at their December 15, 2025 Meeting.

NOW, THEREFORE, BE IT RESOLVED by the City of Lebanon, Tennessee, as follows:

Section 1. Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated, there is hereby adopted for the area bounded as described in the legal description section and attached maps of the plan of services:

**February 17, 2026
P/O THE PUBLIC RIGHT OF WAY KNOWN AS MARTHA LEEVILLE ROAD
CITY OF LEBANON, TENNESSEE**

The City of Lebanon, Tennessee, is pursuing the annexation of about 3.88 acres of the Public Right of Way known as Martha Leeville Road as described in this report, along with a corresponding plan of services and zoning plan for the area. The area is inside the existing Urban Growth Boundary (UGB). This annexation is proposed to take place in 2026.

This report begins with a brief overview of the annexation process and the requests by the landowners for annexation. The report then turns to a proposed Plan of Services (POS) for the annexation area. The services described are those that would be necessary for the City to provide under Tennessee law. This area is proposed to receive City services in accordance with the POS.

Introduction

Public Chapter 1101 (PC 1101), adopted as Tennessee law in 1998, required cities to work cooperatively with other local governments to determine an Urban Growth Boundary (UGB) in which annexations could occur. Lebanon can annex property within its UGB by ordinance.

PC 1101 Section 19 requires a “Plan of Services” (POS) prior to annexation and a Plan of Services must include: police and fire protection; water, electrical, and sanitary sewer services; solid waste collection; road and street construction and repair; recreational facilities and programs; street lighting; and zoning services. Public Chapter 225 adopted by the Tennessee General Assembly and signed by Governor Bredesen on June 2, 2003, amended TCA 6-51-102 to include impact on school attendance zones.

The owners of the Right of Way has asked the City of Lebanon to consider annexing their property.



Planning Commission
200 Castle Heights Avenue North, Suite 300
Lebanon, Tennessee 37087
Phone: (615) 444-3647

Planning Commission Application
Rezoning (General Info)

Title of Project: Martha Leeville Road - ROW Annexation
Street Location or Parcel #: MARTHA LEEVILLE ROAD (Unverified)
Total Acreage: acres

Approval Requested:

- Rezoning of **3.88** Acres / From to **RS9 - Medium Density Residential**

Project Contact: Owner/Developer

Jake Pruitte
City of Lebanon
200 North Castle Heights
Lebanon, TN 37087
P:6154443647
jake.pruitte@lebanontn.org

Project Contact: Surveyor/Engineer

Jake Pruitte
City of Lebanon
200 North Castle Heights
Lebanon, TN 37087
P:6154443647
jake.pruitte@lebanontn.org

Information required for all applications:

- Cover Letter or Written Narrative Explaining the Purpose of the Request
- One (1) Digital Copy Submitted in IDT Plans
- Non-refundable Application Fee (See current fee schedule)

Date Application Filed: 11/02/2025 **Date of Requested Planning Commission Meeting:** 12/15/2025 5:00 PM



- Legend**
- Yellow dashed line: Lebanon City Limit
 - Red dashed line: City Street
 - Black dashed line: County
 - Blue dashed line: Future/Proposed Street
 - Thick black line: Interstate
 - Thin black line: Private Street
 - Thin grey line: Ramp
 - Red line: State Route

AERIAL

Martha Leeville Road Right of Way
Annexation
Martha Leeville Road



Legal Description

Situated in the Third Civil District, Wilson County, Tennessee and being a portion of the Martha Leeville right-of-way, bounded on the north by tax map 70I, group b, parcel 1.00 and tax map 70, parcel 8.00, on the south by previously annexed Martha Leeville Road, on the east by tax map 70, parcels 78.00, 79.00, 79.02, 80.00, 81.03, and 81.02, on the west by tax map 70, parcel 83.00 and being further described as follows:

Beginning in the west margin of State Route 109 at the southeast corner of tax map 70, parcel 8.00, at centerline station 548+77.46, 133.49' left, plot

thence N 66°19'26" E, a distance of 73.49' to a point 60' left of the centerline of aforementioned state route;

Thence S 23°37'19" E, a distance of 398.26' to a point 60' left of the centerline of aforementioned state route;

Thence leaving said state route, N 84°12'22" W, a distance of 191.84' to the northwest corner of tax map 70, parcel 78.00, in the east right-of-way of Martha Leeville Road;

Thence with the following five calls along easterly right-of-way of said Martha Leeville Road :

S07°54'23" W, a distance of 405.56'

S 02°38'58" W, a distance of 236.49'

S 29°47'26" W, a distance of 54.08'

S 08°29'49" W, a distance of 164.91'

S 07°56'04" W, a distance of 200.56' to the previously annexed portion of Martha Leeville Road at southwest corner of tax map 70, parcel 81.02;

Thence across Martha Leeville Road right-of-way, N 82°03'56" W, a distance of 50.00' to a point in the westerly line of tax map 70, parcel 83.00 and in the westerly right-of-way of Martha Leeville Road;

