



LEBANON CITY COUNCIL REGULAR MEETING MINUTES

October 09, 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 6:00pm.

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

STAFF

Interim City Manager Ron Whitlatch
City Attorney Tre' Kennedy
Finance Director Brandon Neish
City Recorder Julie Fisher
Community Development Director Kelly Hart
IT Administrative Assistant Erin Gomez
Police Chief Frank Stevenson

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 3 Salvage.

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 – October 9, 2024
2. **APPROVAL TO AWARD:**
LINX Dial-A-Bus Parking Lot Paving Project
3. **BID AUTHORIZATION:**
4. **COUNCIL MINUTES:** September 11, 2024 Regular Session
5. **RESOLUTION: Emergency Sewer Service Outside City Limits**
 - * 1021 Airport Road
 - * 140 Russell Drive

PRESENTATION / RECOGNITION

PUBLIC COMMENTS

Shellie Jackola presented the summer event update for the Lebanon Downtown Association. It was reported there were 29 events so far this year. The LDA assisted merchants in obtaining 140K in grants. There is new art at Strawberry Plaza, 4 downtown murals have been completed, and 1 remains. Upcoming is a downtown trick or treat event and fun run. The LDA will work with Main Street America for online business training on marketing. The LDA, Chamber of Commerce and Build Lebanon Trails hosted two downtown tours. There were no questions from Council.

PUBLIC HEARING(S)

6. Ordinance Bill No. 2024-09, Ordinance Bill No. 3025 - A Bill for an Ordinance Annexing and Zoning Property Following Consent Filed with the City Council by Landowners in Said Area Pursuant to ORS 222.120 and ORS 222.170 File A24-02; Eric Maddux

The Public Hearing was opened at 6:05 pm. City Attorney Tre' Kennedy read the Public Hearing Procedures. The Mayor asked of the Council if there was any Ex Parte', Conflict of Interest, or Bias; there was none. The Mayor asked if there was anyone in the audience who objects to the notice that was send in this case or to the jurisdiction of this body to hear and consider the case; there was none.

Community Development Director Hart gave the staff report. The 0.1818 acre parcel at 785 W B. Street is within the Urban Growth Boundary and zoned Residential Mixed Density in the Comprehensive Plan. The Planning Commission held a Public Hearing September 18, 2024 and found the annexation met all approval criteria. The Planning Commission recommends the City Council approve the application.

There were no questions of staff from the Council. The applicant was not present. There was no one in the audience who wished to speak either in favor or opposition.

The Public Hearing was closed at 6:09 pm.

City Attorney Tre' Kennedy read the title of the Ordinance.

Motion to approve Ordinance Bill No. 2024-09 - Ordinance No. 3025 - A Bill for an Ordinance Annexing and Zoning Property Following Consent Filed with the City Council by Landowners in Said Area Pursuant to ORS 222.120 and ORS 222.170 File A24-02: Eric Maddux made by Councilor - Ward 2 Workman, 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

REGULAR SESSION

7. Resolution No. 2024-25 - A Resolution Declaring a State of Emergency in Anticipation of Significant Impacts on Water Supply and Water Quality for the City of Lebanon.

Interim City Manager Ron Whitlatch presented the State of Emergency Resolution in anticipation of significant impacts to the Wastewater Treatment Plant. Staff voiced concerns to the Corp. of Engineers that the Wastewater Treatment Plant is rated for 50 NTU and 150 NTU Max. Last drawdown the treatment plant experienced three times the max NTUs. The City is preparing the State of Emergency to ensure the ability to allocate City funds to do whatever necessary to provide our community with safe drinking water.

Councilor Steinhebel clarified the issues is not being able to push water through the membranes due to turbidity. Interim City Manager Whitlatch confirmed that the plant is barely able to keep up with demand during the drawdown and there is extensive wear on the membranes. The City spent \$450,000 for replacement membranes and had to reprogram all safety features to be able to push water through the membranes. He added that water pushed through the membranes is safe drinking water. The membranes usually experience 6" of debris in 2-3 years. During the drawdown, the membranes captured 3' in 2 months. The City will continue to create clean drinking water but are ruining the membranes that should have a life span of 15 years.

