



LEBANON CITY COUNCIL REGULAR MEETING AND WORK SESSION AGENDA

February 25, 2026 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 Marcellus Angellford

Councilor Jeremy Salvage | Councilor David McClain | Councilor Dave Workman

CALL TO ORDER / FLAG SALUTE

ROLL CALL

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.

1. **AGENDA:** Lebanon City Council Agenda – February 25, 2026
2. **EASEMENT:** Third Street Statutory Warranty Deed Approval
3. **LIQUOR LICENSE:** Amazing Thai Cuisine

PRESENTATION / RECOGNITION

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 February 24, 2026**. The City Recorder will distribute comments to the Mayor and Council prior to the meeting.*

ITEMS FROM COUNCIL

PUBLIC/PRESS COMMENTS

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

NEXT SCHEDULED COUNCIL MEETING(S): March 11, 2026

ADJOURNMENT

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.

DISCUSSION ITEMS

1. Consultant Guidance for Municipal Jail Levy Process

ADJOURN WORK SESSION

INSTRUCTIONS FOR TESTIFYING ON AGENDA AND NON-AGENDA ITEMS:

Everyone is welcome to attend City Council meetings. If you cannot attend, written testimony must be received by noon prior to the meeting via email to city.recorder@lebanonoregon.gov. Persons who desire to access the Zoom meeting to give oral testimony regarding a Public Hearing can contact the City Recorder by email at city.recorder@lebanonoregon.gov by noon prior to the meeting so that the City Recorder can provide instructions.

City Council meetings are recorded and available on the City's YouTube page at:

<https://www.youtube.com/user/CityofLebanonOR/videos>

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to the City Recorder at 541.258.4905.



925 S. Main Street
Lebanon, Oregon 97355

TEL: 541.258.4905
www.lebanonoregon.gov

MEMORANDUM

City Manager's Office

Date: February 17, 2026

To: Mayor Jackola and City Council
From: Ron Whitlatch, City Manager
Subject: Third Street Statutory Warranty Deed Approval

Introduction

This item was brought before the City Council on January 14, 2026, and approved. However, due to an access easement issue, the Statutory Warranty Deed has been updated to include an access easement to Tax Lot 5500.

In conjunction with the sale of the Santiam Travel Station property, the City is addressing ownership of a portion of what is commonly referred to as Third Street. As part of this process, the City will issue a Statutory Warranty Deed for the easterly 37 feet of the area currently identified as Third Street. The attached Statutory Warranty Deed pertains solely to this easterly 37-foot portion and is necessary to ensure a clear title before closing on the property sale.

Background

Staff has been working with the owner of Tax Lot 5500 (see exhibit map) to provide an access easement to an existing driveway prior to completing the sale of the Santiam Travel Station and what was formerly Third Street. The property owner of 5500 has refused to sign an easement for access. The attached Statutory Warranty Deed has been updated to include the easement so that access, as it currently exists, can be retained.

As a general practice, a jurisdiction vacates a public right-of-way when it is no longer needed for public use. During the initial review associated with the proposed vacation of Third Street related to the property sale, staff identified a discrepancy in the historic records.

Further research conducted by City staff, Udell Engineering, and the City Attorney's Office determined that the easterly 37 feet of Third Street, located between Grant Street and Sherman Street, was never formally dedicated or accepted as a public right-of-way.

Because this portion of Third Street was never established as a right-of-way, it is considered real property owned by the City rather than a public right-of-way. As a result, a formal street vacation process is not required.

Recording the attached Statutory Warranty Deed will formally convey this portion of the property. It must be completed before the Santiam Travel Station sale closes to ensure accurate and complete property records. It should also be noted that the City will retain a Public Utility Easement over the entire portion of this property to maintain existing public utilities.

Recommendation

Staff recommends that the City Council approve the updated attached Statutory Warranty Deed authorizing conveyance of the easterly 37 feet of Third Street as part of the sale of the Santiam Travel Station property.

**Until a change is requested,
all tax statements shall be sent to:**

RB Acquisitions, LLC
263 Industrial Way
Lebanon, OR 97355

After recording return to:

RB Acquisitions LLC
263 Industrial Way
Lebanon, OR 97355

STATUTORY WARRANTY DEED

City of Lebanon, an Oregon Municipal Corporation, Grantor, conveys and warrants to RB Acquisitions, LLC, an Oregon limited liability company, Grantee, the following described real property free of encumbrances except as specifically set forth herein: See Exhibit A attached hereto.

