

Lebanon Town Council
Regular Monthly Meeting
Town Hall, Lebanon, Virginia
Monday, February 9, 2026
6:00 P.M.

Council Members Present: Nelson A. "Tony" Dodi, Mayor
DeAnna C. Jackson, Vice- 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

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

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

II. Prayer: Keith Hovis Pastor Lebanon Church of Christ

III. Pledge of Allegiance

IV. Edit for items not on the agenda:

Ms. Jackson requested to add discuss America's 250th Birthday under Committee Reports.

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

V. Edit and approve minutes from the 1/12/26 council meeting, 1/26/26 called meeting:

Upon motion made by Ms. Jackson, seconded by Mr. Leonard, the minutes of the 01/12/26 council meeting, 01/26/26 called meeting were unanimously approved. The vote was as follows: Ms. Jackson, Aye; Mr. Gilmer, Aye; Mr. Leonard, Aye; Mr. Lambert, Aye; Ms. Fields, Aye.

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

Mr. Shortt presented an A/P Preliminary Report Part B.

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

VII. Public Hearing

An application submitted by JJ Eaton for a Conditional Use Permit for Residential Use in a C-1 Commercial District, the Residential Use is to place a Manufactured Home Park on lots 140-180 East Twin Circle Drive which is located in a C-1 Commercial District.

Planning Commission Members Present

David Boyd, Vice-Chairman
Doug Lark, Member
David Coleman, Member
DeAnna Jackson, Member
Drew Shortt, Member

Planning Commission Members Absent

Judy Lockridge, Chairperson
Reece Henry, Member

- A. Enter into public hearing: 6:08 P.M.
- B. JJ Eaton stated that he purchased the property on East Twin Circle Drive that used to be a mobile home park. He stated that currently the location has ten hookups for water, sewer and power. He stated that his intentions are to partner with Clayton Homes to place nine 2026 brand new matching manufactured homes on the property with paved roads, privacy fence between each property, with a gate with code to access the park. The homes will range from two bedrooms with one bath to three bedrooms with two baths. Mr. Eaton stated that he plans to resell the manufactured homes then charge a monthly rent plus he will provide maintenance for the property.
- C. Mr. Boyd questioned Mr. Eaton if he had spoken with Russell County Building Inspector Joshua Stinson concerning this project. Mr. Eaton stated that he spoke with Mr. Stinson, this property is considered in a flood zone therefore the specs require the manufactured homes to set 4' up from the bottom of ground plus an extra \$1,000.00 permit for each home.
- D. No one spoke in opposition.
- E. Mr. Shortt questioned Mr. Tiller concerning the property being in a C-1 Commercial District requesting residential use with the residential use being mobile home park plus moving forward with a R-2 use by right the mobile home must be in a mobile home lot. He questioned whether this being a C-1 would cause any issues. Mr. Tiller stated that with the conditional use permit since it is in a Commercial Zone, you can allow it. Mr. Shortt requested if the conditional use permit is approved for Mr. Eaton to stop by the Town Hall to get a copy of the Town's Floodplain Ordinance.

F. Upon motion made by Mr. Shortt, seconded by Mr. Coleman, the planning commission voted to approve the application for JJ Eaton for a conditional use permit for residential use in a C-1 Commercial District, the residential use is to place a manufactured home park on lots 140-180 East Twin Circle Drive which is located in a C-1 Commercial District. The vote was as follows: Ms. Jackson, Aye; Mr. Shortt, Aye; Mr. Lark, Aye; Mr. Coleman, Aye.

G. Adjourn public hearing: 6:15 P.M.

VIII. Mr. Boyd recommended on behalf of the Planning Commission to approve the application submitted by JJ Eaton for a conditional use permit for residential use in a C-1 Commercial District, the residential use is to place a manufactured home park on lots 140-180 East Twin Circle Drive which is located in a C-1 Commercial District.

Upon motion made by Ms. Jackson, seconded by Mr. Gilmer, the Town Council unanimously voted to approve the application submitted JJ Eaton for a conditional use permit for residential use in a C-1 Commercial District, the residential use is to place a manufactured home park on lots 140-180 East Twin Circle Drive which is in a C-1 Commercial District. The vote was as follows: Ms. Jackson, Aye; Mr. Gilmer, Aye; Mr. Leonard, Aye; Mr. Lambert, Aye; Ms. Fields, Aye.

