



AMENDED LEBANON CITY COUNCIL REGULAR MEETING MINUTES

February 11, 2026 at 6:00 PM

Library Community Meeting Room
55 Academy Street, Lebanon, Oregon

MISSION STATEMENT

*We provide services that foster a resilient, safe, and growing community,
strengthened by our community connections*

Mayor: Kenneth Jackola

Council President Michelle Steinhebel | Councilor Dominic Conti | Councilor Marcellus Angellford

Councilor Jeremy Salvage | Councilor David McClain | 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.

1. City Council Ward 1 Oath of Office - Marcellus Angellford

City Recorder Fisher swore in Council appointed Marcellus Angellford to the vacant Ward 1 Council position.

ROLL CALL

PRESENT

Mayor Kenneth Jackola
Councilor - Ward 1 Dominic Conti
Councilor - Ward 1 Marcellus Angellford
Councilor - Ward 2 David McClain
Councilor - Ward 2 Dave Workman
Councilor - Ward 3 Jeremy Salvage
Council President - Ward 3 Michelle Steinhebel

STAFF

City Manager Ron Whitlatch
City Attorney Tre Kennedy
Finance Director Brandon Neish
Police Chief Frank Stevenson
City Recorder Julie Fisher
IT Director Brent Hurst

MEDIA

Sarah Brown, Lebanon Local

CONSENT CALENDAR

Motion to approve the Consent Calendar made by Council President - Ward 3 Steinhebel, Seconded by Councilor - Ward 2 Workman.

Voting Yea: Councilor - Ward 1 Conti, Councilor - Ward 1 Angellford, Councilor - Ward 2 McClain, Councilor - Ward 2 Workman, Councilor - Ward 3 Salvage, Council President - Ward 3 Steinhebel

2. **AGENDA:** Lebanon City Council Agenda – February 11, 2026
3. **COUNCIL MINUTES:** 2026-01-14 City Council Executive Session and Regular Meeting and 2026-01-28 Regular Meeting
4. **APPROVAL TO AWARD:** Vine Street Waterline (Fifth to Seventh) Project No. 25713

PRESENTATION / RECOGNITION

PUBLIC COMMENTS

Jeremy Guenther, a Lebanon resident and member of a local amateur (ham) radio group, provided information regarding a community-based emergency communication system known as “MeshCore” (also referred to as “Meshtastic”). He explained that the system is a low-cost, text-based radio communication network that connects to mobile phones via Bluetooth and can operate independently of cellular and internet infrastructure.

Mr. Guenther stated that local volunteers have been developing the network over the past one to two years and that coverage is now available throughout much of Lebanon and Sweet Home. He noted that the system is intended to provide local communication capabilities during emergencies when cell service or internet connectivity is unavailable.

In response to a Council question, Mr. Guenther stated that the system would generally function during most outages but acknowledged there are circumstances in which communications could be suppressed.

He invited interested community members to attend weekly meetings held Tuesdays at 6:00 p.m. at Lebanon Hospital.

Marilyn Belcher, Ward 1 resident, introduced Susanna Arroyo Burdette, Community Builder and Engagement Coordinator with Farmworker Housing Development Corporation (FHDC).

Ms. Arroyo Burdette spoke about FHDC’s efforts to provide affordable and sustainable housing and to build partnerships within the Lebanon community. She expressed appreciation for collaboration with local organizations and the Lebanon Police Department. She also shared information about artwork and murals incorporated into FHDC housing developments that reflect community history and cultural connection. Ms. Arroyo Burdette emphasized her role in fostering communication and engagement across cultures and languages.

Kay Cortez thanked the Lebanon Police Department for assistance in recovering her stolen wallet, expressing appreciation for the department’s follow-up and support.

Kay Cortez provided an update regarding the existing street conditions on N. 2nd Street between Tangent Street and Mullins Drive. She stated that she gathered feedback from residents following the January 14, 2026, City Council meeting regarding proposed parking adjustments intended to improve two-way access on the narrow residential street.

Ms. Cortez reported that, among the residents she contacted, there was unanimous support for the proposed yellow curb parking adjustments, with no opposition expressed. She noted that one resident later withdrew support and that not all properties were contacted.

CM Whitlatch indicated that the matter is anticipated to return to the City Council in March following completion of required noticing and the public hearing process.

