



**CITY OF LA PINE, OREGON**  
**JOINT CITY COUNCIL & LA PINE PARKS AND RECREATION**  
**WORKSHOP & REGULAR MEETING**

Wednesday, March 11, 2026, 5:30 p.m.  
La Pine City Hall: 16345 Sixth Street, La Pine, Oregon 97739

---

**MINUTES**

**CALL TO ORDER**

Mayor Earls called the joint workshop meeting to order at 5:30 p.m.

**ESTABLISHMENT OF QUORUM**

Council

Mayor Earls

Councilor Shields

Councilor Morse

Councilor Curtis

Councilor VanDamme

LPRD Board

Joel Brader

Brandon Tirrill

Shara Bauman

Staff

Geoff Wullschlager – City Manager

Wynn Malikowski – Facilities Director

Brent Bybee – Community Development Director

Nick Tierney – Associate Planner

Amanda Metcalf – City Recorder

**PLEDGE OF ALLEGIANCE**

Wynn Malikowski led the Pledge of Allegiance.

**JOINT CITY COUNCIL & LA PINE PARKS AND RECREATION MEETING WORKSHOP**

**JOINT BODY DISCUSSION:**

---

**1. La Pine Parks and Recreation District Projects Discussion**

Facilities Director Malikowski explained the current projects for La Pine Parks and Recreation District (LPRD). He stated that improvements at Finley Butte Park included the addition of children's equipment and fencing, with anticipated completion by summer 2026.

He stated that progress was expected for a sportsmen's park on the 30 acres leased to the Bureau of Land Management (BLM). He also explained that LPRD was working with the University of Oregon on the development of river access at Leona Park and Kelly Young Park, and that they were gathering community feedback regarding those developments.

Lastly, he stated that a splash pad project was in the early stages, with a potential grant opportunity for development and a projected completion date of summer 2027.

**2. 2<sup>nd</sup> Street Construction Discussion**

City Manager Wullschlager reminded the Council of the upcoming 2nd Street construction, including the removal of trees and continuation of the project. City Manager Wullschlager answered a question explaining that the City was not yet at the stage of developing a site plan but confirmed that any removed trees would be replaced.

Facilities Director Malikowski stated that LPRD supported the removal of the trees and suggested that the Band of Brothers could potentially repurpose the wood. There was also a discussion regarding the replacement of power poles, noting their use for events. The group agreed on the importance of leaving the street in better condition than it currently was.

Additionally, there was discussion regarding handicapped parking, and it was noted that more information would be available once the site plan was developed.

**3. La Pine Public Service Forum Discussion**

This topic was not discussed during the joint session.

**4. Splash Pad Funding Discussion**

Facilities Director Malikowski provided a packet outlining donation and grant opportunities for the LPRD splash pad project. He explained the proposed timeline, with Phase 1 anticipated in early 2027, installation occurring between April and June 2027, and a grand opening planned for July 4, 2027. He described the vision for the splash pad and stated that the project was estimated to cost under \$350,000. He added that if the project did not move forward, the district would return any funding provided by the City.

He presented a funding request of \$150,000, proposing repayment of \$25,000 per year with low interest. Mayor Earls asked how the project would be maintained and financially supported. Facilities Director Malikowski explained that donor recognition would be displayed for a limited time depending on the donation amount, and donors could contribute again to remain recognized, with additional donations supporting maintenance. He also stated that the equipment would have warranties ranging from five years to lifetime and described the maintenance plan, including the use of a vault system for recycled water. He highlighted the importance of the vault system, explaining that it would significantly reduce water usage and eliminate concerns about water disposal. He stated that this would help avoid potential issues for the City related to the use and waste of large amounts of water.

City Manager Wullschlager clarified that community grants (provided during annual budget process) were typically intended for smaller requests, such as the La Pine High School Hawk mascot uniform. He explained that Urban Renewal Agency (URA) funds could not be used due to state statute limitations on the expending of those funds but noted that funding through the Transient Room Tax (TRT) fund might be possible. He added that a loan could potentially come from the general fund, pending consultation with legal counsel, and that an intergovernmental agreement (IGA) would need to be drafted. He stated that there was flexibility within the City's budget.