Thence with the following eight calls along westerly right-of-way of said Martha Leeville Road;

N 07°56'04" E, a distance of 200.56'

N 08°29'49", a distance of 164.37'

N 03°26'00" W, a distance of 52.06'

N 05°14'11" E, a distance of 233.82'

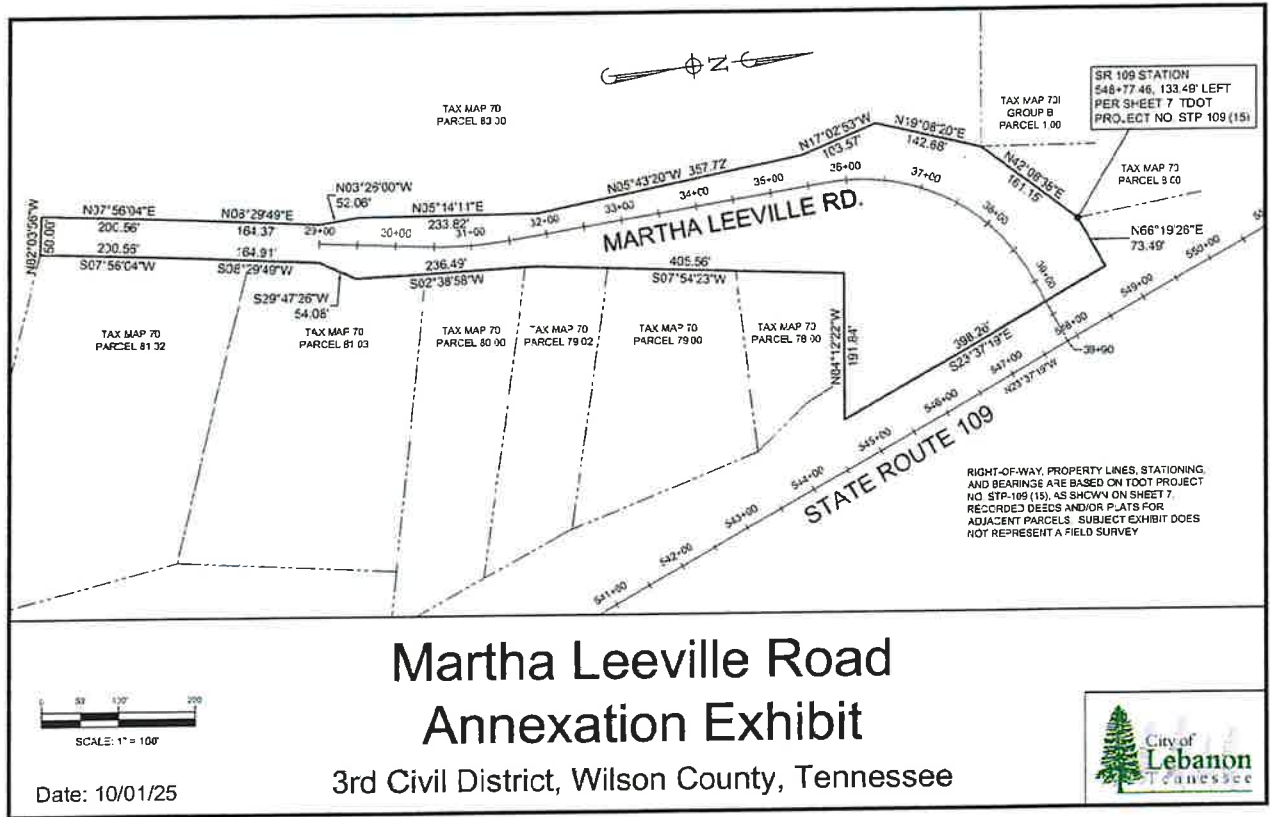
N 05°43'20" W, a distance of 357.72'

N 17°02'53" W, a distance of 103.57'

N 19°08'20" E, a distance of 142.68'

N 42°08'38" W, a distance of 161.15' to the point of beginning, containing 168,964 square or 3.88 acres more or less.

The aforescribed legal description is based on the Tennessee Department of Transportation Project No. STP 109(15), sheet 7 and does not represent a field survey.



Martha Leeville Road Annexation Exhibit

3rd Civil District, Wilson County, Tennessee

Date: 10/01/25

Plan for Serving the Annexation Area

1. Police Protection
 - Patrolling, radio response to calls, and other routine police services using the City’s personnel and equipment will be provided on the effective date of the annexation.

2. Fire Protection
 - Fire protection by the present personnel and the equipment of the fire fighting force, within the limitations of available water and distances from fire stations, will be provided on the effective date of annexation.

3. Domestic Water, Sanitary Sewer Service, and Fire Hydrants
 - a. Domestic Water – This property is served by West Wilson Water Authority.
 - b. Sanitary Sewer – Sewer will need to be extended from the subdivision to the south. Any necessary collection system upgrades and/or extension(s) of sewer infrastructure to service the proposed development are the responsibility of the owner/developer.
 - c. Fire Hydrants – If any new hydrants are needed the cost would be between **\$2500 and \$3000** each.

