



LEBANON CITY COUNCIL REGULAR MEETING AND WORK SESSION MINUTES

September 24, 2025 at 12:00 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 Carl Mann
Councilor Jeremy Salvage | Councilor David McClain | Councilor Dave Workman**

CITY COUNCIL REGULAR SESSION

CALL TO ORDER / FLAG SALUTE

The meeting was called to order at 12:00 PM.

ROLL CALL

PRESENT

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

ABSENT

Councilor - Ward 1 Carl Mann
Councilor - Ward 3 Jeremy Salvage

STAFF

City Manager Ron Whitlatch
City Attorney Tre' Kennedy
Community Development Director Kelly Hart
Finance Director Brandon Neish
Police Chief Frank Stevenson
IT Director Brent Hurst
IT Admin Erin Gomez

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

Voting Yea: Councilor - Ward 1 Conti, Councilor - Ward 2 McClain, Councilor - Ward 2 Workman,

Council President - Ward 3 Steinhebel
Voting Abstaining: Mayor Jackola

1. **AGENDA:** Lebanon City Council Agenda – September 24, 2025
2. **COUNCIL MINUTES:** 2025-09-10 City Council Regular meeting and Work Session minutes
3. **GRANT SUBMITTAL:** DLCD Technical Assistance Grant

PRESENTATION / RECOGNITION

4. Benton Clean and Strong - Marie Bowers

Annie Ellison and Alise Yarnell of Benton Clean and Strong presented information to the Council regarding the proposed Coffin Butte Landfill expansion. Benton Clean and Strong is a coalition of local business owners, residents, and families that supports the project, citing affordability, sustainability, and alignment with local values. They noted that methane from Coffin Butte powers more than 4,000 homes annually and that expansion would help reduce costs for families, schools, hospitals, and small businesses while limiting environmental impacts from long-distance waste hauling. Coffin Butte currently provides more than 100 local jobs, contributes nearly \$6 million annually to Benton County's budget as its second largest funding source, and consistently meets or exceeds environmental standards through strict oversight. A recent survey indicated that 62 percent of Benton County voters agreed with key reasons for supporting the expansion.

The presenters explained that the Benton County Board of Commissioners will hold two days of public hearings on October 22 and 23 at the Benton County Fairgrounds, with a decision scheduled for November 4, 2025. The expansion application was previously denied by the Planning Commission and will be reviewed by the Board under the appeal process. Community members were encouraged to provide public comment.

During discussion, the Mayor asked about potential impacts on cost of living if the expansion does not occur. Ellison stated she could not answer on behalf of Republic Services but noted that increased transportation and rerouting costs would likely raise customer rates. Councilor Steinhebel asked about the coalition's relationship with Republic Services, and it was clarified that Benton Clean and Strong works alongside but is separate from the company. Councilor McLain asked about the landfill's current and proposed size, and Ellison referred to Republic Services' online FAQ for specifics. McLain also asked about the arguments of opponents, and the presenters stated they could not speak on behalf of them but noted that environmental groups have provided substantial testimony.

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 23, 2025**. The City Recorder will distribute comments to the Mayor and Council prior to the meeting.*

None

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 8, 2025 @ 6PM.

ADJOURNMENT

The meeting was adjourned at 12:32 PM.

CALL TO ORDER WORK SESSION

City of Lebanon Work Sessions are less formal meetings that enable the Council to focus on and explore in detail a topic with staff and/or consultants. Like regular Council meetings, citizens are encouraged to attend and observe work sessions. Unlike regular Council meetings, work sessions do not include public hearings or other opportunities for citizen comments. Should action be required, that topic would be brought back to the next available regular session, at which time citizens would have the opportunity to comment before a formal action is taken.

The Work Session was called to order at 12:32 PM.

DISCUSSION ITEMS

1. Solar Discussion

Community Development Director Kelly Hart presented information on a Commercial Solar Strategy for the City of Lebanon. This was the third discussion on solar projects, brought forward by the Mayor as an opportunity to offset utility costs and provide long-term community value. The City currently pays over \$907,000 annually in electricity, and with projected 3% annual increases, costs could rise to nearly \$1.75 million in 20 years. Exploring solar options could stabilize energy expenses, reduce vulnerability to rate hikes, and support state clean energy objectives.

Hart outlined construction costs, system life expectancy, and efficiency factors, as well as available incentives and grants, including the Community Resilience Grant, federal tax credits, and Pacific Power rebates. Several project options were reviewed, ranging from full utility offsets at the wastewater treatment plant and water treatment plant to partial offsets at the water intake and justice center. Each option included estimates of land area, total cost, and required City contributions.

Financing approaches included C-PACE financing, traditional bonds or loans, and interfund loans, with each option analyzed for loan terms, repayment structures, and anticipated savings compared to current utility costs. Additional considerations included operating and maintenance expenses, power purchase agreements, grid interconnection, and technical feasibility. Implementation pathways discussed were a large consolidated project, individual site projects, or a phased approach, with attention to impacts on tax credits and bond sales.

Next steps include comparing implementation options and identifying priorities during the November Goal Setting session. Following consultation with experts and completion of a feasibility study, the City would pursue installation and direct savings into a maintenance fund.

ADJOURN WORK SESSION

The Work Session was adjourned at 1:31 PM.