The Council agreed that City Manager Wullschlager could consult with legal counsel and coordinate with Finance Director Ivans to determine an appropriate funding structure.

**OTHER ITEMS NOT ON AGENDA**

There were no other items discussed.

**ADJOURNMENT**

Mayor Earls adjourned the workshop at 6:10 p.m.

**REGULAR COUNCIL MEETING**

**CALL TO ORDER**

Mayor Earls called the regular meeting to order at 6:16 p.m.

**ESTABLISH A QUORUM**

**Council**

Mayor Earls

Councilor Shields

Councilor Morse

Councilor Curtis

Councilor VanDamme

**Staff**

Geoff Wullschlager – City Manager

Brent Bybee – Community Development Director

Nick Tierney – Associate Planner

Amanda Metcalf – City Recorder

**ADDED AGENDA ITEMS**

City Manager Wullschlager added to the agenda the election of the Council President to be discussed during old business.

**PUBLIC COMMENTS**

Vic Russell, who lives on Ball River Dr in Bend, stated that he is in full support of the Data Center Presentation.

**CONSENT AGENDA**

1. 02.11.2026 City Council Meeting Minutes
  - a. Public Comment Form – S. Henderson
  - b. Public Comment Form – S. Martinez
  - c. Public Comment Form – C. Scott
  - d. Record Submission – S. Henderson

Councilor VanDamme made a motion to approve the consent agenda. *Councilor Shields seconded the motion.*

Councilor Shields – Aye

Councilor Morse – Aye

Councilor Curtis – Aye

Councilor VanDamme – Aye

Motion passed unanimously.

**PRESENTATION**

1. Boxminer – Data Center Proposal/Industrial Park – Mr. Jeff Keller

Jeff Keller, representing Boxminer, presented a proposal to build a 20-megawatt data center in the industrial zone on Reed Road. He explained the advantages of the location, including its distance from residential areas and potential for future expansion. He stated that he had been working with Midstate Electric and SLED Economic Development Director Patricia Lucas since 2022.

He explained that data centers could potentially lower power costs for residents, as they provide a steady and predictable use of power compared to typical residential usage. He provided an example from Michigan where power costs had decreased due to a data center and stated that prior to operations, Boxminer would pay approximately \$3 million to Midstate. He also noted that the City could receive an estimated \$20,000 per month in franchise fee revenue. In response to a question, he clarified that the facility would operate as a closed-loop system and would not use or discharge water.

SLED Economic Development Director Patricia Lucas spoke in support of the project, stating that it had been reviewed by the SLED board. She highlighted the potential for an internship program and noted that the project represented an \$800 million investment. She also stated that the applicant was not requesting a tax exemption and that SLED had recommended the Council approve the sale of property to Boxminer for the development.

The Council expressed mixed opinions regarding whether to move forward or delay the decision for additional information. Ultimately, the Council decided to table the item and requested a formal presentation.

**OLD BUSINESS:**

1. Council President

Councilor Shields made a motion to appoint Councilor VanDamme as Council President for the calendar year of 2026. *Councilor Morse seconded the motion.* Mayor Earls asked for a roll call vote:

Councilor Curtis – Aye

Councilor Shields – Aye

Councilor VanDamme – Aye

Councilor Morse – Aye

Motion passed unanimously.

Mayor Earls closed the regular meeting at 6:58 p.m. and commenced the public hearing.

**PUBLIC HEARING:**

1. TA-25-0002

a. Open Public Hearing

Mayor Earls explained the hearing procedure. Mayor Earls asked the Council if they had any conflict of interest, or bias. The Council unanimously said no. Mayor Earls asked the public if there were any challenges to the Council’s lack of bias or conflict of interest. There were no challenges from the public. She explained the public hearing procedures and asked the public if there were any procedural objections, there were no objections.

Mayor Earls opened the hearing at 6:58 p.m.

b. Application Documents

Community Development Director Bybee explained the application documents and outlined the public noticing timeline, which included two joint work sessions with the City Council and Planning Commission, both Planning Commission public hearings, PAPA notice, Measure 56 notice, and both City Council public hearings.