Subject to a perpetual public utility easement, which includes the permanent right of access to construct, reconstruct, operate, and maintain city utilities, including water, sanitary sewer, storm drainage or other city utilities, over and across the entire parcel as currently constructed or as modified or relocated as reasonably necessary in the public interest.

Subject to a perpetual public access easement as set forth on Exhibits B and C attached hereto. The express purpose of the public easement is to allow limited, non-commercial access to Tax Lot 5500. This public easement does not give the owner, or any future owner, of TL 5500 the right to use the easement area for access connected with a commercial development or business enterprise.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.”

Subject only to those exceptions identified in Title Report No. _____.

The true consideration for this conveyance is other value given.

DATED: _____, 2026

City of Lebanon

By: Michelle Steinhebel
Its: Council President

STATE OF OREGON)) ss.
County of Linn)

This foregoing instrument was acknowledged before me on this ____ day of March, 2026, by the City of Lebanon, by and through its Council President, Michelle Steinhebel.

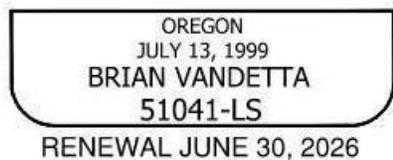
Notary Public - State of Oregon
My commission expires:

Exhibit B

Public Access Easement

An area of land in The City of Lebanon and also being in the SE 1/4 of Section 10, T. 12 S., R. 2 W. of the Willamette Meridian, Linn County, State of Oregon being more particularly described as follows:

Beginning at a point on the south right of way of W. Sherman Street and marking the northwest corner of Lot 5 in Block 8 of The Plan of Lebanon Plat as recorded in Linn County, State of Oregon; thence South 89°39'49" West 9.00 feet; thence South 0°20'30" East, parallel with the east line of Parcel 2 of Linn County Partition Plat No. 1996-61, 265.01 feet to a point on the north right of way of W. Grant Street; thence North 89°38'00" East, along said north right of way, 12.00 feet to a point; thence leaving said north right of way, North 0°20'30" West 141.99 feet to a point; thence following the arc of a 10.00 foot radius curve to the right for 15.71 feet (chord bears North 44°39'30" East 14.14 feet); thence North 89°39'30" East 24.00 feet to a point; thence North 0°20'30" West 24.00 feet to a point; thence South 89°39'30" West 19.00 feet to a point; thence following the arc of a 15.00 foot radius curve to the right for 23.56 feet (chord bears North 45°20'30" West 21.21 feet) to a point; thence North 0°20'30" West 74.00 feet to a point on the said south right of way; thence South 89°39'49" West, along said south right of way, 3.00 feet to the point of beginning.



POINT OF BEGINNING
NW CORNER
LOT 5 IN BLOCK 8
PLAN OF LEBANON

W. SHERMAN ST.

E1 E7

PROPOSED ACCESS EASEMENT LINE CALL TABLE

E1	S89°39'49"W	9.00'
E2	N89°38'00"E	12.00'
E3	N89°39'30"E	24.00'
E4	N00°20'30"W	24.00'
E5	S89°39'30"W	19.00'
E6	N00°20'30"W	74.00'
E7	S89°39'49"W	3.00'

PROPOSED ACCESS EASEMENT CURVE DATA

C1	C2
R=10.00'	R=15.00'
ARC=15.71'	ARC=23.56'
LC = N44°39'30"E	LC = N45°20'30"W
14.14'	21.21'

BASIS OF BEARINGS
N 0°20'30" W 265.02' C.S. 21647

S 0°20'30" E 265.01'

N 0°20'30" W 141.99'

LOT 5

LOT 6

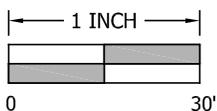
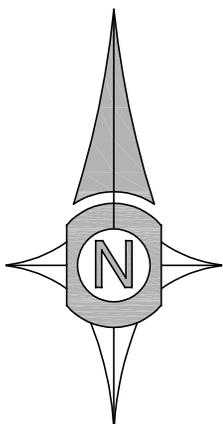
LOT 7

LOT 8

PREVIOUSLY
S. 3RD ST.

