

**A RESOLUTION AUTHORIZING THE DEMOLITION) RESOLUTION NO. 2023-11
OF A DESIGNATED LANDMARK – OLD WATER)
TREATMENT PLANT – 1155 S SECOND STREET)**

WHEREAS, in 2018 the City completed construction of a new water treatment plant and ceased operations from the old plant site at 1155 S Second Street; and

WHEREAS, the old water processing plant and pump house is identified as a Designated Landmark on the City of Lebanon Historic Registry; and

WHEREAS, as part of the site decommissioning, the City has determined that the structural integrity of the old pump house has deteriorated and would not be able to be salvaged once the heavy machinery and piping is removed; and

WHEREAS, Section 16.31.080 of the Lebanon Development Code establishes the process and decision criteria for demolition of a designated landmark; and

WHEREAS, on May 17, 2023, the Lebanon Historic Landmark Commission unanimously recommended approval of the demolition of the Designated Landmark to the City Council.

NOW, THEREFORE, BE IT RESOLVED the Council of the City of Lebanon herein authorizes the demolition of the Designated Landmark, the decommissioned water treatment plant at 1155 S Second Street, Lebanon, OR 97355.

SECTION 1. The City Council makes the necessary findings in compliance with Section 16.31.080 of the Lebanon Development Code for the demolition of a designated landmark:

1. No prudent and feasible alternative exists.

FINDING: The old pump house contains heavy machinery and large steel pipes which feed into a large concrete settling tank behind the building. Upon evaluation of the building, it has been determined there is no feasible way to preserve the structure while removing the heavy machinery and pipes based on the structural integrity of the building. It would also be cost prohibitive to deconstruct the building, preserving the brick façade, and reconstructing once the heavy machinery and pipes are removed.

2. The designated landmark has deteriorated beyond repair.

FINDING: For the site to be decommissioned and positioned for reuse, the heavy machinery, pipes, and materials from the old plant require removal. The old pump house contains heavy machinery and large steel pipes which feed into a large concrete settling tank behind the building. Upon evaluation of the building, it has been determined there is no feasible way to preserve the structure while removing the heavy machinery and pipes based on the structural integrity of the building.

3. The value to the community of the proposed use of the property outweighs the value of retaining the Designated Landmark.

FINDING: The current site is a shuttered water treatment plant. The site as it sits is not open to the public and could constitute a hazardous condition for non-trained personnel. For the site to be decommissioned and positioned for reuse, the heavy machinery, pipes, and materials from the old plant require removal. The old pump house contains heavy machinery and large steel pipes which fed into a large concrete settling tanks behind the building. Upon evaluation of the building, it has been determined there is no feasible way to preserve the structure while removing the heavy machinery. Upon review of the historic property inventory, the historical significance is tied to the Albany Canal. The canal remains and is still categorized as a historical landmark. Removal of the deteriorated landmark and decommissioning the treatment plant, removing the materials that could create a hazard outweighs the value of retaining the landmark. Signage regarding the historic Santiam-Albany Canal exists adjacent to the pump house and would be removed during site demolition and restored upon completion.

SECTION 2. This Resolution shall be effective immediately upon its passage.

Passed by the Lebanon City Council and executed by the Mayor on this 14th day of June 2023 by a vote of 5 yeas and 0 nays.

CITY OF LEBANON, OREGON



Kenneth E. Jackola, Mayor
Michelle Steinhebel, Council President

ATTESTED BY:



Donna Trippett, Deputy City Recorder