



CITY OF LA PINE, OREGON REGULAR CITY COUNCIL MEETING

Wednesday, April 9, 2025, 5:30 p.m.

La Pine City Hall: 16345 Sixth Street, La Pine, Oregon 97739

Available online via Zoom: <https://us02web.zoom.us/j/82150591477>

MINUTES

CALL TO ORDER

Mayor Earls called the meeting to order at 5:31 p.m.

ESTABLISH A QUORUM

Council

Mayor Earls

Council President Ignazzitto – Absent (Excused)

Councilor Shields

Councilor Morse

Councilor Curtis – Absent

Student Councilor Marston

Staff

Geoff Wullschlager – City Manager

Brent Bybee – Community Development Director

Nick Tierney – Associate Planner

Steven Emerson – Utility Billing Clerk

PLEDGE OF ALLEGIANCE

Councilor Morse led the Pledge of Allegiance

ADDED AGENDA ITEMS

City Manager Wullschlager added a new business item regarding an internal HOA ballot initiative from Glenwood Acers Homeowners Association

PUBLIC COMMENTS

Anthony Accinelli, a resident of Betty Drive, gave a comment regarding the Recreation and Purposes Act, which allowed BLM to donate, lease, or sell land to the City for community infrastructure. He suggested that the City propose to BLM to donate land for the development of a community park for

fire mitigation and utilize the railroad as a natural barrier. He noted that this could be an opportunity for the City to potentially improve fire preparedness.

He also shared that the Sunriver Bicycle and Pedestrian Advisory Committee (BPAC) had offered to donate their bike racks from Sunriver to the City.

Rich Harp, a resident of Campfire Drive, stated that he echoed Mr. Accinelli's comments regarding fire mitigation. He recommended that the City promote the efforts it has undertaken to prepare for the upcoming fire season.

CONSENT AGENDA

1. 03.26.2025 Regular City Council Meeting Minutes
2. Financial Summary – January 2025
3. Interest Report – January 2025
4. Public Comments
 - a. Rich Harp
 - b. Liz Cupp

Councilor Morse made a motion to approve the consent agenda. *Councilor Shields seconded the motion.* Motion passed unanimously.

OLD BUSINESS:

None.

NEW BUSINESS:

1. Notice of Intent to Award

City Manager Wullschlager presented the associated staff report covering the City was appropriation of legislative funds to the amount of \$1,500,000.00 for the Design/Build development of a city owned and operated spec. incubator building. The request for proposal (RFP) closed on March 14th and on the week of March 20th City Manager Wullschlager, Contract Economic Development Director Patricia Lucas, and COIC Program Coordinator Nick Tierney opened and evaluated these proposals with review from HMK consultants.

The proposer that received the highest score was Mission Building. On March 24th a notice of intent to award (NITA) was sent by COIC to the proposers. During the 10-day appeal period, which concluded on April 2nd, COIC did not receive any appeals. The City Manager asked the Council to approve the entrance into contract for the project.

Director Lucas provided an explanation of the spec building and its intended benefits for the industrial park. She stated that the City had received a grant from the Ford Family Foundation and would be pursuing additional financing for the incubator project.

Councilor Morse made a motion to authorize Geoff Wullschlager, City Manager, to enter into a contract with Mission Building for the purposes of a design/build project for the La Pine Spec. Incubator Building, City Project 25-01. *Councilor Shields seconded the motion.* Mayor Earls asked for a roll call vote:

Councilor Morse – Aye

Councilor Shields – Aye

Motion passed unanimously.

2. Final Plat – 03FPR

Councilor Curtis arrived at the meeting.

Community Development Director Bybee presented the staff report regarding the final plat review of the Trailhead Subdivision. He explained that the subdivision, consisting of 22 single-family lots, was approved by the Planning Commission in 2022. A condition of approval was established, stating that due to the City's industrial lift station reaching a point of critical failure, the applicant shall not utilize the sewer lateral until the completion of the Industrial Park Lift Station Improvement Project. Another condition of approval required the installation of streetlights, and Director Bybee confirmed that the lights had been installed earlier in the week.

Councilor Morse made a motion approving the Final Plat Review of the Trailhead Subdivision. *Councilor Shields seconded the motion.* Mayor Earls asked for a roll call vote:

Councilor Shields – Aye

Councilor Morse – Aye

Councilor Curtis – Aye

Motion passed unanimously.

