

LA PINE CITY COUNCIL SPECIAL MEETING AGENDA

Wednesday, March 7, 2012

Special Meeting - 6:00 p.m.

16345 Sixth Street

La Pine, Oregon 97739

1. Call to Order
2. Establish Quorum
3. Pledge of Allegiance
4. Public Hearing – Ordinance No. 2012-01
An ordinance declaring that the parts of the La Pine Water District and the La Pine Sewer District which were theretofore incorporated as or annexed to the City of La Pine are withdrawn from the Districts pursuant to ORS 222.524; and declaring an emergency.
 - a. Open public hearing
 - b. Staff report or summary
 - c. Public comments
 - d. Close public hearing
 - e. Council deliberations
5. Adjourn

Pursuant to ORS 192.640, this notice includes a list of the principal subjects anticipated to be considered or discussed at the above-referenced meeting. This notice does not limit the ability of the City Council to consider or discuss additional subjects. This meeting is subject to cancellation without notice. This meeting is open to the public and interested citizens are invited to attend. 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 Patti Morgan at (541) 536-1432.

LA PINE CITY COUNCIL SPECIAL MEETING MINUTES

Wednesday, March 7, 2012
Special Meeting - 6:00 p.m.
16345 Sixth Street
La Pine, Oregon 97739

1. Call to Order

Mayor Mulenex called the meeting to order at 6:00 pm.

2. Establish Quorum

Roll Call

City Manager Steve Hasson
Interim Public Works Director Rick Allen
City Attorney Jeremy Green
Mayor Ken Mulenex
Councilor Stu Martinez
Councilor Dan Varcoe
Councilor Don Greiner
City Recorder/Finance Officer Lori Martin
Admin Ass't Patricia Morgan

Quorum established.

3. Pledge of Allegiance

Tom Weller led the Pledge of Allegiance.

4. Public Hearing – Ordinance No. 2012-01

An ordinance declaring that the parts of the La Pine Water District and the La Pine Sewer District which were theretofore incorporated as or annexed to the City of La Pine are withdrawn from the Districts pursuant to ORS 222.524; and declaring an emergency.

a. Open public hearing

Mayor Mulenex opened the Public Hearing.

b. Staff report or summary

City Attorney Green stated that this Hearing was required by law before adopting or considering an Ordinance. He said the Ordinance represents the City Council's decision to move forward to cause the withdrawal of the Water and Sewer District's territory. City Attorney Green said the Hearing will give the Council the opportunity to explore if the withdrawal is in the best interest of the City.

Director Allen discussed his business plan that was passed out to the Council. He said it would also be online at the City's website. He stated it was the intention of the people who worked for the incorporation of the City for the City to fully absorb the two Districts. Director Allen said they even included the budgets of the districts prior to the election. He also showed the ballot measure that was used for the incorporation. He stated the ballot measure stated that the districts were likely to be

brought into the City. Director Allen stated that the authors of the incorporation stated vote yes, this is what we intend to do. He said it was explained that the City Council was expected to dissolve the existing Water and Sewer District. Director Allen stated that they signed an intergovernmental agreement in 2011 that the City could initiate the withdrawal of the Districts. He said in 2010 the Utilities Committee was formed. It was later dissolved and the Public Works Committee was formed. Director Allen said that they will have their first meeting tomorrow morning, March 8th.

Director Allen stated that by consolidating all infrastructures into one coordinated zoning code it will be more efficient. He said planning is managed to reduce infrastructure cost. Director Allen said it will no longer be necessary to have three audits done between the City and the Districts. He stated the Public Works Advisory Committee will be able to handle some issues that will not have to come before the Council. Director Allen said it will streamline the permitting process, one stop shopping. He also stated there would be retention of most of the employees. He said if they have staff that does a particular function already they will have to determine where they need help and where they do not need help and then make those decisions accordingly.

Director Allen stated that the City could also utilize the district's two backhoe's for snow plowing and other functions. He said special districts were formed when there was no City. Director Allen stated that is why it is a normal process to move from a District to the City. He showed a diagram of how the staff would be organized. Director Allen said that ultimately the Public Works will be under the jurisdiction of the City Manager.

Director Allen said July 1, 2012 is the date expected for the withdrawal of the districts. He stated that the biggest area in town that does not have services is the Cagle annexation. Director Allen said they need to figure out what they need and then come up with a financing package to do the work. He said they plan to provide a smooth transition into the Public Works. Director Allen said billing and finance will move to City Hall. He said that the Public Works Department would move to the old Sewer and Water District's building. Director Allen said that wages have to remain the same for one year that is part of the law. He said the City has recently upped their insurance coverage and also instigated a new retirement plan. Director Allen said there is a loan with Deschutes County for the Districts. He said that the Water District has a loan with USDA. (United States Dept of Agriculture). Director Allen said that the transfer of water rights is in process.

