



LEBANON CITY COUNCIL REGULAR MEETING MINUTES

September 11, 2024 at 6:00 PM

Santiam Travel Station – 750 3rd Street, Lebanon, Oregon

MISSION STATEMENT

The City of Lebanon is dedicated to providing exceptional services and opportunities that enhance the quality of life for present and future members of the community.

Mayor: Kenneth Jackola

Council President Michelle Steinhebel | Councilor Wayne Dykstra | Councilor Carl Mann

Councilor Jeremy Salvage | Councilor Kim Ullfers | Councilor Dave Workman

6:00 PM – CITY COUNCIL REGULAR SESSION

CALL TO ORDER / FLAG SALUTE

The meeting was Called to Order at 6:00 PM.

There was a Moment of Silence in Remembrance of 9/11.

ROLL CALL

PRESENT

Councilor - Ward 1 Wayne Dykstra

Councilor - Ward 1 Carl Mann

Councilor - Ward 2 Kim Ullfers

Councilor - Ward 3 Jeremy Salvage

Council President - Ward 3 Michelle Steinhebel

ABSENT

Mayor Kenneth Jackola

Councilor - Ward 2 Dave Workman

STAFF

Interim City Manager Ron Whitlatch

Finance Director Brandon Neish

Police Chief Frank Stevenson

Community and Economic Development Director Kelly Hart

IT Administrative Assistant Erin Gomez

City Recorder Julie Fisher

City Attorney Tre Kennedy

PRESENTATION / RECOGNITION

1. Medal of Valor Presentation - Officer Travis Boshart and Officer John Trahan

Police Chief Frank Stevenson presented Officer Travis Boshart and Officer John Trahan a Medal of Valor for their heroic efforts to save a life during a house fire.

CONSENT CALENDAR

The following item(s) are considered routine and will be enacted by one motion. There will not be a separate discussion of these items unless a Councilor so requests. In this case, the item(s) will be removed from the Consent Calendar and considered separately.

Motion to approve the Consent Agenda made by Councilor - Ward 3 Salvage, Seconded by Councilor - Ward 1 Mann.

Voting Yea: Councilor - Ward 1 Dykstra, Councilor - Ward 1 Mann, Councilor - Ward 2 Ullfers, Councilor - Ward 3 Salvage, Council President - Ward 3 Steinhebel

2. **AGENDA:** Lebanon City Council Agenda – September 11, 2024
3. **BOARD MINUTES:**
Library Advisory Committee - April 9, 2024
4. **COUNCIL MINUTES:**
2024-08-14 Joint Planning Commission and City Council Work Session Minutes
2024-08-14 City Council Regular Meeting Minutes
2024-08-28 City Council Work Session Minutes
5. **LIQUOR LICENSE:** *Amazing Thai Cuisine*
6. APPROVAL TO BID: Linx Parking Lot Paving

PUBLIC COMMENTS

*Citizens may address the Council by filling out a testimony/comment card prior to speaking and hand it to the City Recorder. Each citizen is provided up to 5 minutes to provide comments to the Council. The Council may take an additional two minutes to ask clarifying questions. The City Recorder will accept and distribute written comments at a speaker's request. Public comments can also be submitted by email to city.recorder@lebanonoregon.gov prior to **5:00 p.m. on September 10th**. The City Recorder will distribute comments to the Mayor and Council prior to the meeting.*

Andra Salmon spoke to the Council regarding her being run over by a driver in a vehicle and asked for follow up. Chief Stevenson will look into the issue and contact her.

Renee Heggem spoke to the Council regarding their lack of response in dealing with vandalism in progress at Bob Smith Memorial Park. Ms. Heggem stated Councilor Salvage has been great at responding to her concerns.

7. Written Public Comments

A letter pro fluoride was submitted in the packet and noted by the Council.

PUBLIC HEARING(S)

8. North Gateway Urban Renewal Plan Amendment Correction - Ordinance Bill No 2024-08, Ordinance No. 3024 An Ordinance Making Certain Determinations and Findings Relating to and Amending Ordinance Bill No. 2023-07, Ordinance No. 3002 Approving the North Gateway Urban Renewal Plan Amendment to Add Property.

The Public Hearing was opened at 6:28 p.m.

Community Development Director Hart gave the staff report that an amendment to add land at N. 5th and Tangent Street to include the intersection. This process is necessary for any amendment over 1% which would be 1.43 acres. The amendment is for 1.44 acres making the Public Hearing process necessary.