4. Electric Service and Street Lighting
 - Middle Tennessee Electric serves this area.

5. Public Works

- a. Stormwater – Stormwater services will be available to this property in the same manner they are available to the rest of the City.
- b. Sanitation – City sanitation services will be available at the time of annexation.
- c. Street and Right-of-Way Repair and Maintenance – This annexation will include part of the Martha Leeville Road right-of-way as described in the legal description and is also part of the Highway 109 N Right of way on the north side of the annexation area which is located on a State Highway.
- d. The City and/or the County may require road improvements by the owner as this property develops.

6. Gas

These properties are served by City of Lebanon Gas by a 4 inch PE gas main along Martha Leeville Road. Any extension would need to be coordinated with the City of Lebanon Gas Department.

7. Schools

No additional students will result from the annexation.

8. Inspection and Codes Enforcement

All inspection and code enforcement programs existing within the City will be extended to the annexation areas on the effective date of the annexation.

9. Planning and Zoning

The zoning jurisdiction of the City will extend to the annexation areas upon the effective date of the annexation and all municipal planning activities will encompass the needs of the annexed areas.

- a. The requested annexation is RS9 to match the adjacent city zoning to the west.
- b. The Future Land Use Plan does not contemplate Public Right of Ways.

10. Animal Shelter

The City operates a full-time animal control program including an animal shelter. The animal shelter is located on Park Drive. Services include pick-up of stray and/or dangerous animals. These services will be available to the annexation areas on the effective date of the annexation.

11. Voting Rights and City Elections

- a. If an eligible voter's permanent place of residence is located in an annexed area, that voter is automatically eligible to vote in City elections.
- b. If an eligible voter is in the category of a property rights voter, then that voter must register at the Election Commission Office prior to voting in a City election.

Revenue

The total appraised property value for the parcel in the annexation area is about \$0. This equals an assessed value of about \$0 for an agricultural property. The property tax generation from this property as a residential property in the City would be about \$0 per year. The estimated cost to serve this area is \$0.

Section 2. This resolution shall take effect after its adoption and upon the official annexation of this area.

Notice of the Public Hearing was published in the Wilson Post on January 7, 2026.

The Public Hearing was held at 5:55 PM in the City Council Chambers _____.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to Form:

Passed first reading: _____.

City Attorney

Passed second reading: _____.

RESOLUTION NO. 26-2813

**A RESOLUTION ANNEXING PROPERTY OF P/O THE PUBLIC RIGHT OF WAY
KNOWN AS MARTHA LEEVILLE ROAD TO BE ADDED TO WARD 4**

WHEREAS, the Wilson County Road Commission has requested the annexation of this property; and

WHEREAS, the City will be responsible for maintaining this property, and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of this Annexation to the Mayor and City Council by a vote of 8-0 at their December 15, 2025 Meeting.

NOW, THEREFORE, BE IT RESOLVED by the City of Lebanon, Tennessee, as follows:

Section 1. That Tennessee Code Annotated 6-51-102 authorizes the City of Lebanon to annex land at the request of the landowners when it appears that the prosperity of the municipality and the territory will be materially retarded and the welfare of the inhabitants and property endangered if the property is not annexed. The City of Lebanon hereby determined that the prosperity of the municipality and territory described herein will be materially retarded and the welfare of the inhabitants and property endangered if the property is not annexed.

Section 2. That pursuant to Section 6-51-101 through 6-51-114, Tennessee Code Annotated, the property (as shown on the attached map) is hereby annexed into the City of Lebanon, Wilson County, Tennessee, and incorporated within the corporate boundaries thereof.

Section 3. That this resolution takes effect 30 days from and after its final passage, the public welfare requiring it.

Notice of the Public Hearing was published in the Wilson Post on January 7, 2026.

The Public Hearing was held at 5:55 PM in the City Council Chambers on _____.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to Form:

Passed first reading: _____.

City Attorney

Passed second reading: _____.



- Legend**
- City Limit
 - City Street
 - County
 - Future/Proposed Street
 - Interstate
 - Private Street
 - Ramp
 - State Route

AERIAL

Martha Leeville Road Right of Way
Annexation
Martha Leeville Road



ORDINANCE 26-7343

AN ORDINANCE TO AMEND THE OFFICIAL ZONING ATLAS OF THE CITY OF LEBANON, TENNESSEE, BY REQUESTING ZONING APPROVAL OF P/O THE PUBLIC RIGHT OF WAY KNOWN AS MARTHA LEEVILLE ROAD TO RS9 – SINGLE FAMILY RESIDENTIAL TO BE ADDED TO WARD 4

WHEREAS, the City of Lebanon desires to amend the official zoning atlas of the City;
and

WHEREAS, the property is part of an improved right of way; and

WHEREAS, RS9 zoning is being requested to be consistent with adjacent properties; and

WHEREAS, the City of Lebanon believes that such amendment will promote, protect, and facilitate the public health, safety, and welfare of the community through coordinated and practical land use and land development for the betterment of Lebanon’s population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of this Zoning to the Mayor and City Council by a vote of 8-0 at their December 15, 2025 Meeting.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. That the property described herein be, and the same is hereby zoned RS9 – Single Family Residential:

Approximately 3.88 acres of the Martha Leeville Road Right of Way as shown on the attached map.

