



**RICK BELL**  
*Mayor*

# CITY OF LEBANON

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## REGULAR CALLED CITY COUNCIL MEETING

**AGENDA – February 17, 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 28, 2026 – Work Session  
February 2, 2026 – Work Session  
February 3, 2026 – Regular Called City Council Meeting
6. **COMMUNICATION FROM CITIZENS**
7. **COMMUNICATION FROM MAYOR**
8. **REPORTS FROM MAYOR PRO TEM / ALDERMEN / OFFICERS**
9. **CONSENT:**
  1. **Ordinance No. 26-7350**, second reading, to authorize a budget amendment for the Wastewater Treatment Plan for emergency Capital Maintenance repairs, by Regina Santana, Utilities Director.
  2. **Ordinance No. 26-7351**, second 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.
  3. **Ordinance No. 26-7352**, second 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.

**10. OLD BUSINESS:**

1. **Ordinance No. 26-7342**, second 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**, second reading, adopting a Plan of Services for the annexation of P/O the public Right of Way known as Martha Leeveille 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**, second reading, annexing property of P/O the public Right of Way known as Martha Leeveille 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**, second 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 Leeveille 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**, second 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).

**11. NEW BUSINESS:**

1. **Ordinance No. 26-7361**, first reading, to approve a budget amendment for the Street Department to purchase road salt, by Lee Clark, Public Works Director.
2. **Ordinance No. 26-7362**, first reading, to authorize budget amendments for the Hazardous Duty Supplement Benefit, by Sylvia Reichle, HR Director and Lindsey Wolfenbarger, Finance Director.
3. **Ordinance No. 26-7363**, first reading, to approve the updated Utility Billing and Other Customer Related Policies and Fees, by Harley Jones, CS Manager and Lindsey Wolfenbarger, Finance Director.

4. **Ordinance No. 26-7364**, first reading, to approve bids and award contract for the 2026 Street Paving Project and to approve the related budget amendment, Project CL26001, by Jake Pruitte, Capital Projects Manager and Kristen Rice, Executive Director of Engineering & Planning.
5. **Ordinance No. 26-7365**, first reading, to approve bids and award contract for the 2026 Street Striping Project and to approve the related budget amendment, Project CL26002, by Jake Pruitte, Capital Projects Manager and Kristen Rice, Executive Director of Engineering & Planning.
6. **Ordinance No. 26-7366**, first reading, to waive general fund fees for Wilson County's new building at the James E. Ward Ag Center located at 945 East Baddour Parkway, by Mattie Neely, Engineering Director of Development and Kristen Rice, Executive Director of Engineering & Planning.
7. **Ordinance No. 26-7367**, first reading, to authorize an upgrade for the telephone and radio recording system for Central Dispatch and to approve the related budget amendment, by Chief Jason Baird.
8. **Ordinance No. 26-7369**, first reading, to approve the reclassification of an existing part-time position to full-time for the Accounting Department and approve the related budget amendments, by Lindsey Wolfenbarger, Finance Director.
9. **Resolution No. 26-2820**, to approve an agreement with Pitney Bowes for the City's postage machine, by Lindsey Wolfenbarger, Finance Director and Lee Clark, Public Works Director.
10. **Resolution No. 26-2821**, to adopt an Extended Insurance Coverage during approved Leaves of Absence Policy, by Blanca Olascoaga, Benefits Administrator and Sylvia Reichle, HR Director.
11. **Resolution No. 26-2822**, to approve the revised Debt Management Policy, by Lindsey Wolfenbarger, Finance Director.
12. **Resolution No. 26-2823**, authorizing a loan pursuant to a loan agreement between the City of Lebanon, Tennessee, and the Public Building Authority of the City of Clarksville, Tennessee, in the principal amount of not to exceed \$3,500,000; authorizing the execution and delivery of such loan agreement and other documents relating to said loan; approving the issuance of a bond by such public building authority; providing for the application of the proceeds of said loan and the payment of such indebtedness; consenting to the assignment of the City's obligation under such loan agreement; and, certain other matters, by Lindsey Wolfenbarger, Finance Director.

**13. Resolution No. 26-2824**, authorizing the incurrence of indebtedness by the City of Lebanon, Tennessee, of not to exceed \$3,500,000, by the execution with the Public Building Authority of the City of Clarksville, Tennessee, of a loan agreement to provide funding for Gas System Improvements, by Lindsey Wolfenbarger, Finance Director.

**12. ADJOURNMENT**

## **WORK SESSION**

**January 28, 2026**

### **Purpose: Insurance Benefits Review – Health/Dental/Vision**

The Work Session began at 5:00 p.m.

Council members present: Councilors Joey W. Carmack, Chris Crowell, Tick Bryan, and Phil Morehead. Also present at the meeting were: Rick Bell, Mayor; Andy Wright, City Attorney; Kristen Rice, Executive Director of Engineering & Planning; Lindsey Wolfenbarger, Finance Director, Mike Justice, Police Chief; Jason Baird, Fire Chief, Tonya Jones, Mayor's Assistant, and Kristen Ragsdale, Council Secretary.

Absent: Councilors Geri Ashley and Camille Burdine.

Mayor Bell began the meeting by introducing two of the gentlemen from THW Insurance Services, Kelsey Evert and Matt Williamson then turned it over to Sylvia Reichle, HR Director. Sylvia explained that Kelsey would be reviewing and explaining the PowerPoint along with Matt and turned it over to Kelsey.

Kelsey announced that Jud Nave and Debra Harp from THW were also there for any questions along with two representatives from Cigna, Paul and Corey. He then began the presentation by explaining that THW completed the 2026 insurance renewal looking at it through the lens of City of Lebanon employees. He referenced six main topics that would be covered in the presentation and invited any questions. THW received the initial renewal two days before Christmas and that renewal reflected a 29% increase. Part of the increase was due to three claims that totaled over \$1M. THW sent the City of Lebanon renewals out to United Health Care who declined to provide a quote and Blue Cross Blue Shield whose quote was significantly higher than the one from Cigna. After lots of hard work and changes to the renewal, the final quote from Cigna came back at 6.73% total renewal increase. Looking at the Tennessee market, the City of Lebanon's renewal is 14-15% less. There were revisions made to the plan in order to get the costs down for the employees. THW also cut their commission down to 3% to show their commitment to the City of Lebanon. The total billable premium increase is \$493,050.24.

#### Information highlights:

- Zero dollar increase for employee contribution on option 3
- This year 2% increase but City of Lebanon is absorbing; not employees
- 2025 City of Lebanon paid \$6,855,420 for premiums
- 2026 City of Lebanon will pay \$7,134,697 for premiums
- \$40 tobacco user surcharge
- \$200 spouse surcharge if spouse offered medical insurance by employer but chooses to decline and be added to City of Lebanon insurance
- 80% never hit their deductible
- City will pay additional \$600 into employee's HSA account if they have option 3 which would total \$1800 per year paid directly into employee's accounts instead of going towards premiums. This money is the employee's and they can take this with them when they quit or retire
- Approximately 50% of employees are currently enrolled in option 3
- PPO plans are the biggest drivers of increases to premiums

- Vision coverage will have 5% premium increase
- Dental coverage will have 5% premium increase
- Mutual of Omaha beats AFLAC by about 40%

Kelsey and Matt also spoke about wanting to educate employees on their health benefits options this year. They specifically wish to meet with and explain the Option 3 to all employees who are currently not on it to decide if it is a better option for those employees. One topic to be covered is that Cigna does not pay anything when you choose to go out of network to make sure that employees understand the implications of selecting doctors depending on the plan the employees have.

THW has created an online benefit resource center with 24/7 access for all employees. It has an employee benefits guide and other options for getting any questions answered that employees may have about their benefits.

One of the councilors mentioned reducing benefits of the option 3 plan (which employees do not pay premiums for – the city pays these premiums).

Sylvia responded that she hesitated to take away the zero pay for this option because many of the lower paid employees would be greatly impacted as this option allows them to have good insurance for themselves and their families. She noted that we are committed to our employees and this is one way we show that commitment. There are currently 250 employees enrolled in the \$0 premium Option 3 (LCP/HDHP) plan, and a total of 331 city employees enrolled in both HDP plans. .

Councilor Carmack noted that this information was provided with short notice as this would be voted on Tuesday, Feb 3<sup>rd</sup>. He also stated that he wasn't sure he would vote for it.

Sylvia responded that we have to pass something for employees to be able to re-enroll and have coverage with no lapses.

Mayor Bell pointed out that THW and the City of Lebanon benefits staff had worked hard to get the renewal being proposed. He noted that the renewal started at 29% increase, then 15% increase and the final proposal was 6.73% increase. Mayor also stated that everything that had been presented has been what he agreed was best for the employees and the citizens/taxpayers (whose money is used to pay a portion of the benefits).

One of the Cigna representatives (Paul) added that the City of Lebanon was the only employer he was aware of who pays 100% of the coverage for their employees on the family plans. It is not uncommon for employers to pay 100% of the employee only tier. Cigna is the primary carrier for the State of Tennessee Government agencies.

Councilor Morehead added that he was not aware of anywhere in the private sector where someone pays 100%.

Matt noted for those in attendance that of the \$7.1M in premium paid for benefits, the City of Lebanon pays over \$6.8M with the remainder being paid by employees in their premium payments.

Sylvia responded that while that is generous, we owe that to our employees.

Kelsey noted “for the record” that if somebody was currently on the PPO, they would pay \$1,908.72/yr in premiums. If they elected the Option 3, they would pay \$0 in premiums AND the city would put \$1800.00 in their HSA account, so they would be \$3708.72 to the plus. The deductible for the Options 3 is \$3900 and keep in mind that 80% of people will not meet their deductible and the \$1800.00 will remain in their account and belongs to them.

The January 28, 2026 Work Session ended at 6:10 p.m.

Attest:

Approved:

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Lindsey Wolfenbarger  
Finance Director

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Rick Bell  
Mayor

Secretary:

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Kristen Ragsdale

## **WORK SESSION**

**February 2, 2026**

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; Chief Jason Baird, Lebanon Fire Dept.; Tonya Jones, Executive Administrative Assistant.

Also present: THW representatives, Kelsey Everett, Jud Nave, and Matt Williamson.

Absent: Regina Santana, Utilities Director; Kristen Rice, Executive Director Engineering and Planning; Lee Clark, General Services Admin.; Chief Mike Justice, Lebanon Police Dept.; Kristen Ragsdale, Council Secretary.

Mayor Bell opened the meeting at 6:00 p.m.

Mayor Bell thanked everyone for attending on short notice. They had a Work Session last week regarding the insurance renewal and wanted to make sure everyone had the opportunity to listen and have discussion. Kelsey Everett, Jud Nave, and Matt Williamson with THW Insurance were present to help answer questions regarding the plan Mayor Bell is presenting to the council. Mayor Bell turned the meeting over to Sylvia Reichle, HR Director.

Sylvia Reichle opened with a recap: Last week they discussed the renewal they received from Cigna and when THW first got the quote there was a 29% increase. THW went to shop it out. United Healthcare declined quote. Blue Cross Blue Shield came back with a quote larger than the second quote Cigna gave us at 15%. That would have resulted in \$1.1 million annually. After discussion and substantial plan structure changes, they were able to get it lowered to 6.73%. THW worked very hard and directly with Cigna. That brings the total annual increase down to \$493,000. With the difference between the 15% what they call the compliant renewal, meaning no structural changes to the plan at all, to the 6.73%, that is a \$600,000 savings. They looked at ways to incentivize employees to choose the high-deductible plan which would cost the city less. They proposed putting \$50.00 a month into the high-deductible plan for another \$198,000. Sylvia is aware there is not a consensus. She is aware there are some council members in favor of this, and others have concerns and the reason for the work session was to talk through it. A decision does need to be made and voted on tomorrow at the Council meeting. It does take a while to build in their software. And for the employees to have an actual open enrollment a decision needs to be made, and the file must be submitted to Cigna by March 20<sup>th</sup>. The staff needs time to build it in the software system, hold educational and enrollment meetings for city employees, and for them to log into Dayforce and select their benefits. While it may feel like an aggressive timeline, it's normal.

Councilor Morehead looked over these plans, this was his profession for 35 years. I get what the guys did at 29% renewal, and to get it down to where it was any kind of tolerable renewal had to change plain and simple. His personal issue is not what they brought to them, but how they are sharing that cost. As it is right now on the Local High Network Deductible Plan, what Sylvia is bringing to them is a \$600 difference in their deductible and she wants to go from \$1,200 per family to \$1,800 per family into their

HSA account. They are basically neutral as far as deductible out of pocket because we are making up on the other side.

Councilor Ashley asked Councilor Morehead to repeat.

Councilor Morehead said right now the high-deductible plan is \$3,300, and it goes to \$3,900 on the local plan and they are currently getting \$1,200 in their HSA and she wants to go up to \$1,800. His problem is that those people pay \$0 for their health insurance whether they are single, married or have kids for Local Plus. For everyone else if you are in the Open Access Plan, based on your premium, you are getting a 43.2% increase in what you're paying for your health insurance. If you are in Local PPO Plan you are getting a 59.9% increase in what you are paying for your premium and for the Open Access high-deductible Plan you are getting a 27.8% increase in what you are paying. He doesn't believe it is fair when over half of city employees are not on this plan. It's unfair that we are shouldering the cost of this on every other plan and not the plan that pays nothing. On the other plans, they are paying the bulk of the increase and their deductibles are each going up \$1,000 (individual) and \$2,000 (family) percentage paid for in network and out of network is dropping 10%. If you have a serious health problem and if you're not in that local network, you have no coverage now. You have people who will go with Open Access for the broader coverage, but you can't do that on this plan because it will be out of network. The ones who choose the High-Deductible Open Access are still paying 28% increase. He thinks instead of giving the extra \$600 to the high-deductible plan take that extra \$50 a month and shave off a little of what the other plans are paying for their renewal. I don't know how to break it down but I don't think the other three should be shouldering a lot of that increase. According to Cigna, they are the largest provider of government plans in the state of Tennessee and outside of employee only coverage, there is no other plan they sell that pays 100% of the health plan except Lebanon, Tennessee.

Councilor Carmack mentioned as he said at the last meeting, he doesn't like raising rates on the employees and believes it has been at least eight years since that has been done, which has been almost his entire time on council. I'm sure Tick has had to do it. He agrees with Phil that we should cut some of the employee increase on the other plans and spread the extra \$600 to bring down their premiums on the PPO Plans. The employee should have the choice of what plan they want. He would like to know how breaking down would affect bringing down their premiums and deductibles.

Councilor Morehead stated that you wouldn't doesn't believe it would affect their plan, all you would be doing is bringing down their premium contributions. The plan is the plan; you can't change it at this stage of the game. I'm just trying to minimize some of their increase as opposed to the high deductible with no increase and them getting more into their HSA account.

Councilor Ashley mentioned there hasn't been an increase in a long time and that's a good thing.

Sylvia added there was a 5% increase last year that cost was not passed on to the employees.

Councilor Ashley stated that was unusual and hers increases every year. She is struggling with HSA contribution. She thinks it is great we share the cost, but our cost of doing business has gone up. She believes COLA is meant to help cover the insurance cost. It is there to address the cost of living. This cost has not been passed on to the employee in many years so their COLA has not had to go towards their insurance premium. She's trying to figure out where you draw the line. She realizes it is a struggle

for those who have to go to the doctor with medical issues. She is struggling with contribution to the HSA but is on board with cost sharing of the premium and they each absorb half and the city absorbs half. She doesn't believe giving a contribution into the HSA is not going to drive people to this plan. There is nothing to support that we can drive the employee to the plan we want. She also noted employees have gotten a COLA that they have not had to apply to their insurance cost in a number of years.

Councilor Morehead believes what would drive them is not going to be the addition to the HSA; it's the fact that it doesn't cost them a penny. It's free insurance. Period.

Councilor Ashley said Councilor Morehead was right.

Councilor Carmack asked what everyone thought about Councilor Morehead's proposal and taking the HSA contribution and putting it towards the PPO plans because their rates are going up, deductibles and premiums are increasing. He knows the goal is to try and get ones off these plans, but as people grow older and retire, your older ones are going to come off these plans.

Sylvia added the retirees stay on the insurance plan until they turn 65, then they go on Medicare. The logic behind putting the money into the HSA and to increase the premiums on the other plans is if you look at the premium cost on those PPO plans and the percentage amount of the increase, those are the plans that cost the City the most money. She asked if the \$50 extra into their HSAs would be enough incentive. She believes it might and the education/enrollment meetings will help to give incentives for employees to go to the HSA. Kelsey has been working hard with Cigna. She said we weren't trying to penalize the ones on the PPO plans or give rewards to the ones on the HSA, but to have a balance and a strategy in place for next year.

Kelsey added that ultimately that's what we are trying to do. Looking at long-term; you can give the money back to the employee to invest into their HSA and not to Cigna.

Councilor Morehead doesn't disagree with Kelsey's logic. That was the idea of changing the plan design and is in full support of that. With the HSA Plans, it shouldn't be the responsibility of the City to fund it, because they each have the option to put pre-tax dollars into their HSA account on top of what the City gives them.

Kelsey said that is going to be a part of their education, and how the Council decides to vote is their choice. They were able to get the numbers where they felt good about them. That is going to be part of their education. For example, at the meeting last time, an individual that chooses, just say the PPO Plan, is \$79.53 per pay period. That equates to \$1,900 annually they pay in premiums. If they save that \$1,900 plus their HSA, and if you did go with what was proposed, that's another \$1,800 in HSA money, they have \$3,700 banked in the HSA that did not go to Cigna that they can use how they see fit. They feel they can drive the employees to the HSA Plan by educating them on that piece right there. To Councilor Carmack's point, there is a contingency which is why they always want to make a PPO plan available for those who need that plan. When they are asked which plan should they take, he said that it is an individual decision. The one thing they are going to support this year is boots on the ground education for employees to be able to make their own decision on which plan fits them. Kelsey just wanted to put it out there, your total savings from the compliant renewal to what they got it down to is roughly \$600,000. Instead of incentivizing and giving \$50 a month to the HSA employees, we didn't

share the whole premium, and we use that same dollar amount and gave every employee the \$50, that comes in at \$313,000. That comes in \$287,000 to the good. If we were able to save \$50/month on those premiums that we were going to pass on. That is another middle ground option to consider.

Councilor Carmack asked if that was for the PPO Plan.

Kelsey said yes. If we were going to give each employee on the HSA Plan \$50 a month that equates to \$198,000. If you took the total number of employees on the PPO Plan, let's say that stays the same because we don't know what that number is going to be, but if you take that 116 (employees), plus the other 85 and the 201 employees, now you have a total cost of \$318,600. If we gave each employee \$50 of that \$600,000 you could apply that to that premium adjustment because they do not have the HSA. You could apply the \$50 to their premium for those not on HSA plan.

Councilor Ashley asked if Kelsey was talking about the \$318,000 plus the cost share.