There were no questions of staff.

President Steinhebel opened the floor for public comments. There were none.

The Public Hearing was closed at 6:30 p.m.

City Attorney Tre Kennedy read the title of Ordinance Bill No. 2024-08, Ordinance No. 3024. An Ordinance Making Certain Determinations and Findings Relating to and Amending Ordinance Bill No. 2023-07, Ordinance No. 3002 Approving the North Gateway Urban Renewal Plan Amendment to Add Property.

Motion to approve Ordinance No. 3024 made by Councilor - Ward 2 Ullfers, Seconded by Councilor - Ward 3 Salvage.

Voting Yea: Councilor - Ward 1 Dykstra, Councilor - Ward 1 Mann, Councilor - Ward 2 Ullfers, Councilor - Ward 3 Salvage, Council President - Ward 3 Steinhebel

9. *Adjourn as the Lebanon City Council and Reconvene as the Lebanon Urban Renewal Agency*

North Gateway Urban Renewal Plan Amendments - Resolution No. 23 for 2024 - A Resolution of the Lebanon Urban Renewal Agency Amending Resolution No. 2023-020 Authorizing a Council -Approved Amendment to the North Gateway Urban Renewal District's Boundary

Adjourn as the Lebanon Urban Renewal Agency and Reconvene as the Lebanon City Council

The Lebanon City Council adjourned and reconvened as the Lebanon Urban Renewal Agency.

The Public Hearing was opened at 6:32 p.m.

Community Development Director Hart gave the staff report that an amendment to add land at .05 acres would be considered a minor amendment.

President Steinhebel opened the floor for public comments. There were none.

The Public Hearing was closed at 6:32 p.m.

City Attorney Tre Kennedy read the title of the Resolution - Resolution No. 23 for 2024 - A Resolution of the Lebanon Urban Renewal Agency Amending Resolution No. 2023-03 Authorizing a Council Approved Amendment to the North Gateway Urban Renewal District's Boundry.

Motion made to approve Resolution No. 2024-23 by Councilor - Ward 3 Salvage, Seconded by Councilor - Ward 1 Mann.

Voting Yea: Councilor - Ward 1 Dykstra, Councilor - Ward 1 Mann, Councilor - Ward 2 Ullfers, Councilor - Ward 3 Salvage, Council President - Ward 3 Steinhebel

The Urban Renewal Agency adjourned, and the Lebanon City Council reconvened.

REGULAR SESSION

10. Non-Profit Affordable Housing Tax Exemption - Crossroads

Councilor Ullfers (founder and chairman of Crossroad) excused himself from discussion and any decision. Community and Economic Development Director Hart led the discussion on the Non-Profit Affordable Housing Tax Exemption for Crossroads. Out of 11 properties that could potentially qualify, only three properties would be eligible for the program and one of those already has full tax abatement. The remaining two properties equated to \$12,000 in tax abatement annually to the general fund. Albany is the only other city known to have a tax abatement program. There was discussion between Section 8 vouchers versus tax abatement programs, with Michael Council from Crossroads providing funding clarification. CEDD Hart noted that this program would count towards progress for the Housing Production Strategy goals as an action item.

The consensus of the Council was for staff to bring forward to Council consideration a Non-Profit Affordable Housing Tax Exemption Program.

11. Town Hall Meetings - Discussion Only

Interim City Manager Ron Whitlatch provided the Council with an update on the two upcoming Town Hall meetings to discuss the City Services Fee with the public. Fliers have been created and postcards will be sent to every account holder. There have also been multiple social media posts. The Town Halls are scheduled for 6:30 PM at the Lebanon Public Library on October 10th and October 15th.

12. **Department Reports:**

Administration
City Recorder
CEDD
Engineering
Finance
Human Resources
Information Technology
Library
Police Department
Public Works Department
Senior Center/LINX

Interim City Manager Ron Whitlatch reviewed the staff reports included in the packet.

ITEMS FROM COUNCIL

None

PUBLIC/PRESS COMMENTS

An opportunity for citizens and the press to comment on items of city business.

None

NEXT SCHEDULED COUNCIL MEETING(S): October 9, 2024 City Council Meeting @ 6PM.

ADJOURNMENT

The meeting adjourned at 7:03 PM.