

Lebanon Town Council
Regular Monthly Meeting
Town Hall, Lebanon, Virginia
Monday, March 10, 2025
6:00 P.M.

Council Members Present: Nelson A. "Tony" Dodi, Mayor
Scott J. Gilmer, Council Member
M. Elijah Leonard, Council Member
W. Bradley Lambert, Council Member
J. Leonard Kegley, Council Member
Nina J. Fields, Council Member

Council Member Absent: DeAnna C. Jackson, Vice-Mayor

Staff Members Present: Andrew R. Shortt, Town Manager
Kevin D. Tiller, Town Attorney
Richard Eric Deskins, Chief of Police
A. Diane Nunley, Clerk of Council

I. The meeting was called to order by Mayor Dodi.

II. Prayer: Jacquelyne Booher Pastor Emmanuel Baptist Church

III. Pledge of Allegiance

IV. Edit for items not on the agenda:

Mr. Dodi requested to add under New Business Town/County East End Welcome Center.

Upon motion made by Mr. Leonard, seconded by Ms. Fields, the agenda as amended was unanimously approved. The vote was as follows: Mr. Gilmer, Aye; Mr. Leonard, Aye; Mr. Lambert, Aye; Mr. Kegley, Aye; Ms. Fields, Aye.

V. Edit and approve minutes from the 02/10/25 council meeting:

Upon motion made by Mr. Gilmer, seconded by Mr. Leonard, the minutes of the 02/10/25 council meeting were unanimously approved. The vote was as follows: Mr. Gilmer, Aye; Mr. Leonard, Aye; Mr. Lambert, Aye; Mr. Kegley, Aye; Ms. Fields, Aye.

VI. Approve accounts payable and capital assets for the month of February:

Mr. Shortt presented A/P Preliminary Report Part B

Upon motion made by Mr. Gilmer, seconded by Mr. Lambert, the accounts payable for the month of February including the A/P Preliminary Report Part B was unanimously approved. The vote was as follows: Mr. Gilmer, Aye; Mr. Leonard, Aye; Mr. Lambert, Aye; Mr. Kegley, Aye; Ms. Fields, Aye.

VII. Public Hearing

An application submitted by Greg Fields for rezoning property from a R-1 Single Family District to a R-2 General Dwelling District. The property is located at 545 Frontage Road.

An application submitted by Michelle & Matthew Reed for rezoning of property from a R-1 Single Family District to a R-2 General Dwelling District. The property is located at 405 Fields Avenue.

Planning Commission Members Present

David Boyd, Vice-Chairman
Drew Shortt, Member
David Coleman, Member
Reece Henry, Member
Doug Lark, Member

Planning Commission Members Absent

Judy Lockridge-Chair Person
DeAnna Jackson, Member

- A. Enter into public hearing: 6:06 P.M.
- B. Greg Fields stated that he wished to rezone the 36.7 acres from a R-1 Single Family District to a R-2 General Dwelling District. Mr. Fields advised that he wishes then to apply for a conditional use permit to place a doublewide on his property. He stated that a modular home is much more expensive, that is why he wants a doublewide. He stated that he plans to place the doublewide behind the barn where he used to raise corn.
- C. No one spoke in opposition.
- D. Upon motion made by Mr. Shortt, seconded by Mr. Lark, the Planning Commission voted to table the application submitted by Greg Fields for rezoning of his property until the April Town Council meeting due to the fact that two Planning Commission members was not present, and the Planning Commission was not able to meet prior to discuss the rezoning application. The vote was as follows: Mr. Boyd, Aye; Mr. Shortt, Aye; Mr. Coleman, Aye; Mr. Henry, Aye; Mr. Lark, Aye.
- E. Matthew Reed stated that he wished to rezone his property at 405 Fields Avenue from a R-1 Single Family District to a R-2 General Dwelling District. He stated that he purchased this property back in 2022 with the intention of placing a modular home on the property, but the price of the modular home is too expensive. He advised that if you purchased a \$200,000.00 home at 8% interest the payments are \$2,000.00 a month. Mr.

Reed stated that he wants to stay in Lebanon due to fact that he was raised here but he cannot afford a price like that. He stated that the 9 acres that joins his property is in a R-2 General Dwelling District,

F. No one spoke in opposition.

G. Mr. Shortt stated that if the Planning Commission approved the rezoning of property for Matthew Reed that would leave Bobby Campbell's property just an island there in a R-1 Single Family District. He stated if Mr. Campbell would wish to rezone his property that would make the decision much easier for the Planning Commission.