Kelsey said it would lower the cost share. He truly believes through education you see a massive increase in the HSA adoption.

Phil thinks if it is educated well and contribution out of their pocket also. When you put in a \$1.00, that \$1.00 to your paycheck is probably 75 cents. It's not a \$1.00 for \$1.00. You're not paying federal tax or social security on it.

Sylvia said that would reduce the amount of the city's savings.

Kelsey said it would reduce that; it's a middle ground that could get there. What's the middle ground to the PPO. To Councilor Morehead's point he doesn't feel like....

Sylvia, so if we are putting \$50.00 into the HSA, let's put money into the PPO Premium as well. Is that what is being proposed?

Councilor Morehead, lower their increases.

Sylvia responded: And still put money in their HSA?

Councilor Morehead would like to see whether it is the Open Access PPO, Open Access Local PPO or the High Deductible. Everyone should get a benefit as opposed to all the benefits going to the Local Network High Deductible, because they are getting zero increase and an additional \$600 is being proposed into their HSA account. He would rather see the \$600 spread amongst the employees paying for their insurance vs. the employees getting free insurance.

Councilor Camack likes that idea.

Sylvia, so do not increase the HSA.

Councilor Morehead said that is correct. Do not increase the City's contribution the City makes to the HSA. The \$1,200 stays the \$1,200, but you still have a free health plan, if you have the local plan

and you've got a reasonable cost sharing. I think the other two plans are taking it on the chin and I don't think it's fair to them.

Councilor Burdine asked what caused the 29% increase. Is it because we have more employees. Is it because we have older employees.

Kelsey responded it was due to claims. New employees was a very small part of it. The biggest portion of it is claims. He mentioned they have three claims specifically that are over a million dollars. Cigna spent out for every dollar they took in in premium last year they paid out a \$1.04. They were in the red. They do the trends based on what they know.

Jud stated that if you take the claims out of the picture, there is still the cost of healthcare that is going up across the board.

Councilor Burdine, it's like getting a new roof.

Sylvia compared it to car insurance and homeowners insurance. They have both gone up and it has been in the news as one of the worst years for insurance renewals.

Kelsey replied to Camille that the main cause is the claims that are ongoing and will still be on the books in 2026 and they see trending this number even higher.

Councilor Ashley stated: The proposal you said about adding more money is \$318,000 plus the city's share of the \$279,000 for a total of \$579,000.

Kelsey responded that he was looking at one portion but how we fund it is up to us.

Sylvia added: What we are proposing to put the \$198,000 into the HSA let's instead not put it into the HSA and spread it amongst the people that have premiums for Open Access...

Councilor Ashley asked what was said about the \$318,000.

Sylvia replied: If you add the \$198 to the \$279....

Councilor Morehead said: The increase you were going to give to the HSA, spread that out amongst everybody else.

Sylvia added that she believed there was some long-term risk in that.

Councilor Morehead disagreed saying that he sat on the side THW was on for 35 years and in the last year how everybody has talked about insurance, he thinks that the people who will fall over when you tell them that the people who have paid nothing will continue to pay nothing, they will freak out. Everybody is expecting to be paying more. He discussed past experience with carriers and different plan options and how education was key.

Sylvia added about IRS restrictions on HSA accounts.

Councilor Ashley asked how much are we contributing on HSA right now.?

Sylvia replied it was \$1200 per year per employee for a total of \$997,920.

Councilor Ashley clarified that it was over \$1M the city was committing just to HSAs.

Councilor Crowell noted that he had been quiet, but what he saw that had been proposed by staff and THW is an investment to the future. The cost is trending up and people's disposable incomes is trending down because of inflation. If we can help put money in employees' pockets instead of Cigna's pockets, let's do it. If that means another \$200,000 to empower the employees to help pay their insurance premium or prescriptions, I'm in favor of that. This \$600 is only making up the difference of the increase in the deductible in this plan. For people who have not been in a high-deductible plan, it's scary the first time but once you are in it and you contribute to it, you start to develop a nest egg and you can carry it with you. If you don't use it as medical expenses, Sylvia what can you do with it?

Sylvia replied: You can turn it into an IRA when you retire, you can use it for premiums when you are over 65.

Councilor Crowell stated it was one of the best benefits we can offer city employees and if we can increase the amount that is a benefit that can be passed on to use as a benefit in our benefits package when recruiting for police, fire, and other jobs.

Councilor Bryan added that once they know this and it is explained to employees, we don't know how many more will come over. When they understand how much money that will accumulate. I'm on that plan and I like it.

Sylvia added that it cost the city less. A single employee on the local plus, high-deductible plan, their billed premium is \$585.00. If you are on the PPO plan as a single employee, their premium is \$786.00. The family plan on PPO is \$2,387.00 and on the local plus it is \$1,777.00

Councilor Morehead pointed out that the city isn't paying the full \$2387 because the employee is paying \$480 so you can't just say the total of the premium because on one plan employees pay nothing and on the others, employees are paying a portion.

Kelsey stated that the city was still paying \$1,904.63 of the PPO plan and we're only paying \$1,077 on the other one. I want to add this as it's pertinent to Councilor Crowell's point, the current rate for an individual on the open access PPO plan is \$55.50 per pay period. In our educational meetings, we would encourage folks to do (we'd never tell them how to spend their money) but we'd tell them the best practice if you moved to the HSA Plan what if you took one of your monthly premium amounts and put it in your HSA on top of what the city puts in, in five years you are now in charge of your own health care. We want to teach them to become good consumers of health care.

Sylvia added that you are making smarter decisions about when you're going to E.R. versus urgent care vs. telemedicine option. You are going to control those costs and that's more logical to incentivize.

Councilor Burdine asked is this over employees' heads? It's over my head and I had small children as a single mom and Cumberland (University) paid my insurance. When I moved to the HSA, it was hard for me to save \$55 more dollars when I could buy more groceries, gas, and daycare. Some people on the PPO can understand that.

Sylvia said that employees need to show up to the meetings so we can help them understand.

Councilor Burdine said that was not what she was saying. I'm saying that we offer both....

Kelsey added another reminder that wasn't gone into too much. We are implementing a fantastic tool where we're providing an employee benefit center for city employees at no cost. It will give them an app on their phone where they can access all of their benefits and they can request a time slot with someone from THW to educate them. THW is compassionate about the employees and taking care of them. We're pushing an HSA to help the employees. Our commission would have been much higher had we pushed the other. We're doing what we think is right for the employees.

Councilor Morehead said he didn't think the additional money in HSA will drive anyone to it.

Kelsey noted that it may not but noted it was not just the additional money in HSA but also the premium they would not have to pay.

Councilor Bryan stated that the council needs to pass it as is, so the employees can be educated on it, then we will see a wave of people move over to the HSA.

Councilor Ashley asked what happens if there is not a big group who moves to the HSA plan and the city is already committed to the additional contribution. She noted she was talking about cost sharing and asked what COLA was for.

Councilor Crowell said that is a great investment in employee... He said COLA is for everything else. In terms of where we are going with this and if we're only looking at this year and the world of health insurance plans ends next year, then we've made a decision for one year. He stated it was his opinion that we are making directional decisions. If we make decisions that encourage people to head in a certain direction, they develop an HSA with thousands of dollars in it in a few years and they are in a whole lot better financial position. It's higher for us to pay the PPO plans too; not just the employees.

Councilor Morehead said he thinks he is trying to protect employees better than anyone else in that I want them to still have a choice and not feel like they are being forced. If you know anyone with a child who has health issues or a spouse with a health issue, you don't want to be in the local network. Vanderbilt is a great hospital but if I end up with cancer and someone says I need to go to MD Anderson, I'm going. If I'm in the HSA plan, I don't get to go there. There are people who want to be in the open access so they can make the choice they want. I'm in agreement with everything you are saying, except the local network people don't pay a damn dime towards their premium!

Sylvia clarified that they do have the huge deductible and they don't have a co-pay. They pay the whole amount of the doctor visit. The out-of-pocket max is higher too.

Councilor Burdine stated that she wanted to know what the share of the city paying shy of \$500,000 more.

Councilor Ashley clarified that she was talking about the total increase of premium was \$493,000 and the split was not down the middle. It was \$279,000 to city and....

Sylvia clarified it was split down the middle except for the Local Plus Open Access Plan. If we didn't do the HSA, we're still sharing the premium cost with the employees. It may not look like 50/50, but it is for each of the plans that have a premium.

Councilor Burdine stated that she understood that they saved the city money but she didn't think we don't need to give more or split that however much you were talking about giving.

Sylvia stated she was in a quandary because it has to be voted on tomorrow and we need to decide as a group what is a reasonable compromise. It has to be built out in Dayforce by Wednesday. We're on opposite ends of the spectrum as to what we want to do. Initially, I understood there was an agreement with splitting the premiums on the three plans where employees are charged a premium.

Councilor Carmack stated that the money y'all are wanting to give....

Councilor Morehead said he was never in favor of increasing the contribution to the HSA. From day one, I didn't think it was necessary to spend the extra \$200,000 into HSA accounts.

Sylvia clarified that it was an investment in the employees and it was not COLA. It's a strategy to try to prevent us from having another large increase next year.

Councilor Crowell asked what if we left the core piece of it like it was and I'm rounding to \$200,000. Take the \$200,000 and instead of giving it only to the people on the HSA, spread it out to all of the employees. Everybody gets the same amount.

Councilor Carmack stated that would be an easier compromise.

Councilor Morehead asked: So, you're saying take the \$200,000 and spread it evenly to all the people?

Councilor Bryan said that was the only fair way to do it.

Sylvia clarified, some get money in their HSA plan and the others get it towards their premium. That way, everybody gets something. This doesn't change the total amount we quoted to you last week. We take the \$198,000 and divide up amongst everybody.

(Here there was lots of discussion among everyone about what this would mean to the different plans and employees on the plans).

Councilor Ashley stated she was not for passing around the additional funds to the employees at all. She feels that employees got great investments in them; they got great raises, they got cost of living adjustments and some don't get an increase in premium. I get an increase every single year and I struggle with it. If we had money we could cut off the trees; I understand what you're saying about the future and in a perfect world if everybody converted to the high deductible, that would be great. But, if we're wrong about them converting, we've committed to more HSA money and you can't undo that. Next year, there's more HSA and before you know it we're paying \$2M in insurance premiums.

Councilor Crowell responded that he thought if you incentivize people to do things that cost you less, then you're doing the right thing.

Councilor Carmack stated that he liked the idea of the split and asked Councilor Burdine if she liked that.

Councilor Burdine replied that she didn't really agree. She believes that it's maybe \$30 a month. \$31.10.

Councilor Morehead clarified if he was understanding correctly, people on HSA plans would get an extra \$31.10 but the people on PPO plans, their increase would be lessened by \$31.10 instead of the full premium increase. Everyone gets a net \$31.10. I would prefer not to increase anything to the HSA. I'd say bank the \$200,000 to the city and not do anything or at least do more for the PPO people. But I can live with the sharing across the board to get four votes.

Councilor Burdine suggested to budget next year.

Councilor Carmack asked Phil if he could get on board with spreading the \$198k to all employees.

Councilor Morehead replied that he could but he thinks it is a mistake giving examples of why.

Councilor Crowell responded that the incentive to the HSA could be an experiment.

Councilor Ashley stated she thought Chris was right but she also thought he was a sophisticated consumer.

Kelsey stated that it is time for the Department Heads to advocate for employee education. Ultimately, the City has done right by the employees for the last eight years by not cost sharing and not passing increases on. The more you do, the more is expected and less that is appreciated. We need to make it mandatory that they all go through a meeting.

Councilor Carmack stated that in order to get a consensus and get home before midnight, he addressed Phil and asked if he was okay with what Chris proposed as a compromise.

Councilor Morehead replied that he was not nuts about it but could live with it.

Blanca discussed her personal experience (as an employee and not as an administrator) of going from with a plan and receiving money for her family of four kids and being a single mom. She started working for the City of Lebanon four years ago and came from an employer who did not provide any benefits at all. When I looked at my benefits package, I was going to choose Plan 1 because it looked like a really good deal and I'd get the best of the best. Fortunately, I picked a different plan because it was what I could afford as a single mom with four kids. I was training and I sat down and listened to Sylvia explain benefits to new hires and I decided Plan 3 was a no brainer. Education is key. I try to explain everything to new hires and some choose like I did and some choose a PPO because it's all they have ever known, but some do select Plan 3 or Plan 4 because they like a certain provider. As a single mom with four kids, I have a good amount in my HSA right now that I have put in there with my pay increases and my COLA. I have enough in there that I can almost afford my deductible if I need to. I just want to put that out there because education is important for our employees.

Councilor Morehead responded that he could live with increase the HSA by \$300 instead of \$600 and the other \$300 per person is spread out to reduce the increase in premium for the others. Instead of saying \$31.10 per person just say go from \$1200 to \$1500 in HSA and balance is used to reduce premiums for those paying premiums.

Councilor Carmack responded that he could live with that. It was fair.

Sylvia clarified that the only reduction to premium would be to the two PPO plans and everybody on the high-deductible plans will get the additional HSA contribution. She will email the revisions to all councilors in the morning to review before the vote tomorrow night.

The February 2, 2026 Work Session ended at 6:55 p.m.

Attest:

Approved:

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Lindsey Wolfenbarger  
Director of Finance

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Rick Bell  
Mayor

Secretary:

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Tonya Jones

## **PUBLIC HEARING**

**February 3, 2026**

The City Council met in regular session in the Town Meeting Hall of the City of Lebanon

Administrative Building at 200 North Castle Heights Avenue, Lebanon, TN.

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Mayor Rick Bell called the Public Hearing to order at 5:55 p.m.

- 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).

No comments were made by citizens at this time.

- 2) Request by Wilson County Road Commission for Plan of Services approval for about 3.88 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).

No comments were made by citizens at this time.

- 3) Request by Wilson County Road Commission for Annexation approval for about 3.88 acres of the Marthe 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).

No comments were made by citizens at this time.

- 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 the December 15, 2025 meeting). (Reference Ordinance No. 26-7343).

No comments were made by citizens at this time.

- 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).

No comments were made by citizens at this time.

The February 3, 2026 City of Lebanon Public Hearing adjourned at 5:57 p.m.

**REGULAR CALLED LEBANON CITY COUNCIL MEETING**

**February 3, 2026**

Mayor Bell: Before I call the meeting to session, I do want to mention Resolution 26-2816. Let's make sure everyone knows this Resolution does not need to be revised. The documentation was not put in with the agenda packet. So, the documents that are in front of you reflect the discussions in the Work Session last night. So, this does not need to be revised. What you are voting on is what was discussed. Councilor Ashley interjected and said there's no attachments in there, Mayor Bell stated there were no attachments in the original packet that were sent out. So, the ones in front of you reflect the latest discussions from last night. So, again when we get to that, if you have any questions, we will talk about that then. So, with that announcement. I will call the meeting to order.

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

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Invocation was given by Lee Clark

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

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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; Regina Santana, Utilities Director. Lee Clark, Public Works Director; Kristen Rice, Executive Director of Engineering & Planning; Josh Stahle, Senior Planner; Chief Mike Justice, Lebanon Police Dept.; Chief Jason Baird, Lebanon Fire Dept.; and Tonya Jones, Exec. Admin. Assistant.

Absent: Kristen Ragsdale, Council Secretary.

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**APPROVAL OF MINUTES:**

Motion was made by Councilor Crowell, seconded by Councilor Morehead to approve said minutes for January 20, 2026 – Regular Called City Council Meeting.

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## COMMUNICATION FROM CITIZENS:

1. Derek Dodson, 106 Chapman Drive Lebanon: Last September on Channel 5 News, Mayor Bell stated that prior generations had made this city a high-grade livable city and that it was his and the city council's responsibility to do the same. Mayor Bell kudos on this half page in December's Lebanon Democrat. It is a well-done review of projects in 2025, but akin to when you were in high school when you were never late and you made all A's, and your classmates voted you to be the next Willie Gault at UT. Yet your parents instead your parents dwelled on that you were late on weekend nights past your curfew. And now I want to turn to a contributing factor, Councilor Crowell on the February 9<sup>th</sup> Lebanon Planning Commission agenda Special Called meeting is an item for the request of annexation rezoning of five acres at which includes a house, five acres at 1544 Rutledge Lane, which is the exact precise point where North Hartmann Drive will connect with Rutledge Lane. So, major City of Lebanon livability issue playing out right there. So, rather than the process going through, I think the city needs to get with the owner who justifiably in this particular unique case wants to have the land rezoned before it's sold to increase the value. But, in this case, city needs to either find a straw buyer or buy the property themselves and resale it once it's all figured out or figure out with a land owner something with regard to what's going to be the buffer space, what's going to be right of way. The property is irregular. And as I've harped on at this microphone in the past, it is a mindless, ridiculous, stupid disaster having allowed D.R. Horton Homes to do the planning of North Hartmann Drive through D.R. Horton neighborhood where houses are approximately as close as from me to Councilor Carmack from the road whereby semi-trucks running 45 to 55 in the future will go right by those houses, right by kids playing in the yard. It is outrageous. Yet Hartmann Crossings, which is close to where this five-acre property is, they got it right. And then I've harped on Walker Estates which is coming next; that buffer should be put in there, even if the city has to buy three of the lots to do so. So, this is a bee in my bonnet issue this year, one of them. And I'd like to not come back and discuss it again and it get taken care of. Thank you.

2. Dion Jones, 815 Longleaf Drive: Good evening, everyone. My name is Dion Jones and for those who may not know me or haven't had a chance to spend very much time getting to know you all. I'm the President of the NAACP Branch here in Wilson County. And I just wanted to take a moment and say thank you to Mayor Bell and his staff for their support for our efforts during the Martin Luther King weekend, and I just wanted to go record saying how much we appreciate the support that we get from you and from your office. Kristen and Tonya are always looking out for us. We appreciate all the support we get from you all. And I also wanted to say thank you to Lebanon Police Department, Chief Justice and your team, Officer Blackburn and Lieutenant Scott, and Officer Gardner, and the rest of their team. They are always there supporting and making sure that we stay safe during our events and anything that we do out in the community. So, I just wanted to take a moment and just say thank you for all that you do for us and as we move forward and as we grow and as we continue to do things for our community, I want to invite the rest of City Council to come and join us and in the things that we're doing, and we'll make sure that you all get the information. My wife and I have been here in Wilson County for a little over five years now and this is a great place to live. This is a great community, and we appreciate all that you do and everything that you all are doing to support the community. So, thank you.

