



City of La Pine & Board of County Commissioners

Joint Meeting Minutes

Tuesday, October 9, 2018

4:30 p.m.

La Pine City Hall

16345 Sixth Street, La Pine, Oregon 97739

1. Call to Order

Meeting called to order at 4:30pm by Mayor Dennis Scott

2. Establish Quorum

Present City Council: Mayor Scott, Councilor Briese, Councilor Heaton, Councilor Martinez, and Councilor Greiner.

Present BOCC: Commissioner Tony DeBone, Commissioner Phil Henderson, County Administrator Tom Anderson

Staff Present: City Manager Cory Mисley, Public Works Manager Jake Obrist, Planning Manager Melissa Bethel and Administrative Assistant Kelly Notary.

3. Pledge of Allegiance

Led by Jim Fleming

4. Added Agenda Items

None

5. Public Comments:

Teri Myers – Would like to see us become a sister city to Chiloquin with La Pine being the crater gateway to the north and Chiloquin the gateway to the south (Newberry Crater & Crater Lake).

6. Discussion with Bob Townsend from ODOT

Bob Townsend introduced himself. Update on projects that effect the city of La Pine.

Globally:

(a) DMV: Bob Townsend informs the room that the DMV will not be renewing its current lease. DMV needs to find an alternate location in order to keep its presence here in La Pine. As of now there is no DMV office as of the beginning of the year. Commissioner DeBone discusses other cities and how they have made it work and asked if it goes away what does it look on bringing it back. Bob Townsend said if it goes getting it back will be much more difficult. Mayor Scott asked for

committee comment. Councilor Heaton said the place isn't big enough, as well as it's not open enough days, suggests 2-3 days a week. He would like more DMV services not less. Councilor Briese stated this is the first she has heard of it and would like to see something done to save it, since we are currently a hub for outlying areas in the area. Councilor Greiner agrees we need an office. Not enough hours of available service as it is and he often reroutes to Bend to avoid the lines. He would like to see it stay and be open more days. Commissioner Henderson said it's the first he has heard of it, as well. Discussion continued about parking, hours and having more staff. Councilor Martinez mentioned he got an email about this topic and asked about whether the city had heard from Salem with regards to the building specifications that DMV needed? City Manager Misley stated he had not heard anything from them on that topic. Bob Townsend says there is not a commercial building currently available that meets the DMV needs. Councilor Martinez requested building specs to see if the city could assist in locating a spot. Bob Townsend said they have searched every available space and nothing currently meets the needs. Mayor Scott requested contact information for someone at the DMV to see if any investors would be interested. Bob Townsend stated that they have looked from Chiloquin to Sunriver. City Manager Misley suggested considering relocating the maintenance yard and moving some of the other state offices together. Commissioner Debone seriously advocates that we do something to get an office back or to stay in La Pine. We are a central stop for many other communities.

- (b) **Maintenance Building:** BLM technically owns the property. Currently they are working with BLM to do a trade, so that they can give BLM a piece of ODOT property in exchange for the Maintenance Facility. They are working on getting ownership of the land. Flexibilities would include trading places w/ another building that the City owns. It would not be a situation where they could sell the land to the City. There is nothing in the next 8-10 years that has the ODOT building being serviced or updated in a meaningful way – repairs, new buildings, etc. Further discussion about options and Mayor Scott mentioned this is a long-range plan to have the Maintenance Building moved out of the main downtown area of La Pine.

Current Projects:

- (a) **Wickiup Junction overpass girders** will be coming down the week of Oct 22nd and the contractor will take possession of them. The beams will not be removed for now. They want to be sure whether the beams are viable long term or not. Mayor Scott asked for comments from the committee. No comments from Council. Mayor Scott said per a meeting he went to in Salem all of the monies were to be used in La Pine. Bob Townsend says the money is ear marked for use in La Pine and that the October Transportation minutes include mention of the money and its use in La Pine. Further discussion about details took place and Bob Townsend mentioned the refinement plan for the Wiki-Up Junction is underway. A Refinement plan is a new planning function where they take a lot of ideas to find other solutions now that Burgess and Rosland will not be addressed. Realigning streets is still a part of the refinement plan. The refinement plan itself will take 6-9 months. February 15th there will an Open House for community members to express their ideas and concerns about the Wiki-Up Junction.