For reference, see the survey of the property in EXHIBIT A

Section 2. That all Ordinances in conflict herewith are repealed to the extent of said conflict.

Section 3. This resolution shall take effect after its adoption and upon the official annexation of this area.

Notice of the Public Hearing was published in the Wilson Post on January 7, 2026.

The Public Hearing was held at 5:55 PM in the City Council Chambers on _____.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to Form:

Passed first reading: _____.

Passed second reading: _____.

City Attorney



- Legend**
- Lebanon City Limit
 - City Street
 - County
 - Future/Proposed Street
 - Interstate
 - Private Street
 - Ramp
 - State Route

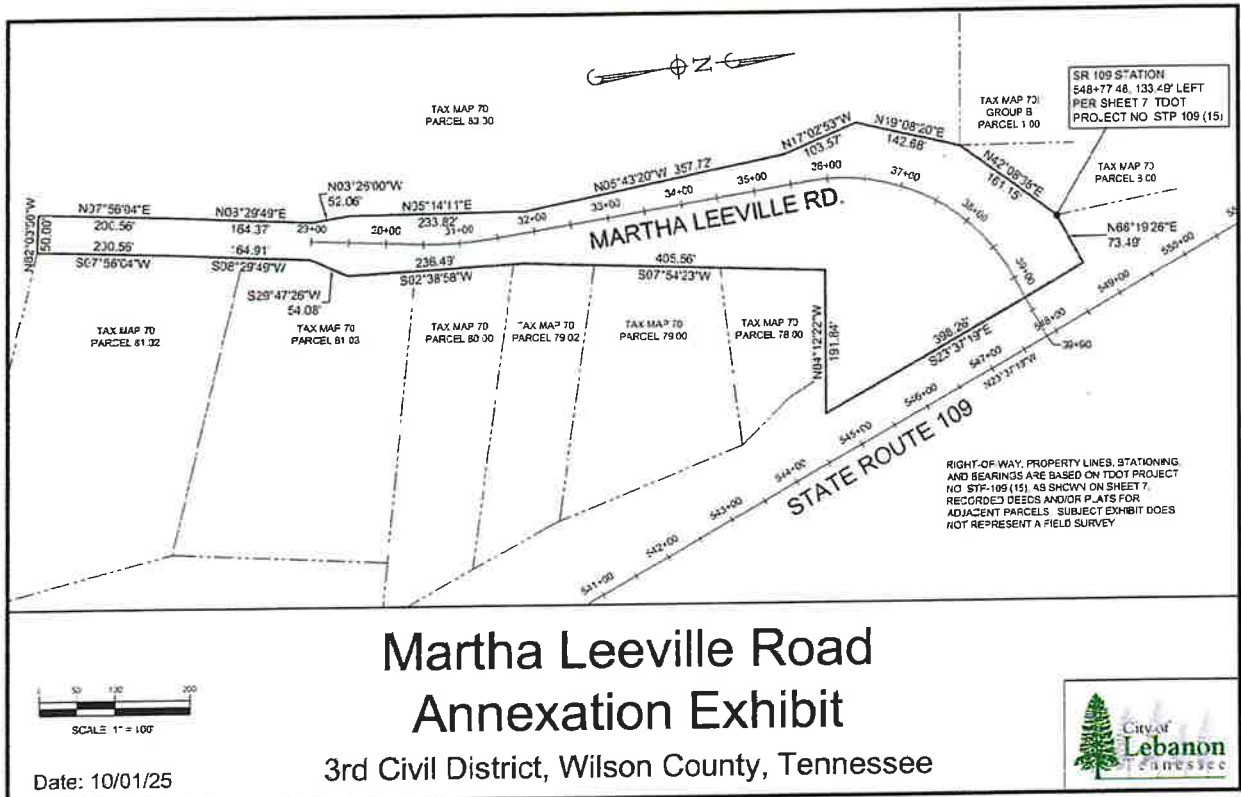
AERIAL

Martha Leeville Road Right of Way
Annexation
Martha Leeville Road

0 600 1,200 2,400 Feet



EXHIBIT A



ORDINANCE NO. 26-7344

AN ORDINANCE TO AMEND TITLE 14 TO FIX SCRIVENER'S ERRORS WITH THE COMPREHENSIVE ZONING CODE UPDATE

WHEREAS, certain sections were unintentionally omitted in the comprehensive rewrite of the zoning code; and

WHEREAS, the City of Lebanon believes that such amendment will promote, protect and facilitate the public health, safety and welfare of the community through coordinated and practical land use and land development for the betterment of Lebanon's population; and

WHEREAS, the Lebanon Municipal Regional Planning Commission recommended approval of this amendment of the Zoning Ordinance to the Mayor and City Council by a vote of 8-0 at their December 15, 2025 Meeting.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, that Title 14 be amended as follows:

Section 1. Add or update Sections 14.206, 14.304, 14.305, & 14.306 as shown below to address smoke and vape shops as adopted in ordinance 25-7158.