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**COMMUNICATION FROM MAYOR:**

Mayor Bell: I have a couple of things. One with the weather we just had, I just want to thank all the city crews who were out there working through that and, a lot of that's represented by department heads here tonight. LPD having their emergency command center open. Out there keeping an eye on everything, but not just that, they continued to patrol. And also, when time came, they broke out the chainsaws and started cutting trees in the road. So that's part of public safety too, making sure those roads are clear. Lebanon Fire Department was out there through all that if somebody needed them. And so, they were right there working hard. Utility crews out there in case something happened with gas or water or any kind of issue like that. And then our Public Works Department, as well, for making sure the streets were clean. I've heard a lot of people talk about our roads and how good a condition they were especially compared to a lot of our neighbors. So, a lot of hard work is put in and has continued to be put in. You know, now it's time to go out there and clean up brush and trees and limbs that fell during that time. So, I want to thank everyone for all the work they did during that and also be thankful that you know there are some other areas that got hit harder than we did and you know so we came through it as good as possible. And I also want to thank Middle Tennessee Electric as well for keeping the lights on. You know that didn't happen everyone and here it did. And I know that you know people call us a lot about Middle Tennessee Electric habit of trimming trees or cutting trees and we do talk to them about that, but during this past week we saw the effect of that you know that the lights stayed on. So, I want to thank the work they did because they were out there too. Thank you to everyone who worked through that.

The second thing I have is last week we had our annual open house down at the Mitchell House and we had a big crowd. So, I just want to thank everyone who came to that and talked to us. We had people of all ages from little kids to seniors and everyone in between and people from all walks of life. And, so I appreciate everybody coming to that and talking to us and talking to the department heads and asking questions and really find out what's going on. And you know, one of the things that I've realized is that you knows there's about half people come and talk to us and half of us come to see the house. It's really good to be there and to be able to tell people about the history of that house, that's really fun as well. So, thank you for everybody that came. That's all I have.

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**REPORTS FROM MAYOR PRO TEM / ALDERMEN / OFFICERS:**

1. Councilor Joey Carmack: Thank you, Mayor. I want to thank the Street Department and everybody else involved in keeping the snow off the roads. I actually saw on Channel 5 News where Nikki Dee, I think it is, had said that our roads was cleaner than anybody's in Middle Tennessee and that they should take note of that. So Lee, thank you and others involved in that. And Kristen, if you could speak on the Rutledge Lane annexation request. I know that there's an elderly family that's lost or elderly lady that's lost her husband and she's wanting to move, I believe potentially and she's approached you.

Kristen Rice reponed. That's correct. They did reach out to us and we gave her, you know, our standard process Future Land Use you know the typical things that we share on things like

this. They are trying to sell it. We did tell her that's part of our major thoroughfare plan with the Hartmann extension at would you know if it were to develop, that would be a requirement of whatever went there is to plan accordingly for that in the time being. I don't think we have any other information other than that.

Councilor Camack: And with the discussions that you and I had, would you consider this to be a benefit to the City?

Kristen Rice: The Hartmann Drive extension certainly is, especially with TDOT wrapping up hopefully by the end of this year the Hartsville Pike Project. We're widening it to five lanes and that's a \$32 million project. That's a big project for us. It'll change the way traffic moves around Lebanon, especially the north side. So having that connectivity between 231 and Hartsville Pike is a big deal for us.

Councilor Carmack: Okay. Also wanted to say to keep the Gilley family in your thoughts and prayers due to a massive loss that they had last night. And that's all I have. Thank you.

2. Councilor Geri Ashley: I just wanted to sort of reiterate what you said about all the good work for the roads. I had a number of people in my ward reach out to me directly just for the pure praise of our roads. I just had people that went on and on about how pleased they were about how our roads were cleared and everybody was just so helpful to the Police Department, to Lee's department, So, I think that that speaks loudly when people are going to pick up the phone to actually say thank you. And I've got like three of those phone calls. So, thanks.

3. Councilor Camille Burdine: Yeah, I just wanted to say thank you too. And not only were the roads cleared, but we had some sidewalks cleared as well. So, we really do appreciate that, especially in our downtown square area, but I think that we were lucky. I think that to keep our power on, Middle Tennessee Electric did do a fantastic job with that. And I just want to praise our city. We come together when it matters for sure and we appreciate all that hard work, and we appreciate those in your non profits that support our community. We can't do it without y'all either. Thank you.

4. Councilor Chris Crowell: Mayor, I guess the thing that I would add to the accolades for Lee, don't want him to be able to walk out the back door here and his head not be too big, but also the offering and the effort that will go into the brush clearing. There's lots of down limbs and trees and all kinds of things across town and appreciate the fact that, you know, your folks are going to be going around to try to help with that situation because there are a lot of people that, you know, they're able to accumulate the brush, but they can't haul it off or whatever. So, I appreciate that and Mayor, as well, for offering that during the month of November and hope everyone knows about that. And if they don't, they'll call the City for more details.

Mayor Bell interjected: It's February.

Councilor Morehead commented, I was going to say it's gonna have to hold a long time (Laughter). Mayor Bell: You said November. Councilor Crowell said do it now (laughing). I wanted to touch on one other thing tonight. I was at a lunch meeting a few weeks ago with some

faith-based business people here in our community and we had a program that featured a young man who's a junior at Lebanon High School and his name is Jaden Bailey. And I did not know Jaden before he spoke to us, but he's an incredible young man. Jaden has been diagnosed with cancer and he's really putting up a tough fight against that, and I want to spend a little bit more time in a couple of weeks talking about him. But, I would just like to ask our community lift he and his family up in our prayer in these days, so that they will feel the love and support for our community, and also the Lebanon High School boys basketball team. And I know he's a critical teammate to them and means a lot. So, I would just ask that our community do that. Thank you, Mayor.

5. Councilor Tick Bryan: I want to also thank the Street Department for a great job they've been doing and the police. We actually had an officer out the first day it was really bad out in our neighborhood come cruising by. We were out there cutting up limbs and out of his driveway and he was surveying the whole neighborhood making sure there were no lines down and actually the limbs didn't take out the power lines, thank goodness running into the houses, but they did take out a couple of AT&T lines. They had just run fiber, you know, in our neighborhood finally after 60 years. And two of those lines were knocked down and they were able to cut them loose. That way traffic would flow, you know, a lot safer through there. I told my neighbors too that it's going to take time for the Street Department to get around to everybody, you know, just to be patient because they were asking me when are they going up? You know we're not the only neighborhood. Even though I live there, you know, you think they would come to mine first (laughter), but they're just going to have to be patient, you know. They're going to get to you eventually, you know, and were they glad, you know, that the street was cleared and the fact that I hauled a lot of that myself but, that's all I have. Thank you.

6. Councilor Phil Morehead: It's tough going last at this crowd. No, I do truly want to thank everybody. I mean, the Fire Department, they we're in our neighborhood multiple times. I know we had calls. There's a section of my neighborhood called The Villa's. It's a treacherous road getting up and down. I know that they had to navigate that with that ice. That was terrible. I know the police route. Lee, your group did a fantastic job and kudo to the police. A gentlemen who lives a about four doors down from me is a retired Nashville policeman. Been on the force 31 years, is retired. He had a big tree fall down, went across the street, he said that was the first time in his entire life he's ever seen a policeman get out of car with a chainsaw start cutting the tree and hauling it into the yard. He said he was dumbfounded. He said 31 years with Nashville Police and said nobody in the world would have ever done that in downtown. That just doesn't happen. That's not their job. So, they wouldn't do it. He was very gracious to the Lebanon Police Department. As I said, the roads did a great job.

I also want to thank all the Council here. We had a Work Session yesterday. Obviously, probably nobody else in this room was there but us, but it was really great because all of us were, all six of us were there. We all didn't agree on how we started out, but I think by the time it was done, we all came to a resolution that we all thought was fair and every person who was speaking, I really think was speaking with what they felt was the best for the employees of the City. And I just was really grateful that we all worked together like that and came to something. I was very proud of everybody and Lee, all the people that did call me about the roads, I told them I did the best I could, and I'll try to keep on better next year. But and for this little here that in case for the

people have happened to notice, I try to test the City on occasion, So, this really is all theatrical makeup. We (laughter) did a fake call at 1:30 in the morning Friday night to get Fire Department, Police Department, and WEMA at the house and just so we could check response times, and they did a real good job. So, (laughter) just taking one for the team, right? That's all I have. Thank you.

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**OLD BUSINESS:**

**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.

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

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**NEW BUSINESS:**

**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)**.

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

**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)**.

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

Councilor Crowell, discussion: We talked a little bit about this in Planning Commission. This is a little bit unusual. Kristen, if you could just touch on this one.

Kristen Rice: It's a piece of road right of way between 109 and the Waverly Subdivision further down Martha Leeville where we have the road right of way in the city limits. There is just a gap that's county right of way and this is cleaning up our maps. We already maintain this section. It's about to be improved with the Waverly Subdivision. So, this just cleans up our maps.

Councilor Crowell: Thank you.

Motion carried unanimously. Resolution was read and passed on first reading.

**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).

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

**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).

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

**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).

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

**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.

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

**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.

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

**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.

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. 26-2816**, 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.

Motion was made by Councilor Morehead, seconded by Councilor Crowell, to pass said Resolution.

- Councilor Carmack – Yes
- Councilor Ashley – Opposed
- Councilor Burdine – Yes
- Councilor Crowell – Yes
- Councilor Bryan – Yes
- Councilor Morehead - Yes

Motion carried by majority vote. Resolution was read and passed.

**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.

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

The February 3, 2026 Regular Called Lebanon City Council Meeting adjourned at 6:24 p.m.

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Attest:

Approved:

\_\_\_\_\_

\_\_\_\_\_

Lindsey Wolfenbarger  
Finance Director

Rick Bell  
Mayor

Secretary:

\_\_\_\_\_

Tonya Jones

**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:

<b>Department: WWTP</b>		
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:

2/3/2026

Passed second reading:

\_\_\_\_\_

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

FOR ACCOUNTING PURPOSES ONLY	
<b>BGT #</b>	_____
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
<del>41152243-79300</del>	Capital Maintenance		\$ 200,000.00
411 16520			
	Total		\$ 200,000.00

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

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:

<b>Department: Sewer</b>		
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: 2/3/2026

Passed second reading: \_\_\_\_\_

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

<b>FOR ACCOUNTING PURPOSES ONLY</b>	
<b>BGT #</b>	_____
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** \_\_\_\_\_  
**DEPARTMENT HEAD**   
**COMM. OF FINANCE**   
**MAYOR** \_\_\_\_\_

**DATE** \_\_\_\_\_  
**DATE** 1/16/2026  
**DATE** 1-20-26  
**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:

<b>Department: Sewer</b>			
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: 2/3/2026

Passed second reading: \_\_\_\_\_

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

<b>FOR ACCOUNTING PURPOSES ONLY</b>	
<b>BGT #</b>	_____
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** \_\_\_\_\_

**DEPARTMENT HEAD** [Signature]

**COMM. OF FINANCE** [Signature]

**MAYOR** \_\_\_\_\_

**DATE** \_\_\_\_\_

**DATE** 1/23/2026

**DATE** 1-23-26

**DATE** \_\_\_\_\_

**REASON FOR THIS TRANSFER:**

To carry over funds from 24/25 to 25/26 to cover final pay request

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**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 February 3, 2026.

Attest:

Approved:

\_\_\_\_\_

\_\_\_\_\_

Commissioner of Finance & Revenue

Mayor

Approved as to Form:

Passed first reading: February 3, 2026.

\_\_\_\_\_

Passed second reading: \_\_\_\_\_

City Attorney



**Legend**

Yellow hatched	Unincorporated City Land	Red hatched	RUB	Red hatched	CS	Black line	City Street
Green hatched	Zoning - Overlay	Blue hatched	RUB	Red hatched	CH	Black line	County
Green	RPO	Blue	R2H	Blue	CF	Black line	Future/Proposed Street
Light Green	R50	Blue	RPI	Blue	SP	Black line	Interstate
Yellow	R412	Blue	HC	Blue	B	Black line	State Street
Light Blue	R28	Blue	CUU	Blue	H	Black line	Ramp
Yellow	R56	Blue	CUU	Blue	PLD	Black line	Stream Route
Light Blue	HD9	Blue	COM	Blue	SP		

**PROPOSED ZONING**

Whitaker Property Rezone  
Rezoning RD9 to CXU  
718 W Main Street



**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 have 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.pruittle@lebanontn.org](mailto:jake.pruittle@lebanontn.org)

**Project Contact: Surveyor/Engineer**

Jake Pruitte  
City of Lebanon  
200 North Castle Heights  
Lebanon, TN 37087  
P:6154443647  
[jake.pruittle@lebanontn.org](mailto:jake.pruittle@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**

-  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



## 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'

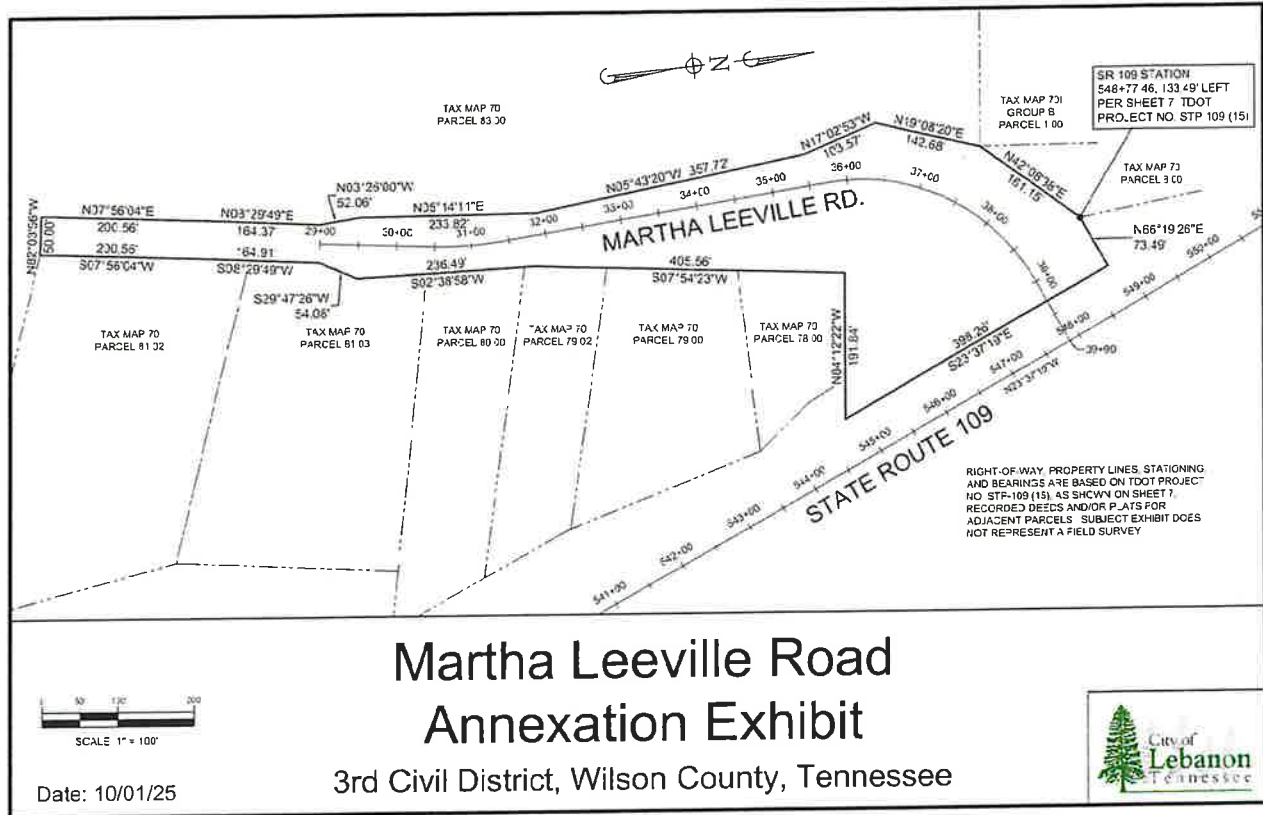
N 05°43'20" W, a distance of 357.72'

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 February 3, 2026.

Attest:

Approved:

\_\_\_\_\_  
Commissioner of Finance & Revenue

\_\_\_\_\_  
Mayor

Approved as to Form:

Passed first reading: February 3, 2026.

\_\_\_\_\_  
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 February 3, 2026.

Attest:

Approved:

\_\_\_\_\_  
Commissioner of Finance & Revenue

\_\_\_\_\_  
Mayor

Approved as to Form:

Passed first reading: February 3, 2026.

\_\_\_\_\_  
City Attorney

Passed second reading: \_\_\_\_\_.



**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



**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 February 3, 2026.

Attest:

Approved:

\_\_\_\_\_  
Commissioner of Finance & Revenue

\_\_\_\_\_  
Mayor

Approved as to Form:

Passed first reading: February 3, 2026.

\_\_\_\_\_  
City Attorney

Passed second reading: \_\_\_\_\_.



**Legend**

-  Leavenworth City Limit
-  City Street
-  County
-  Future/Proposed Street
-  Interstate
-  Private Street
-  Road
-  State Route

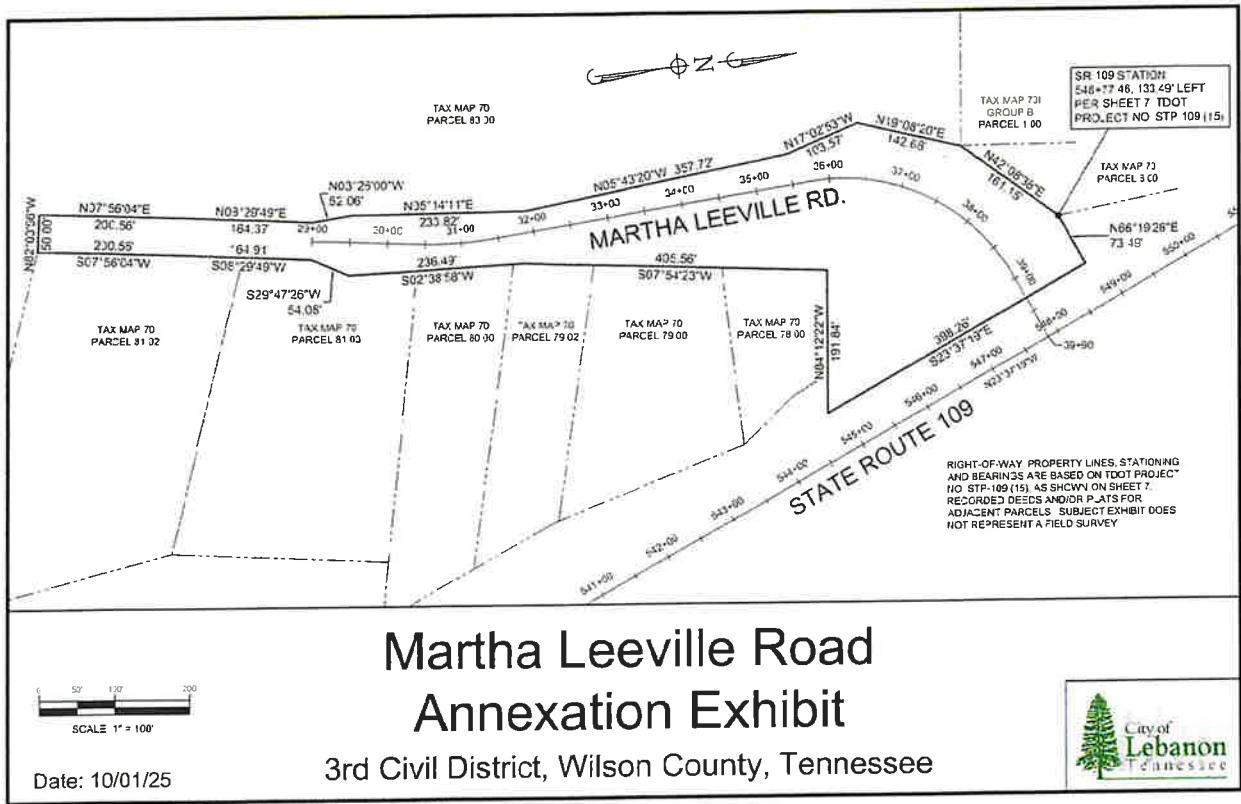
**AERIAL**

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 February 3, 2026.

