



LA PINE

O R E G O N

CITY OF LA PINE CITY COUNCIL MEETING MINUTES

Wednesday, March 28, 2018

6:00 p.m. Work Session

La Pine City Hall

16345 Sixth Street, La Pine, Oregon 97739

1. Call to Order

Meeting called to order at 6:00 p.m.

2. Establish Quorum

Present: Councilor Briese, Councilor Greiner, Councilor Heaton and Student Councilor Trentyn Tennant

Absent by prior arrangement: Mayor Scott and Councilor Martinez

Staff Present: City Manager Cory Misley, Public Works Manager Jake Obrist, City Planner Melissa Bethel and Administrative Assistant Holly Smith

3. Pledge of Allegiance

Led by Cory Misley

4. Added Agenda Items

None

5. Public Comments

None

6. Discussion on Gordy's Property Right-of-Way Vacation

There will be a public hearing on April 11th during the City Council's Regular Session regarding a right-of-way vacation application for Wendy and Whitney Roads. The property owner owns the adjacent lots. Gordy's submitted this Right-of-Way Vacation Application in conjunction with their Site Plan Application. Council will receive a formal and more detailed staff report before the April 11th hearing.

7. Discussion on Landscaping Contractor for 2018

Jake Obrist stated that we've used three different contractors and our most recent contractor has far exceeded expectations. They are also a local company. Staff would like to contract with them again this year. The bid is below the threshold for Council approval, however Jake wanted to bring it before Council for transparency and clarity.

8. Discussion on Water Rights Assistance and Mitigation Needs Assessment Proposal from GSI Water Solutions

Jake Obrist explained that he's been working with GSI Water Solutions on the City's water rights and mitigation. He gave a high level explanation of mitigation credits. The City could budget money to set aside for water mitigation credits. There are reporting requirements that the City of La Pine needs to be doing. Currently we have enough water rights unlocked and mitigation credits, but we need to prepare for future expansion. Cory Misley explained that this will be money well spent in order to get the City where it needs to be. Craig Heaton mentioned a residential neighborhood in Cagle that uses a commercial amount of water. Cory and Jake clarified that it is a private well and exempt from this process of water rights/mitigation credits. Councilor Greiner mentioned the large amount of growth and houses being built and feels this is a very important issue for making sure we're prepared for the future. Jake said we want to be proactive, not reactive and need to strategically plan ahead.

9. Discussion on City Center Property and Streetscape Project

Cory used google maps to show the Council and public views of the future City Center property. Part of ODOT's spring streetscape project will include trees, pedestrian lighting, and sidewalks. They will be tearing out broken sidewalk, moving the sidewalk and putting in onstreet parking. 4th St. will also be re-paved. One of the main issues with this project has been the power poles surrounding the property. The City has been working at length with Midstate Electric about getting them moved or put underground. Based on the City's franchise agreement with Midstate Electric, Midstate Electric would have to relocate their poles further in towards the property. If the City wants them underground, Midstate is not required to pay for the difference. Midstate's original estimate was \$400,000. After much discussion between the City, Midstate and ODOT, and mutually beneficial changes, the revised estimate is only \$40,000 to \$120,000. ODOT is opening their bid documents tomorrow and the City will know more after that happens. Cory wanted direction from Council on whether they want to move forward with this improvement depending on final cost. He explained that there is money left in this year's budget in order to do it if it's on the lower end. If it's on the higher end, we could budget some of it into next year's budget. Councilor Greiner, Councilor Briese and Councilor Heaton all felt this was necessary and something the City should move forward on, both for safety and ascetics.

Cory explained that the spring streetscape project has plans for a pedestrian refuge island but where it's presently planned for, it blocks the turn lane going north onto 4th St. into the new City Center property. Their plan is to move it north on the other side of the intersection. The property owner located there is concerned about losing parking on that side of their property, although they do have ample parking in the back. Cory also mentioned that a couple of those parking spots are actually in the right-of-way. There is a way of doing the crosswalk in the new location without building it down William Foss Road, but there would need to be additional studies done. The cost to the City would be approximately \$40,000.00. Councilor Heaton felt doing it at a later time would be better for financial purposes and also to give business owners time to prepare for a full streetscape project on the east side of the highway (the current streetscape project is only for the west side of HWY 97). Councilor Greiner wanted to know if there'd be a way to give the current business owner on-street parking instead. Cory said that is a possibly and would require a deed of dedication. Councilor Greiner thinks we need to use our right-of-way for City purposes. On street parking would eliminate the swale which would eliminate where the storm water goes. Councilor Briese wanted to know where the additional money to do the added streetscape would come from. Cory mentioned different options within the budget. Councilor Greiner wanted to know if the City could apply for a grant and Cory stated that due to the timeframe, it would be difficult to make that happen. Councilor Briese is concerned about not having additional streetscape budgeted at this time but would like to budget and plan for it in the future. Councilor Greiner, Councilor Heaton and Councilor Briese all agreed that waiting on the

additional streetscape is the best financial decision at this time. Kitty Shields is concerned about the new turn lane and how traffic might backup with the short turn lane.