14.206.

Add Specialty Smoke and Vape Shops to Listing of Commercial Activities

U. Specialty Smoke and Vape Shops

Specialty shops as defined in this section include smoke, vaping, and head shops that stock and sell tobacco, vaping, and similar materials and accessories. Specialty smoke and vape shops are defined as any retail shop that includes more than twenty-five (25%) percent of the shop's sales area dedicated to the stock and sale of tobacco, vaping, and similar materials and accessories. One specialty shop as defined in this section will be permitted per each 10,000 population of the City of Lebanon, Tennessee. The population is determined by the latest completed United States Decennial Census.

14.304, 14.305 & 14.306

Add Specialty Smoke and Vape Shops to Heavy Industrial (IH) as a conditional use.

Add Specialty Smoke and Vape Shops to Prohibited Use in the following zoning districts.

- All Mixed Use Districts
- All Commercial Districts
- Planned Business/Industrial Park (IP)

- Light Industrial (IL)

14.808

11. Specialty Smoke and Vape Shops

A conditional use permit shall not be granted for specialty smoke and vape shops unless the standards established therein are met as a part of the conditions for issuing such permit in the applicable zone districts.

- a) Shops must be 500 feet from a school, church, or daycare.
- b) Shops must be 1,320 feet from another Specialty Smoke and Vape Shop.

Section 2. Add definitions for Data Center and Computer and Data Processing Services, add Data Centers to list of conditional uses in the Light Industrial District (IL), and add Data Centers to list of prohibited uses in the Planned Business Industrial Park (IP) and Heavy Industrial District (IH) as shown below to clarify data centers and data processing services as adopted in ordinance 25-7224.

14.903.

Add definitions for Data Center and Computer and Data Processing Services

Data Center – A specialized physical facility, located on a parcel of 5 acres or more, designed to house computer systems, networking equipment, servers, data storage, and other IT infrastructure. It serves as a central location, providing a secure and controlled environment, for storing, processing, and managing data, as well as distributing and enabling access to applications and services critical to an organization’s functioning.

Computer and Data Processing Services – A physical facility, located on a parcel of less than 5 acres, designed to house computer systems, networking equipment, servers, data storage, and other IT infrastructure. It serves as a central location, providing a secure and controlled environment, for sorting, processing, and organizing data, as well as data analytical services.

14.306.B.4.

Add Data Centers to list of conditional use in the Light Industrial District (IL)

Conditional Uses.

Cultural and Recreation Services

Data Center

Intermediate Impact

14.306.A.4. & 14.306.C.4.

Add Data Centers to list of prohibited use in the Planned Business Industrial Park (IP) & Heavy Industrial District (IH)

Prohibited Uses.

Data Center

Any use not specifically allowed

Section 3. That all Ordinances in conflict herewith are repealed to the extent of said conflict.

Section 4. That this Ordinance shall take effect from and after its passage on final reading, the public welfare requiring it.

Notice of the Public Hearing was published in the Wilson Post on January 7, 2026.

The Public Hearing was held at 5:55 PM in the City Council Chambers on _____.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to Form:

Passed first reading: _____.

City Attorney

Passed second reading: _____.

ORDINANCE NO. 26-7350

**AN ORDINANCE OF THE CITY COUNCIL OF LEBANON
TO AUTHORIZE A BUDGET AMENDMENT FOR THE WASTEWATER
TREATMENT PLANT FOR EMERGENCY CAPITAL MAINTENANCE REPAIRS**

WHEREAS, the Lebanon City Council passed Ord. No. 25-7222 on June 17, 2025, to adopt the 2025 – 2026 fiscal year budget; and

WHEREAS, it is now necessary to amend the Wastewater Treatment Plant budget to cover emergency and unforeseen equipment repairs; and

WHEREAS, the required budget amendment is detailed on the budget amendment form attached hereto as if appearing verbatim herein.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and the Commissioner of Finance and Revenue are hereby authorized to amend the 2025 – 2026 fiscal year budget as follows:

Department: WWTP		
From: 41190001	Retained Earnings	\$200,000.00
To: 411 16520	Capital Maintenance	\$200,000.00

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney

Passed first reading: _____

Passed second reading: _____

**CITY OF LEBANON ACCTG. DEPT.
BUDGET AMENDMENT FORM
FY 2025-2026**

FOR ACCOUNTING PURPOSES ONLY	
BGT #	_____
POSTED	_____
REF #	_____
INITIALS	_____



DEPARTMENT WWTP

TRANSFER FROM

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
41190001	Retained Earnings	\$ 200,000.00	
	Total	\$ 200,000.00	