Attest:

Approved:

\_\_\_\_\_  
Commissioner of Finance & Revenue

\_\_\_\_\_  
Mayor

Approved as to Form:

Passed first reading: February 3, 2026.

\_\_\_\_\_  
City Attorney

Passed second reading: \_\_\_\_\_

**ORDINANCE NO. 26-7361**

**AN ORDINANCE OF THE CITY COUNCIL OF LEBANON  
TO APPROVE A BUDGET AMENDMENT FOR THE STREET DEPARTMENT TO  
PURCHASE ROAD SALT**

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

**WHEREAS**, a budget amendment is now necessary for the Street Department to purchase road salt; and

**WHEREAS**, the required budget amendment is detailed on the form attached hereto by reference as though appearing verbatim herein.

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

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

**Department: Street**

From: 11090000-79000	Budget Fund Balance	\$50,000.00
To: 11043110-79470	Raw Materials	\$50,000.00

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

Attest:

Approved:

\_\_\_\_\_  
Finance Director

\_\_\_\_\_  
Mayor

Approved as to form:

\_\_\_\_\_  
City Attorney

Passed first reading: \_\_\_\_\_

Passed second reading: \_\_\_\_\_



# MORTON SALT

October 09, 2025

City of Lebanon  
410 Park Dr  
Lebanon, TN 37087

Dear Sir/Madam:

Morton Salt, Inc. is pleased to offer you the following pricing for road salt should you choose to purchase under the Tennessee SWC #507 - contract #66848. All pricing, terms & conditions apply.

Description	Valid From	Valid To	Delivered	Min Order
Bulk Safe-T Salt	1, June 2025	31, May 2026	800 TON	22 TON
	NASHVILLE, TN			per TON
				<b>TOTAL: \$ 97,496.00</b>

Delivered prices are based upon full truckload quantities specific to the delivery address shown below.

Please review your account information and advise if any changes are required.

Delivery Address:

200 CARVER RD  
LEBANON, TN 37087  
CUSTOMER #3646150

**This serves as your confirmation. No further acknowledgement will be sent.**

To place an order, please contact our Customer Service Department:

Phone: 855-665-4540  
Fax: 630-214-0725  
Email: [buyroadsalt@mortonsalt.com](mailto:buyroadsalt@mortonsalt.com)

Our offices are open from 7:30am to 4:30pm  
For your convenience, Mastercard, VISA and American Express are accepted.

*Lee Clark 10/10/25*

444 West Lake Street, Suite 2900  
Chicago, IL 60606

TEL 312.807.2000  
WEB [mortonsalt.com](http://mortonsalt.com)

**MORTON SALT, INC.**

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

<b>FOR ACCOUNTING PURPOSES ONLY</b>	
<b>BGT #</b>	_____
POSTED	_____
REF #	_____
INITIALS	_____

**DEPARTMENT** Street

RCVD JAN 29 2026

**TRANSFER FROM**

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
11090000-79000	Budget fund balance		
Total		\$	-

**TRANSFER TO**

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
11043110-79470	Raw Material		\$ 50,000.00
Total			\$ 50,000.00

**REQUESTED BY** Rae Clark

**DEPARTMENT HEAD** Rae Clark

**COMM. OF FINANCE** \_\_\_\_\_

**MAYOR** \_\_\_\_\_

**DATE** 1/28/2026

**DATE** 1/28/26

**DATE** \_\_\_\_\_

**DATE** \_\_\_\_\_

BEFORE THE FACT       AFTER THE FACT

**REASON FOR THIS TRANSFER:**  
800 tons road salt  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**ORDINANCE NO. 26-7362**

**AN ORDINANCE OF THE CITY COUNCIL OF LEBANON  
TO AUTHORIZE BUDGET AMENDMENTS FOR THE HAZARDOUS DUTY  
SUPPLEMENT BENEFIT**

**WHEREAS**, the Lebanon City Council passed Res. Nos. 26-2814 and 26-2815 to authorize the payment of the hazardous duty supplemental benefit pursuant to Tennessee Code Annotated, Section 8-36-212.; and

**WHEREAS**, it is now necessary to amend the 2025 – 2026 fiscal year budget to appropriate funds for such hazardous duty supplemental benefit; 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 Finance Director are hereby authorized to amend the 2025 – 2026 fiscal year as follows:

<b>Department: Finance</b>		
From: 11090000-79000	Budget Fund Balance	\$143,000.00
To: 11042100-71430	Police Retirement	\$85,000.00
11042200-71430	Fire Retirement	\$58,000.00

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

Attest:

Approved:

\_\_\_\_\_  
Finance Director

\_\_\_\_\_  
Mayor

Approved as to form:

\_\_\_\_\_  
City Attorney

Passed first reading: \_\_\_\_\_

Passed second reading: \_\_\_\_\_

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

RCVD FEB 4 2026

**DEPARTMENT** Finance

**TRANSFER FROM**

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
11090000-79000	Budgeted Fund Balance	\$ 143,000.00	
Total		\$ 143,000.00	

**TRANSFER TO**

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
11042100-71430	Police Retirement		\$ 85,000.00
11042200-71430	Fire Retirement		\$ 58,000.00
Total			\$ 143,000.00

**REQUESTED BY** \_\_\_\_\_

**DATE** \_\_\_\_\_

**DEPARTMENT HEAD** Lindsey Wolfenbarger

**DATE** 2/4/2026

**FINANCE DIRECTOR** \_\_\_\_\_

**DATE** \_\_\_\_\_

**MAYOR** \_\_\_\_\_

**DATE** \_\_\_\_\_

BEFORE THE FACT  AFTER THE FACT

**REASON FOR THIS TRANSFER:**

To increase 25-26 budget for Police/Fire Hazardous Duty Supplement Benefit  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ORDINANCE NO. 26-7363**

**AN ORDINANCE OF THE CITY COUNCIL OF LEBANON  
TO APPROVE THE UPDATED UTILITY BILLING AND OTHER CUSTOMER  
RELATED POLICIES AND FEES**

**WHEREAS**, the Lebanon City Council passed Ord. No. 25-7304 to update the Utility Billing and other customer related policies and fees; and

**WHEREAS**, it is now necessary to amend such document to include further revisions as detailed on the document attached hereto by reference as though appearing verbatim herein.

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

Section 1. That Ordinance No. 25-7304 is hereby amended to incorporate the revised Utility Billing and other Customer Related Policies and Fees, attached hereto by reference as though appearing verbatim herein. The Mayor and Finance Director are hereby authorized to implement such policy updates and fees.

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

Attest:

Approved:

\_\_\_\_\_  
Finance Director

\_\_\_\_\_  
Mayor

Approved as to form:

\_\_\_\_\_  
City Attorney

Passed first reading: \_\_\_\_\_

Passed second reading: \_\_\_\_\_



### Payment Arrangements:

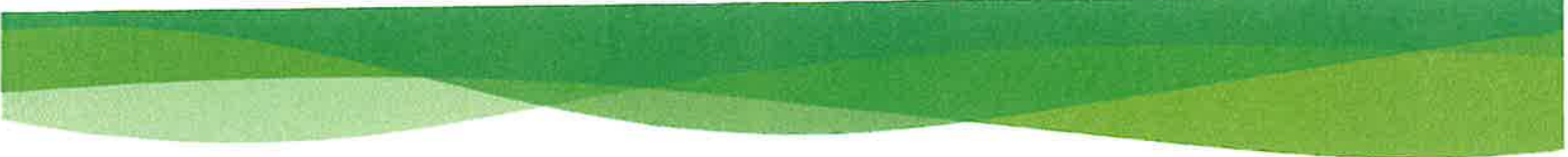

- Payment arrangements have always been an inner office policy. Due to demands for payment arrangements that are beyond the customer's current due date, we are allowing customers to the Friday past the cutoff date.
  - Example: John was due on 9/15, his cut off date is 9/24, he can arrange to pay on 9/26. If we do not receive payment by the time the city opens on 9/29 his services will be disconnected that morning.
- Customers cannot put in for a payment extension on the day of their cutoff.
- If a customer misses their payment extensions three (3) times in a 12-month period, they will no longer be eligible for payment extensions for the following 12-month period after the last missed extension.
- Once a payment extension is made, it will not be changed.

### Cutoff:

- Once meter technicians leave the office at 8am on a cutoff date the reconnect fee will automatically be charged to customers. Even if the customer is not disconnected yet.
- The reconnect fee will not be waived.
- If a customer was disconnected for nonpayment, they have until 4:30pm the same day to make a payment and be reconnected the same day. If a customer wants services connected/reconnected and it is not their disconnect day, the customer must come in before 4pm.
- We will not take a check payment on cut off day.

### Other Fees:

- We have recently invested in equipment that transmits meter readings via cellular signals. This new technology has increased our spending. If a customer breaks or destroys our erts more than once they will be charged \$135 for a replacement.

- 
- If a customer's account has been finalized or terminated the customer must pay all balances due plus connection fees to have services reconnected before starting new service.
  - Payments received after the established due date will incur a late fee in accordance with Ordinance xx-xxxx. Late fees are applied uniformly to ensure fairness and consistency and are not eligible for waivers. Regardless of circumstances, including but not limited to oversight, financial hardship, billing disputes, or prior payment history.
  - If a customer has a return payment there is a \$30 return fee, the customer must pay the returned amount plus the fee within a week to avoid disconnection. If the payment type is returned more than once they will lose the privilege of the returned payment method and we will not accept payment in that form for 12 months. This can be multiple returns on checks, bank drafts or credit cards. If the return payment was to pay a cut-off balance or reconnection fees the customer would be disconnected on the same day.
    - We send letters the same day the return is placed on an account notifying the customer of the return.
- 

**ORDINANCE NO. 26-7364**

**AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO APPROVE BIDS AND  
AWARD CONTRACT FOR THE 2026 STREET PAVING PROJECT AND TO  
APPROVE THE RELATED BUDGET AMENDMENT  
PROJECT NO. CL26001**

**WHEREAS**, areas of the city are in need of street paving in order to better protect the health, safety, and welfare of the residents of Lebanon: and

**WHEREAS**, competitive bidding for this project was opened on February 4, 2026, wherein the City of Lebanon received the following bids:

<u>COMPANY</u>	<u>AMOUNT</u>
Grade A Construction	\$2,163,599.10
AMI Inc.	\$1,700,851.00
Vulcan Materials Co.	\$1,393,831.00
Pavement Restorations	\$1,736,560.00

**WHEREAS**, Vulcan Materials Company is recommended as the best and lowest bidder; and

**WHEREAS**, a budget amendment is required to cover the cost of the paving project.

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

Section 1. The bids opened on February 4, 2026, for the annual street striping project, detailed on the bid tabulation attached hereto by reference as if appearing verbatim herein, are hereby accepted. Vulcan Materials Company is hereby approved as the best and lowest bidder. The Mayor and the Finance Director are hereby authorized to enter into a contract with Vulcan Materials for the 2026 Street Striping Project in the amount of One Million, Three Hundred Ninety-Three Thousand, Eight Hundred Thirty-One Dollars and No Cents (\$1,393,831.00).

Section 2. The Mayor and the Finance Director are hereby authorized to amend the City of Lebanon 2025 - 2026 fiscal year budget as follows for the annual street paving and striping projects:

<b>Department: Engineering</b>		
From: 11090000-79000	Budget Fund Balance	\$2,000,000.00
To: 11043115-79300	Street Annual Paving & Striping	\$2,000,000.00

Section 3. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:

Approved:

\_\_\_\_\_  
Finance Director

\_\_\_\_\_  
Mayor

Approved as to form:

\_\_\_\_\_  
City Attorney

Passed first reading:

\_\_\_\_\_

Passed second reading:

\_\_\_\_\_

**CITY OF LEBANON**  
**2026 STREET PAVING**  
**PROJECT NO. CL26001**  
**BID TABULATION**

AMI Construction -----	\$ 1,700,851.80
Grade A Construction-----	\$ 2,163,599.10
Pavement Restorations, Inc.-----	\$ 1,736,560.00
Vulcan Materials Company -----	\$ 1,393,831.00

*Recommended Low Bidder: Vulcan Materials Company*

*Jake Pruitte*

\_\_\_\_\_  
Jake Pruitte, P.E.  
Capital Projects Manager

2/4/2026

\_\_\_\_\_  
Date



**ORDINANCE NO. 26-7365**

**AN ORDINANCE OF THE CITY COUNCIL OF LEBANON TO APPROVE BIDS AND  
AWARD CONTRACT FOR THE 2026 STREET STRIPING PROJECT AND TO  
APPROVE THE RELATED BUDGET AMENDMENT  
PROJECT NO. CL26002**

**WHEREAS**, areas of the city are in need of street striping in order to better protect the health, safety, and welfare of the residents of Lebanon; and

**WHEREAS**, competitive bidding for this project was opened on February 4, 2026, wherein the City of Lebanon received the following bids:

<u>COMPANY</u>	<u>AMOUNT</u>
Pope Striping	\$191,351.85
Kerr Brothers	\$244,681.00

**WHEREAS**, Pope Striping is recommended as the best and lowest bidder; and

**WHEREAS**, funds have been appropriated by Ord. No. 26-7364.

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

Section 1. The bids opened on February 4, 2026, for the annual street striping project, detailed on the bid tabulation attached hereto by reference as if appearing verbatim herein, are hereby accepted. Pope Striping is hereby approved as the best and lowest bidder. The Mayor and the Finance Director are hereby authorized to enter into a contract with Pope Striping for the 2026 Street Paving Project in the amount of One Hundred Ninety-One Thousand, Three Hundred Fifty-One Dollars and Eighty-Five Cents (\$191,351.85).

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

Attest:

Approved:

\_\_\_\_\_  
Finance Director

\_\_\_\_\_  
Mayor

Approved as to form:

\_\_\_\_\_  
City Attorney

Passed first reading: \_\_\_\_\_

Passed second reading: \_\_\_\_\_

**ORDINANCE NO. 26-7366**

**AN ORDINANCE OF THE CITY COUNCIL OF LEBANON  
TO WAIVE GENERAL FUND FEES FOR WILSON COUNTY'S NEW BUILDING AT  
THE JAMES E. WARD AG CENTER LOCATED AT 945 EAST BADDOUR PARKWAY**

**WHEREAS**, Wilson County has plans to construct a new building at the James E. Ward Ag Center located at 945 East Baddour Parkway in Lebanon; and

**WHEREAS**, Wilson County has requested the city's general fund fees to be waived for such project.

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

Section 1. The Mayor and the Finance Director are hereby authorized to waive the general fund fees related to Wilson County's new building construction at the James E. Ward Ag Center located at 945 East Baddour Parkway in Lebanon.

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

Attest:

Approved:

\_\_\_\_\_  
Finance Director

\_\_\_\_\_  
Mayor

Approved as to form:

\_\_\_\_\_  
City Attorney

Passed first reading: \_\_\_\_\_

Passed second reading: \_\_\_\_\_



# Wilson County Mayor Randall Hutto

[www.wilsoncountyttn.gov](http://www.wilsoncountyttn.gov)  
228 E. Main St., Room 104  
Lebanon, TN 37087  
615-444-1383  
[hutto@wilsoncountyttn.gov](mailto:hutto@wilsoncountyttn.gov)

January 13, 2026

Mayor Rick Bell  
City of Lebanon  
200 N. Castle Heights Ave.  
Lebanon, TN 37087

RE: Request for waiver of fees

Dear Mayor Bell,

Wilson County is eager to begin construction on a new building at the James E. Ward Ag Center located at 945 E. Baddour Parkway, Lebanon.

We respectfully request any permit fees related to the City of Lebanon's General Fund be waived. This would include site plan approval, building inspections, building permit, and infrastructure impact fees.

We appreciate your time and attention to this matter and if I can be of assistance, please do not hesitate to contact me at 615/444-1383.

Sincerely,

A handwritten signature in black ink that reads "Randall Hutto".

Randall Hutto  
Wilson County Mayor

CC: Robert Baines, Director of Maintenance, Wilson County  
Randall Clemons, Wilson Co. Promotions  
James Vaden, Wilson Co. Stormwater  
Mattie Neely, City of Lebanon Engineering Director, Development

**ORDINANCE NO. 26-7367**

**AN ORDINANCE OF THE CITY COUNCIL OF LEBANON  
TO AUTHORIZE AN UPGRADE FOR THE TELEPHONE AND RADIO RECORDING  
SYSTEM FOR CENTRAL DISPATCH AND TO APPROVE THE RELATED BUDGET  
AMENDMENT**

**WHEREAS**, the current recording software for dispatch can record two lines at a time;  
and

**WHEREAS**, an upgrade is now necessary to allow the recording of all lines incoming  
and outgoing for telephone and radio communications in order to better protect the health, safety,  
and welfare of the citizens of Lebanon; and

**WHEREAS**, Replay Systems is the single source vendor for such recording system  
upgrade; and

**WHEREAS**, a budget amendment is required to cover the cost.

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

Section 1. The Mayor and the Finance Director are hereby authorized to enter into a  
contract with Replay Systems, the single source vendor, for the phone and radio recording  
system as detailed on the price proposal attached hereto by reference as if appearing verbatim  
herein, for the amount of Ninety-six Thousand, Three Hundred Ninety-one Dollars and Seventy-  
five Cents (\$96,391.75).

Section 2. The Mayor and Finance Director are hereby authorized to amend the City  
of Lebanon 2025 – 2026 fiscal year budget as follows:

**Department: Fire**

From: 11090000-79000      Fund Balance      \$96,391.75

To: 11042200-72100      Communications      \$96,391.75

Section 3. This ordinance shall take effect immediately upon its passage, the public  
welfare requiring the same.