10. Discussion on Midstate Electric Franchise Agreement Amendment

Cory Misley explained that the current franchise agreement is making it difficult for Midstate Electric to provide a competitive rate for large commercial buildings. They're interested in a staggered approach where when the load gets larger, the franchise fee goes down. This does not impact any current customers and would only impact customers in the Industrial Park. This will be an item for consideration at the April 11th meeting. There was discussion on what the limits would be considering on customer loads and doing separate agreements for different customers.

11. Discussion on SCYP Preparation Spring Courses and Projects

Cory Misley stated that the Landscape Architecture Class fell through. The professor pitched it to the department heads and they said it's not a complicated enough project or enough challenges for the students to learn from. This class was supposed to work on the City Center property. Cory believes we can engage three or four students in the Passive Solar Heating Class to continue with the project through spring. Councilor Briese attended the Passive Solar and Heating class presentations and feels they're well qualified to do further work in place of the Landscape Architecture Class. Staff will know more in a week or so on whether the SCYP can make this happen with University of Oregon.

There will be several other classes working this spring. The Pedestrian Connectivity Class will be here April 4th from approximately 10:30 a.m. to 2:00 p.m. This is an open presentation and the students will take a bike tour afterwards.

There is also a Campaign Class on board and they were interested in our branding initiative/tourism. They would work closely with the Chamber of Commerce.

12. Discussion on Regional Infrastructure Fund Application

Cory reviewed the handout given to the City Council and summarized the application process. Cory asked if the Council had any ideas to submit for the grant or if they wanted to encourage staff to find items to submit. Councilor Greiner feels staff has enough on their plate already and that it might not be the right time. Councilor Briese though some ideas could be workforce housing/workforce training, homeless, and/or tiny houses for migrant workers. Cory said he could reach out to Habitat, COIC and Housing Works to see if there'd be any interest in doing a partnership. Cory also mentioned Central Oregon Veteran's Association and doing veteran housing. Councilor Briese mentioned seeing a model for similar project at the LOC Conference. She stated that Catholic Charities runs a program and works with different entities to do things at low or no cost. Councilor Greiner reiterated that now isn't the right time and staff has too much on their plate. Councilor Heaton and Councilor Briese want to go for it. Cory will reach out for opinions from Councilor Martinez and Mayor Scott and proceed from there.

13. Other Matters: This item concerns any matters that were added to the Agenda under the Added Agenda Items portion of this Agenda.

None

14. Public Comments

Mike Harper agrees with Councilor Greiner about staff having a lot on their plate and wanted to know where the City is at with regard to their Conditional Use Permits. He stated that he's losing money by not being able to be up and running. Cory responded as follows: there have been at least four or five people that have frequently and persistently been inquiring about his permits. The City operates on a

first in/first out basis and that the City is processing a variety of applications at this time. The City has up to 120 days to process those applications, but rarely need that much time. It strives to process as fast as possible, but won't sacrifice doing due diligence to make that time go faster. The City routes its applications through the State Fire Marshall, which can slow down the application process. Mr. Harper explained that he has investors that are anxious to get business up and running. Cory explained that we are a small staff that is in a time of transition; however the City is not "dropping the ball" on processing any of our applications. Melissa stated that she's been very honest with Mr. Harper about the process and where it's at and that she's working as fast as she can in order to get it done. Councilor Greiner also added that Tammy Wisco is still working part time for the City in conjunction with Melissa.

15. Staff Comments

Cory Misley is still working on getting the 400 acres the City owns on the eastern side of town thinned. He's communicating with the City's legal team and a local contractor. The City will need to open an invitation to bid. He also stated that the monument sign project is ongoing and the bid packet should be ready to go live this week or next.

Melissa Bethel did more code enforcement with Deschutes County. The Planning Commission is working on high level sign ordinance, which will tie-in to the TGM Code Update. Holly Smith stated that the town of Bonanza, OR sent some information packets that they'd like the Council to review and give feedback on. She also stated that certain City staff will be starting to attend various board meetings, i.e. Chamber of Commerce, Fire District, Parks and Recreation.

16. Council Comments

Councilor Heaton appreciated the public comments and thinks it could lead to the City knowing if we need to hire more staff. Councilor Briese mentioned reaching out to prior applications to fill current committee vacancies.

17. Mayor's Comments

Absent by prior arrangement.

18. Adjourn Meeting

Councilor Heaton made a motion to adjourn. Councilor Greiner seconded. No objections. Meeting adjourned.



Dennis Scott, Mayor

Attest



Cory Misley, City Recorder