REGULAR SESSION

5. Cheadle Lake CMGC GMP Amendment #2

City Manager Whitlatch presented a request for Council approval of Guaranteed Maximum Price (GMP) Amendment #2 under the CMGC (Construction Manager/General Contractor) contract for the Cheadle Lake Park project. Council previously approved GMP #1 in the amount of \$1.2 million to initiate construction and refine the project scope based on available funding.

Over the past several months, staff worked with Knife River to develop a final plan. GMP Amendment #2, in the amount of approximately \$3.5 million, would fund core infrastructure improvements including utilities, ADA parking, restrooms, multi-use paths, and access improvements. Approval of this amendment would bring the total GMP to approximately \$4.69 million.

The City Manager noted that the originally proposed amphitheater stage, estimated at approximately \$2.5 million, has been removed from the current scope due to cost. However, the project will include access, utility infrastructure, and a prepared area to allow for future development if grant funding becomes available.

Following discussion, a motion was made and seconded to approve GMP Amendment #2. The motion passed unanimously.

Motion made by Councilor - Ward 2 Workman, Seconded by Council President - Ward 3 Steinhebel.

Voting Yea: Councilor - Ward 1 Conti, Councilor - Ward 1 Angellford, Councilor - Ward 2 McClain, Councilor - Ward 2 Workman, Councilor - Ward 3 Salvage, Council President - Ward 3 Steinhebel

6. Resolution No. 2026-02 - A Resolution Authorizing a Transfer of Appropriations for the City of Lebanon 2025-2026 Budget

Finance Director Neish presented Resolution No. 2026-02, authorizing a budget transfer to appropriate grant funds received by the Public Works Department. The City was awarded a \$25,000 grant through a Weyerhaeuser-sponsored program to purchase trees for planting at Mark Slough and to acquire equipment, including a water wagon, to support long-term maintenance.

The supplemental budget adjustment adds \$25,000 in grant revenue and appropriates \$25,000 in expenditures to authorize use of the funds, as the department did not have sufficient existing appropriations.

Following discussion, a motion was made and seconded to approve Resolution No. 2026-02. The motion passed unanimously.

Motion made by Council President - Ward 3 Steinhebel, Seconded by Councilor - Ward 3 Salvage.

Voting Yea: Councilor - Ward 1 Conti, Councilor - Ward 1 Angellford, Councilor - Ward 2 McClain, Councilor - Ward 2 Workman, Councilor - Ward 3 Salvage, Council President - Ward 3 Steinhebel

7. Direction to Proceed with Municipal Jail and Local Option Levy Process

City Manager Whitlatch revisited the Municipal Jail and Local Option Levy discussion previously tabled on January 28 to allow all Council members the opportunity to participate. Attached to the agenda were prior PowerPoint presentations outlining operational needs, fiscal impacts, and levy considerations.

The City Manager summarized staff's recommendation that, should Council wish to proceed, the first step would be to retain a consultant to assist with polling, public outreach strategy, and levy process guidance. The estimated total cost for consulting services is approximately

\$50,000, to be funded from the General Fund contingency. Initial polling, estimated at approximately \$7,000, would assess community support before further commitment. Staff clarified that costs would be limited to services performed if Council elected not to proceed following polling results.

Council discussed polling methodology, voter engagement, turnout thresholds, and considerations for targeting likely voters. Councilmembers also discussed broader community safety considerations and the importance of Council leadership in any levy effort.

Following discussion, a motion was made and seconded to retain a consultant to assist with exploration of a Municipal Jail Local Option Levy.

Motion made by Council President - Ward 3 Steinhebel, Seconded by Councilor - Ward 2 Workman.

Voting Yea: Councilor - Ward 1 Conti, Councilor - Ward 1 Angellford, Councilor - Ward 2 McClain, Councilor - Ward 2 Workman, Councilor - Ward 3 Salvage, Council President - Ward 3 Steinhebel

A roll call vote was conducted. The motion passed.

The City Manager noted that staff would return with next steps, and that the City's lobbyist would assist in coordinating the consultant process. A noon work session was scheduled for February 25, 2026.

8. Department Reports

The City Manager reported that two seats remain available for the upcoming Distinguished Service Awards Banquet and coordinated Council members' attendance. Councilor McClain requested the seats.