He briefly reviewed the specific chapter related to short term rentals that was presented to the Council and stated that the Council did not need to revisit the other text amendments, as they had already been reviewed during the first City Council public hearing. He explained that following the second Planning Commission public hearing, the Commission recommended allowing short term rentals with regulations including that applications would be a Type I land use decision, a 250-foot concentration limit, and a requirement that any existing rentals established prior to January 1, 2026 be confirmed through a declaratory ruling. He further stated that staff recommended approval of TA-25-0002 as recommended by the Planning Commission.

c. Public Testimony

Mayor Earls initiated the call for public testimony at 7:15 p.m. She explained the process for public testimony portion of the public hearing. There was no public testimony in support, opposition, or neutrality to the application.

City staff did not have any closing comments.

Councilor Morse made a motion to close the meeting and commence deliberation. *Councilor Shields seconded the motion.* Mayor Earls asked for a roll call vote:

Councilor Morse – Aye

Councilor VanDamme – Aye

Councilor Shields – Aye

Councilor Curtis – Aye

Motion passed unanimously.

d. Close Public Hearing

Mayor Earls closed the public hearing at 7:19 p.m.

There was no deliberation among the Council.

Councilor Morse made a motion to approve File TA-25-0002, as recommended by the Planning Commission, to be incorporated into Ordinance 2025-04 for final approval. *Councilor Shields seconded the motion.* Mayor Earls asked for a roll call vote:

Councilor Curtis – Aye

Councilor Shields – Aye

Councilor VanDamme – Aye

Councilor Morse – Aye

Motion passed unanimously.

**NEW BUSINESS:**

Mayor Earls reopened the regular session at 7:21 p.m.

2. Ordinance 2025-04

Community Development Director Bybee presented the staff report for Ordinance 2025-04 and read each proposed text amendment for the record.

Councilor Curtis made a motion to approve Ordinance 2025-04 as presented by Staff. *Councilor Morse seconded the motion.* Mayor Earls asked for a roll call vote:

Councilor Curtis – Aye

Councilor Shields – Aye

Councilor VanDamme – Aye

Councilor Morse – Aye

Motion passed unanimously.

3. Road Vacation

Community Development Director Bybee presented the staff report regarding the applicant's request for a right-of-way vacation. He explained that the road vacation process involved two steps. First, the petition was brought before the Council for initial consideration to determine whether it should be accepted or rejected. He stated that the second step, if the petition was accepted, would be a public hearing before the Council for a final decision.

Director Bybee stated that staff did not identify any reason to reject the petition. He explained that the existing alleyway was unimproved and was not used to access the property, which instead was accessed from Huntington Road. He added that vacating the unused right of way would not impact neighboring development or restrict access to any adjacent properties.

Councilor VanDamme made a motion to accept the proposed vacation petition, and direct city staff to prepare for a public hearing and final decision on the matter. *Councilor Curtis seconded the motion.* Mayor Earls asked for a roll call vote:

Councilor Curtis – Aye

Councilor Shields – Aye

Councilor VanDamme – Aye

Councilor Morse – Aye

Motion passed unanimously.

#### 4. Habitat for Humanity Final Plat

Associate Planner Tierney presented the staff report for the Habitat for Humanity Final Plat. He explained that the applicant had previously applied for a subdivision, which was reviewed and approved by the Planning Commission during a public hearing. He stated that the application was now before the City Council for a non-discretionary approval.

The Council did not have any questions or concerns regarding the final plat for the Habitat for Humanity subdivision.

Councilor Morse made a motion to approve the Final Plat for Habitat for Humanity of La Pine Sunriver's Park View Subdivision as presented. *Councilor VanDamme seconded the motion.* Mayor Earls asked for a roll call vote:

Councilor Shields – Aye

Councilor Curtis – Aye

Councilor VanDamme – Aye

Councilor Morse – Aye

Motion passed unanimously.

#### 5. Council Committee Assignments

City Manager Wullschlager presented to the Council the 14 committees through which the Council represents the City. He explained that with the beginning of the year and the resignation of Councilor Ignazzitto, four committee positions had been left vacant.