(b) Leftover Monies:

Bob Townsend explained there are 2 million dollars and engineering monies left for development and improvement of the area. These will stay in a fund marked for La Pine.

(c) Current Streetscape:

The current work is scheduled to be done at the end of this month. Testing is being done tonight with regards to the smoothing of the asphalt. If the contractors work does not pass the test they would be required to grind and resurface – which will extend the project out a bit.

(d) Multi-Use Path:

There is a lot of material left from the overpass project. It cannot be used for other items throughout the city. All monies are earmarked for something to benefit the highway. However; they will donate some of the materials to the city if they can show that it benefits the highway in some way and then it can be used for the multi-use trail. Councilor Heaton asked about the location of the path. Bob Townsend responded that he is donating the rock and that the city will work on the actual plan for the location of the path. Commissioner DeBone asked about whether or not the path is already approved with the county. Bob says yes there is something already in the TSP. No further comments from the committee. Bob Townsend and Mayor Scott continued to discuss materials and a maintenance agreement for the trail with ODOT.

7. Discussion on a Multi-Use Path Easement

City Manager Misley opened discussion on the potential of an IGA with ODOT for a path up Burgess – from the city's perspective it would still be beneficial to have an easement behind Rosland to connect that area due to its potential to be residential area in the next decade. Tom Anderson stated that James Lewis was given tentative approval to give that easement to the city for a perimeter trail in that area. Councilor Heaton expressed concern that Rosland loses out in terms of its connection to the rest of the city and he thinks this will be a great idea. Commissioner Debone said there is a rough plan he has seen for this idea. He suggested that if a developer took the responsibility of the development of the path when they went to build it would be less burdensome on the city in terms of maintenance. Commissioner DeBone made further mention that it would be the city's responsibility if they went ahead with the idea before such a time as a builder took over maintenance as part of their HOA schedule. Councilor Greiner said it might be a good idea to connect it to the Crescent Creek paths that are being built right now. Further discussion about trails going north, south, east and west throughout the city wrapped this topic.

8. Update on Economic Development from Ryan Culp, SLED Manager

Ryan Culp introduced himself as the SLED Manager and Representative from EDCO. He stated his goal was to give a high-level overview of current south county activity and then take specific questions. Current Unemployment rate in the county is 3.7% which is the lowest in more than a decade. EDCO specifically has 7 projects going on, which will create 80 jobs with a buy in of about 173 million dollars for the county as a whole. In recent months, the City of La Pine established a forgivable loan program to add to its appeal with new businesses looking to locate their business here. And finalization of a very large BioMass company coming to the Industrial Park occurred. In terms of more specific projects Ryan highlighted the items below:

(a) BioGreen project was approved in La Pine industrial area which will create 31 megawatts of power on the grid for the state. All of the final public landmarks for this business have been met. Sept 25th a meeting occurred where BioGreen and the city negotiated a deal where BioGreen will pay 600,00 less for the land in exchange for them doing all of the improvements required, as well as all work needed to City of La Pine wastewater system to accommodate their business.

(b)EDCO just did a strategic plan and SLED will do the same to keep themselves on a level playing field should another recession occur. They plan to enlist the City Council's input and assistance to make sure there are ready to use spaces in the city. Discussion went back to BioGreen when Mayor Scott commented on the work that it took to get this done and what an accomplishment it is for the City, Ryan and EDCO. Commissioner Henderson asked about the time frame for BioGreen to up and running. Ryan Culp stated that by August of 2020 they will be open and they are required to have all facility improvements done before they open the facility. If for some reason they did not do the improvements they would have to pay back the \$600,000 to the city for the land. City Manager Miskey added that the amount of water and waste that they use is equal to 1/3 of our total usage for the entire city. Noting it's a large undertaking and confirming the deal with them, in terms of price reduction on the land, was well worth it. Tom Anderson mentioned that they would like to talk to BioGreen about being a major supplier. Ryan said he could connect them. Commissioner Debone stated that this is an important step in forest management, as well. Noting that this project is going to have a major effect on many levels for the city and the county. Councilor Briese mentioned the jobs it will add to the city. Finally, Ryan discussed that there is a lot of movement in the La Pine Industrial Park with a lot of new interest from companies outside of Bend and Redmond. The potential for new industries coming to the La Pine Industrial Park was stronger than any time before.