H. Upon motion made by Mr. Shortt, seconded by Mr. Lark, the Planning Commission voted to table the application submitted by Michelle and Matthew Reed for rezoning of their property until the April Town Council meeting due to the fact that two Planning Commission members was not present, and the Planning Commission was not able to meet prior to discuss the rezoning application. The vote was as follows: Mr. Boyd, Aye; Mr. Shortt, Aye; Mr. Coleman, Aye; Mr. Henry, Aye; Mr. Lark, Aye.

I. Adjourn public hearing: 6:24 P.M.

VIII. Mr. Boyd recommended on behalf of the Planning Commission to table the Greg Fields and Michelle and Matthew Reed rezoning application until the April Council meeting.

IX. Public Request

Wanda Burke advised that Marc Mero will be at Russell County Schools on September 24th and September 25th. She invited all the Town Council members to attend, if possible, the September 25th event at the Lebanon Middle School with Marc Mero speaking.

X. New Business

Town/County East End Welcome Center

Mr. Dodi advised that a few years ago VDOT approached the County and Town about establishing an East End Welcome Center on their property at the East End of Lebanon which they would donate. He stated that the VDOT representative that originally started working with this project was promoted to the regional office, but this project has come back up therefore Mr. Dodi requested the Town Council's views concerning moving forward with this project. Mr. Dodi advised that the originally proposed idea was an East End Welcome Center paved with kiosks, green space landscaping, etc. He stated that there is grant money available from VCEDA, State Tourism plus other areas has money available for this project. The Town Council agreed to get more information for an East End Welcome Center to review cost estimates.

XI. Town Managers Report

Pickleball Court Quotes-Surface & Fencing

Mr. Shortt presented Pickleball Court quotes for surfacing and fencing. The surfacing quotes are as follows:

Exterior Services SWV, Inc.	\$29,421.00 Pickleball Court
	\$18,490.00 Basketball Court
Sport Court Carolina	\$43,939.00 Pickleball Court

Upon motion made by Mr. Lambert, seconded by Mr. Kegley, the Town Council unanimously voted to approve the quote from Exterior Services SWV, Inc., for surfacing Pickleball Court plus the Basketball Court as presented but not to exceed \$47,911.00 total amount. The vote was as follows: Mr. Gilmer, Aye; Mr. Leonard, Aye; Mr. Lambert, Aye; Mr. Kegley, Aye; Ms. Fields, Aye.

The quotes for the fencing are as follows:

Dane Ashby-225' of 6' commercial grade black chain link fence with 2 walk gates	\$8,898.00
225' of 8' commercial grade black chain link fence with 2 walk gates	\$10,179.00
Horton Fence-225' of 6' commercial grade black chain link fence with 2 walk gates	\$12,742.00
225' of 8' commercial grade black chain link fence with 2 walk gates	\$15,614.00

Mr. Lambert stated that he had never seen a 6' or 8' fence between pickleball courts. The Town Council discussed various ideas between each of the pickleball courts. Mr. Lambert recommended Mr. Shortt call Bristol Sportsplex to see what they use between their pickleball courts.

Upon motion made by Mr. Lambert, seconded by Mr. Gilmer, the Town Council unanimously voted to approve the quote from Dane Ashby for the 8' Commercial Grade black chain link fence with 2 walk gates at the quoted price of \$10,179.00 but possibly lower due to cutting some of the footage. The vote was as follows: Mr. Gilmer, Aye; Mr. Leonard, Aye; Mr. Lambert, Aye; Mr. Kegley, Aye; Ms. Fields, Aye.

Stoots Street Approve Advertisement

Mr. Shortt advised that he needs the Town Council's approval to advertise for bids for the Stoots Street Sewer Project.

Upon motion made by Mr. Kegley, seconded by Mr. Leonard, the Town Council unanimously voted to approve for Mr. Shortt to advertise for bids for the Stoots Street Sewer Project. The vote was as follows: Mr. Gilmer, Aye; Mr. Leonard, Aye; Mr. Lambert, Aye; Mr. Kegley, Aye; Ms. Fields, Aye.

General Engineering Service

Mr. Shortt advised that at the Finance Committee meeting, they ranked the General Engineering Services. He requested a motion regarding the Town Council's pleasure regarding General Engineering Services.

Upon motion made by Mr. Gilmer, seconded by Mr. Leonard, the Town Council unanimously voted to approve General Engineering Services with The Lane Group in compliance with the Virginia Procurement Act. The vote was as follows: Mr. Gilmer, Aye; Mr. Leonard, Aye; Mr. Lambert, Aye; Mr. Kegley, Aye; Ms. Fields, Aye.

Updates

Mr. Shortt advised that Anthem Insurance will increase 10% this year.