The Council discussed the various committee assignments and decided to table the assignment for the Central Oregon Area Commission on Transportation (COACT) until the City is approached with conversation with extension of public transit services from COIC. Councilor Curtis remained assigned to the Central Oregon Intergovernmental Council (COIC). Mayor Earls also retained her existing assignments, which included the Central Oregon Cities Organization (COCO), Coordinated Houseless

Response Office (CHRO), and Regional Housing Council (RHC). Councilor Morse was assigned to the League of Oregon Cities Small Cities Network (LOC), and Councilor Shields was assigned to the Transportation System Plan (TSP) Update Advisory Board. City Manager Wullschlager also retained his existing assignments to Sunriver/La Pine Economic Development (SLED), the Regional Housing Council (RHC) Subcommittee, and the La Pine Basin All Lands Partnership (LPB).

**OTHER MATTERS**

Other matters were discussed during old business.

**PUBLIC COMMENTS**

There were no public comments.

**STAFF COMMENTS**

City Recorder Metcalf made an announcement that with the event season beginning, any community members needing assistance with event permits should contact her or visit City Hall for assistance.

Community Development Director Bybee provided an update on the Transportation System Plan (TSP), stating that the first Project Advisory Committee (PAC) meeting had been held and included many positive discussions.

He also stated that requests for proposals (RFPs) for the Housing Code Audit and the Cagle Infill project had been posted and advertised on the City's website, the Bend Bulletin, and the Daily Journal of Commerce.

Associate Planner Tierney did not have any comments.

SLED Executive Director Lucas updated the Council on her current projects and explained how she works with businesses to support economic development. She discussed her participation in the City-owned speculative building project, as well as another spec building currently being proposed. She is in the process of compiling potential tenants for the incubator building. She also reviewed the workforce development study that was conducted within the City and highlighted her work with the health center on its expansion project, which is expected to open soon. Lastly, she discussed Hortitech, a commercial greenhouse manufacturer that would like to expand within the City's industrial zone. She thanked the Council for their continued support in helping advance the City's economic development efforts.

City Manager Wullschlager provided an update on the Newberry Lift Station, stating that it was expected to be completed within the next couple of weeks. He noted that there was a delay in the delivery of the backup generator, which was not expected to arrive until June.

He reminded the Council that budget season was approaching and that the Finance Director Ivans would begin presenting the steps of the budget process to the Council.

He stated that there were County-owned parcels in the Crescent Creek neighborhood currently under negotiation for sale and that the City and County would be discussing an intergovernmental agreement (IGA) to complete master planning for the area.

He also reminded the Council that the general election would take place in November and that three Council positions would be up for election. He advised that any questions should be directed to City Recorder Metcalf.

He explained that the City-owned speculative building had completed the City land use application process and was now working through County building permits. He noted that due to updates involving swales, both a vault and telecommunications infrastructure would need to be relocated.

He stated that the City was working to expand the placement of cement blocks as a protective measure against potential wildfires. He added that he and Mayor Earls had been coordinating with the Bureau of Land Management (BLM), as they had done the previous year, to help protect the community.

He informed the Council that the LOC Spring Conference would take place at the end of April and that several members would be attending with him.

Lastly, he provided an update on DANCO, stating that the project is nearly complete. He listed the remaining items that needed to be completed which included meeting the development standards outlined in their land use application and fulfilling their contribution to the City's community fund.

**MAYOR & COUNCIL COMMENTS**

Councilor Morse informed the Council that she would not be available for the second Council meetings in May.

Councilor VanDamme did not have any comments.

Councilor Shields did not have any comments.

Councilor Curtis thanked everyone for attending.

Mayor Earls thanked everyone and stated that she took her role seriously. She explained that she considered all sides to maintain a fair balance between administration, the community, and the Council. She encouraged everyone to take the same approach.

**EXECUTIVE SESSION: per ORS 192.660 if necessary**

**ADJOURNMENT**

Mayor Earls adjourned the meeting at 8:03p.m.

  
\_\_\_\_\_  
Jeannine Earls, Mayor Date: 3/25/2026

ATTEST:

  
\_\_\_\_\_  
Amanda Metcalf, City Recorder Date: 3/25/2026