



LEBANON CITY COUNCIL REGULAR MEETING MINUTES

January 10, 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.

ROLL CALL

PRESENT

Mayor Kenneth Jackola

Councilor - Ward 1 Wayne Dykstra

Councilor - Ward 1 Carl Mann

Councilor - Ward 2 Kim Ullfers

Councilor - Ward 2 Dave Workman

Councilor - Ward 3 Jeremy Salvage

Council President - Ward 3 Michelle Steinhebel

CONSENT CALENDAR

Motion to approve the Consent Calendar was made by Councilor - Ward 2 Ullfers, Seconded by Councilor - Ward 2 Workman. Voting Yea: Councilor - Ward 1 Dykstra, Councilor - Ward 1 Mann, Councilor - Ward 2 Ullfers, Councilor - Ward 2 Workman, Councilor - Ward 3 Salvage, Council President - Ward 3 Steinhebel

1. **AGENDA:** Lebanon City Council Agenda – January 10, 2024
2. **COUNCIL MINUTES:**
December 13, 2023 Regular & Executive Sessions
3. **EASEMENTS:**
S. 9th Street
River Center Plaza
4. **IRREVOCABLE PETITION:**
S. 9th Street

PUBLIC COMMENTS

Michael Couch, Crossroads Communities Executive Director, petitioned the City to adopt ORS 307.541 that exempts nonprofits from property taxes as it relates to operating affordable housing.

Judy Annin, Sadie Blau, Misty McCormick, Nancy McMackin, Cathye Kinkelaar, Lynn Cole, Danae Thomas, Debra Koester, and Sadie Law spoke regarding senior mobile home park rent increases and SB 611.

Robert Gulley spoke on community health and his concerns about stress from finances, health and relationships.

PRESENTATION / RECOGNITION

5. Lebanon Downtown Association - 2023 Annual Report

Shelly Jackola and Dala Johnson, Lebanon Downtown Association, presented their 2023 Report. They have returned to adhering to the 501(c)(3) standard and are in alignment with Oregon Main Street, the IRS and Department of Justice.

Councilor Ullfers praised the group's endeavors to regain compliance.

PUBLIC HEARING(S)

REGULAR SESSION

6. Lebanon Downtown Association Funding Request

Interim City Manager Whitlatch presented staff's recommendation to release funding to the Lebanon Downtown Association as they met all requirements.

Motion made by Councilor - Ward 2 Ullfers, Seconded by Councilor - Ward 1 Dykstra. Voting Yea: Councilor - Ward 1 Dykstra, Councilor - Ward 1 Mann, Councilor - Ward 2 Ullfers, Councilor - Ward 2 Workman, Councilor - Ward 3 Salvage, Council President - Ward 3 Steinhebel

7. 7th Street Bid Award

Interim City Manager Whitlatch briefly described the project and requested approval to award the Seventh Street Reconstruction Project to Willamette Valley Excavating for \$3,059,934 on January 16, 2024.

Motion made by Council President - Ward 3 Steinhebel, Seconded by Councilor - Ward 2 Ullfers. Voting Yea: Councilor - Ward 1 Dykstra, Councilor - Ward 1 Mann, Councilor - Ward 2 Ullfers, Councilor - Ward 2 Workman, Councilor - Ward 3 Salvage, Council President - Ward 3 Steinhebel

8. Resolution No. 2024-01 - A Resolution for the Acquisition of Real Property by Condemnation by the City of Lebanon.

Interim City Manager Whitlatch spoke about the Airport Road and Stoltz Hill Road Improvements Project and history of contact with the property owner at the southwest corner of Airport/Stoltz Hill Roads for right-of-way needed. He requested approval of Resolution No. 2024-01 Acquisition of Real Property by Condemnation by the City of Lebanon.

Motion made by Councilor - Ward 2 Workman, Seconded by Council President - Ward 3 Steinhebel. Voting Yea: Councilor - Ward 1 Dykstra, Councilor - Ward 1 Mann, Councilor - Ward 2 Ullfers, Councilor - Ward 2 Workman, Councilor - Ward 3 Salvage, Council President - Ward 3 Steinhebel

9. City Manager's Report

The City Manager's Report was presented to Council by Interim City Manager Whitlatch.

Directors will be meeting in February regarding the General Fund's structural deficit.

The cost for the billboard is \$800/4 weeks with the current lease expiring in June 2024. Every billboard content change would cost \$250. There was a suggestion about the Lebanon Downtown Association or Chamber of Commerce taking the lead on this with the Council narrowing the messaging focus. Interim City Manager Whitlatch said that he would report back after discussing this with the Chamber.

There was discussion about leasing the Santiam Travel Station and moving the Council Chambers to the Library Community Room.

ITEMS FROM COUNCIL

Councilor Dykstra spoke regarding the affordability of mobile home parks for seniors. He read some of the article "Trapped: How federally backed financing is making mobile homes less affordable" and Representative Jami Cate's response.

City Attorney Kennedy spoke about municipalities being prohibited from establishing rent control (ORS 91.225). At Council's request, he will look into this further and draft a letter of support to state and federal representatives.

Councilor Workman said that he cares about every citizen of Lebanon equally but feels that the housing-first approach of solving homelessness is ineffective and inefficient. The City does not have the resources to build a shelter and provide needed social services. The federal and state government need to refocus their funding and resources to help those that can be helped instead of wasting them on things proven to be ineffective.

Mayor Jackola said that monthly work sessions are warranted until the budget process is concluded. The first will be a goal setting session on January 24 at noon.

Councilor Ullfers shared that the warming center for the unhoused will be open on Saturday, Sunday and Monday.

PUBLIC/PRESS COMMENTS

Judy Annin requested that the City look into how Portland was able to separate regulations for manufactured homes versus other rentals.

[Unidentified] would like manufactured homeowners to be offered the ability to invest in their space so that they can ultimately own it.

[Unidentified] presented some options and requested that the City send a letter to Legacy Communities or reach out to Jackson County Representative Pam Marsh.

There was a brief discussion regarding the signing of new leases.

Gamael Nassar suggested the Lebanon Downtown Association Tourism Committee, Chamber of Commerce and a City committee work together to use the billboard for tourism. They will help with funding.

Tim, resident of Twin Cedars, spoke about issues he has also experienced with rising costs.

Sarah Brown, Lebanon Local, asked if the City has any power to offer incentives to control the increasing costs for manufactured homes. Mayor Jackola said that different courses of action can be looked at since the City is now aware of this issue.

NEXT SCHEDULED COUNCIL MEETING(S):

Work Session - January 24, 2024 at noon

Regular Meeting - February 14, 2024 at 6:00 pm

ADJOURNMENT

The meeting was adjourned at 8:13 PM.

[Minutes prepared by Donna Trippett, Deputy City Recorder]

Minutes Approved by the Lebanon City Council on
this 14th day of February 2024.

Kenneth E. Jackola, Mayor	<input type="checkbox"/>
Michelle Steinhebel, Council President	<input type="checkbox"/>

ATTESTED:

Julie Fisher, City Recorder