



**City of La Pine & Deschutes County
Joint Meeting**

Tuesday, October 17, 2017

4:30 p.m.

La Pine City Hall

Present: Councilor Briese, Martinez, Greiner, Dennis Scott, Tammy Baney, Phil Henderson, Anthony DeBone

Pledge led by Gary Gordon.

1. Industrial Park Update from Ryan Culp, SLED Manager

Ryan Culp: Gave a summary about the status of the Industrial Park and future goals. He is excited about getting the CCR's repealed in the Newberry Business Park. The only CCR remaining is the architectural review. A property already sold because of repealing the CCR's. Commissioner DeBone questioned Ryan about how much utilities are being used out there. Ryan stated that there is water and sewer being utilized in the production process but not very much for the size of operations you see out there. Jake Obrist added that some uses compare even to residential. Councilor Briese wanted to know how many jobs so far have been created by adding the new marijuana business in the Industrial Park. So far, four jobs. Ryan summarized the marketing campaign that SLED did with Mandala. He stated that they will be doing some direct mail marketing to some private companies and consultants that are some of his strongest leads. This will happen sometime in February 2018 due to capital planning. This is self-funded through the ticket sale from the SLED luncheon. Commissioner DeBone and Ryan had some discussion regarding future development. Mayor Scott stated that the City would like to take over the business park entirely, meaning if business comes in, they deal with only one entity, which would be the City of La Pine. Commissioner Baney stated that the County has held the land in trust for quite some time, so now that La Pine has been established as a City, it would be a natural progression to start moving it over. She mentioned several items that would need to be addressed before it happens. Commissioner DeBone also sees the progression and agreed that the conversation needs to happen. Commissioner Henderson said that they anticipated this question and

did some research on the background of the land and the maintenance of the roads. He doesn't believe the County is an obstacle to making this work, if anything, he feels they've been an asset, i.e. repealing the CCR's and financing EDCO. Cory stated that although the business park hasn't brought in a lot of money for the county or the City, he hopes that will change in the near future and the City plans on using those funds to fund future projects in the business park. He asked what the Commission planned on doing with their part. Tammy Baney stated that their intention would be to invest it back into the City of La Pine. Councilor Martinez explained some of the history of the Industrial Park and stated that prior commissioners promised that any funds received by the County would go back to the City of La Pine. Tom Anderson, Deschutes County Administrator, agreed that this was the intention of the County. Councilor Martinez feels that the Industrial Park has been put on the "back burner" for quite some time, up until the last couple of years, and it is time now to get serious about its future. He said that the County has been great to the City before La Pine ever became a City. Councilor Briese stated that the original intent definitely needs to be honored. Councilor Greiner believes it needs to be turned over to the City. He thinks it's a good time for the County to present to the City a list of items it expects the City to do for that to happen. There was discussion regarding time frames. Cory stated that there are definitely a lot of considerations that the City needs to discuss regarding being prepared to do this, especially by way of road maintenance. He also mentioned the importance of getting community input.

2. County Land Development (5:10 pm)

James Lewis, County Property Manager: The county has 86 separate properties in La Pine. This includes a lot of differently zoned properties. He gave a history of county owned properties. He distinguished between the Industrial Park and the Business Park. The County will be donating some land to Housing Works and Habitat for Humanity for affordable housing projects. He will be working with Pahlisch Homes to figure out what kind of homes, for instance single family residential verses townhomes, would make the most sense for La Pine and the County may sell some of its land to Pahlisch for that construction to happen. This would have to happen under a re-application under the Master Plan to the City of La Pine. Pahlisch has a first right of refusal for certain properties because they already own some of those properties. There was discussion regarding the width that Pahlisch is building Crescent Creek neighborhood streets and how they're affected by snow. There was discussion about the Master Plan and whether the County can sell land without one. Tom Anderson clarified that the City of La Pine has the authority when it comes to changes to a Master Plan, but property could be sold by Deschutes County if it doesn't have a Master Plan. He summarized the rest of the different areas that the County owns property in.

Mayor Scott stated that he'd like to see a prime piece of land set aside for a COCC campus here in La Pine. There was discussion on the process for doing that. Cory stated that the City would be working on a refinement plan with ODOT for certain roads within La Pine.

3. Higher Education (see last paragraph in Item No. 2).

4. City Development Activity from Cory Misley, City Manager

1) Water/Wastewater Improvement and Expansion Project: Cory stated that the City is still building foundational level of structure and that a City can't have development without reliable water and waste water. The master plans were done about three years ago. The City has received 9 million in grants, which is a huge portion of the \$25 million total cost. An RFP for engineering and design work will be going out shortly and the City hopes to break ground spring of 2019. The neighborhoods of Cagle and Glenwood will be brought onto the city water system and the City will be expanding its well site and waste water treatment. There will be an open house on Tuesday, October 24th. There will not be hook-up fees; 2) Streetscape project from 1st St. to 6th St.: There will be improvements next spring/summer, including new paving, lighting, new cross walk locations, beautification, etc. This will be an ODOT Grant worth about \$1 million dollars. Transit City Center: This will develop over the next three years. Right now, the City is in the process of doing public outreach, which will influence the design and expenditure; 3) Housing Works: This is still under review, but there will be decisions on those soon. The plan is to break ground in spring and open in fall 2018. There will need to be some zoning amendments in order to make this happen; 4) Cory stated that planning applications are up significantly and that the City is hiring for a full time Planning and Community Development Director.

5. Wickiup Park & Ride

Dennis Scott stated that he would like to see the Park and Ride beautified and that right now there is no one maintaining it. The County has chip sealed the pavement in the past, but that's the extent of it. Chris Doty stated that he will look into whether there are any agreements with regard to maintaining. The property is BLM but in County right-of-way.

6. Other Items

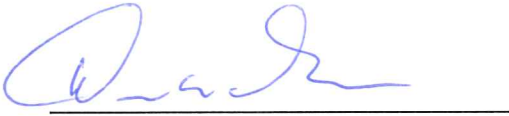
Mayor Scott wants to see a bike path from Wickiup Junction to 1st Street.

Commissioner DeBone wanted to know if there's any movement with regard to expanding the Urban Growth Boundary. There was discussion regarding annexation of approximately 150 acres owned by the Parks and Rec Department. Cory stated that this will be a great project for the new Community Development Director.

Mayor Scott also mentioned wanting to see the City and County be proactive in planning for homelessness, i.e. tiny home communities.

[continued...]

Councilor Martinez motion to adjourn. Councilor Greiner seconded. Meeting adjourned at 6:25 p.m.



Dennis Scott, Mayor

Attest



Cory Misley, City Recorder