Attest:

Approved:

\_\_\_\_\_  
Finance Director

\_\_\_\_\_  
Mayor

Approved as to form:

\_\_\_\_\_  
City Attorney

Passed first reading:

\_\_\_\_\_

Passed second reading:

\_\_\_\_\_



# CITY OF LEBANON

**Rick Bell**, Mayor  
City Hall  
Lebanon, Tennessee 37087

**Lisa Lane, Purchasing Agent**  
200 N. Castle Heights Ave., Lebanon, TN 37087  
Phone: (615) 443-2802 Fax: 443-2849

### Single Source Justification Form

A contract for the purchase of goods and services entered into after soliciting and negotiating only with one source, usually because of the technology required or uniqueness of the service provided.

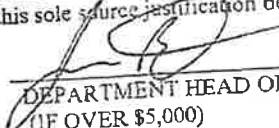
<b>Vendor:</b> Replay Systems
<b>Commodity (item to purchase):</b> Phone and Radio Recording System
<b>Estimated cost for the above commodity or service:</b> \$96,391.75

Initial all entries below that apply to the proposed purchase. Attach a memorandum containing complete justification and support documentation as directed in initialed entry. (More than one entry will apply to most sole source products/services requested).

1.	<input type="checkbox"/>	SINGLE SOURCE REQUEST IS FOR THE ORIGINAL MANUFACTURER OR PROVIDER, THERE ARE NO DISTRIBUTORS. (Attach the manufacturers written certification that no distributors exist. item no. 4 also must be completed.)
2.	<input checked="" type="checkbox"/>	SINGLE SOURCE REQUEST IS FOR THE ONLY TENNESSEE AREA DISTRIBUTOR OF THE ORIGINAL MANUFACTURER OR PROVIDER. (Attach the manufacturer's --not the distributors -- written certification that identifies all regional distributors. Item no. 4 also must be completed.)
3.	<input type="checkbox"/>	THE PARTS/EQUIPMENT ARE NOT INTERCHANGEABLE WITH SIMILAR PARTS OF ANOTHER MANUFACTURER. (Explain in separate memorandum.)
4.	<input checked="" type="checkbox"/>	THIS IS THE ONLY KNOWN ITEM OR SERVICE THAT WILL MEET THE SPECIALIZED NEEDS OF THIS DEPARTMENT OR PERFORM THE INTENDED FUNCTION. (Attach memorandum with details of specialized function or application.)
5.	<input type="checkbox"/>	THE PARTS/EQUIPMENT ARE REQUIRED FROM THIS SOURCE TO PERMIT STANDARDIZATION. (Attach memorandum-describing basis for standardization request.)
6.	<input type="checkbox"/>	NONE OF THE ABOVE APPLY. A DETAILED EXPLANATION AND JUSTIFICATION FOR THIS SINGLE SOURCE REQUEST IS CONTAINED IN ATTACHED MEMORANDUM.

The undersigned requests that competitive procurement be waived and that the vendor identified as the supplier of the service or material described in this sole source justification be authorized as a sole source for the service or material.

REQUISITIONER: \_\_\_\_\_

  
DEPARTMENT HEAD OR SUPERVISOR  
(IF OVER \$5,000)

DEPARTMENT ISSUED DATE: 2/6/26

(PURCHASING USE ONLY)

APPROVED BY: \_\_\_\_\_

DISAPPROVED BY: \_\_\_\_\_

**SINGLE SOURCE AUTHORIZATION**

PURCHASING DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

REASON FOR DISAPPROVAL: \_\_\_\_\_

Reason for approval: \_\_\_\_\_

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# Price Proposal



Presentation Date: 07/28/2020  
Valid Until Date: 03/05/2026

Quote #: 002255  
Rev: 02/05/2026 5:30 PM

**Prepared For:**

Company: Lebanon Police Department (TN)  
Contact: Austin Swift  
Install Address: 1017 Sparta Pike

Lebanon, TN 37087  
Phone: (615) 453-4379  
Email: aswift@lebanontn.org

**Prepared By:**

Company: Replay Systems  
Contact: Roger Briceno

Address: 4800 N Federal Highway, Suite 104B  
Boca Raton, FL 33431  
Toll-Free: (800) 722-3472  
Phone: (678) 851-1575  
Email: roger.briceno@replaysystems.com

**NOTES:** Add Motorola P25 Interface with 10 talk paths. Customer to provide AIS server. Requires an available 1000bT ethernet port on recording server for connection to AIS.

- 13 - Analog. Estimated disk usage of 3GB/month based on 624 recordings per day with an average duration of 90 seconds. Includes Screen Capture for 6 workstations with estimated disk usage of 38GB/month .
- 8 - Unlisted VoIP (G.711). Estimated disk usage of 1GB/month based on 192 recordings per day with an average duration of 90 seconds.
- 2 - Trunks SIP. Estimated disk usage of 1GB/month based on 96 recordings per day with an average duration of 90 seconds.
- 3 - Additional VoIP Channel Licenses

Hardware					
Quantity	Part Number	Description	List Price	Sales Price	Total Price
1	HG-NICE-E1000	Network Card 1000bT Ethernet PCI-E	\$79.00	\$79.00	\$79.00
				<b>Subtotal:</b>	<b>\$79.00</b>

Software					
Quantity	Part Number	Description	List Price	Sales Price	Total Price
20	HG-P25-SWRL	P25 Talk Group Recording License - First 250 Talk Groups, each	\$357.00	\$357.00	\$7,140.00
1	HG-TRAD-MP25	Motorola P25 w/ 1 AIS	\$88,200.00	\$88,200.00	\$88,200.00
				<b>Subtotal:</b>	<b>\$95,340.00</b>

Services					
Quantity	Part Number	Description	List Price	Sales Price	Total Price
1	HG-TSRB-MDLE	Labor to add a new IP recording core or software module to an existing system	\$560.00	\$420.00	\$420.00
3	RPL-INSTALL-ONSITE/REMOTE	Replay Systems onsite/remote installation services per day (1 Day Only)	\$2,500.00	\$2,500.00	\$7,500.00
				<b>Subtotal:</b>	<b>\$7,920.00</b>



# Price Proposal



Presentation Date: 07/28/2020  
Valid Until Date: 03/05/2026

Quote #: 002255  
Rev: 02/05/2026 5:30 PM

Services			List Price	Sales Price	Total Price
Quantity	Part Number	Description			
1	HG-HWRF-NG911-CORE	NG Capture911 Core software w/ ANI/ALI.	\$2,560.00	\$2,560.00	\$2,560.00
1	HG-HWRF-NG911-SIP	Reinstall NG911 SIP interface	\$600.00	\$600.00	\$600.00
19	HG-HWRF-NG911-SWRL	NG Capture911 Channel license	\$80.00	\$80.00	\$1,520.00
1	HG-HWRF-REPL-0032	Reinstall Replicate 32 Ports to Remote Server	\$0.00	\$0.00	\$0.00
6	HG-HWRF-SCAP-SEAT	Reinstall Screen Capture Workstation License	\$0.00	\$0.00	\$0.00
6	HG-HWRF-VOIP-PORT	Reinstall VoIP Per Port Interface	\$0.00	\$0.00	\$0.00
<b>Subtotal:</b>					<b>\$4,680.00</b>

Software			List Price	Sales Price	Total Price
Quantity	Part Number	Description			
3	HG-NG911-SWRL	NG Capture911 Channel license	\$341.00	\$341.00	\$1,023.00
1	HG-NG911-VOIP	VoIP Interface Surcharge - Capture 911	\$0.00	\$0.00	\$0.00
<b>Subtotal:</b>					<b>\$1,023.00</b>

Hardware			List Price	Sales Price	Total Price
Quantity	Part Number	Description			
1	RPL-Analog-24	24 Port Analog Interface Card	\$5,052.00	\$5,052.00	\$5,052.00
1	RPL-SVR-2CPU	Secondary Processor Kit. Addition to HP DL380 Server. (Used when processing several CTI integrations in a single server.)	\$1,879.00	\$1,879.00	\$1,879.00
1	RPL-SVR-HPML350-GEN10	HPE ProLiant ML350 Gen10 Plus. Designed for <b>supreme versatility and resiliency</b> , this <b>SU platform is adaptable for diverse workloads and scalable for deployment</b> in multiple environments, built on Intel Xeon Scalable Processors. Equipped with PCIe Gen4 capabilities, this server offers improved data transfer rates and higher networking speeds. Current <b>compatible Windows Server OS</b> included.	\$8,700.00	\$8,700.00	\$8,700.00
<b>Subtotal:</b>					<b>\$15,361.00</b>

<b>Subtotal (including additional services):</b>	\$124,403.00
<b>First Year Warranty Fee Upcharge – Includes Onsite Support:</b>	\$738.75
<b>Shipping and Handling:</b>	\$450.00
<b>Discount:</b>	-\$29,200.00
<b>Grand Total:</b>	\$96,391.75



# Price Proposal



Presentation Date: 07/28/2020  
Valid Until Date: 03/05/2026

Quote #: 002255  
Rev: 02/05/2026 5:30 PM

Payment Terms: 50% with Order / 50% upon Completion

Customer Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_ Title \_\_\_\_\_  
Date: \_\_\_\_\_  
PO Number: \_\_\_\_\_

**Unless otherwise agreed, Payment Terms are 50% with Order, 40% Upon Delivery, 10% Upon Completed Installation.**  
**Projects put on hold by the customer require payment in full Net 30 post delivery.**  
**Warranty begins upon equipment delivery.**  
**If your business is tax exempt, please provide the documentation with your PO.**

Please read Replay Systems' "Installation Assumptions". These conditions apply to any purchase. They are available at:  
<https://www.replaysystems.com/wp-content/uploads/2022/05/Installation-Assumptions-updated-040622-1.pdf>

Prepaid Performance Plans include one year of warranty plus two, three, or four additional years of prepaid support respectively.

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

FOR ACCOUNTING PURPOSES ONLY	
<b>BGT #</b>	_____
POSTED	_____
REF #	_____
INITIALS	_____

**DEPARTMENT** Fire

RCVD FEB 6 2026


**TRANSFER FROM**

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
11090000-79000	Fund Balance	\$ 96,391.75	
	<b>Total</b>	\$ 96,391.75	

**TRANSFER TO**

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
11042200-72100	Communications		\$ 96,391.75
	<b>Total</b>		\$ 96,391.75

**REQUESTED BY** Jason Baird

**DEPARTMENT HEAD** 

**COMM. OF FINANCE** Lindsay Wolfenbarger

**MAYOR** \_\_\_\_\_

**DATE** 2/6/2026

**DATE** 2/6/2026

**DATE** 2/6/26

**DATE** \_\_\_\_\_

BEFORE THE FACT       AFTER THE FACT

**REASON FOR THIS TRANSFER:**

Funds needed to upgrade recording software in dispatch. They currently can only record 2 lines for

Police & Fire at a time. This upgrade will allow them to be able to record all lines incoming and

outgoing, including telephone and radio communications. This will encompass all calls into dispatch

for Police, Fire, Public Works, Gas, and Water.

**ORDINANCE NO. 26-7369**

**AN ORDINANCE OF THE CITY COUNCIL OF LEBANON  
TO APPROVE THE RECLASSIFICATION OF AN EXISTING PART-TIME POSITION  
TO FULL-TIME FOR THE ACCOUNTING DEPARTMENT AND TO AUTHORIZE  
THE RELATED BUDGET AMENDMENTS**

**WHEREAS**, the Lebanon City Council passed Ord. No. 25-7312 on November 18, 2025, to add a part time position to the Accounting Department; and

**WHEREAS**, it is now necessary to reclassify such part time position to full time; and

**WHEREAS**, budget amendments are required to cover the cost of such reclassification.

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

Section 1. The reclassification of the existing part-time position in the Accounting Department to full-time Accountant I, as detailed in the job description attached hereto by reference as though appearing verbatim herein, is hereby approved. The Mayor and Human Resources Director are hereby authorized to reclassify such position.

Section 2. The Mayor and the Commissioner of Finance and Revenue are hereby authorized to amend the 2025 – 2026 City of Lebanon budget as follows:

**Department: Accounting**

From:	11090000-79000	Budget Fund Balance	\$13,560.00
	11041530-71150	Part-time Salaries	\$16,000.00
To:	11041530-71110	Salaries	\$20,000.00
	11041530-71410	SS & Med Tax	\$310.00
	11041530-71420	Employer Pd. Benefits	\$7,250.00
	11041530-71430	Retirement	\$2,000.00

Section 3. This ordinance shall take effect immediately upon its passage, the public welfare requiring the same.

Attest:

Approved:

\_\_\_\_\_  
Acting Commissioner of Finance & Revenue

\_\_\_\_\_  
Mayor

Approved as to form:

\_\_\_\_\_  
City Attorney

Passed first reading: \_\_\_\_\_

Passed second reading: \_\_\_\_\_

# **Accountant I**



## **GENERAL DEFINITION OF WORK**

Apply principles of accounting to analyze financial information and prepare financial reports by performing the following duties. Compiles and analyzes financial information to prepare entries to accounts, such as general ledger accounts, and documents business transactions.

## **ESSENTIAL DUTIES AND RESPONSIBILITIES**

- Review, reconcile, and post monthly fuel and oil usage to appropriate departments and accounts.
- Process and maintain accounting records for proprietary fund work orders, ensuring proper allocation and documentation.
- Process and maintain inventory items.
- Generate and maintain monthly invoices
- Manage and maintain lease and subscription-based IT arrangements in accordance with GASB 87 (Leases) and GASB 96 (SBITAs).
- Perform regular reconciliations for property tax and property tax relief vouchers to ensure data integrity and accuracy across systems.
- Process journal entries into the Munis Tyler accounting system, ensuring documentation is attached and journal is released for approval by Accounting Manager or Staff Accountant.
- Maintain organized digital and physical filing systems for upper management and audit readiness.
- Assist in the preparation of reports, schedules, and documentation for audits and annual financial statements.
- Provide accounting support as needed, including assisting with special projects, reconciliations, and departmental tasks.
- This position will work in conjunction with the current Accountant I position.

## **REQUIRED KNOWLEDGE, SKILLS, AND ABILITIES**

- Ability to solve practical problems and deal with a variety of concrete variables in situations where standardizations exist.
- Ability to interpret a variety of instructions furnished in written, oral, diagram, or schedule form. Knowledge of municipal accounting procedures preferred.
- Ability to establish and maintain effective working relationships with fellow employees and the public.
- Ability to operate general office equipment.

### **ADDITIONAL EXAMPLES OF WORK PERFORMED**

Cross trains in all aspects of the required computer system.

Assists the accounting manager and staff with special projects, reports, and budget preparation.

Assists other employees in finance and accounting as directed by the accounting manager.

### **QUALIFICATION REQUIREMENTS**

To perform this job successfully, an individual must be able to perform each essential duty satisfactorily. The requirements listed below are representative of the Knowledge, Skill, and/or ability required.

### **LANGUAGE SKILLS**

Ability to read, analyze, and interpret common technical reports and legal documents.

Applies good judgment in evaluating situations and making decisions. Ability to respond to common inquiries or complaints from customers, regulatory agencies, or members of the business community. Completes reports which conform to prescribed style and format. Ability to effectively present information to management and staff both orally and in writing.

### **MATHEMATICAL SKILLS**

Ability to apply advanced mathematical concepts and complete tasks while using Microsoft Office Software and various other accounting programs on a P.C. Ability to apply mathematical operations to such tasks as frequency distribution, determination of test reliability and validity, analysis of variance, and financial calculations involved in keeping ledgers, preparing reconciliation, and related functions. Ability to make simple arithmetic calculations rapidly and accurately.

### **EDUCATION**

A bachelor's Degree with a major in accounting or finance from an accredited college or university is required.

### **EXPERIENCE**

A minimum of 1 year of experience in accounting, finance, or a related field is required. Prior Government Accounting experience is preferred.

CMFO certification is preferred but not required.

### **SOFTWARE EXPERIENCE**

Strong proficiency with MS Office is required; advanced competency with MS Excel is required for analysis and control functions.

Prior experience and strong knowledge with a computerized financial and accounting system, such as Local Government, Tyler Technologies, NextGen, or a similar accounting or other closely related enterprise accounting software system, is required.

**PHYSICAL DEMANDS, WORK ENVIRONMENT, AND REASONABLE ACCOMMODATION**

The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of this job. While performing the duties of this job, the employee is frequently required to talk or hear. The employee is also required to stand, walk, sit, use hands to finger, and to handle or feel objects, tools, or controls. Visual acuity is required for preparing and analyzing written or computer data, visual inspection involving small defects and/or small parts, use of measuring devices, operation of motor vehicles, determining the accuracy and thoroughness of work, and observing general surroundings and activities. Specific vision abilities required by this job include close vision, distance vision, color vision, peripheral vision, depth perception, and the ability to adjust focus. The employee must occasionally lift and/or move up to 25 pounds or more.

The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. This job is performed generally in an office environment using general office equipment. Some travel between City offices is required to conduct meetings. The noise level in the work environment is usually quiet to moderate. Attendance at council meetings, work sessions, and other meetings may be required, as directed by the Accounting Manager or Finance Commissioner.

It shall be the responsibility of the City of Lebanon Finance Director to assess the type(s) of reasonable accommodations which may be necessary to allow the individual to perform the essential functions of this role and to provide such necessary reasonable accommodations to a qualified individual with a disability, provided that nothing herein shall be construed to require the provision of reasonable accommodations if doing so will impose an undue hardship on the employing agency or a direct threat to the safety of himself/herself or others.

This position is a security-sensitive position.

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

FOR ACCOUNTING PURPOSES ONLY

**BGT #** \_\_\_\_\_

POSTED \_\_\_\_\_

REF # \_\_\_\_\_

INITIALS \_\_\_\_\_

**DEPARTMENT** ACCOUNTING

RCVD FEB 11 2026

**TRANSFER FROM**

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
1109000-79000	BUDGET AMENDMENT	\$ 13,560.00	
11041530-71150	PART-TIME SALARIES	\$ 16,000.00	
	Total	\$ 29,560.00	

**TRANSFER TO**

G/L ACCT NO	ACCT DESCRIPTION	DEBIT	CREDIT
11041530-71110	SALARIES		\$ 20,000.00
11041530-71410	SS & MED TAX		\$ 310.00
11041530-71420	EMP PD BENEFITS		\$ 7,250.00
11041530-71430	RETIREMENT		\$ 2,000.00
	Total		\$ 29,560.00

**REQUESTED BY** Sheri Featherston

**DATE** 2-11-26

**DEPARTMENT HEAD** \_\_\_\_\_

**DATE** \_\_\_\_\_

**FINANCE DIRECTOR** \_\_\_\_\_

**DATE** \_\_\_\_\_

**MAYOR** \_\_\_\_\_

**DATE** \_\_\_\_\_

BEFORE THE FACT

AFTER THE FACT

**REASON FOR THIS TRANSFER:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**RESOLUTION NO. 26-2820**

**A RESOLUTION OF THE CITY COUNCIL OF LEBANON  
TO APPROVE AN AGREEMENT WITH PITNEY BOWES FOR THE CITY'S  
POSTAGE MACHINE**

**WHEREAS**, it is now necessary to approve a lease agreement with Pitney Bowes for the city's postage machine which has been selected from state contract; and

**WHEREAS**, such agreement is for a five-year term and is detailed on the NASPO ValuePoint FMV Lease Agreement (Option C) 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 NASPO ValuePoint FMV Lease Agreement (Option C), attached hereto by reference as though appearing verbatim herein, is hereby approved. The Mayor and Commissioner of Finance Director are hereby authorized to execute such lease agreement.