TRANSFER TO

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
41152243-79300	Capital Maintenance		\$ 200,000.00
41116520			
	Total		\$ 200,000.00

REQUESTED BY	<u>Jeremiah Exum</u>	DATE	<u>1/12/2026</u>
DEPARTMENT HEAD	<u></u>	DATE	<u>1/14/2026</u>
COMM. OF FINANCE	<u></u>	DATE	<u>1-20-26</u>
MAYOR	_____	DATE	_____

BEFORE THE FACT AFTER THE FACT

REASON FOR THIS TRANSFER:
Emergency & unforeseen equipments repairs

ORDINANCE NO. 26-7351

**AN ORDINANCE OF THE CITY COUNCIL OF LEBANON
TO AUTHORIZE A BUDGET AMENDMENT FOR THE SEWER DEPARTMENT FOR
DEVELOPER CONTRIBUTION RELATED TO THE BARTON'S CREEK SEWER
PROJECT**

WHEREAS, the Lebanon City Council passed Ord. No. 25-7222 on June 17, 2025, to adopt the 2025 – 2026 fiscal year budget; and

WHEREAS, it is now necessary to amend the Sewer Department budget to transfer developer contribution reimbursement funds into the CIP for the Barton's Creek Interceptor Sewer Replacement Project; and

WHEREAS, the LC Lebanon project developer is reimbursing the city for a manhole and stubout added to the project to serve their future site; and

WHEREAS, the required budget amendment is detailed on the budget amendment form attached hereto as if appearing verbatim herein.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and the Commissioner of Finance and Revenue are hereby authorized to amend the 2025 – 2026 fiscal year budget as follows to accept and appropriate developer's contributions as follows:

Department: Sewer		
From: 411-36320	Developer's Contributions	\$32,397.26
To: 411-16520	Construction in Progress	\$32,397.26

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney

Passed first reading: _____

Passed second reading: _____

**CITY OF LEBANON ACCTG. DEPT.
BUDGET AMENDMENT FORM
FY 2025-2026**

FOR ACCOUNTING PURPOSES ONLY

BGT # _____

POSTED _____

REF # _____

INITIALS _____

DEPARTMENT Sewer

RCVD JAN 20 2026

TRANSFER FROM

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
411-36320	Developer's Contributions	\$ 32,397.26	
	Total	\$ 32,397.26	

TRANSFER TO

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
Construction in Progress	411 16520		\$ 32,397.26
	Total		\$ 32,397.26

REQUESTED BY _____

DATE _____

DEPARTMENT HEAD 

DATE 1/16/2026

COMM. OF FINANCE 

DATE 1-20-26

MAYOR _____

DATE _____

REASON FOR THIS TRANSFER:

To rollover developer contribution to the Barton's Creek Sewer Project for addition of a manhole.

ORDINANCE NO. 26-7352

**AN ORDINANCE OF THE CITY COUNCIL OF LEBANON
TO AUTHORIZE A BUDGET AMENDMENT FOR THE SEWER DEPARTMENT FOR
THE BARTON'S CREEK INTERCEPTOR SEWER PROJECT CONTRACT B AND TO
APPROVE THE FINAL CHANGE ORDER**

WHEREAS, the Lebanon City Council passed Ord. No. 25-7222 on June 17, 2025, to adopt the 2025 – 2026 fiscal year budget; and

WHEREAS, it is now necessary to amend the Sewer Department budget carry over 2024 – 2025 funds to 2025 – 2026 for the Barton's Creek Interceptor Sewer Project Contract B and to cover final pay request; and

WHEREAS, the required budget amendment is detailed on the budget amendment form attached hereto as if appearing verbatim herein.

NOW, THEREFORE, BE IT ORDAINED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and the Commissioner of Finance and Revenue are hereby authorized to amend the 2025 – 2026 fiscal year budget as follows to accept and appropriate developer's contributions as follows:

Department: Sewer			
From: 411-16520	Barton's Contract A CIP		\$130,572.26
411-16520	Barton's Contract B CIP		\$403,178.52
To: 411-16520	Barton's Contract B CIP		\$533,750.78

Section 2. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney

Passed first reading: _____

Passed second reading: _____

**CITY OF LEBANON ACCTG. DEPT.
BUDGET AMENDMENT FORM
FY 2025-2026**

FOR ACCOUNTING PURPOSES ONLY	
BGT #	_____
POSTED	_____
REF #	_____
INITIALS	_____

DEPARTMENT Sewer

TRANSFER FROM

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
411-16520	Barton's Contract A CIP	\$ 130,572.26	
411-16520	Barton's Contract B CIP	\$ 403,178.52	
	Total	\$ 533,750.78	

TRANSFER TO

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
411-16520	Barton's Contract B CIP		\$ 533,750.78
	Total		\$ 533,750.78