IX. Public Request

Chief John Michael McCoy-Fire Department Report

Chief McCoy advised that the Lebanon Fire Department is now a Class 3 ISO rating from a Class 5 ISO rating which is a huge accomplishment. He stated that after the report for the ISO inspection is released, he would like to make it available to the public plus bring the whole Fire Department to the Town Council meeting to be recognized for their outstanding efforts. Mr. Leonard questioned why the rating only affected Businesses not residents. Chief McCoy stated that he couldn't really explain why because in his opinion it should affect residents, but most insurance companies don't give a break to residents only businesses.

Chief McCoy stated the Knox Box is a high-security wall-mount safe for area business. Inside the safe would be a Master key to the business, maps of the business. He stated that this system reduces barriers to fire detection, saves time in emergencies and reduces the risk of injury during forcible entry. Chief McCoy stated that with an after-hours emergency involving an alarm, the keys are stored in this system, a code must be entered to access the system which releases a master key to open the business. Once the key is back in range of a Wi-Fi signal, that information is relayed to the Knox system which stores the timestamp and the officer who had access to the master key. He stated that currently they have two businesses in Lebanon with the Knox box, but he presented a letter that he plans to send to other businesses to get involved with this system. Chief McCoy recommended just purchasing one system now which would stay in his Chief's vehicle.

Upon motion made by Mr. Lambert, seconded by Mr. Gilmer, the Town Council unanimously voted to approve Mr. Shortt and Chief McCoy to purchase the Knox Box \$921.00 and approve the annual fee for \$500.00. The vote was as follows: Ms. Jackson, Aye; Mr. Gilmer, Aye; Mr. Leonard, Aye; Mr. Lambert, Aye; Ms. Fields, Aye.

Doro Martin stated that they are planning the Vet Fest event for this year. She stated that last year they established the organization Vet Fest SWVA because they broke away from Fallen Warriors. She stated that they started on the 12th day of January with nothing but still were able to raise \$5,000 for Stop Soldiers Suicide Organization. Ms. Martin stated that they also were able to help a couple of veterans that fell into hard times. She requested the Town Council's approval to use the Town Park on September 26, 2026, for Vet Fest. She stated that this year's Vet Fest event hopefully will bring more people in from other areas. Ms. Jackson stated that she feels Ms. Martin doesn't need to come before the Town Council each year to request the park but just work with Mr. Farmer concerning holding the date for the event.

Mr. Kegley entered the Meeting.

Upon motion made by Ms. Jackson, seconded by Mr. Leonard, the Town Council unanimously voted to approve the last Saturday each year in September for Vet Fest. The vote was as follows: Ms. Jackson, Aye; Mr. Gilmer, Aye; Mr. Leonard, Aye; Mr. Lambert, Aye; Mr. Kegley, Aye; Ms. Fields, Aye.

David Kegley stated that reason for being here is because two weeks ago the Town of Lebanon called him asking him to haul the Sterling Roll Off Truck to Montgomery Alabama to auction, by February 17th he stated that he quoted the Town a price. He stated that last Friday the Town called to cancel him hauling the truck to Alabama then called on Monday to advise him to haul the truck to Alabama then called back Monday evening to advise him not to haul the truck to Alabama. He stated that he questioned who made the decision to not allow him to haul the truck to Alabama and was told Mr. Shortt. He stated that he called Mr. Shortt to determine who was not allowing him to haul the Sterling Roll Off Truck to Alabama. Mr. Shortt advised that it was Elijah Leonard and Scott Gilmer. Mr. Kegley stated that Kegley Service Center has been in business in the Town of Lebanon for 50 years plus they have allowed the Town to have a monthly charge account. Mr. Kegley questioned why it was a conflict of interest for him to do service for the Town of Lebanon. Mr. Tiller stated that under the circumstances if the service is not up for public bid but the Town gives the service to a Town Council member/sibling the business. Mr. Tiller stated that if it is open to the public to bid and a Town Council member's family members are not prohibited from bidding, but the Town Council member should not participate in the bidding process, however if it is not open to the public to bid it is a different story. Mr. Kegley stated that in the state of Virginia a city, town or municipality is not required to take bids to have their own vehicles towed. Mayor Dodi thanked Mr. Kegley for coming to the meeting, he stated that they would take advice from legal counsel regarding this issue.

X. New Business

XI. Town Managers Report

West End Wall Project

Mr. Shortt presented a quote from E-Dillon on the retaining wall; the quote includes some larger blocks and some smaller blocks for the wall design at a price of \$9.23 per square foot. He stated that the block should run around \$15,000.00, rental equipment \$5,000.00, stone \$2,500.00 plus another \$2,500.00 for unexpected cost which totals around \$25,000.00 for the Town's portion. Mr. Shortt stated that this price does not include cap block. He presented a Daily Field Report from the geotechnical engineer discussing the site prep plus the geotechnical engineer will

periodically stop by the project site. Mr. Nathan Brown with Barrington Landscape Architecture discussed Lighthouse Engineering Consultants, LLC. Daily Field Report concerning the West Main Street Streetscape project. Mr. Kegley recommended Mr. Brown reach out to Mr. Pruner before the Town starts construction on the wall.