(c) Public Comment regarding Industrial Park:

Mayor Scott gave the floor over to three citizens who wanted to give a little background on the Industrial park before the Joint Committees reported on and talked about what to do next.

- (i.) Vic Russell – provided a little history on his family's part in the process and stated that the idea had always been that at some point the land would become the property of the City of La Pine once it was established as such.
- (ii) Corrine Martinez – Regarding the Industrial park she would like to see the county turn over the property to the City as it was originally intended before the city was a city. All of the people who were involved with the town at that time were told it would be city property at some point.
- (iii) Rex Lesueur – gave a history on his participation in the development of the Industrial Park and how the city was promised that the county would give the land over to the city. He requests a study to see what we can do to really grow the area and further develop it for future businesses. He wants to create the best plan for the city, whether that is the city owning the land or the county. The success of the Industrial park is more important than who owns it. Rex discussed when the DMV was started here and his involvement. How much work it took to get them to bring the office here. He got 6,000 signatures from residents in the area to let them know the services would be used and that they were needed. It was a fight. We cannot allow the DMV to move out of town.

Mayor Scott thanked everyone for their time in speaking up about the history of the land. Mayor Scott would like further discussion on who should own the property. Commissioner Debone mentioned that after the SLED meeting earlier in the day he sent more information to the committee regarding the Industrial Park. He wants a positive result also, so the next generation wants to stay here. IN 2019 the agreement with the City and the County for the land is up and so we should discuss what the new agreement might entail. Commissioner Henderson asked for a breakdown of the area in acreage. Ryan Culp gave those numbers using the Parcel Map in Chambers to show each parcel and give its acreage and a status if any. Councilor Martinez discussed the transfer of the cemetery vs the rest of the land. And how when the city first incorporated and he was Mayor it was discussed that things would transfer over to the city the same way Redmond was turned over from the county the city. Councilor Heaton