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



1	MW92705	MailCenter 15in Display
1	N199	Scale Stand
1	SJM2	SoftGuard - 2000
1	STDSL	Standard SLA-Equipment Service Agreement (for MailCenter)
1	SYAB3	Analytics - 2 Products

**Your Payment Plan**

<b>Initial Term: 60 months</b>	<b>Initial Payment Amount:</b>	
<b>Number of Months</b>	<b>Monthly Amount</b>	<b>Billed Quarterly at*</b>
60	\$ 463.57	\$ 1,390.71

- Tax Exempt Certificate Attached
- Tax Exempt Certificate Not Required
- Purchase Power<sup>®</sup> transaction fees included
- Purchase Power<sup>®</sup> transaction fees extra

\*Does not include any applicable sales, use, or property taxes which will be billed separately  
If the equipment listed above is replacing your current meter, your current meter will be taken out of service once this lease commences

**Your Signature Below**

By signing below, you agree to be bound by your State's/Entity's/Cooperative's contract, which is available at <http://www.pb.com/states> and is incorporated by reference. The terms and conditions of this contract will govern this transaction and be binding on us after we have completed our credit and documentation approval process and have signed below. If software is included in the Order, additional terms apply which are either (i) included in your State's contract which is available at <http://www.pb.com/states> or (ii) available by clicking on the hyperlink for that software located at [https://www.naspo.valuepoint.org/search/?term=pitney+bows&page\\_ref=contractors](https://www.naspo.valuepoint.org/search/?term=pitney+bows&page_ref=contractors). Those additional terms are incorporated by reference.

NASPO VALUEPOINT CTR058808, 79240  
State/Entity's Contract#

\_\_\_\_\_  
Lessee Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Email Address

\_\_\_\_\_  
Pitney Bowes Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

**Sales Information**

Scottie Domenico	scottie.domenico@pb.com	
Account Rep Name	Email Address	PBGFS Acceptance

**RESOLUTION NO. 26-2821**

**A RESOLUTION OF THE CITY COUNCIL OF LEBANON  
TO ADOPT AN EXTENDED INSURANCE COVERAGE DURING APPROVED  
LEAVES OF ABSENCE POLICY**

**WHEREAS**, it is now necessary to adopt a policy regarding extended insurance coverage during approved leaves of absence to set clear guidelines and to ensure legally compliant procedures; and

**WHEREAS**, the Extended Insurance Coverage During Approved Leaves of Absence Policy is attached hereto by reference as if appearing verbatim herein.

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

Section 1. The Extended Insurance Coverage During Approved Leaves of Absence Policy, attached hereto by reference as though appearing verbatim herein, is hereby approved. The Mayor and Human Resources Director are hereby authorized to implement such policy.

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



## City of Lebanon

**Date: February 4, 2026**

**To: City of Lebanon Mayor Rick Bell and Council Members**

**Re: Extended Insurance Coverage During Approved Leaves of Absence**

The purpose of presenting this **Extended Insurance Coverage During Approved Leaves of Absence Policy** is to ensure the City of Lebanon maintains strong compliance with applicable federal and state regulations, including the Family and Medical Leave Act (FMLA), Americans with Disabilities Act and Amendments Act (ADA and ADAAA), and the Uniformed Services Employment and Reemployment Rights Act (USERRA).

This policy provides clear guidance to City employees regarding the terms, conditions, and duration of employer-sponsored health, dental, vision, life, and disability insurance coverage while on an approved leave of absence. Additionally, this policy is intended to resolve existing conflicts between City practice or policy and insurance carrier plan documents, providing consistent, transparent, and legally compliant procedures.

This policy revision reflects guidance received by Human Resources following consultation with the City's Legal Department and with the Ogletree Deakins Leaves of Absence/Reasonable Accommodation Practice Group. By formally codifying these procedures, the City demonstrates its commitment to regulatory compliance and provides employees with greater clarity and assurance regarding their insurance benefits during periods of leave.



## City of Lebanon

### Extended Insurance Coverage During Approved Leaves of Absence Policy

#### 1. Purpose

The purpose of this policy is to define the continuation of employer-sponsored health, dental, and vision insurance coverage, as well as life and disability insurance, for eligible City of Lebanon employees who are on approved leaves of absence, and their qualified beneficiaries. This policy ensures compliance with federal law (FMLA and USERRA) while also providing extended coverage beyond the federal minimums.

---

#### 2. Scope

This policy applies to all eligible City of Lebanon employees and each qualified beneficiary (as defined under COBRA) who are enrolled in the City's group health, dental, vision, life, and disability insurance plans at the time the approved leave of absence begins.

---

#### 3. Eligible Leaves of Absence

Insurance coverage continuation under this policy applies to employees on any approved leave of absence, including but not limited to:

- Family and Medical Leave Act (FMLA)
  - Tennessee Maternity Leave Act (Parental Leave)
  - Americans with Disabilities Act (ADA)-related leave
  - Uniformed Services Employment and Reemployment Rights Act (USERRA)
  - Workers' Compensation leave (Workers' Compensation leave runs concurrently with FMLA for eligible employees)
  - Any other City-approved leave of absence
- 

#### 4. Federally Required Continuation Coverage

##### A. FMLA

- Eligible employees are entitled to maintain group health coverage for up to 12 weeks (or 26 weeks for military caregiver leave) during unpaid FMLA leave under the same terms and conditions as if actively employed.
- Workers' Compensation leave runs concurrently with FMLA when applicable.
- Employees must continue to pay their normal share of premiums. Failure to pay may result in loss of coverage under federal rules.

## **B. USERRA**

- Employees on military leave of 31 days or more must be offered the option to continue group health coverage, including dependents, for up to 24 months, paying no more than 102% of the total premium.
- Employees on military leave under 31 days continue coverage as if actively working, paying their normal employee share of premiums.
- Upon return from military leave, coverage must be reinstated in compliance with the terms and conditions of the carrier plan rules, except for service-related injuries or illnesses.

## **C. COBRA**

- Upon a qualifying event that ends active coverage, eligible employees and qualified beneficiaries may elect COBRA continuation coverage.
- Coverage is generally available for up to 18 months for most qualifying events. Certain events, such as disability or a second qualifying event, may extend coverage up to 29 or 36 months in accordance with federal law.
- COBRA continuation coverage is offered at 102% of the total premium per month, as permitted by federal law.
- Employees and beneficiaries are responsible for timely election and premium payment to maintain coverage.

---

## **5. City of Lebanon Extended Coverage**

- In addition to federal requirements, the City provides continued employer-sponsored health, dental, and vision insurance coverage for eligible employees and their qualified beneficiaries for a maximum of six (6) months, which runs concurrent with the approved leave. This coverage is not additional to the leave period but ensures insurance continuation throughout the duration of the leave, up to the six-month limit.
  - This 6 month time period also aligns with the Employee Short Term Disability maximum time period, before Long Term Disability is potentially activated.
- This extended coverage applies regardless of whether the employee is in paid or unpaid status.
- The City will pay the employer share of premiums, while employees are responsible for their normal employee share.
- If coverage is canceled due to nonpayment, COBRA and/or USERRA notices will be provided to allow continuation under federal law.
- This extended coverage ensures employees maintain uninterrupted insurance beyond federal minimums while on approved City leave, including situations where an employee's leave extends beyond 12 weeks under FMLA due to continuation through Workers' Compensation or ADA-related leave.
- Exhaustion of FMLA Without ADA Protection: If an employee has used all 12 weeks of FMLA leave and cannot return to their job, and their condition does not qualify as a disability under the ADA, or no reasonable accommodation can be made without causing undue hardship (significant difficulty or expense) to the employer, then employment may be terminated. In such cases, there is no extension of City-provided insurance coverage, but the employee and any qualified beneficiaries will receive COBRA continuation notices to allow them to maintain coverage independently.

---

## **6. Premium Payments During the Extended Coverage Period**

1. Employees must remit their employee share of premiums during both the City's extended coverage and any federally required continuation period.
  2. Benefits Administration will send the employee a letter detailing the premiums owed and instructions for payment to continue coverage while on leave.
  3. Late or missed payments may result in cancellation of coverage, consistent with plan rules and federal law.
  4. If coverage is terminated for nonpayment, COBRA or USERRA continuation rights will be provided.
- 

## **7. Life and Disability Insurance Coverage**

1. Continuation of life and disability insurance benefits provided through Mutual of Omaha during an employee's leave of absence shall be governed by the terms, conditions, limitations, and eligibility requirements outlined in the Mutual of Omaha plan documents and contracts.
  2. The City will continue to pay the employer's share of premiums for life and disability coverage during approved leave, but not longer than the permitted continuation of coverage allowed by the Mutual of Omaha terms.
  3. Employees remain responsible for their required share of premiums during the leave.
  4. The City does not guarantee continuation of life or disability insurance coverage beyond what is permitted by the insurer.
- 

## **8. Reinstatement of Coverage Upon Return to Work**

- When an employee returns to active employment following an approved leave of absence, insurance coverage for the employee and any enrolled dependents will be reinstated in accordance with applicable carrier plan terms, eligibility requirements, and standard waiting periods.
  - Coverage will resume under normal plan provisions, including any required employee contribution obligations.
- 

## **9. Administration of the Policy**

- The Human Resources Department is responsible for administering this policy, including eligibility determination, leave monitoring, premium collection, and coordination of insurance, COBRA, and USERRA notices.
  - This policy is intended to comply with federal and state law and insurance carrier requirements. In the event of a conflict, applicable law or plan documents shall prevail.
- 

## **10. Policy Review and Modification**

The City of Lebanon reserves the right to modify, amend, or terminate this policy at any time, subject to applicable law.

**11. Coverage Summary Table (updated)**

Type of Leave / Coverage	Coverage Period	Employee Premium Responsibility	Employer Premium Responsibility	Notes / Conditions
<b>Family Medical Leave Act (FMLA)</b>	Up to 12 weeks (26 weeks for military caregiver leave)	Normal employee share	Normal employer share	Coverage maintained under same terms as active employment. Workers' Comp leave runs concurrently. Failure to pay may result in loss of coverage.
<b>Tennessee Maternity Leave Act (TMLA)</b>	Up to 16 weeks for parental leave (12 weeks concurrent with FMLA + 4 additional weeks)	Normal employee share	Normal employer share	Coverage maintained under same terms as active employment. Failure to pay may result in loss of coverage.
<b>USERRA (military leave &lt;31 days)</b>	While on leave	Normal employee share	Normal employer share	Coverage continues as if actively employed. Reinstatement upon return per plan rules.
<b>USERRA (military leave ≥31 days)</b>	Up to 24 months	Up to 102% of total premium	N/A	COBRA-like continuation offered. Reinstatement upon return per plan rules, except for service-related injuries/illnesses.
<b>COBRA</b>	18 months (standard); up to 29–36 months for disability or second qualifying events	102% of total premium	N/A	Applies after qualifying event ends active coverage. Timely election and payment required.
<b>City Extended Coverage</b>	Up to a maximum of 6 months which runs concurrent with the approved leave	Normal employee share	Normal employer share	Applies to all approved City leaves. Ensures uninterrupted coverage beyond FMLA, TMLA, Workers' Comp, USERRA or ADA extensions.
<b>Exhaustion of FMLA Without ADA Protection</b>	N/A	N/A	N/A	Employment may be terminated, no City extended coverage. COBRA notice provided to maintain coverage independently.
<b>Life &amp; Disability Insurance</b>	Per Mutual of Omaha plan terms	Employee share continues	Employer share continues per plan	Coverage governed by plan terms; City does not guarantee continuation beyond plan provisions.

Coverage includes Health, Dental, Vision, Life, Disability plans, both employer sponsored and voluntary elections.

**RESOLUTION NO. 26-2822**

**A RESOLUTION OF THE CITY COUNCIL OF LEBANON  
TO APPROVE THE REVISED DEBT MANAGEMENT POLICY**

**WHEREAS**, the Lebanon City Council adopted a debt management policy on December 20, 2011, by Res. No. 11-1604 as required by the Tennessee State Funding Board; and

**WHEREAS**, revisions to such debt management policy are now necessary.

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

Section 1. The revised City of Lebanon, TN Debt Policy, attached hereto and incorporated by reference as if appearing verbatim herein, is hereby approved. The Mayor and Finance Director are hereby authorized to implement such policy.

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

Adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

Attest:

Approved:

\_\_\_\_\_  
Finance Director

\_\_\_\_\_  
Mayor

Approved as to form:

\_\_\_\_\_  
City Attorney

## City of Lebanon, TN Debt Policy

The purpose of this debt policy is to establish a set of parameters by which debt obligations will be undertaken by the City of Lebanon, TN. This policy reinforces the commitment of the City and its officials to manage the financial affairs of the City to minimize risk, avoid conflicts of interest and ensure transparency while still meeting the capital needs of the City. A debt management policy signals to the public and the rating agencies that the City is using a disciplined and defined approach to financing operating and capital needs and fulfills the requirements of the State of Tennessee regarding the adoption of a debt management policy.

The goal of this policy is to assist decision makers in planning, issuing and managing debt obligations by providing clear direction as to the steps, substance and outcomes desired. In addition, greater stability over the long-term will be generated by the use of consistent guidelines in issuing debt.

Definition of Debt: All obligations of the City to repay, with or without interest, in installments and/or at a later date, some amount of money utilized for the purchase, construction, or operation of City resources. This includes but is not limited to notes, bond issues, financing leases, and loans of any type (*whether from an outside source such as a bank or from another internal fund*).

Approval of Debt: Bond anticipation notes, capital outlay notes, grant anticipation notes, tax and revenue anticipation notes (including any interfund loans) and certain non-exempt financing leases will be submitted to the State of Tennessee Comptroller's Division of Local Government Finance and the City Council prior to adoption of the authorizing resolution for capital outlay notes and prior to issuance or entering into all other notes. A plan for refunding debt issues will also be submitted to the Comptroller's Office prior to adoption of the authorizing resolution by the governing body and issuance.

### Transparency:

- The City shall comply with legal requirements for notice and for public meetings related to debt issuance.
- All notices shall be posted in the customary and required posting locations, including as required local newspapers, bulletin boards, and websites.
- All costs (including principal, interest, issuance, continuing, and one-time) shall be clearly presented and disclosed to the citizens, City Council, and other stakeholders in a timely manner.
- The terms and life of each debt issue shall be clearly presented and disclosed to the citizens/members, City Council, and other stakeholders in a timely manner.

- A debt service schedule outlining the rate of retirement for the principal amount shall be clearly presented and disclosed to the citizens/members, City Council, and other stakeholders in a timely manner.

#### Role of Debt:

- Long-term debt shall not be used to finance current operations. Long-term debt may be used for capital purchases or construction identified through the capital improvement, regional development, transportation, or master process or plan. Short-term debt may be used for certain projects and equipment financing as well as for operational borrowing; however, the City will minimize the use of short-term cash flow borrowings by maintaining adequate working capital for enterprise funds, available cash for governmental funds, and close budget management.
- In accordance with Generally Accepted Accounting Principles and state law,
  1. The maturity of the underlying debt will not be more than the useful life of the assets purchased or built with the debt, not to exceed 30 years; however, an exception may be made with respect to federally sponsored loans, provided such an exception is consistent with law and accepted practices.
  2. Debt issued for operating expenses must be repaid within the same fiscal year of issuance or incurrence.

#### Types and Limits of Debt:

- The limitation on total outstanding debt must be reviewed prior to the issuance of any new debt.
- The City's total outstanding debt obligation will be monitored and reported to the City Council by Finance Director and on a schedule established in the policy). The Finance Director shall monitor the maturities and terms and conditions of all obligations to ensure compliance. The Finance Director shall also report to the City Council any matter that adversely affects the credit or financial integrity of the City.
- The City has issued General Obligation Bonds, Revenue Bonds, Loans, Notes, and other allowable debts and is authorized to issue General Obligation bonds, Revenue bonds, TIFs, loans, notes, financing leases, and other debt allowed by law.
- The City will seek to structure debt with *level or declining* debt service payments over the life of each individual bond issue, loan, or other debt obligation.
- As a rule, the City will not backload, use "wrap-around" techniques, balloon payments or other exotic formats to pursue *the financing of projects*. When

refunding opportunities, natural disasters, other non-general fund revenues, or other external factors occur, the City may utilize non-level debt methods. However, the use of such methods must be thoroughly discussed in a public meeting and the mayor and governing body must determine such use is justified and in the best interest of the city, as well as submitted to the Comptroller's Office for approval.

- The City may use financing leases (formerly called capital leases) to finance projects. The City will follow the guidance established by the Comptroller of the Treasury, Division of Local Government Finance when assessing potential financing leases. This guidance is pursuant to TCA 9-24-101 "Uniformity in Local Government Lease Financing Act of 2021" and the Division of Local Government Finance's Debt Manual. ([Tennessee Debt Manual for Local Governments](#))
- Bonds backed with a general obligations pledge often have lower interest rates than revenue bonds. The City may use its General Obligation pledge with revenue bond issues when the populations served by the revenue bond projects overlap or significantly are the same as the property tax base of the City. The City Council and management are committed to maintaining rates and fee structures of revenue supported debt at levels that will not require a subsidy from the City's General Fund. *[This provision is necessary only if the City has a source of repayment for a revenue bond, such as a water or sewer system.]*

#### Use of Heightened Risk Debt:

- As defined in state law, heightened risk debt is debt that contains: a variable interest rate; an interest rate reset provision; or a put option where the holder of the debt can demand repayment with a certain notice. The City recognizes the value of heightened risk debt obligations and that cities have greatly benefitted from the use of heightened risk debt in the financing of needed infrastructure and capital improvements.
- However, the City also recognizes there are inherent risks associated with the use of heightened risk debt and will implement steps to mitigate these risks, including:
  1. When considering heightened risk debt, municipal officials will:
    - Use such obligations only when they fully understand the associated risks; and
    - Evaluate alternative financing options that avoid heightened-risk terms.
  2. The City will annually include in its budget an interest rate assumption for any outstanding variable rate debt that takes market fluctuations affecting the rate of interest into consideration.
  3. Prior to entering into any heightened risk debt obligation that is backed by insurance and secured by a liquidity provider, the City Council shall be informed of the potential effect on rates as well as any additional costs that might be incurred should the insurance fail.
  4. Prior to entering into any heightened risk debt obligation that is backed

by a letter of credit provider, the City Council shall be informed of the potential effect on rates as well as any additional costs that might be incurred should the letter of credit fail.

