



CITY OF LA PINE, OREGON
REGULAR CITY COUNCIL MEETING

Wednesday, April 10, 2024, 5:30 p.m.

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

Available online via Zoom: <https://us02web.zoom.us/j/85303422001>

MINUTES

CALL TO ORDER

Council President Van Damme called the meeting to order at 5:30 p.m.

ESTABLISH A QUORUM

City Council

Mayor Richer – Excused

Council President Van Damme

Councilor Shields

Councilor Ignazzitto

Councilor Morse

Student Councilor Marston

Staff

Geoff Wullschlager – City Manager

Ashley Ivans – Assistant City Manager/Finance Director

Kelly West – Public Works Director

Brent Bybee – Principal Planner

Rachel Vickers – Associate Planner

Amanda Metcalf – City Recorder

PLEDGE OF ALLEGIANCE

Council President Van Damme led the Pledge of Allegiance.

REGULAR COUNCIL MEETING

PUBLIC COMMENTS

Mr. Wes Elliott came to the meeting with a public comment and requested an expanded comment period. Council President Van Damme provided a five-minute segment.

Mr. Elliott gave the Council handouts that consisted of the original land use approval to build his new Liquor Store with conditions, the SDC methodology, his prospective return on investment (ROI) of his current business, and his request to the Council.

Mr. Elliott stated that he does not live within the City limits but stated that he does own businesses within the City. He gave a background of his current ownership of the La Pine Liquor Store and La Pine Tax Service.

He stated that he made a payment for the Industrial Lift Station SDC on March 18th, 2024, he was informed of an additional transportation SDC fee that he was unaware of. He stated that he spoke to staff, and it was confirmed that this fee was correct.

He gave background information of his building process. He also informed the Council of discussions he has had with other business owners in different cities regarding SDC fees.

He is asking for the Council to consider his project and circumstances and to waive the transportation SDC fee. He also asked if they are unable to wave the fee, that the City reimburse him for his investment into this project since he will not be able to complete it if he incurred the transportation SDC fee.

ADDED AGENDA ITEMS

There will be a comment from Council President Van Damme during other matters.

CONSENT AGENDA

1. 03.27.2024 Regular City Council Meeting Minutes
 - a. Public Comment Forms
2. Financials
 - a. Financial Summary
 - b. Interest Income Report

Councilor Shields made a correction in the minutes on page 8 of the packet. The correction should state Public Works Director West instead of Public West Director West.

Councilor Shields made a motion to approve the consent agenda. *Councilor Ignazzitto seconded the motion.* Motion passed unanimously.

OLD BUSINESS:

1. La Pine 2045 Vision Goals
 - a. Staff Report
 - b. Vision Goals

Principal Planner Bybee presented the staff report for the La Pine 2045 Vision Goals. He stated that the only action needed was for Council President Van Damme to sign the Vision Goals which will codify them.

NEW BUSINESS:

1. Resolution 2024-02, A Resolution Authorizing Refinancing of the 2016 Water Bond.
 - a. Staff Report

b. Resolution 2024-02

Finance Director Ivans presented the associated staff report regarding Resolution 2024-02. She stated that the current Water and Wastewater Expansion Project is funded through grants and loans by USDA, DEQ and Oregon Business Development Department (OBDD). It was discovered when reviewing the current bond documents that the City has an additional bond with Washington Federal (WaFd) against the City's water system. This bond is for the refinancing of a bond the City incurred during the withdrawal of the special districts in 2012.

The bond from WaFd required to be referred to as the Primary Position in the City's need for additional borrowing from USDA at current. This conflicts with language required by USDA and OBDD on the grants and loans for the Water and Wastewater Expansion Project.

She stated that Staff reviewed multiple options and the most judicious solution was to refinance the bond with First Interstate Bank (FIB). FIB has agreed to issue this loan on the full faith and credit of the City, without any ties to the City's utility system.

She informed the Council that the reason for refinancing this bond now instead of at the end of the project was due to the interim financing that USDA is covering having a substantial interest rate.

She said after much discussion, both herself and City Manager Wullschlager agreed that it would be better to refinance instead of paying off the loan.

There were no questions from the Council.

Councilor Ignazzitto made a motion to approve Resolution 2024-02, a resolution authorizing the refinancing of the 2016 Water Bond. *Councilor Morse seconded the motion.* Motion passed unanimously.

2. Resolution 2024-03, A Resolution Approving the Establishment of a School Support Fee.

a. Staff Report

b. Resolution 2024-03

City Manager Wullschlager presented the staff report for Resolution 2024-03. This Resolution will establish a school support fee in lieu of property taxes when a business qualifies for a tax exemption. The Deschutes County Rural Enterprise Zone (E-Zone) was established in 2008 and re-designated it in 2018. The Rural E-Zone offers (3) to (15) year property tax exemptions on certain new capital investments that create jobs in the designated areas.