would like to see the city have full control of the Industrial Park – assuming the City had enough staff to manage it going forward. Councilor Briese says she is not concerned with who owns it, but she would like to see a change to the language in the agreement that if the county gets 50% of land sales that the money is spent in the city. Councilor Greiner agrees with Councilor Briese on the language and would like the city own it all and that the money from land sales was spent in the city for improvements. Tom Anderson assures them that the land sales dollars are in fact marked for use in La Pine. Councilor Briese stated that while it's good to know that is happened, she would still like the language to reflect that in any future agreement, so it's in writing. Councilor Greiner asked if perhaps some of the local realtors could start to approach clients about purchasing land. Mayor Scott stated that his reason for bringing it up at the meeting was because he wants to get see a lot more activity and business coming into the Industrial Park. Mayor Scott is concerned that if people have to wait for city and then county approvals to open a business they might not want to wait for that entire process. Discussion regarding marketing the area more ensued. Mayor Scott would like to negotiate something to get things moving. He is not looking to get something free from the county. He would just like the city to have control. Commissioner Debone stated that as a commissioner for south county and a resident here he is very serious about the success of the city. He wants what is best for the people here. He also stated that the approval process should take no more than 2 weeks from the county and should not discourage buyers in anyway in terms of timing. Discussion about what the county can offer was mentioned. Commissioner Henderson said that although he does not live in La Pine he is a County Commissioner because he is interested in the county as whole more than just the City of Bend. Discussion about some other activity in the county and how they are releasing land to other cities. Commissioner Henderson said he and Commissioner DeBone are nothing but supportive and plan to continue to be. Discussion about the SLED board and how they are actively working to a solution for what to do in this area. Commissioner Henderson asked if they had de anything to commit marketing dollars to the park. Tom Anderson said yes, EDCO was their contribution. Councilor Briese would like to talk about the financial aspect of it before the agreement is reviewed. She feels like the county is doing all they can timing wise and appreciates their efforts to process things quickly. Councilor Martinez said it's not that anyone is slowing down building it's that the marketing needs to step up for the area. Tom Anderson wanted to mention that all monies from land sales had always gone back to the city through the county. The money is segregated. City Manager Misley informed the room that \$200,000 was contributed to the 1st street fund and that there are still 92k in the funds that no one was aware of that could be used. He would like clarity on how we can use those funds. Resident Vic Russell stood up and asked for clarification, because it was his understanding that SLED Board did formally vote to ask the County to start the discussion about what we can do to further the park and who should own it. And more specifically that the City Council should move forward on requesting the land be turned over to the city. As a side note he also stated that the DMV is a must keep. We need to do something to keep them. Mayor Scott said his interest in the city owning the land was to bump up the marketing. Commissioner Henderson asked for the value of some of the small lots that are privately owned. Ryan Culp gave him an estimate based on sale prices being about 85% of stated value. Rex Lesueur stated that he does not agree that marketing has been done well. He would like to see a collaboration between the city and county to build some new buildings, mixed-use so that people can move in and lease until they are ready to buy. He likened our marketing to "winking at a woman in the dark." Mayor Scott would like it to be a topic on the work session at the end of this month. Councilor Martinez thinks SLED needs to have time to do their job and recommends that the council should talk about it after they have made suggestions. City Manager Misley suggested a discussion after the next SLED meeting. He also spoke to Tom Anderson ahead of the meeting and they agreed that however the meeting went regarding this topic collective we needed to keep moving forward with open dialogue and more specific dates and goals. Vic Russell asked for confirmation on what the council is looking for from SLED. Discussion ensues about what SLED voted on today. And what the council would discuss at a

future meeting. It was unclear if SLED had motioned and approved a request to ask for the land from the county or if they had motioned and approved to open communication about renegotiating the current agreement. Mayor Scott asked that things move along and that the City Council would look at SLED's recommendation and move forward with talks about whether to ask for the land or continue working with the county.

9. Discussion on Higher Education in South County

City Manager Misley opened with discussion on COCC and how they are currently looking for a new President. He recently spoke with the South County Rep for COCC who questioned what the presence of COCC looks like in La Pine in the future and that he and Matt McCoy, the VP of Facilities, had a talk about potential facilities. Mayor Scott would like the high school included in the discussion. He mentioned that High School Principal Matt Montgomery said they have a lot across the street from the new St. Charles clinic that the school district owns and that maybe they could set it aside for COCC. It measures about 5 acres. City Manager Misley asks the County Commissioner what do they want from the city to start the discussion. Commissioner Debone would like to see something from the city about what the vision is of the higher education options. Is it classrooms and a library or just classrooms? He also reminded the room that the Park Department owns the 5 acres next to the 5 the school owns. Councilor Briese mentioned the outlying areas that would travel up here to take classes. City Manager Misley asked for direction from the County on how to get the process going and do they want to work alongside the city and discover what land could be used or do they want the city to come up with a comprehensive proposal and then bring it to them. Commissioner Henderson suggested that 10 acres seems like a lot and maybe 5 would do and also that he is very supportive. He also would like to investigate the potential of trade classes being made available. Tom Anderson mentioned that James would be the first step. He suggests a meeting of the 3 Commissioners to decide what their commitment would be to the city and its step to get COCC down here. City Manager Misley requests that a conversation is maintained going forward and asks that the county, with its resources, take on this project and do some work to get COCC down here, since 8,000 people off Burgess would also be served by this campus. Commissioner Debone sees this as Community Development and says it's a tangible thing for the County to review. Further discussion about what programs COCC offers and the benefits of bringing it to La Pine.

10. Update on Wickiup Park & Ride

Melissa Bethel discussed the IGA with the county to make improvements. New electrical, new signage, possible bus shelter from COIC. Mayor Scott discussed how this year is all basic things. Jake Obrist mentioned there is an existing street light there and we would like to access the power for Christmas lights and lighting for the signage. Commissioner DeBone offered the city to take over the street light, Chris Doty mentioned from the public area that the cost is minimal and there was no objection he had to the City of La Pine tapping into that light for decorative lights.