5. Prior to entering any heightened risk debt obligation, the City Council will be informed of any terms, conditions, fees, or other costs associated with the prepayment of heightened risk debt obligations.
6. The City shall consult with persons familiar with the arbitrage rules to determine applicability, legal responsibility, and potential consequences associated with any heightened risk debt obligation.
7. The City will not consider any debt obligation with a put option, as defined in TCA 9-21-409, unless the put option date is clearly stated in the obligation and the obligation requires at least 120 days' notice of ability to force repayment before the final maturity.
8. The City will not consider any debt obligation with an interest rate reset provision as defined in TCA 9-21-409, unless the interest rate reset date or interval is clearly stated in the obligation and the obligation requires at least 60 days' notice of an interest rate change.
9. Prior to entering into any heightened risk debt obligation, The City shall obtain approval from the Comptroller's Office.

#### Use of Derivatives:

- The City chooses not to use derivative or other exotic financial structures in the management of the City's debt portfolio.
- Prior to any reversal of this provision:
  1. A written management report outlining the potential benefits and consequences of utilizing these structures must be submitted to the City Council; and
  2. The City Council must adopt a specific amendment to this policy concerning the use of derivatives or interest rate agreements that complies with the State Funding Board Guidelines.

#### Costs of Debt:

- All costs associated with the initial issuance or incurrence of debt, management and repayment of debt (including interest, principal, and fees or charges) shall be disclosed prior to action by the City Council in accordance with the notice requirements stated above.
- In cases of variable interest or non-specified costs, detailed explanation of the assumptions shall be provided along with the complete estimate of total costs anticipated to be incurred as part of the debt issue.
- Costs related to the repayment of debt, including liabilities for future years, shall be provided in context of the annual budgets from which such payments will be funded (i.e., General Obligations bonds in context of the General Fund, Revenue

bonds in context of the dedicated revenue stream and related expenditures, loans and notes).

#### Refinancing Outstanding Debt:

- The City will refund debt when it is in the best financial interest of the City to do so, and the Chief Financial Officer shall have the responsibility to analyze outstanding bond issues for refunding opportunities. The Comptroller's Office must review the refunding plan prior to the decision being approved by the governing body, and all plans for current or advance refunding (no longer tax-exempt) of debt must be in compliance with state laws and regulations.
- The Chief Financial Officer will consider the following issues when analyzing possible refunding opportunities:
  1. Onerous Restrictions – Debt may be refinanced to eliminate onerous or restrictive covenants contained in existing debt documents, or to take advantage of changing financial conditions or interest rates.
  2. Restructuring for Economic Purposes – The City will refund debt when it is in the best financial interest of the City to do so. Such refunding may include restructuring to meet unanticipated revenue expectations, achieve cost savings, mitigate irregular debt service payments, or to release reserve funds. Current refunding opportunities may be considered by the Chief Financial Officer if the refunding generates positive present value savings, and the Chief Financial Officer must establish a minimum present value savings threshold for any refinancing.
  3. Term of Refunding Issues – The City will refund bonds within the term of the originally issued debt. However, the Chief Financial Officer may consider maturity extension, when necessary to achieve a desired outcome, provided such extension is legally permissible. The Chief Financial Officer may also consider shortening the term of the originally issued debt to realize greater savings. The remaining useful life of the financed facility and the concept of inter-generational equity should guide this decision.
  4. Escrow Structuring – The City shall utilize the least costly securities available in structuring refunding escrows. Under no circumstances shall an underwriter, agent or financial advisor sell escrow securities to the City from its own account.
  5. Arbitrage – The City shall consult with persons familiar with the arbitrage rules to determine applicability, legal responsibility, and potential consequences associated with any refunding.

#### Professional Services:

The City shall require all professionals engaged in the process of issuing debt to clearly disclose all compensation and consideration received related to services provided in the debt issuance process by both the City and the lender or conduit issuer, if any. This

includes “soft” costs or compensations in lieu of direct payments.

- Counsel: The City shall enter into an engagement letter agreement with each lawyer or law firm representing the City in a debt transaction. *(No engagement letter is required for any lawyer who is an employee of the City or lawyer or law firm which is under a general appointment or contract to serve as counsel to the City. The City does not need an engagement letter with counsel not representing the City, such as underwriters’ counsel.)*
- Financial Advisor: *(If the City chooses to hire financial advisors)* The City shall enter into a written agreement with each person or firm serving as financial advisor for debt management and transactions. Written agreements with a financial advisor should be limited to a specific transaction; or, if The City desires to maintain an ongoing relationship with a financial advisor, then the agreement should be reviewed by the governing body annually. The written agreement should define a clear notice period for termination by either party.
  - Whether in a competitive sale or negotiated sale, the financial advisor shall not be permitted to bid on, privately place or underwrite an issue for which they are or have been providing advisory services for the issuance or broker any other debt transactions for the City.
- Underwriter: *(If there is an underwriter)* The City shall require the Underwriter to clearly identify itself in writing *(e.g., in a response to a request for proposals or in promotional materials provided to an issuer)* as an underwriter and not as a financial advisor from the earliest stages of its relationship with the City with respect to that issue. The Underwriter must clarify its primary role as a purchaser of securities in an arm’s-length commercial transaction and that it has financial and other interests that differ from those of the Entity. The Underwriter in a publicly offered, negotiated sale shall be required to provide pricing information both as to interest rates and to takedown per maturity to the *(governing body or designated City official)* in advance of the pricing of the debt. Underwriter relationship will be reviewed at each new issuance of debt by the City.

Conflicts:

- Professionals involved in a debt transaction hired or compensated by the City shall be required to disclose to the City existing client and business relationships between and among the professionals to a transaction (including but not limited to financial advisor, swap advisor, bond counsel, swap counsel, trustee, paying agent, liquidity or credit enhancement provider, underwriter, counterparty, and remarketing agent), as well as conduit issuers, sponsoring organizations and program administrators. This disclosure shall include that information reasonably sufficient to allow the City to appreciate the significance of the relationships.
- Professionals who become involved in the debt transaction as a result of a bid submitted in a widely and publicly advertised competitive sale conducted using an industry standard, electronic bidding platform are not subject to this disclosure.

No disclosure is required that would violate any rule or regulation of professional conduct.

Review of Policy:

This policy shall be reviewed at least annually by the City Council with the approval of the annual budget. Any amendments shall be considered and approved in the same process as the initial adoption of this Policy, with opportunity for public input.

Compliance:

The Finance Director is responsible for ensuring compliance with this policy.

*References:*

T.C.A. §§ 7-51-901 thru 911 - Contracts, Leases, and Lease Purchase Agreements

T.C.A. § 9, Part 21 – Local Government Public Obligations Law

T.C.A. § 9-24-101 - Uniformity in Local Government Lease Financing Act of 2021

Government Finance Officers Association (GFOA) [Debt Management Policy \(gfoa.org\)](http://gfoa.org)

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**RESOLUTION NO. 11-1604**

**A RESOLUTION OF THE CITY COUNCIL OF LEBANON TO APPROVE A DEBT MANAGEMENT POLICY AS REQUIRED BY THE TENNESSEE STATE FUNDING BOARD**

**WHEREAS**, the Tennessee State Funding Board requires the City of Lebanon to adopt a Debt Management Policy.

**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 adopt the City of Lebanon, TN Debt Policy, attached hereto and incorporated by reference as if appearing verbatim herein.

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

Adopted this 20th day of December, 2011.

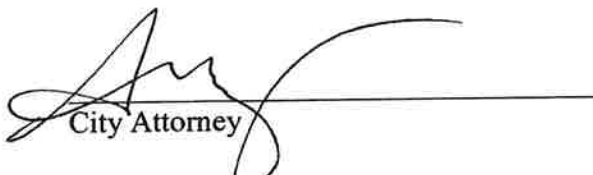
Attest:

Approved:

  
\_\_\_\_\_  
Commissioner of Finance & Revenue

  
\_\_\_\_\_  
Mayor

Approved as to form:

  
\_\_\_\_\_  
City Attorney

## City of Lebanon, TN Debt Policy

The purpose of this debt policy is to establish a set of parameters by which debt obligations will be undertaken by the City of Lebanon, TN. This policy reinforces the commitment of the City and its officials to manage the financial affairs of the City so as to minimize risks, avoid conflicts of interest and ensure transparency while still meeting the capital needs of the City. A debt management policy signals to the public and the rating agencies that the City is using a disciplined and defined approach to financing capital needs and fulfills the requirements of the State of Tennessee regarding the adoption of a debt management policy.

The goal of this policy is to assist decision makers in planning, issuing and managing debt obligations by providing clear direction as to the steps, substance and outcomes desired. In addition, greater stability over the long-term will be generated by the use of consistent guidelines in issuing debt.

Definition of Debt: All obligations of the City to repay, with or without interest, in installments and/or at a later date, some amount of money utilized for the purchase, construction, or operation of City resources. This includes but is not limited to notes, bond issues, capital leases, and loans of any type (*whether from an outside source such as a bank or from another internal fund*).

Approval of Debt: Bond anticipation notes, capital outlay notes, grant anticipation notes, and tax and revenue anticipation notes will be submitted to the State of Tennessee Comptroller's Office and the City Council prior to issuance or entering into the obligation. A plan for refunding debt issues will also be submitted to the Comptroller's Office prior to issuance. Capital or equipment leases may be entered into by the City Council; however, details on the lease agreement will be forwarded to the Comptroller's Office on the specified form within 45 days.

### Transparency:

- The City shall comply with legal requirements for notice and for public meetings related to debt issuance.
- All notices shall be posted in the customary and required posting locations, including as required local newspapers, bulletin boards, and websites.
- All costs (including principal, interest, issuance, continuing, and one-time) shall be clearly presented and disclosed to the citizens, City Council, and other stakeholders in a timely manner.

- **The terms and life of each debt issue shall be clearly presented and disclosed to the citizens/members, City Council, and other stakeholders in a timely manner.**
- **A debt service schedule outlining the rate of retirement for the principal amount shall be clearly presented and disclosed to the citizens/members, City Council, and other stakeholders in a timely manner.**

Role of Debt:

- Long-term debt shall not be used to finance current operations. Long-term debt may be used for capital purchases or construction identified through the capital improvement, regional development, transportation, or master process or plan. Short-term debt may be used for certain projects and equipment financing as well as for operational borrowing; however, the City will minimize the use of short-term cash flow borrowings by maintaining adequate working capital and close budget management.
- In accordance with Generally Accepted Accounting Principles and state law,
  1. The maturity of the underlying debt will not be more than the useful life of the assets purchased or built with the debt, not to exceed 30 years; however, an exception may be made with respect to federally sponsored loans, provided such an exception is consistent with law and accepted practices.
  2. Debt issued for operating expenses must be repaid within the same fiscal year of issuance or incurrence.

Types and Limits of Debt:

- The City will seek to limit total outstanding debt obligations to 3% of assessments as of the most recent assessment or \$25,000,000 whichever is less, excluding overlapping debt, enterprise debt, and revenue debt.
- The limitation on total outstanding debt must be reviewed prior to the issuance of any new debt.
- The City's total outstanding debt obligation will be monitored and reported to the City Council by the Commissioner of Finance & Revenue and on a schedule established in the policy. The Commissioner of Finance & Revenue shall monitor the maturities and terms and conditions of all obligations to ensure compliance. The Commissioner of Finance & Revenue shall also report to the City Council any matter that adversely affects the credit or financial integrity of the City.
- The City has issued General Obligation bonds, Revenue bonds, loans, notes and other allowable debt and is authorized to issue General Obligation bonds, Revenue bonds, TIFs, loans, notes and other debt allowed by law.
- The City will seek to structure debt with *level or declining* debt service payments over the life of each individual bond issue or loan.
- As a rule, the City will not backload, use "wrap-around" techniques, balloon payments or other exotic formats to pursue the financing of projects. When

refunding opportunities, natural disasters, other non-general fund revenues, or other external factors occur, the City may utilize non-level debt methods. However, the use of such methods must be thoroughly discussed in a public meeting and the mayor and governing body must determine such use is justified and in the best interest of the city.

- The City may use capital leases to finance short-term projects.
- Bonds backed with a general obligations pledge often have lower interest rates than revenue bonds. The City may use its General Obligation pledge with revenue bond issues when the populations served by the revenue bond projects overlap or significantly are the same as the property tax base of the City. The City Council and management are committed to maintaining rates and fee structures of revenue supported debt at levels that will not require a subsidy from the City's General Fund.

#### Use of Variable Rate Debt:

- The City recognizes the value of variable rate debt obligations and that cities have greatly benefited from the use of variable rate debt in the financing of needed infrastructure and capital improvements.
- However, the City also recognizes there are inherent risks associated with the use of variable rate debt and will implement steps to mitigate these risks; including:
  1. The City will annually include in its budget an interest rate assumption for any outstanding variable rate debt that takes market fluctuations affecting the rate of interest into consideration.
  2. Prior to entering into any variable rate debt obligation that is backed by insurance and secured by a liquidity provider, the City Council shall be informed of the potential affect on rates as well as any additional costs that might be incurred should the insurance fail.
  3. Prior to entering into any variable rate debt obligation that is backed by a letter of credit provider, the City Council shall be informed of the potential affect on rates as well as any additional costs that might be incurred should the letter of credit fail.
  4. Prior to entering into any variable rate debt obligation, the City Council will be informed of any terms, conditions, fees, or other costs associated with the prepayment of variable rate debt obligations.
  5. The City shall consult with persons familiar with the arbitrage rules to determine applicability, legal responsibility, and potential consequences associated with any variable rate debt obligation.

#### Use of Derivatives:

- The City chooses not to use derivative or other exotic financial structures in the management of the City's debt portfolio.
- Prior to any reversal of this provision:
  1. A written management report outlining the potential benefits and consequences of utilizing these structures must be submitted to the City Council; and
  2. The City Council must adopt a specific amendment to this policy concerning the use of derivatives or interest rate agreements that complies with the State Funding Board Guidelines.

#### Costs of Debt:

- All costs associated with the initial issuance or incurrence of debt, management and repayment of debt (including interest, principal, and fees or charges) shall be disclosed prior to action by the City Council in accordance with the notice requirements stated above.
- In cases of variable interest or non-specified costs, detailed explanation of the assumptions shall be provided along with the complete estimate of total costs anticipated to be incurred as part of the debt issue.
- Costs related to the repayment of debt, including liabilities for future years, shall be provided in context of the annual budgets from which such payments will be funded (i.e. General Obligations bonds in context of the General Fund, Revenue bonds in context of the dedicated revenue stream and related expenditures, loans and notes).

#### Refinancing Outstanding Debt:

- The City will refund debt when it is in the best financial interest of the City to do so, and the Commissioner of Finance & Revenue shall have the responsibility to analyze outstanding bond issues for refunding opportunities. The decision to refinance must be explicitly approved by the governing body, and all plans for current or advance refunding of debt must be in compliance with state laws and regulations.
- The Commissioner of Finance & Revenue will consider the following issues when analyzing possible refunding opportunities:
  1. Onerous Restrictions — Debt may be refinanced to eliminate onerous or restrictive covenants contained in existing debt documents, or to take advantage of changing financial conditions or interest rates.
  2. Restructuring for Economic Purposes — The City will refund debt when it is in the best financial interest of the City to do so. Such refunding may include restructuring to meet unanticipated revenue expectations, achieve cost savings, mitigate irregular debt service payments, or to

release reserve funds. Current refunding opportunities may be considered by the Chief Financial Officer if the refunding generates positive present value savings, and the Chief Financial Officer must establish a minimum present value savings threshold for any refinancing.

3. Term of Refunding Issues — The City will refund bonds within the term of the originally issued debt. However, the Chief Financial Officer may consider maturity extension, when necessary to achieve a desired outcome, provided such extension is legally permissible. The Chief Financial Officer may also consider shortening the term of the originally issued debt to realize greater savings. The remaining useful life of the financed facility and the concept of inter-generational equity should guide this decision.
4. Escrow Structuring— The City shall utilize the least costly securities available in structuring refunding escrows. Under no circumstances shall an underwriter, agent or financial advisor sell escrow securities to the City from its own account.
5. Arbitrage — The City shall consult with persons familiar with the arbitrage rules to determine applicability, legal responsibility, and potential consequences associated with any refunding.

#### Professional Services:

**The City shall require all professionals engaged in the process of issuing debt to clearly disclose all compensation and consideration received related to services provided in the debt issuance process by both the City and the lender or conduit issuer, if any. This includes "soft" costs or compensations in lieu of direct payments.**

- **Counsel:** The City shall enter into an engagement letter agreement with each lawyer or law firm representing the City in a debt transaction. *(No engagement letter is required for any lawyer who is an employee of the City or lawyer or law firm which is under a general appointment or contract to serve as counsel to the City. The City does not need an engagement letter with counsel not representing the City, such as underwriters' counsel.)*
- **Financial Advisor:** If the City chooses to hire financial advisors, the City shall enter into a written agreement with each person or firm serving as financial advisor for debt management and transactions.
  - **Whether in a competitive sale or negotiated sale, the financial advisor shall not be permitted to bid on, privately place or underwrite an issue for which they are or have been providing advisory services for the issuance or broker any other debt transactions for the City**
- **Underwriter:** If there is an underwriter, the City shall require the Underwriter to clearly identify itself in writing *(e.g., in a response to a request for proposals or in promotional materials provided to an issuer)* as an underwriter and not as a financial advisor from the earliest stages of its relationship with the City with respect to that issue. The Underwriter must clarify its primary role as a purchaser of securities in an arm's-length commercial transaction and that it

**has financial and other interests that differ from those of the Entity. The Underwriter in a publicly offered, negotiated sale shall be required to provide pricing information both as to interest rates and to takedown per maturity to the City Council in advance of the pricing of the debt.**

**Conflicts:**

- **Professionals involved in a debt transaction hired or compensated by the City shall be required to disclose to the City existing client and business relationships between and among the professionals to a transaction (including but not limited to financial advisor, swap advisor, bond counsel, swap counsel, trustee, paying agent, liquidity or credit enhancement provider, underwriter, counterparty, and remarketing agent), as well as conduit issuers, sponsoring organizations and program administrators. This disclosure shall include that information reasonably sufficient to allow the City to appreciate the significance of the relationships.**
- **Professionals who become involved in the debt transaction as a result of a bid submitted in a widely and publicly advertised competitive sale conducted using an industry standard, electronic bidding platform are not subject to this disclosure. No disclosure is required that would violate any rule or regulation of professional conduct.**

**Review of Policy:**

This policy shall be reviewed at least annually by the City Council with the approval of the annual budget. Any amendments shall be considered and approved in the same process as the initial adoption of this Policy, with opportunity for public input.

**Compliance:**

Commissioner of Finance & Revenue is responsible for ensuring compliance with this policy.