OTHER MATTERS

City Manager Wullschlager informed the Council of the Glenwood Acres Homeowners Association (GAHA) and their request for dissolution. He stated that the original purpose of the HOA had been to provide water utilities to its members. Since the neighborhood had been connected to City water and sewer through the water and wastewater expansion project, the HOA was no longer necessary. The City owned a lot in the neighborhood for the purpose of installing a pump station and, as such, was a voting member of the HOA. The Council was asked whether they agreed or disagreed with the dissolution of the HOA.

Councilor Morse made a motion to approve the dissolution of the Glenwood Acres Homeowners Association. *Councilor Shields seconded the motion.* Mayor Earls asked for a roll call vote:

Councilor Morse – Aye

Councilor Shields – Aye

Councilor Curtis – Aye

Motion passed unanimously.

PUBLIC COMMENTS

Stu Martinez, a resident of Morson Street, commented on the need to replace the banners on the light poles along Huntington Road. He commended the City for their snow-plowing efforts. He also thanked the Council and staff for their work on behalf of the City.

STAFF COMMENTS

Student Councilor Marston stated that graduation would be open to the public on June 6th, weather permitting. He concluded by inviting everyone to support the Hawks and attend the spring sports events.

Associate Planner Tierney introduced himself to the Council and shared his professional background.

Utility Billing Clerk Emerson did not have any comments.

Community Development Director Bybee provided an update on current planning applications. He stated that the Type II applications included Pudding River and their industrial manufacturing building, which had been approved and was currently in the appeal period. He also mentioned an application for a spec building in the business park, which had been deemed complete.

He noted that there was one Type III application for a subdivision review that would have a public hearing with the Planning Commission the following week. Type I applications included residential zoning permits and mobile food units.

Director Bybee also gave an update on code enforcement related to the Danco construction site. He stated that multiple issues had been identified, and developers were given 48 hours to address them. These issues included trash cleanup, safety concerns, and compliance with OSHA guidelines. A follow-up inspection by staff revealed no efforts to correct the violations, and a stop work order was issued.

Regarding long-range planning, he shared that the comprehensive plan update was in its final stages. He provided the dates for the upcoming public hearings for the adoption of the comprehensive plan. He also mentioned that staff were still waiting to hear from ODOT regarding the Transportation System Plan (TSP) update, after which they could begin soliciting consultants.

City Manager Wullschlager provided an update on public works. He stated that they broke ground the previous day on the pressure sewer line for the industrial lift station project. Final inspections were also underway with the contractor, Taylor Northwest, for the water system as part of the water and wastewater expansion project. He added that the temporary work area easements for the Newberry Lift Station project had been drawn up and would be presented to the Board of County Commissioners for approval to use County land.

He also provided an update on the SLED Economic Annual Luncheon that took place in early April, explaining that he had given a presentation and outlined the subjects he had covered.

He shared that he had attended the Congressional visit with Congresswoman Janelle Bynum, during which he discussed constituent concerns including stability with Social Security and Medicaid, and federal programs and agencies, that impact the everyday lives of city and area residents alike.

Lastly, he reminded the Council that the City was accepting applications for the City and Urban Renewal Agency budget committees until April 20th.

MAYOR & COUNCIL COMMENTS

Councilor Morse did not have any comments.

Councilor Shields thanked the staff for their hard work.

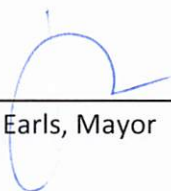
Councilor Curtis thanked City Manager Wullschlager for his presentation at the SLED Luncheon.

Mayor Earls provided an update on the event she had attended in Salem, COCO Day at the Legislature, which had been hosted by Central Oregon Cities Organization. She thanked Lieutenant Spano for everything his department had done in the community in support of recent public safety concerns. She encouraged citizens to come and speak with her regarding community issues.

EXECUTIVE SESSION: per ORS 192.660 if necessary

ADJOURNMENT

Mayor Earls adjourned the meeting at 6:19 p.m.



Jeannine Earls, Mayor

Date: 4-23-25

ATTEST:



Amanda Metcalf, City Recorder

Date: 5/5/2025