Hillside Trails Support Letter

Mr. Shortt presented a support letter for the Hillside Trails for all the Town Council members to sign. He stated that Clinch Valley Soil and Conservation are applying for an IMPACT Grant for the Hillside Trail project therefore they are requesting a support letter from the Town.

Veterans Banner Ideas

Mr. Shortt presented information regarding Veterans Banners that the Town requested as part of celebrating America's 250th Birthday. He stated that he felt Doro Martin with Vet Fest is a great resource for advertising the Veterans Banners. The Town Council discussed the Veterans Banners. Ms. Martin advised that some Veterans cannot afford to pay for a banner but if they saw a banner of them in their hometown that would mean so much to them. The Town Council agreed to start with just Veterans in Town plus advertise with the local newspaper and social media.

Water/Wastewater Updates

Mr. Shortt stated that the Lane Group was in Town last week doing some surveys and inspections to get started on construction documents for the pump station overhaul which will be sent to be approved by DEQ in March. Mr. Shortt stated that Steve Sweet Supervisor at the Water Plant has done research therefore he found through Citco Water he can purchase chemicals cheaper than through Brenntag Mid-South Inc. plus seem to be better quality. He stated that the Water Plant is currently doing jar testing on a new and improved water Pac which is supposed to work better than what they are currently using plus it costs around a third of the price.

XII. Chief of Police Report

Chief Deskins presented the monthly Police Report. He stated that the new Police Officer Ward is doing well.

XIII. Town Attorney Report

Mr. Tiller advised that he had something to discuss in closed session.

XIV. Committee Reports and Recommendations

Ms. Jackson stated that she had a few items regarding the Town celebrating America's 250th Birthday. She stated that one is a mural which right now she is not sure of the location, but she would like a mural maybe using a picture of the Clydesdales, streetscape, flag and eagle. She stated another idea is to recognize with a plaque maybe up to ten businesses that have been established in Lebanon the longest. She stated another idea is a time capsule. Mayor Dodi requested Ms. Nunley look for ideas to decorate the light poles using red, white and blue.

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

- A. Upon motion made by Mr. Lambert, seconded by Mr. Leonard, the Town Council unanimously voted to go into closed session under Code Section 2.2-3711(A)(1)(7) for the purpose of personnel and legal. The vote was as follows: Ms. Jackson, Aye; Mr. Gilmer, Aye; Mr. Leonard, Aye, Mr. Lambert, Aye; Mr. Kegley, Aye; Ms. Fields, Aye.
- B. Upon motion made by Mr. Kegley, seconded by Ms. Jackson, the Town Council unanimously voted to return to regular session. The vote was as follows: Ms. Jackson, Aye; Mr. Gilmer, Aye; Mr. Leonard, Aye; Mr. Lambert, Aye; Mr. Kegley, Aye; Ms. Fields, Aye.
- C. Diane Nunley, clerk of council, 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.

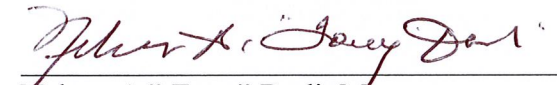
The roll call vote was as follows: Mayor Dodi, Aye; Ms. Jackson, Aye; Mr. Gilmer, Aye; Mr. Leonard, Aye; Mr. Lambert, Aye; Mr. Kegley, Aye; Ms. Fields, Aye; Mr. Tiller, Aye; Mr. Shortt, Aye.

XVI. Adjourn closed session: 7:54 P.M.

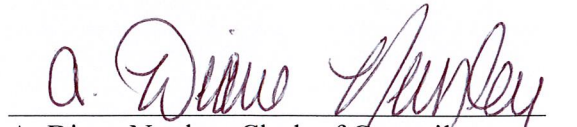
XVII. Upon motion made by Ms. Jackson, seconded by Mr. Kegley, the Town Council unanimously voted to increase the Small Business Grant by \$25,000.00. The vote was as follows: Ms. Jackson, Aye; Mr. Gilmer, Aye; Mr. Leonard, Aye; Mr. Lambert, Aye; Mr. Kegley, Aye; Ms. Fields, Aye.

XVIII. Adjourn: 10:04 P.M.

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