REQUESTED BY	_____	DATE	_____
DEPARTMENT HEAD	<u>[Signature]</u>	DATE	1/23/2026
COMM. OF FINANCE	<u>[Signature]</u>	DATE	1-23-26
MAYOR	_____	DATE	_____

REASON FOR THIS TRANSFER:
To carry over funds from 24/25 to 25/26 to cover final pay request

RESOLUTION NO. 26-2816

**A RESOLUTION OF THE CITY COUNCIL OF LEBANON
TO ACCEPT AND APPROVE A CONTRACT FOR EMPLOYEE HEALTH,
DENTAL, VISION, PPO, HDHP/HSA INSURANCE FOR
APRIL 1, 2026 THROUGH MARCH 31, 2027**

WHEREAS, the City of Lebanon wishes to renew coverage with CIGNA Health Insurance as the carrier for health, dental, and vision plans; and

WHEREAS, the different options are detailed on the matrix attached hereto by reference as if appearing verbatim herein; and

WHEREAS, the spousal surcharge will renew at \$200 per month if the spouse has health plan coverage available through their own employer yet elects coverage through the City; and

WHEREAS, a wellness premium differential for non-tobacco users will be offered; and

WHEREAS, city employees are strongly encouraged to select the option to best suit their needs; and

WHEREAS, in the event an employee does not select an option during open enrollment, their coverage will default to the plan from last enrollment.

NOW, THEREFORE, BE IT RESOLVED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and the Commissioner of Finance are hereby authorized to execute an agreement with CIGNA Health Insurance for health, dental, vision, PPO, HDHP/HSA insurance coverage for City of Lebanon employees, as detailed on the documents attached hereto by reference as if appearing verbatim herein.

Section 2. The Spousal Surcharge of Two Hundred Dollars (\$200.00) per month is hereby approved.

Section 3. The Wellness Premium Differential for Non-Tobacco Users as detailed on the forms attached hereto by reference as if appearing verbatim is hereby approved.

Section 4. The plan premiums for PPO and HDHP and employer contributions for HSA for all options, detailed on the matrix attached hereto by reference as if appearing verbatim herein, are hereby approved.

Section 5. In the event an employee fails to choose an option during open enrollment, they will default to their current coverage.

Section 6. This resolution shall take effect immediately upon its passage, the public welfare requiring the same.

Adopted this _____ day of _____, 2026.

Attest:

Approved:

Commissioner of Finance and Revenue

Mayor

Approved as to form:

City Attorney

Sheri Featherston

From: Blanca Olascoaga
Sent: Friday, January 23, 2026 1:30 PM
To: Sheri Featherston; Lindsey Wolfenbarger
Cc: Tonya Jones; Sylvia Reichle; Beth Ehlert
Subject: Agenda Placeholder Request for Cigna Renewal
Attachments: AGENDA REVIEW SHEET - Cigna Renewal 2026.pdf

Hello Sherri and Lindsey,

Please include our 2026 Cigna Renewal on the agenda for the February 3rd council meeting. We are still waiting for final numbers from our broker and expect to receive them by mid-next week. Once we have the numbers, we will share the supporting documentation.

Thank you!

Sincerely,



Blanca Olascoaga, PHR

Benefits Administrator

106 N. Castle Heights Ave.

Lebanon, TN 37087

Phone 615-443-2809, ext. 2216

Text/SMS 615-420-2011

Fax 615-443-2844

Blanca.Olascoaga@lebanontn.org

www.lebanontn.org



[Click here to schedule an appt with me](#)
[Benefits Resources for Employees](#)

I'm recommending employees meet with our **Empower/Retire Ready Representative, Chuck Bagley** to ensure you have established suitable retirement planning. You can click on the hyperlink below to gain access to Chuck's Calendar. Pick a time and date that work for you and set up a virtual meeting. Chuck will send you a confirmation of the meeting and a link to join. Please take advantage of this free, personal service and put yourself first. It does not matter if your retirement is next year, in five years or 35 years away. NOW IS THE TIME TO PLAN. **Schedule a meeting today at <https://chuck-bagley.empowermytime.com>**

RESOLUTION NO. 26-2817

**A RESOLUTION OF THE CITY COUNCIL OF LEBANON
TO APPROVE AN AGREEMENT WITH INTERNATIONAL DATA BASE
CORPORATION DBA BIDNET FOR BID AND VENDOR MANAGEMENT
SOFTWARE**

WHEREAS, the Purchasing and Engineering Departments have a need for bid and vendor management software; and

WHEREAS, the agreement is for a three-year term and is detailed on the Order Form attached hereto by reference as though appearing verbatim herein.

NOW, THEREFORE, BE IT RESOLVED by the City of Lebanon, Tennessee, as follows:

Section 1. The Mayor and Commissioner of Finance and Revenue are hereby authorized to execute any documents necessary to approve the International Data Base Corporation DBA Bidnet Order No: CON559082, attached hereto by reference as though appearing verbatim herein, for the SOVRA Bidnet Vendor & Bid Management software for the Purchasing and Engineering Departments.

