



CITY OF LA PINE, OREGON

REGULAR CITY COUNCIL MEETING

Wednesday, August 30, 2023 5:30 p.m.

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

Available online via Zoom: <https://us02web.zoom.us/j/85791038749>

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 City Hall at (541-536-1432). For deaf, hearing impaired, or speech disabled dial 541-536-1432 for TTY.

The Regular City Council meeting is a business meeting of the elected members of the La Pine City Council, in which matters that have come before the City in application, or legislatively/judicially by process can be acted upon under Old and New business. Matters that are not formally before the City or have yet to be initiated by application cannot be officially acted upon. If any party would like to initiate an action through process or application, city administrative staff are available during the regularly scheduled business hours of City Hall to provide assistance.

AGENDA

REGULAR COUNCIL MEETING

CALL TO ORDER

ESTABLISH A QUORUM

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS

Public Comments provide an opportunity for members of the community to submit input on ongoing matters within the city. Any matter that warrants testimony and rebuttal may be debated during a public hearing on the matter.

Public Comments are limited to three (3) minutes per person; when asked to the podium, please state your name and whether you live within La Pine city limits. The acting chair may elect to respond to comments if the matter is within the jurisdiction of the city or defer to city staff for response.

ADDED AGENDA ITEMS

Any matters added to the Agenda at this time will be discussed during the "Other Matters" portion of this Agenda or such time selected by the City Council

CONSENT AGENDA

Information concerning the matters listed within the Consent Agenda has been distributed to each member of the City Council for reading and study, is considered to be routine, and will be enacted or approved by one motion of the City Council without separate discussion. If separate discussion is desired concerning a particular matter listed within the Consent Agenda, that matter may be removed from the Consent Agenda and placed on the regular agenda by request of any member of the City Council.

- 1. 08.09.23 Regular City Council Meeting Minutes.....3.

PRESENTATIONS:

None

PUBLIC HEARING:

None

OLD BUSINESS:

- 1. Consideration of DANCO Communities multifamily housing proposal
 - a. Update (verbal report)

NEW BUSINESS:

None

OTHER MATTERS

PUBLIC COMMENTS

Three (3) minutes per person; when asked to the podium, please state your name and whether you live within La Pine city limits.

STAFF COMMENTS

MAYOR & COUNCIL COMMENTS

ADJOURNMENT

EXECUTIVE SESSION (if necessary) per ORS 192.660



CITY OF LA PINE, OREGON

REGULAR CITY COUNCIL MEETING MINUTES

Wednesday, August 9, 2023 5:30 p.m.

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

Available online via Zoom: <https://us02web.zoom.us/j/84980905610>

MINUTES

REGULAR COUNCIL MEETING

CALL TO ORDER

Council President VanDamme opened the meeting at 5:30 pm.

ESTABLISH A QUORUM

A quorum was established, and the following members were present: Cathi Van Damme – Council President, Courtney Ignazzitto – Councilor, Mike Shields – Councilor, Karen Morse – Councilor, and Dillon Marston – Student Councilor. Mayor Richer was absent by prior arrangement. The following staff were also present: Geoff Wullschlager – City Manager, Ashley Ivans – Assistant City Manager / Finance Director, Kelly West – Public Works Director, and Brent Bybee – Principal Planner.

PLEDGE OF ALLEGIANCE

Council President VanDamme led the pledge of allegiance.

PUBLIC COMMENTS

There were no public comments.

ADDED AGENDA ITEMS

There were no added agenda items.

CONSENT AGENDA

1. 07.26.23 Regular City Council Meeting Minutes
2. Financial Summary - June 2023
3. Press Release – State Representative E. Werner Reschke
4. Newberry Regional Partnership – Fiscal Sponsorship Agreement
5. Public Comment, July 26, 2023

Courtney Ignazzitto made a motion to approve the consent agenda. **Seconded by Karen Morse.** Motion was unanimous.

PRESENTATIONS:

1. Platinum Financial Wellness Program for Municipalities – Mr. Ben Cvetkovich

Mr. Cvetkovich introduced himself and provided a presentation and background information on his company Platinum-Age. He discussed how his private sector clients are subject to tax payments, and have a desire for tax relief. As a part of this research his company has found that smaller governments need a higher cash flow.

He provided an overview of how the program works through local governments buying businesses to convert the income into non-taxable income. He discussed the different ways that local governments can gain money i.e., a) bonds, and b) revenue bond. He went on to explain that government entities gain municipal interest which is tax free. He further stated that his program is based on conditional sales agreements. He provided an example of cities owning convention centers through qualified management agreements. He stated that the conditional sales agreements in his program last for 1 year for renewal purposes, and federal regulations. A city can opt out of a sales agreement without penalty based on most state laws. It is important that the City be able to opt out in case of fluctuations in the market. He discussed the default callings of the City and the business. The environment created through his program is designed to create mutual motivation to keep both parties happy.

The structure is expected to be flexible not stringent. Keep businesses out of the local government's home state because a subdivision of the state will create a tax abatement to the state. The exemption only applies to federal tax. Contracts are less than one year and are classified as current assets – typically an off-balance sheet item. Revenue is free and clear, there is no grant reporting. Intent is to provide financial solutions to both parties. The Federal government shouldn't mind not receiving the taxes because the local govt gains a benefit to respond to local service needs.

Form 8083-G allows the city to provide a benefit to businesses to generate tax free interest income.

Geoff said that Tonkin & Torp may counsel us on this item as well as the LIHTC discussions. Council had consensus to table the item until Tonkon Torp LLP has provided an engagement letter.

PUBLIC HEARING:

None

OLD BUSINESS:

1. Consideration of DANCO Communities multifamily housing proposal
 - a. Staff Report

City Manager Wullschlager said that after the presentation from DANCO last meeting, the council urged him to identify a consultant to help the City through this process. He said that a consultant has been identified as Tonkon Torp LLP who is providing the City with an engagement letter this week.

NEW BUSINESS:

None

OTHER MATTERS

PUBLIC COMMENTS

Three (3) minutes per person; when asked to the podium, please state your name and whether you live within La Pine city limits.

STAFF COMMENTS

CM Wullschlager– Pahlisch homes will be building the left-hand turn lane on the southbound lanes of Huntington Rd. The city is receiving increased interest from developers seeking housing credit and alternative forms of financing for affordability. The city has lots of available land. Industrial Lift station services everything east of 97 and south of Reed Rd. will need to be replaced. He also reported that there are a number of public outreach meetings on the horizon with Senator Wyden, radio show appearances, and the La Pine Health Center grand opening.

ACM Ivans– Job openings, audit prep, LOC conference – Cathi, Courtney, and Karen would like to attend.

PWM West – The industrial park lift station is experiencing 600 starts per day and it can't keep up with the flow. Extensive discussion about the lift station.

PP Bybee – Planning update, he said he will be at the remaining music in the pines and that the website should be up and going pretty soon. Said that the application load is steady.

MAYOR & COUNCIL COMMENTS

Cathi None

Courtney

Karen

Mike

ADJOURNMENT

Council President VanDamme adjourned the meeting at 6:54 pm.

EXECUTIVE SESSION (if necessary)