Mr. Shortt advised that "Thank You" letters have been mailed to Lebanon Fire Department, Wise County Haz-Mat, Lebanon Lifesaving Crew, Russell County Emergency Management, Virginia Department of Emergency Management for responding to Lebanon Water Plant Chlorine Gas Leak. He stated that the situation could have been much worse, but the plant was back up and running in 4 to 5 hours.

Mr. Shortt stated that the Virginia Water Rural Conference is in Roanoke, Virginia, starting April 14 to April 16. He stated that he plans to attend plus Justin Warren and either Steve Sweet or Wesley Gilmer. He questioned whether the Town Council would like to change the April meeting to April 7th or if it was okay for him not to attend the April meeting. Mr. Dodi requested with all the Planning Commission requests that he would like for Mr. Shortt to attend the April 14th meeting.

Mr. Shortt advised that the Lebanon Fire Department open house is scheduled for April 3rd from 5:00 P.M. to 7:00 P.M.

Mr. Gilmer advised that in the Small Business Advisory Board meeting they discussed the Pittston Road lighting for the Town of Lebanon. Mr. Shortt stated that he has spoken with Jeff Buchanan with VDOT to get an answer regarding the lighting for Pittston Road. Mr. Gilmer questioned placing a pole with a large US flag at the ASAA Tank. All the Town Council agreed to place a pole with a large flag at the ASAA Tank. Mr. Gilmer questioned whether AEP charged to provide schematic and photometric for the preliminary information for the Downtown Lighting Project. Mr. Gilmer stated that he was interested in gathering information to extend the lighting project to the DMV intersection. Mr. Gilmer questioned what the Town was providing for Little League Opening day. Mr. Shortt stated that he was meeting with Mr. Farmer to discuss Little League Opening day.

XII. Chief of Police Report

Chief Deskins presented the monthly Police Report.

XIII. Town Attorney Report

Mr. Tiller stated that he had nothing to report.

XIV. Enter closed session: 7:18 P.M.

- A Upon motion made by Mr. Gilmer, seconded by Mr. Lambert, the Town Council unanimously voted to go into closed session under Code Section 2.2-3711(A)(1)(5)(7) for the purpose of personnel, prospective business or industry and legal. The vote was as follows: Mr. Gilmer, Aye; Mr. Leonard, Aye; Mr. Lambert, Aye; Mr. Kegley, Aye; Ms. Fields, Aye.
- B. Upon motion made by Mr. Kegley, seconded by Mr. Gilmer, the Town Council unanimously voted to return to regular session. The vote was as follows: Mr. Gilmer, Aye; Mr. Leonard, Aye; Mr. Lambert, Aye; Mr. Kegley, Aye; Ms. Fields, Aye.
- C. Andrew R. Short, Town Manager, presented the Roll Call Vote:

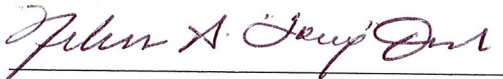
Virginia Code, 1950, Section 2.2-3712(D)

Do you certify that to the best of your knowledge, (1) the Town Council in its' closed session; only discussed public business matters lawfully exempted from open meeting requirements under this Chapter and (2) that only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed, or considered in the meeting by the Town Council. Any member of the Town Council who believes that there was a departure from the requirements of clauses (1) and (2), shall so state prior to the vote, indicating the substance of the departure that, in their judgment, has taken place.

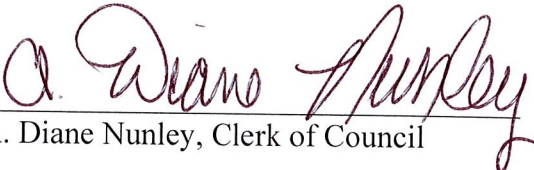
The roll call vote was as follows: Mayor Dodi, Aye; Mr. Gilmer, Aye; Mr. Leonard, Aye; Mr. Lambert, Aye; Mr. Kegley, Aye; Ms. Fields, Aye; Mr. Tiller, Aye; Mr. Shortt, Aye.

- XV. Adjourn closed session: 8:25 P.M.
- XVI. The Town Council discussed the letter from Leann Horne requesting a donation from the Town to help with the expenses of the Lebanon High School Senior banners. The Town Council agreed to make a decision concerning the donation at the April meeting.
- XVII. Adjourn: 8:30 P.M.

Upon motion made by Mr. Lambert, seconded by Mr. Kegley, the Town Council unanimously voted to adjourn. The vote was as follows: Mr. Gilmer, Aye; Mr. Leonard, Aye; Mr. Lambert, Aye; Mr. Kegley, Aye; Ms. Fields, Aye.



Nelson A. Tony Dodi, Mayor



A. Diane Nunley, Clerk of Council

Minutes recorded by: A. Diane Nunley, Clerk of Council
Minutes prepared by: A. Diane Nunley, Clerk of Council