11. Update on City Activity and Progress

City Manager Misley asked for questions on this matter. Commissioner Henderson asked how many new residences are expected to be built in 2018. Melissa Bethel and City Manager Misley both discussed the number being just under 100. City Manager Misley offered to get him the actual numbers. City Manager Misley said the city is winding down on several projects that have been going on for years and all other projects are on hold until the new year.

12. Update on County Activity and Progress

Tom Anderson offers updates:

- (i) Sheriff Nelson offers his time for a "Meeting w/ the Sherriff" w/ La Pine Community

- (ii) Briefing on how the county role in the Sisters horizon project OVERVIEW
 - a. Slide Show Presentation
 - b. Sisters is currently using this idea and it is going well for them
 - c. Consultant hired, so it's not the County, City or COIC in charge

13. Public Comments

Jim Fleming -

- a. Proposes a dual-purpose facility for the COCC
- b. Industrial Park he would like to see it done – enough talking

Chris Doty - Burgess and Day should be complete by next week

Gloria Fleming -ODOT maintenance building is an eye soar and she would like to see something cleaned up

Grateful for Commissioner Debone and his representation in South County

Michael Harper -DMV surprised about it and it needs to be addressed right away – it cannot close. He would like to see us force ODOT's hand temporarily until a permanent building

Vic Russell - Community needs to know about the high school grant for the kids to learn trades. He would like to see a tie in with COCC. And congratulate Matt Montgomery on his success and the changes.

14. Staff Comments

Nick Lelack – regarding the permit tech here in La Pine, services need to be reduced to one day a week for a few months

City Manager Misley – suggests we commit to these meetings 2 times a year vs one

15. Council and Commission Comments

Councilor Heaton - Stated this was an impressive meeting and thanked the County and the Community for showing up and really giving a voice to all of the issues.

Councilor Briese - Stated this was a great meeting and collaboration with the County. She also agrees we need to meet more often in the future.

Councilor Greiner - Thanked the Commissioners for coming down, mentioned Sherriff Nelsons visit to the Senior Center and how well that meeting was received earlier in the day.

Councilor Martinez - Stated that this was very productive and feels as though more was done at this meeting than the last 4 years. He also agreed that the two groups should meet more often. Councilor Martinez thanked the community members who came out tonight.

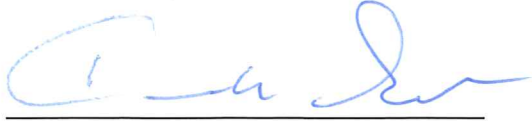
Commissioner Henderson - Thanked the City Council and La Pine for hosting the joint meeting and thanked the citizens for coming out to talk about the issues.

Commissioner DeBone - First, he mentioned that the Events land UGB should be put in ahead of time in the future so there won't be an issue like there was this summer. He also stated that He'd like to figure out how to reduce the tension w/ regards to the land in the industrial park and that he is an advocate for whatever is best for the city.

Mayor Scott – Discussed that last year it was brought up that we should meet more often with the BOCC and we didn't, so we need to get something down ahead of time to make sure that doesn't happen again.

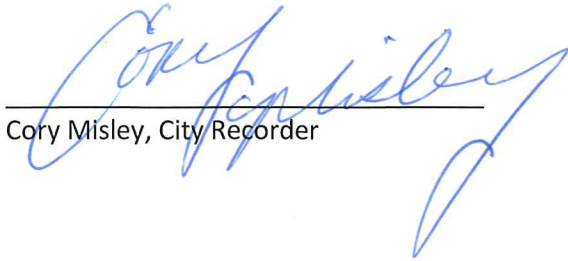
16. Adjourn Meeting

Councilor Heaton made a motion to adjourn. Councilor Briese seconded. No Objections. Meeting adjourned.



Dennis Scott, Mayor

Attest



Cory Misley, City Recorder