Section 2. This resolution shall take effect immediately upon its passage, the public welfare requiring the same.

Adopted this _____ day of _____, 2026.

Attest:

Approved:

Commissioner of Finance & Revenue

Mayor

Approved as to form:

City Attorney



ORDER FORM

Customer Billing Information

Customer Name: City of Lebanon
Address: 200 N Castle Heights Avenue Suite 116
Lebanon, TN, 37087

Billing Contact: Lisa Lane
Phone Number: 615-443-2802
Email Address: lisa@lebanontn.org

Contract and Payment Details

Contract Term: 3 Year(s)
Contract Start: 2026-02-01
Contract End: 2029-01-31
Options:

Payment Method: EFT or check
Payment Terms: 30 days
Billing Method: Electronic Invoice
Billing Frequency: Annual

Service Fees

- Fees for the scope herein are included in the Customer's annual Saas fee. Any additional services requested will be managed through the Change Control process.

SOVRA Bidnet Vendor & Bid Management includes 2 full-access users and unlimited view-only users. Annual Fee with a three-year agreement* Discount for existing client with a three-year agreement* -Limited access to tools (does NOT include custom reporting, customized approval workflows, pre-attached documents, bid document structure (saved or on-demand), customized email templates.) Total Annual Fee Year One* Year Two* Year Three*	*\$9,125 -\$6,625 *\$2,500 *\$2,575 *\$2,652.25
Implementation & Ongoing Support Discount for existing client Total Implementation Cost	\$1,000 -\$1,000 \$0
Other Terms	*Three-year term required. Total three-year term cost \$7,727.25. (Invoiced annually)



Payment Terms for Annual Fees:

- Customer agrees to pay annual fees upon access to system environment.

All payments shall be made in accordance with the terms and conditions of the Master Agreement. All pricing is in USD dollars and does not include any taxes that may apply. Any such taxes are the responsibility of the Customer.

Implementation Professional Services

Project Timeline

- This project is budgeted for a duration of six (6) weeks from the initiation to the transition to customer support. Upon signature of Order, the work will be scheduled and timeline communicated to Customer.

Project Assumptions

- Services will be delivered through 100% offsite resources and meetings.
- Product enhancements are changes to product functionality that require new software development and that the company adopts as part of the product offering. Enhancements are not included in this Order.
- Customer will be implemented using a standard configuration. If Customer requests additional or different configurations, the Change Control process will be used.
- Only services to support rollout and testing of standard configurations are included in this Order. If any additional services are requested by the Customer, the Change Control process will be used.
- Training will be offered through standard virtual instructor-led sessions and online training videos. If Customer requests additional training, the Change Control process will be used.
- This Order expires on 03/01/26, If the Order is not signed by both parties by that date, a new Order will be required, and costs may be adjusted.
- All existing SLAs remain applicable,

Customer Responsibilities

- Coordinate and conduct User Configuration Testing.
- Plan and implement required business process and policy changes.
- The Customer is expected to provide the requested input and feedback consistent with the project schedule. Failure to do so may result in change orders affecting the project schedule and/or cost.
- Ensure time is reserved to complete training as offered on a scheduled basis.

Company Responsibilities

- Manage SOVRA/Bidnet resources and Provide the personnel needed to support the implementation.
- Assist the Customer in remediation of material defects.
- Ensure the standard configured solution meets the implementation requirements.
- Provide standard training on a scheduled basis.
- Coordinate our participation in all meetings and training and make required staff and resources available, as required.



Change Control

In the event changes to the Order (“Changes”), become necessary or desirable to the Parties, a Change shall be effective only when documented by a written, dated agreement executed by both parties that expressly references and is attached to this Order (a “Change Order”). The Change Order shall set forth in detail: (i) the Change requested, including all modifications of the duties of the parties; (ii) the reason for the proposed Change; and (iii) a detailed analysis of the impact of the Change on the results of the Services and time for completion of the Services, including the impact on any associated price.

Delivery Details

Sourcing Platform

- Manage the entire solicitation process, from publishing, interacting with suppliers, Q&A, amendments, receiving bids, monitoring, and tracking deadlines, with a full audit trail of the entire process and in-depth reporting.
- Implementation service provided:
 - Solution Overview (1 hour)
 - Standard Configuration in Learn environment.
 - Standard Configuration in Production environment

Remote Training of Admin and Users

This Order Form is governed by the Online Master SaaS and Services Agreement found at [Online Master SaaS and Services Agreement | SOVRA](#) (the “Agreement”) and includes and incorporates the Service Level Agreement. In the event of a conflict between the Agreement and the terms of this Order Form, this Order Form shall control.

IN WITNESS WHEREOF, the Parties have caused this Order to be executed by their duly authorized representatives.

City of Lebanon	International Data Base Corporation DBA Bidnet
Signature	Signature <small>E-SIGNED by Chris Van Beke on 2026-01-23 21:56:59 GMT</small>
Name	Name Chris Van Beke
Title	Title Senior Vice President
Date	Date 2026-01-23