BLOCK 8
PLAN OF
LEBANON

PARCEL 2
LINN CO.
PARTITION
PLAT NO. 1996-61



E2

W. GRANT ST.

SHEET 01
of 01
SCALE: AS NOTED



Date	02-17-2026	EXHIBIT C	UELLE ENGINEERING AND LAND SURVEYING, LLC 63 EAST ASH ST. LEBANON, OREGON, 97355 541-451-5125
Project	25-182 COL 3RD ST		
Drawn by	BSV	PUBLIC ACCESS EASEMENT LEBANON, OREGON	
Checked by	BSV		
BSV			



925 S. Main Street
Lebanon, Oregon 97355

TEL: 541.258.4905
www.lebanonoregon.gov

MEMORANDUM

City Recorder's Office

Date: February 25, 2026

To: Mayor Jackola and City Council
From: Julie Fisher, City Recorder
Subject: OLCC License Approval Request

Amazing Thai Cuisine is located at 693 S Main Street. They are requesting a Full On-Premises Sales permit. This type of permit allows businesses to sell and serve (by the drink) at retail to consumers for consumption on the licensed premises. This includes distilled spirits, malt beverages (beer), wine, and cider.

As part of the licensing process, the OLCC asks for City Council recommendation. The Police Chief, Fire Marshal, Building Official, and Community Development Department reviewed the application and found no evidence to support a denial of this liquor license application.

Council Action:

Staff recommends that Council authorize a favorable recommendation to OLCC for Amazing Thai Cuisine under the City Council Consent Calendar.



Local Government Recommendation – Liquor License

Annual Liquor License Types	
Off-Premises Sales	Brewery-Public House
Limited On-Premises Sales	Brewery
Full On-Premises, Caterer	Distillery
Full On-Premises, Commercial	Grower Sales Privilege
Full On-Premises, For Profit Private Club	Winery
Full On-Premises, Non Profit Private Club	Wholesale Malt Beverage & Wine
Full On-Premises, Other Public Location	Warehouse
Full On-Premises, Public Passenger Carrier	

Section 1 – Submission – To be completed by Applicant:

License Information

Legal Entity/Individual Applicant Name(s): MR. SIRICHAH MAHASIRICHOKE

Proposed Trade Name: AMAZING THAI CUISINE

Premises Address: 693 S. MAIN ST.

Unit:

City: LEBANON

County: LINN

Zip: 97355

Application Type: New License Application Change of Ownership Change of Location

License Type: FULL ON PREMISES SALE Additional Location for an Existing License

Application Contact Information

Contact Name: MR. SIRICHAH MAHASIRICHOKE

Phone:

Mailing Address:

City: BEAVERTON

State: OREGON

Zip: 97007

Email Address: AMAZINGTHAIPDX@GMAIL.COM

Business Details

Please check all that apply to your proposed business operations at this location:

Manufacturing/Production

Retail Off-Premises Sales

Retail On-Premises Sales & Consumption

If there will be On-Premises Consumption at this location:

Indoor Consumption

Outdoor Consumption

Proposing to Allow Minors

Section 1 continued on next page



Local Government Recommendation – Liquor License

Section 1 Continued – Submission - To be completed by Applicant:

Legal Entity/Individual Applicant Name(s): MR. SIRICHAH MAHASIRICHOKE

Proposed Trade Name: AMAZING THAI CUISINE

IMPORTANT: You MUST submit this form to the local government PRIOR to submitting to OLCC.
Section 2 must be completed *by the local government* for this form to be accepted with your CAMP application.

Section 2 – Acceptance - To be completed by Local Government:

Local Government Recommendation Proof of Acceptance

After accepting this form, please return a copy to the applicant with received and accepted information

City or County Name: Lebanon

Optional Date Received Stamp

Date Application Received: 2/10/2020

Received by:

U

Section 3 – Recommendation - To be completed by Local Government:

- Recommend this license be granted
- Recommend this license be denied (Please include documentation that meets [OAR 845-005-0308](#))
- No Recommendation/Neutral

Name of Reviewing Official:

Title:

Date:

Signature:

After providing your recommendation and signature, please return this form to the applicant.



City Item # 3.

Transaction Receipt
Record ID: POS - 90703
Receipt Number: 33556
Receipt Date: 2/10/26

925 S Main Street
Lebanon, OR 97355
541-258-4906
Fax: 541-258-4955
cdc@lebanonoregon.gov
Website: lebanonoregon.gov

Fees Paid

Transaction date	Units	Description	Account code	Fee amount	Paid amount
2/10/26	1.00 Ea	Liquor License (Original Application)	100-000-42650	\$100.00	\$100.00

Payment Method:	Credit Card	Payer: Sirichai Mahasirichoke	Payment Amount:	\$100.00
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Cashier: Tammy Dickey **Receipt Total: \$100.00**