

Donna Trippett

From: noreply@civicplus.com
Sent: Thursday, December 19, 2024 2:38 PM
To: City Recorder
Subject: Online Form Submission #662 for Public Records Request

Caution! This message was sent from outside your organization.

Public Records Request

Public Records laws are governed by the Oregon Revised Statutes (ORS). The City of Lebanon Public Records Request policy details procedures followed. The City will not accept any other means of public records requests.

For Police or Municipal Court records, see [City of Lebanon Police Public Records Request Form](#)

(Section Break)

Contact Information

Full Name	Kusuma
Date	12/19/2024
Email	kusuma.2.m@coforge.com
Phone	<i>Field not completed.</i>
Preferred method of contact:	Email
Street Address	<i>Field not completed.</i>
Address Line 2	<i>Field not completed.</i>
City	<i>Field not completed.</i>
State/Province/Region	<i>Field not completed.</i>
Postal/Zip Code	<i>Field not completed.</i>
Country	<i>Field not completed.</i>

Request

Is this request related to a lawsuit in which the City of Lebanon is a party, or a tort claims notice filed with the City of Lebanon?

No

If Yes, what is the claimant's name and incident date?

Field not completed.

Copies may be furnished without charge or at a substantially reduced fee if the custodian determines that the waiver or reduction of fees is in the public interest because making the record available primarily benefits and will be distributed to the public at large, not an individual or group. Does this request primarily benefit the general public?

No

If Yes, describe the particular or specific public benefit in the Records Requested box below.

lawn mowing fees, impact fees & Liens , water and sewer

Records Requested

Hello,

Please Provide us with any information regarding lawn mowing fees, impact fees & Liens :
(water and sewer) account balance for the property listed below. Also please include the base amounts and interest due good through 1/30/2024.
Address: 1087 S 10TH ST LEBANON, OR 87355
Parcel # 0866142

Preferred method of receiving requested records: Email

(Section Break)

Fee Schedule

Copy Cost

Black/White - letter 8-1/2" x 11" or legal 8-1/2" x 14" (per side)	\$0.25
Black/White - executive 11" x 17" (per side)	\$0.50
Color (per side)	\$0.50
Records on a Flash Drive	\$6.50 plus staff time

Archived Electronic Information Retrieval

\$100/hour - no charge for the first 30 minutes

If the estimated costs involved in fulfilling your request exceed \$25, the City will advise you of the estimated costs and require your approval before beginning the request. If the fee exceeds \$100, a 50% deposit may be required to begin work. Full payment for costs incurred is required before the public records are inspected or copies are released.

The City will respond to your request promptly and without undue delay, typically within 15 business days. Requested information can be picked up from Lebanon City Hall, sent to you by email, or mailed to you for an additional fee. All items must be picked up within 30 days after notification that the information is ready, otherwise it will be destroyed, and another request will need to be made.

Requests can be completed in a timely manner if the data you provide is complete and accurate.

(Section Break)

I have read and agree to comply with the above conditions, and further agree to pay the cost of *Field not completed.*

fulfilling this Public Records Request per the conditions set forth above. These costs may include the cost of searching for records, reviewing records to redact exempt material, supervising the inspection of records, copying records, certifying records and mailing records. I agree to pay a maximum of \$25 without further approval.

Email not displaying correctly? [View it in your browser.](#)

Donna Trippett

From: Kevin Buchheit
Sent: Monday, December 23, 2024 9:02 AM
To: Utility Billing; Julie Fisher; Brandon Neish
Cc: Donna Trippett
Subject: RE: Online Form Submission #662 for Public Records Request
Attachments: Incident Report.pdf; 24-14578 Violation Notice - Tall Grass, Open Storage (revised LH).docx

For the mowing/clean-up liens portion of this request I think this is in reference to LPD incident 24-14578 (see attached). No action was required by the City on mowing or clean-up as the renter complied with my request to clean up the premises. Unsure if there are utility liens, but there should not be any mowing or clean up liens.

KEVIN BUCHHEIT
EVIDENCE CUSTODIAN
LEBANON POLICE DEPARTMENT
541-258-4361
kbuchheit@ci.lebanon.or.us



From: Utility Billing <utilitybilling@ci.lebanon.or.us>
Sent: Friday, December 20, 2024 8:20 AM
To: Julie Fisher <jfisher@ci.lebanon.or.us>; Utility Billing <utilitybilling@ci.lebanon.or.us>; Kevin Buchheit <kbuchheit@ci.lebanon.or.us>; Brandon Neish <bneish@ci.lebanon.or.us>
Cc: Donna Trippett <dtrippett@ci.lebanon.or.us>
Subject: RE: Online Form Submission #662 for Public Records Request

Hey Julie,

With my understanding anyone requesting a lien pay off should be messaging us via Conduits.

[@Brandon Neish](#) please correct me if you would like this done a different way for this scenario.