Mayor Mullen asked Commissioner/Vice-President Brian Earls from the Districts for his comments. Mr. Earls stated the Districts are working hard to fulfill any needs that Director Allen requires at this time. He said that the rates may not go down anytime soon, however. Commissioner Harms, from the Water District, stated that everything is moving along and he said he is excited to get it done and over with it. He said he would like to see it be a smooth and quick transition. Vice-President/Secretary/Treasurer Bill Sawders, from the Districts, said he is looking forward to his first meeting with the Public Works Committee. He said hopefully everything will work out for a July 1st withdrawal timeframe.

c. Public comments

Jayne Benner, area resident, stated that she was part of the organization that got the incorporation on the ballot the last time. She said she was in charge of putting together a pro forma budget that included having the water and sewer district budget included with the city budget. Ms. Benner said the budget

showed that by taking on the Districts it was economically feasible for the incorporation. She said it would also create a situation where a builder or homeowner only had to go to one place for their permits, etc. Ted Scholer, area resident, stated that it is essential for the development of the City to have the Water and Sewer District incorporated into the City. County Commissioner Tony Debone stated that this is a great opportunity to accelerate the development of the City with the addition of the Water and Sewer Districts.

36:32

Vicky Jackson, area resident, discussed required employees and why that has been changed. Director Allen said that was a plan from over a year ago. He said at that time the City of La Pine did not have a full time Finance Manager. Director Allen said they want to run an efficient operation that is not over staffed. Ms. Jackson asked about when the position of Public Works Director was created. Mayor Mulenex reminded Ms. Jackson that this was only public comments right now and not a question and answer session. She also asked questions about the newly created position of Public Works Director.

d. Close public hearing

Mayor Mulenex closed the Public Hearing.

e. Council deliberations

Councilor Martinez stated that it was the intention of the original incorporation of the City that the Water and Sewer Districts would be absorbed. He said that has been the goal for a number of years. Councilor Martinez said they have been debating this process for several years. Councilor Martinez said they owed it to the citizens in the City to follow through with the withdrawal. He said this withdrawal will avoid duplicating elections, audits, attorney fees, etc. Councilor Martinez said it is the responsibility of this Council to move forward with due haste.

Councilor Greiner stated there is no question in his mind that they should move forward. He said to the tax payers and rate payers in the City to be as prudent and keep rates as low as possible. Councilor Greiner said that they should be very prudent about how the money is spent. He said he favors moving along as efficiently as possible.

Councilor Varcoe stated that he is in favor of moving forward. He said Director Allen and the Special Districts have worked hard on the withdrawal. He said that the City will become more mature by taking on the Water and Sewer Districts. He said they can be proud that they are taking on this responsibility.

Mayor Mulenex stated that the citizens and the rate payers want to see this happen. He said he wanted to compliment the staff and boards from the Districts on their diligent work. Mayor Mulenex said they have come together as partners to make this happen. He said there is still a great need for more to be done. Mayor Mulenex said there is staff set up to be able to manage the transition in a very timely and efficient manner by some of the things they have just done. He said there was consensus from the Council to move forward.

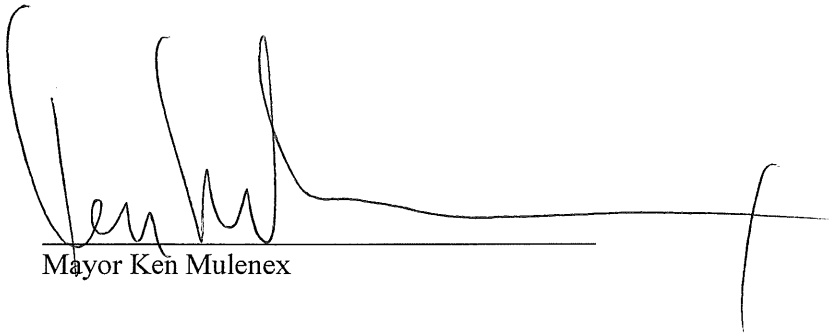
5. Adjourn

A motion was made by Councilor Greiner and seconded by Councilor Varcoe to adjourn the Public Hearing.

<i>Vote as follows:</i>	<i>AYE</i>	<i>NAY</i>
<i>Councilor Dan Varcoe</i>	<i>X</i>	
<i>Councilor Don Greiner</i>	<i>X</i>	
<i>Councilor Stu Martinez</i>	<i>X</i>	

Motion passed unanimously.

Mayor Mullenex adjourned the meeting at 6:50 pm.



Mayor Ken Mullenex

Attest:

Lori Martin

Lori Martin, City Recorder/Finance Officer