TCA References: TCA 7, Part 9 — Contracts, Leases, and Lease Purchase Agreements  
TCA 9, Part 21— Local Government Public Obligations Law

RESOLUTION NO. 26-2823

**RESOLUTION AUTHORIZING A LOAN PURSUANT TO A LOAN AGREEMENT BETWEEN THE CITY OF LEBANON, TENNESSEE, AND THE PUBLIC BUILDING AUTHORITY OF THE CITY OF CLARKSVILLE, TENNESSEE, IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED \$3,500,000; AUTHORIZING THE EXECUTION AND DELIVERY OF SUCH LOAN AGREEMENT AND OTHER DOCUMENTS RELATING TO SAID LOAN; APPROVING THE ISSUANCE OF A BOND BY SUCH PUBLIC BUILDING AUTHORITY; PROVIDING FOR THE APPLICATION OF THE PROCEEDS OF SAID LOAN AND THE PAYMENT OF SUCH INDEBTEDNESS; CONSENTING TO THE ASSIGNMENT OF THE CITY'S OBLIGATION UNDER SUCH LOAN AGREEMENT; AND, CERTAIN OTHER MATTERS**

**WHEREAS**, the City Council (the "City Council"), of the City of Lebanon, Tennessee (the "Municipality" or the "City"), has determined that it is necessary to finance the costs of certain "public works projects", as defined in Title 9, Chapter 21, Tennessee Code Annotated, as from time to time amended and supplemented, consisting of financing all or a portion of the costs of the extension, construction, improvement, and equipping of the gas system of the City, including but not necessarily limited to, Castle Heights Main Replacement, Indian Hills Main Replacement, Columbia Gulf Upgrade, and Misc. Regulator Station Upgrade, the acquisition of all other property real and personal appurtenant thereto and connected with such work, to pay all legal, fiscal, administrative, planning, and engineering costs incident thereto, and to pay costs incident to the issuance of the Bond and the loan of the proceeds thereof to the City (collectively, the "Project"), by obtaining a loan from The Public Building Authority of the City of Clarksville, Tennessee (the "Authority");

**WHEREAS**, it has been determined by the City Council of the City to be in the best interests of the City to finance the Project through The Tennessee Municipal Bond Fund ("TMBF") fixed rate loan program;

**WHEREAS**, the Authority has been established pursuant to the provisions of Title 12, Chapter 10, Tennessee Code Annotated, as amended (the "Act"), and is authorized pursuant to the provisions of the Act to issue its bonds from time to time, in one more series, and to loan the proceeds thereof to the Municipality for the above described purposes;

**WHEREAS**, in order to effectuate the program, the Issuer has authorized and approved by its Resolution, adopted April 29, 2025, the issuance of its Local Government Loan Program Bonds, in an aggregate principal amount not to exceed \$300,000,000;

**WHEREAS**, the Authority will issue its Local Government Loan Program Bond, Series 2026 (City of Lebanon Gas System Loan) (the "Bond"), in the principal amount of not to exceed \$3,500,000, and loan the proceeds thereof to the Municipality pursuant to the provisions of a Loan Agreement, by and among the City, the Authority, and the Purchaser, as hereinafter defined, to be dated the date of issuance and delivery (the "Loan Agreement");

**WHEREAS**, the City Council of the City has on the date hereof adopted an Initial Resolution authorizing the borrowing of funds and the incurring of indebtedness for the purpose of financing the Project in the amount of not to exceed \$3,500,000, and the Finance Director has been instructed to publish such Initial Resolution together with the Notice required by Section 9-21-206 of Tennessee Code Annotated, as amended, in a local newspaper in the Municipality;

**WHEREAS**, the indebtedness evidenced by the Loan Agreement shall be payable from any and all funds of the Municipality legally available therefor, including, but not necessarily limited to, ad valorem taxes to be levied for such purpose on all taxable property within the corporate limits of the Municipality, without limitation as to time, rate, and amount and for the punctual payment of said principal of, premium, if

any, and interest on, the Loan Agreement, the full faith and credit of the Municipality will be irrevocably pledged; provided, however, it is the intention of the Municipality that the indebtedness evidenced by the Loan Agreement shall be payable from, but not secured by, the revenues to be derived from the operation of the gas system, subject to the payment of reasonable and necessary costs of operating, maintaining, repairing, and insuring such gas system, and to any pledge of such revenues in favor of other obligations of the gas system; and,

**WHEREAS**, the Bond is to be secured by and contain such terms and provisions as set forth in a Bond Purchase Agreement, entered into between the Authority and the purchaser of the Bond (the "Purchaser").

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

**Section 1. Approval of the Loan.** (a) For the purpose of providing funds to finance the Project and to pay costs incident to the issuance and sale of the Bond and the loan of the proceeds thereof to the City, the loan to the City from the Authority is hereby authorized in the principal amount of not to exceed \$3,500,000 and the City is hereby authorized to borrow such funds from the Authority (the "Loan").

(b) The Bond to be issued by the Authority shall bear interest at a fixed rate, which can be reset at five year intervals, to be determined at the time of the issuance of the Bond, as provided in the Loan Agreement. The Mayor and Finance Director are authorized to enter into the Loan Agreement, such Loan Agreement to bear interest at a fixed rate, which can be reset at five year intervals, as the Mayor and Finance Director shall determine is in the best interest of the Municipality. The Municipality shall make payments of interest and principal in the amounts and on the dates set forth in the Loan Agreement from the sources and funds described herein and in the Loan Agreement. The final rate of interest payable on the Loan Agreement shall not exceed the maximum rate of interest permitted by applicable law. The Loan Agreement shall be for a term of twenty years. The final principal and interest payment dates, final interest rate payable, amortization of principal amounts of the loan evidenced by the Loan Agreement, and prepayment provisions of such Loan Agreement, may be established by the Mayor and the Purchaser, at the time of the sale of the Bond and the execution and delivery of the Loan Agreement, as shall be determined to be in the best interests of the Municipality, in accordance with the terms of this Resolution and the Loan Agreement. If the City enters into the Loan Agreement with the Authority to finance the Project, the rate of interest payable on the loan includes an annual administration fee equal to fifteen basis points (0.15%), payable to TMBF, as the program administrator, by the Purchaser, to be paid from each periodic payment of interest on the Loan Agreement, based on the outstanding principal amount of the loan. The weighted average maturity of the Loan shall not exceed the reasonably expected weighted average life of the Project which is hereby estimated to be in excess of twenty (20) years.

(c) **The City Council of the City understands and is aware that the Purchaser has the option to put the Bond for purchase to the Authority during the term of the Loan (the "Put Option"), at certain intervals upon not less than one hundred eighty days' written notice to the Authority, the Tennessee Municipal Bond Fund, as administrator, and the City.**

**The City Council is aware of the risks and benefits associated with the Loan and the Put Option. The City Council finds that the repayment structure of the Loan (including the Put Option) is in the public interest of the City.**

**The City Council further agrees that it is willing to pay additional issuance costs associated with the refunding of the Loan and related Bond in the event the Put Option is exercised by the Purchaser. In the event that the Put Option is exercised by the Purchaser, and the City is unable to**

pay the Loan amount in full on such date and no subsequent holder can be determined, the City Council commits to refund the Loan in the following manner:

- (x) the City Council shall submit a plan of refunding to the Comptroller or Comptroller's designee;
- (y) the final maturity of the refunding debt obligation will not extend beyond the final maturity of the original Loan; and,
- (z) the debt service structure of the refunding debt obligation will be substantially similar to or more declining than the debt structure of the original Loan.

The Board also understands that if the Bank elects to extend the Scheduled Put Option Date, it may at its sole option, elect to change the Loan Rate on the Bond and the Loan by notice delivered to the Issuer, the Borrower, and the Administrator not less than eighty-five (85) days prior to the Scheduled Put Option Date, of the new Loan Rate for the next five year term of the Loan

The City Council has not retained an independent municipal advisor in connection with the Loan. The City Council understands and acknowledges that the Purchaser does not owe a fiduciary duty to the City and that the Purchaser is acting for its own business and commercial interests. The City Council has consulted with such advisors and experts as it deems appropriate before the consideration and adoption of this Resolution.

Section 2. Approval of Loan Agreement. The form, terms, and provision of the Loan Agreement are in the best interest of the Municipality and are hereby approved and the City Council hereby authorizes the Mayor and the Finance Director of the Municipality to execute and deliver such Loan Agreement, such Loan Agreement to be in substantially the form of the Loan Agreement presented to this meeting, the execution of such Loan Agreement by the Mayor and the Finance Director to evidence their approval of any and all changes to such Loan Agreement, and any related documents necessary to the consummation of the transactions contemplated by the Loan Agreement.

Section 3. Fulfillment of Obligations. The City Council of the Municipality is authorized and directed to fulfill all obligations of the Municipality under the terms of the Loan Agreement.

Section 4. Tax Levy. There shall be levied and collected in the same manner as other ad valorem taxes of the Municipality on all taxable property within the corporate limits of the Municipality without limitation as to time, rate, or amount, to the extent necessary in the event funds of the Municipality legally available to pay the indebtedness evidenced by the Loan Agreement are insufficient, a tax sufficient to pay when due the amounts payable under the Loan Agreement, as and when they become due, and to pay any expenses of maintaining and operating the Project required to be paid by the Municipality under the terms and provisions of the Loan Agreement. For the prompt payment of the Loan Agreement, both principal and interest, as the same shall become due, the full faith and credit of the Municipality are irrevocably pledged.

It is the intention of the Municipality that the indebtedness evidenced by the Loan Agreement shall be additionally payable from, but not secured by, the revenues to be derived from the operation of the gas system, subject to the payment of reasonable and necessary costs of operating, maintaining, repairing, and insuring such gas system, and to any pledge of such revenues in favor of other obligations of the gas system.

Section 5. Approval of Bond. For the purpose of providing funds to make the loan to the Municipality evidenced by the Loan Agreement, as provided herein and in the Loan Agreement, and to pay legal, fiscal, and administrative costs incident thereto, including costs incident to the issuance and sale of the

Bond related to the Loan Agreement, the issuance and sale of the Bond by the Authority in connection with the Loan Agreement is hereby approved.

Section 6. Disposition of Proceeds. The proceeds from the sale of the Bond shall be paid, from time to time, to the official of the Municipality designated by law as the custodian of the funds, upon submission of a requisition for such funds by the Municipality to the Purchaser, in accordance with the terms of the Loan Agreement. Such proceeds shall be disbursed from time to time solely to finance the costs of the Project and to pay costs of issuance incurred in connection with the issuance of the Bond and the loan of the proceeds thereof to the Municipality. Any monies remaining in the Project Fund after completion of the Project shall be used to pay debt service on the Bond.

Section 7. Consent to Assignment. The Municipality hereby consents to the assignment of all of the Authority's right, title, and interest in and to the Loan Agreement as security for the Bond to which such Loan Agreement relates, except for certain reserved rights of the Authority, to the Purchaser.

Section 8. Reimbursement Provisions. The Municipality may have made or may hereafter make expenditures with respect to the Project from a source of funds other than proceeds of the loan from the Authority under the Loan Agreement, such expenditures occurring prior to the execution and delivery of the Loan Agreement. The Municipality reasonably expects that it will reimburse such original expenditures with proceeds of the loan from the Municipality made pursuant to the Loan Agreement to the extent permissible under Treasury Regulation 1.150-2.

Section 9. Arbitrage Certification. The Municipality recognizes that the purchaser and owner of the Bond will have accepted it on, and paid therefor a price, that reflects the understanding that interest thereon is excludable from gross income for purposes of federal income taxation under laws in force on the date of delivery of the Bond. In this connection, the Municipality agrees that it shall take no action which may cause the interest on said Bond to be included in gross income for federal income taxation. It is the reasonable expectation of the City Council of the Municipality that the proceeds of the Bond will not be used in a manner which will cause the Bond to be an "arbitrage bond" within the meaning of Section 148 of the Code, and to this end the proceeds of the Bond and other related funds established for the purposes herein set out shall be used and spent expeditiously for the purposes described herein. The City Council further covenants and represents that in the event it shall be required by Section 148(f) of the Code to pay any investment proceeds of the Bond to the United States government, it will make such payments as and when required by said Section 148(f) and will take such other actions as shall be necessary or permitted to prevent the interest on the Bond from becoming taxable. The Mayor and Finance Director, or either of them, are authorized and directed to make such certifications in this regard in connection with the sale of the Bond as either or both shall deem appropriate, and such certifications shall constitute a representation and certification of the Municipality.

Section 10. Miscellaneous Acts. The Mayor, the Finance Director, the City Attorney, and all other appropriate officials of the Municipality are hereby authorized, empowered, and directed to do any and all such acts and things, and to execute, acknowledge, and deliver all such documents, instruments, and certifications, in connection with the execution of the Loan Agreement and the issuance of the Bond by the Authority, in addition to those acts, things, documents, instruments, and certifications hereinbefore authorized and approved, as may in their discretion, be necessary or desirable to implement or comply with the intent of this Resolution or any of the documents herein authorized and approved.

Section 11. Captions. The captions or headings in this Resolution are for convenience only and shall in no way define, limit, or describe the scope or intent of any provision hereof.

Section 12. Severability. Should any provision or provisions of this Resolution be declared invalid or unenforceable in any respect by final decree of any court of competent jurisdiction, the invalidity or unenforceability of such section, paragraph, ordinance, or provisions shall not affect the remaining provisions of such Resolution.

Section 13. Repeal of Conflicting Resolutions. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 14. Effective Date. This Resolution shall take effect upon its adoption, the welfare of the Municipality requiring it.

Adopted and approved this 17th day of February, 2026.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
Finance Director

Approved as to form:

\_\_\_\_\_  
City Attorney

26-2823

**STATE OF TENNESSEE)  
COUNTY OF WILSON)**

I, Lindsey Wolfenbarger, hereby certify that I am the duly qualified and acting Finance Director of the City of Lebanon, Tennessee (the "City"), and, as such official, I further certify as follows: (1) that attached hereto is a copy of a resolution excerpted from the minutes of the meeting of the City Council (the "City Council"), of said City held on February 17, 2026; (2) that I have compared said copy with the original minute record of said meeting in my official custody; (3) that said copy is a true, correct, and complete transcript from said original record insofar as said original record relates, to, among other matters, the incurring of indebtedness in the amount of not to exceed \$3,500,000 by said City; (4) that the actions by said City Council including the aforementioned, at said meeting were promptly and duly recorded by me in a book kept for such purpose; and, (5) that a quorum of the members of said City Council was present and acting throughout said meeting.

WITNESS my official signature and the seal of said City this 17th day of February, 2026.

\_\_\_\_\_  
Finance Director

(SEAL)

26-2823

RESOLUTION NO 26-2824

**INITIAL RESOLUTION AUTHORIZING THE INCURRENCE OF INDEBTEDNESS BY THE CITY OF LEBANON, TENNESSEE, OF NOT TO EXCEED \$3,500,000, BY THE EXECUTION WITH THE PUBLIC BUILDING AUTHORITY OF THE CITY OF CLARKSVILLE, TENNESSEE, OF A LOAN AGREEMENT TO PROVIDE FUNDING FOR GAS SYSTEM IMPROVEMENTS**

**WHEREAS**, it is necessary and in the public interest of the City of Lebanon, Tennessee (the "City"), to incur indebtedness, through the execution with The Public Building Authority of the City of Clarksville, Tennessee (the "Authority"), of a loan agreement, for the purpose of financing a public works project, as hereinafter more fully described.

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

**SECTION 1.** For the purpose of financing all or a portion of the costs of the extension, construction, improvement, and equipping of the gas system of the City, including but not necessarily limited to, Castle Heights Main Replacement, Indian Hills Main Replacement, Columbia Gulf Upgrade, and Misc. Regulator Station Upgrade, the acquisition of all other property real and personal appurtenant thereto and connected with such work, and to pay all legal, fiscal, administrative, planning, and engineering costs incident thereto, and to pay costs incident to incurring the indebtedness (the "Project"), the City is hereby authorized to incur indebtedness in the amount of not to exceed \$3,500,000, for the financing of the Project through the execution of a Loan Agreement with the Authority. The rate of interest payable pursuant to the provisions of a Loan Agreement shall be a fixed rate, which can be reset at certain intervals, and which shall not exceed the maximum rate of interest permitted under the laws of the State of Tennessee.

**SECTION 2.** The indebtedness evidenced by the Loan Agreement shall be payable from funds of the City legally available therefor and to the extent necessary from ad valorem taxes to be levied for such purpose on all taxable property within the corporate limits of the City, without limitation as to time, rate, and amount and for the punctual payment of said principal of, and interest on, the Loan Agreement, the full faith and credit of the City will be irrevocably pledged. The indebtedness evidenced by the Loan Agreement shall be payable from, but not secured by, the revenues of the gas system, subject only to the payment of reasonable and necessary costs of operating, maintaining, repairing, and insuring such gas system and to a prior pledge of such revenues in favor of other obligations of the City payable from revenues of the gas system.

**SECTION 3.** The Loan Agreement shall be executed pursuant to the provisions of Title 9, Chapter 21, Tennessee Code Annotated, as amended (the "Act"), and Title 12, Chapter 10, Tennessee Code Annotated, as amended.

**SECTION 4.** After the adoption of this Resolution, the Finance Director is directed to cause this Resolution, with the notice prescribed by the Act, to be published in full once in a newspaper published and having general circulation in the City.

NOTICE

The foregoing Resolution has been adopted. Unless within twenty (20) days from the date of publication hereof a petition, signed by at least ten percent (10%) of the registered voters of the City of Lebanon, Tennessee, shall have been filed with the Finance Director of the City of Lebanon, Tennessee, protesting the incurrence of the indebtedness by the execution of the Loan Agreement, such Loan

SECTION 5. This Resolution shall take effect from and after its adoption, the welfare of the City requiring it.

Adopted and approved this 17th day of February, 2026.

\_\_\_\_\_  
Mayor

Attest:

\_\_\_\_\_  
Finance Director

Approved as to form:

\_\_\_\_\_  
City Attorney  
Res. No. 26-2824

**STATE OF TENNESSEE)  
COUNTY OF WILSON)**

I, Lindsey Wolfenbarger, hereby certify that I am the duly qualified and acting Finance Director of the City of Lebanon, Tennessee (the "City"), and, as such official, I further certify as follows: (1) that attached hereto is a copy of a resolution excerpted from the minutes of the meeting of the City Council (the "City Council"), of said City held on February 17, 2025; (2) that I have compared said copy with the original minute record of said meeting in my official custody; (3) that said copy is a true, correct, and complete transcript from said original record insofar as said original record relates, to, among other matters, the incurring of indebtedness in the amount of not to exceed \$3,500,000 by said City; (4) that the actions by said City Council including the aforementioned, at said meeting were promptly and duly recorded by me in a book kept for such purpose; and, (5) that a quorum of the members of said City Council was present and acting throughout said meeting.

WITNESS my official signature and the seal of said City this 17th day of February, 2026.

\_\_\_\_\_  
Finance Director

(SEAL)