Below is the link to the site:

[Conduits](#)

Thank you,

Desiree Cartier

Finance Clerk/Utility Billing

City of Lebanon

925 S. Main Street, Lebanon, OR 97355

Tel: 541.258.4213 | Fax: 541.258.4950

dcartier@ci.lebanon.or.us

www.ci.lebanon.or.us



Messages to and from this email may be subject to Oregon Public Records Disclosure and Retention Laws.

From: Julie Fisher <jfisher@ci.lebanon.or.us>

Sent: Friday, December 20, 2024 8:08 AM

To: Utility Billing <utilitybilling@ci.lebanon.or.us>; Kevin Buchheit <kbuchheit@ci.lebanon.or.us>

Cc: Brandon Neish <bneish@ci.lebanon.or.us>; Donna Trippett <dtrippett@ci.lebanon.or.us>

Subject: FW: Online Form Submission #662 for Public Records Request

Good Morning,

Please see the public records request below. For information that we can't disclose, please let me know. I will respond with all of the information if you each could send me your replies.

Thank you and have a great day!

Julie Fisher, CMC

City Recorder

City of Lebanon | 925 South Main Street | Lebanon OR 97355

Tel: 541.258.4264

Hours: Monday – Thursday 7am-5pm

<http://www.lebanonoregon.gov>

Messages to and from this email may be subject to Oregon Public Records Disclosure and Retention Laws.



Incident Report



Print Date/Time: 12/23/2024 08:58
Login ID: lebanon\kbuchhei

LEBANON POLICE DEPARTMENT
ORI Number: OR0220300

Incident: 2024-00014578

Incident Date/Time: 10/21/2024 8:53:53 AM
Location: 1087 S 10TH ST
LEBANON OR 97355
Phone Number:
Report Required: No
Prior Hazards: No
LE Case Number:

Incident Type: Ordinance Violation
Venue: Lebanon
Source: Telephone
Priority: Low
Status: Not In Progress
Nature of Call:

Unit/Personnel

Unit: 361
Personnel: 37260-Buchheit

Person(s)

No.	Role	Name	Address	Phone	Race	Sex	DOB
1	Home Owner	NAVA, TYRE JOEL	1087 S 10TH ST LEBANON OR 97355	(530)701-2475		Male	11/04/1982
2	Other	HUDSON HOMES MANAGEMENT LLC	3701 REGENT BLVD STE 200 IRVING TX 75063	(877)565-4669			
3	Other	NAVA, HEATHER DEE	1087 S 10TH ST LEBANON OR 97355	(530)300-7541		Female	02/13/1973

Vehicle(s)

Role	Type	Year	Make	Model	Color	License	State
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Disposition(s)

Disposition	Count
CN	1

Property

Date	Code	Type	Make	Model	Description	Tag No.	Item No.
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CAD Narrative

11/12/2024 : 10:27:32 lebanon\kbuchhei Narrative: GRASS/WEEDS CUT IN FRONT AND BACK YARDS, OPEN STORAGE REMOVED

10/30/2024 : 11:43:15 lebanon\kbuchhei Narrative: PHONE CONTACT HUDSON HOMES, PROPERTY MANAGER. THEY WERE ADVISED OF VIOLATIONS. HEATHER NAVA ON RENTAL AGREEMENT. PHONE CONTACT W/ NAVA, HER EX-HUSBAND IS LIVING THERE, TYRE NAVA. PHONE CONTACT W/ TYRE, HE CONFIRMED HE IS RESPONSIBLE FOR PROPERTY. ADVISED OF VIOLATIONS. HE WILL RESOLVE THIS WEEKEND. VIOLATION NOTICE SENT VIA EMAIL TO NAVA AND HUDSON HOMES, RESOLVE ALL ISSUES BY 11-10-24. DELIVERY CONFIRMED.

10/30/2024 : 11:40:22 lebanon\kbuchhei Narrative: ON 10-29-24 OBSERVED TALL GRASS/WEEDS IN FRONT AND BACK YARDS, SOME OPEN STORAGE IN BACK YARD. PHOTOS

10/21/2024 : 08:55:37 lebanon\kbuchhei Narrative: ANONYMOUS COMPLAINT, TRASH IN YARD, TALL GRASS, BANK OWNED, TEENAGERS ALWAYS THERE HAS NEVER SEEN ADULT.