He stated that the City of La Pine is still a participant under Resolution 2018-01 and a new resolution must be considered to incorporate the programmatic amendments under HB 2009 passed in 2023. He said that businesses must also pay a school support fee during years four and five of the exemption per HB 2009. The rates are set by the governing bodies of the zone sponsor. He said with the adoption of Resolution 2024-03, these rates will be set at 15%. He clarified that if the Council would like to keep participating, they will need to pass the Resolution.

Lastly, he informed the Council that Deschutes County passed the same amending language in their April 3, 2024, meeting as a zone sponsor.

Councilor Ignazzitto made a motion to approve Resolution 2024-03, a Resolution of the La Pine City Council as part of the Governing Body of the Deschutes County Rural Enterprise Zone to approve the

Establishment of a school Support Fee of 15%. *Councilor Morse seconded the motion.* Council President Van Damme asked for a roll call vote.

Councilor Shields – Aye

Councilor Morse – Aye

Councilor Ignazzitto – Aye

Council President Van Damme – Aye

Motion passed unanimously.

OTHER MATTERS

Council President Van Damme asked for the Council and Staff to recognize the passing of Dwane Krume, the Executive Director for Sunriver La Pine Habitat for Humanity, on April 5th, 2024. She listed Mr. Krume’s accomplishments within Deschutes County and notated that he will be greatly missed among the Community.

PUBLIC COMMENTS

None.

STAFF COMMENTS

Finance Director Ivans stated that at the next meeting she will present the authorization of the bond that refinances the current bond from Resolution 2024-02.

She informed the Council of the budget committee schedule on May 7th,8th, and possibly the 9th if necessary.

She also informed the Council that she will present borrowing from USDA to close the current CoBank loan.

She asked the Council about switching to paperless practices for the account payable check signing process. She described how the new document management system works and would like their feedback on how the Council would like to review documents digitally.

She informed the Council that they will be moving funds from the Umpqua Bank Money Market to the other money markets accounts due to these funds not being fully collateralized with Umpqua.

City Recorder Metcalf did not have any comments.

Associate Planner Vickers updated the Council on the current land use files. She stated that most building permits are steady consisting of single-family dwellings in the Newberry Neighborhood. She informed the Council of a new Final Plat Review for a subdivision off of Wheeler and stated that it will be presented to the Council after a completeness check. She also stated that there is a Habitat for Humanity Partition application that is next to the Crescent Creek neighborhood.

Principal Planner Bybee stated that staff will apply for the Transportation Growth Management (TGM) Grant. The preapplication was submitted recently and he will coordinate with 3J to start the official application process.

He informed the Council of the TAC, SAC, and a Public Summit on May 21st at the La Pine Activity Senior Center.

Public Works Director West stated that the Public Works Departments has been working very hard to keep the water and wastewater systems working for the City.

City Manager Wullschlager stated that DEQ required the City to put in monitoring wells at the new pivots. This is to test the treated wastewater and make sure it is not contaminating the ground water. While drilling for the new wells the bit hit an impermeable surface, and it was discovered that the water is flowing in a different direction than they had originally calculated.

He stated that he was elected as the President for the Newberry Regional Partnership. He said that this group received grants to help create the Partnership's 501(c)(3) status.

He gave an update on the SLED luncheon and stated that 170 people attended.

He said that at the next Council Meeting he will present a staff report officially recognizing SLED as an Advisory Committee in draft form.

Lastly, he gave an update on the DANCO project, and stated that DANCO is endeavoring to go before the Bend La Pine School Board for the additionally required approval for the tax exemption as previously recognized by the City.

MAYOR & COUNCIL COMMENTS

Councilor Morse had no comments.

Councilor Ignazzitto recognized City Manager Wullschlager for his great speech at the SLED luncheon.

Councilor Shields had no comments.

Student Councilor Marston informed the Council that the La Pine High School Theater is performing Tarzan April 25th – 27th.

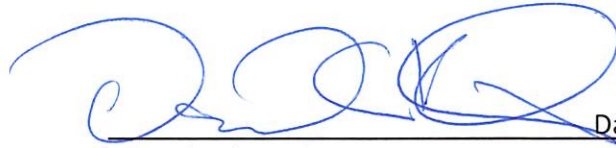
He said that there is a Site Council Meeting coming up where the teachers and parents discuss the future of the La Pine High School.

Councilor Van Damme thanked everyone for their hard work and everyone who participated in the meeting.

EXECUTIVE SESSION: per ORS 192.660 if necessary

ADJOURNMENT

Council President Van Damme adjourned the meeting at 6:04 p.m.



Date: 8TH MAY 24

Daniel Richer, Mayor

ATTEST:



Date: 5/8/24

Amanda Metcalf, City Recorder