City Attorney Tre' Kennedy added the resolution gives us more flexibility in budget restraints during an emergency for an event we anticipate will happen.

Water Quality reports will be published on the website on a page created specifically for the drawdown event.

Mayor Jackola stated this was not an easy concluding to come to, however it was well thought out and the right path to follow.

City Attorney Tre' Kennedy read the title of the Resolution.

Motion made to approve Resolution No. 2024-25 - A Resolution Declaring a State of Emergency in Anticipation of Significant Impacts on Water Supply and Water Quality for the City of Lebanon by Councilor - Ward 1 Mann, 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. Measure 110/Linn County Deflection Program Update

Police Chief Stevenson explained HB4002 replaces key provisions in HB110 that would reintroduce criminal penalties for user amounts of controlled substances and get rid of Class E violations. This gives police officers the capabilities to arrest those in possession of small amounts of narcotics. It was asked if reopening the jail would be a benefit in this situation, however Chief Stevenson stated that these offenders would likely be cited and released on site unless there were other violations. Those cited would be required to appear in circuit court and enter into a deflection program. Chief Stevenson stated this is a step in the right direction as it adds accountability.

9. Low Income Utility Rate Relief Program Discussion Only

Finance Director Neish stated staff was looking for consensus from the Council on what they would be comfortable with for a discount on utility bills for those who qualify for a low-income program. The city currently offers 10% and have about 60 customers who are using the program. The Community Services Consortium (SCS) verifies income and other eligibility requirements and after approval issues a card to bring back to the City to receive a discounted

bill for 12 months duration. The CSC can also help the applicants look for other programs and possible aid for housing and other utilities. The consensus of the Council was 25 to 30 percent. Staff will return with a policy and resolution for consideration at the November meeting.

10. Approval to Award Project - Membrane Cartridges for the Lebanon Water Treatment Plant

Interim City Manager Ron Whitlatch explained following the Green Peter Drawdown event, new membranes were needed at the Waste Water Treatment Plant. A Sole Source Procurement was necessary because the same membranes were needed for replacement from the same manufacture. Although the purchase was allocated in the budget, the contract was not approved by City Council. This item is coming back to Council for approval.

Motion made to approve the contract with H2O for Membrane Cartridges for the Lebanon Water Treatment Plant 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

11. **Department Report:**

Interim City Manager Ron Whitlatch reported attending Legislative Days September 23-25 with the Mayor and Community Development Director Kelly Hart to talk about the City's needs including funding, infrastructure, housing, etc. Mayor Jackola added that the City is willing to talk to anyone who will listen and always seeking additional funding sources for future projects. Councilor Steinhebel asked if the Council could receive an update from our legislative representative Sean Tate.

Interim City Manager Whitlatch reminded the Council on the upcoming Town Hall meetings on October 10th and October 15th at the Lebanon Public Library. If the turnout is too large for the meeting space at the Library, the Senior Center is set up as an alternative location.

ITEMS FROM COUNCIL

Councilor Salvage gave an update on the Bob Smith Memorial Park and Eagle Scout trail which were cleaned up by Public Work staff and have remained clean due to increased police patrols.

PUBLIC/PRESS COMMENTS

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

Brian Gerome from Ward 2 asked if there was an update on the notice sent out regarding the Air Quality related to Entek. City staff responded that Entek has gone through extensive amount of testing and has approval from the Environmental Protection Agency (EPA) on the air quality.

NEXT SCHEDULED COUNCIL MEETING(S):

October 10, 2024 Town Hall @ 6:30 PM, Lebanon Public Library

October 15, 2024 Town Hall @ 6:30 PM, Lebanon Public Library

October 23, 2024 Special Meeting @ Noon, Santiam Train Station

November 13, 2024 Regular Meeting @ 6:00 PM, Santiam Train Station

Mayor Jackola stated there will not be an Executive Session and therefore no City Manager Contract for approval. Those items will be postponed.

ADJOURNMENT

The meeting was adjourned at 6:53pm.