POLICE DEPARTMENT
40 N. 2nd Street, Suite 100
Lebanon Oregon 97355

TEL: 541.258.4361
FAX: 541.451.1716
www.ci.lebanon.or.us/police

MUNICIPAL ORDINANCE VIOLATION NOTICE

DATE: 10-30-24
CASE NUMBER: 24-14578
PROPERTY OWNER: US Bank Trust NA
MAILING ADDRESS: C/O Hudson Homes Management LLC
3701 Regent Blvd. Ste 200
Irving TX 75063
codeviolations@nightsight.com

TENANT: Tyre J. Nava
MAILING ADDRESS: 1087 S. 10TH St.
Lebanon, OR 97355
tyrejnava@gmail.com

PROPERTY LOCATION: 1087 S. 10TH St.
Lebanon, OR 97355

MAP #: 12S02W15BA Lot # 08100

It has come to the attention of the Lebanon Police Department, Municipal Ordinance Division that the grass and weeds on the above property are in violation of the following Lebanon Municipal Ordinance (LMC): 8.12 Tall Weeds and Grass. The property is also in violation of 8.04.175 - Open storage at residences.

Chapter 8.12 - TALL WEEDS AND GRASS⁽¹⁾

8.12.010 - Cutting—Duty.

Weeds and grass that are over ten inches in height, except as provided in this section, are a public nuisance subject to the abatement procedures in this chapter, or by the enforcement provisions of this code. No owners or persons in charge of any property within the city limits shall allow any weeds or grass over ten inches in height to remain thereon, or upon adjacent and abutting streets and alleys. Any such vegetation shall be cut as required by this chapter. The provisions of this section shall not, however, apply to parcels of land larger than two acres in size, providing that weeds and grass are cut to a height ten inches or less on that portion of the parcel(s) lying within twenty-five feet of any street, road, alley, building or adjoining property line.

8.04.175 Open Storage at Residences

- A. At a residence, no person shall store parts of vehicles, machinery or equipment; lumber, plywood or building materials; buckets, cans or bottles; truck canopies, bicycles or toys; household furniture, and household furnishings manufactured, built or designed for inside use (out of the elements) and other personal property manufactured, built or designed for inside use or interior use (out of the elements); and personal property that is manufactured, built or designed for attachment to a structure as shutters, doors and windows, outdoors on any street,

lot or premises or in a building that is not wholly or entirely enclosed, except doors used for ingress and egress.

- B. At a residence, no person shall store an appliance, such as but not limited to, a washer, dryer, icebox, freezer, refrigerator, dishwasher, stove, water heater or other household appliance or any plumbing fixture, operable or inoperable, outdoors on any street, lot or premises or in a building that is not wholly or entirely enclosed, except doors used for ingress and egress.
- C. At a residence, no person shall leave a burn barrel exposed to the public on any street, lot or premises when burn season, as declared by the Fire Marshal of the state or Lebanon Rural Fire District, is closed.
- D. At a residence, no person shall store lumber, plywood or building materials outdoors on any street, lot or premises or in a building that is not wholly or entirely enclosed, except doors used for ingress and egress, unless each type of item is stacked in a uniform formation one upon another with edges flush.
- E. At a residence, no person shall leave oil, fuel, chemical barrels or similar containers outdoors on any street, lot or premises or in a building that is not wholly or entirely enclosed, except doors used for ingress and egress for a period in excess of three days. This section does not prohibit barrels, containers or tanks which are attached to a residential unit and which are used as a reservoir for oil or fuel.
- F. At a residence, no person shall leave accumulations of limbs, branches, and/or brush on property for longer than one entire burn season that can be seen from the public street. This section is in addition to any other provision of this chapter or other city ordinance and not a limit thereon.
- G. It shall be prima facie evidence in any trial or abatement procedure concerning this section that the offending property is inoperative, discarded or stored upon public or private property contrary to the location provisions of this section for a period in excess of the time limit specified herein, or seven days if no time limit is specified.

(Ord. 2700 § 1 (part), 2006: Ord. 2158 § 5, 1994)

Specifically, the grass/weeds on the premises are over five feet tall in the back yard area of the property and over one foot tall in the front yard. You also have some openly stored property in the back yard area (folding table and chairs, beverage cooler etc.).

As the property owner you are responsible to keep your grass and weeds to a height not to exceed ten inches and to remove the openly stored property at the location. The above property must be mowed, and open storage removed by 11-10-24 to be in compliance with the Lebanon Municipal Code.

If you fail to remove the grass/weeds, and the openly stored property within the prescribed time a formal nuisance abatement procedure will be initiated. On completion of this procedure your lot will be assigned to be mowed and cleaned up by the City of Lebanon. You will then be charged a mowing/cleaning fee plus an administrative fee, which will be applied as a lien against your property. You may also receive a citation for the violations, up to \$500 per occurrence; with each day in violation being a separate occurrence. These citations may be issued via the United States Postal Service.

Be advised that you must maintain your property on a regular schedule. If another complaint of tall grass, or openly stored property is lodged against this property you will be cited immediately.

It is in the best interest of all parties to see this issue resolved quickly. If you have questions please contact me at 541-258-4361 and leave a message with a contact number and I will return your call.

Respectfully,

Kevin Buchheit
Municipal Ordinance Officer
Lebanon Police Department
kbuchheit@ci.lebanon.or.us