CM Whitlatch provided an update on funding efforts for the Wastewater Treatment Plant. The Mayor, City Manager, and staff recently toured the facility with representatives from Congresswoman Bynum's and Senator Merkley's offices. The City is preparing a federal capital funding request and will also provide testimony before the state legislature in support of additional funding. Staff have been actively engaged in tracking legislation this session, with several department directors participating in testimony efforts consistent with the City's Legislative platform.

The City Manager gave an update on the cleanup of the former Champion Mill property. The effort has involved coordination among the City, property owners, law enforcement, and Public Works staff. A significant amount of debris has been removed to date using large dumpsters provided by the property owners. The City emphasized that the cleanup followed a lengthy process that included outreach, notice, and offers of services to individuals camping on the property. Notices were extended prior to initiating the cleanup. The site was described as presenting serious health and safety concerns.

Council discussion included questions regarding the operational impact of the cleanup on regular City maintenance work and the total cost of the effort. The City Manager explained that dumpster costs are being covered by the property owners and that additional City costs may either be reimbursed through agreement or placed as a lien on the property. Some assistance has been donated by members of the business community. Council members also discussed concerns about displacement of individuals to other areas of the community and the limited enforcement options available under state and federal law. The City Manager noted the City's responsibility to operate within legal constraints while continuing to maintain public health and safety.

Finally, the City Manager reported that the Cascades West Council of Governments has been selected to prepare the City's CDBG grant application for the library project. Environmental review work will begin in preparation for submitting the application this summer.

ITEMS FROM COUNCIL

9. Council Absence Notifications

The Mayor reminded Council of the memorandum included in the packet regarding absences. He asked that if a Councilor plans to be absent from a meeting, they notify the Mayor, City Manager, and City Recorder by email. He explained that in the past, notifications have been made to only one individual, resulting in last-minute awareness of absences. Providing notice to all three will ensure proper planning and coordination for meetings.

PUBLIC/PRESS COMMENTS

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

Reporter Sarah Brown asked follow-up questions regarding the proposed municipal jail and operational levy. She requested clarification on what qualifies as a violent misdemeanor offense, and Chief Stevenson explained that Assault IV—resulting in injuries such as a black eye, bloody nose, or substantial pain—remains a misdemeanor.

She asked how long misdemeanor offenders typically serve in jail, noting that sentencing decisions are made by the court, with averages estimated at approximately 15 to 30 days. Brown also sought clarification on the booking and release process, asking whether individuals arrested for misdemeanors would remain in custody until court. Chief Stevenson explained that individuals are generally booked and released with a court date unless court is in session. Only a judge may impose a jail sentence.

Further discussion addressed the current limitations without a municipal jail. If offenders fail to appear in court, a warrant may be issued, but upon arrest the same cycle often repeats due to lack of jail space. The Chief and City Attorney explained that even when jail time is mandated, such as for certain DUI offenses, limited bed space at Linn County Jail frequently prevents incarceration. As a result, courts often impose alternative sanctions such as compensatory service.

Brown asked what other Oregon cities without municipal jails are doing to address misdemeanor offenses. City officials responded that many communities face similar limitations, particularly where county jail capacity is restricted, and emphasized that Lebanon currently lacks a meaningful accountability component in its system due to the inability to consistently impose jail sanctions.

Robert Gulley, a retired respiratory therapist, spoke as a concerned community member. He explained that he attends Council meetings to stay informed and offer support, noting his long career in health care and ongoing volunteer work, including serving the homeless. He expressed concern about homeless encampments he observed near the lake and emphasized the importance of affordable housing programs like Applegate and Crossroads, acknowledging their limitations and the need for residents' willingness to participate.

Gulley also commented on neighborhood issues, including traffic concerns and unauthorized cut-throughs on Filbert Street, thanking staff for addressing them effectively. He framed his observations within a broader perspective of community health, stressing that maintaining public safety, housing, and infrastructure contributes to the overall well-being of Lebanon's residents. He concluded by expressing gratitude for the opportunity to speak and his ongoing commitment to supporting the community.

NEXT SCHEDULED COUNCIL MEETING(S): 2026-02-25 City Council Work Session @ noon, 2026-03-11 City Council Work Session @ 5PM and Regular Meeting @ 6PM

ADJOURNMENT

The meeting adjourned at 7:06 PM.