

LA PINE CITY COUNCIL WORK SESSION AGENDA
Joint Meeting with the Deschutes County Board of Commissioners

Wednesday, June 4, 2014

Work Session – 2:00 pm

16345 6th Street, Suite 102

La Pine, Oregon 97739

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. La Pine Industrial & Newberry Business Park
 - Susan Ross, Property & Facilities
5. New Neighborhood – TDC/PRC Presentation
 - Nick Lelack, Community Development
6. Development Solutions – La Pine Rodeo Grounds
 - Nick Lelack, Community Development
7. Discussion of South County Groundwater Financial Assistance
 - Nick Lelack, Community Development
8. Other Items for Discussion
9. Public Comments
10. Mayor or Council Comments
11. 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 (541-536-1432). For deaf, hearing impaired, or speech disabled, dial 541-536-1432.

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Wednesday, June 4, 2014

Work Session – 2:00 pm

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1. Call to Order

Mayor Mulenex called the meeting to order.

2. Roll Call

City

Interim City Manager Rick Allen

Mayor Ken Mulenex

Councilor Stu Martinez

Councilor Greg Jones

Councilor Kathy Agan

Councilor Karen Ward

City Planner Deborah McMahon

Public Works Manager Scott Perkins

Admin Ass't Patricia Morgan

Quorum established.

Deschutes County

Tammy Baney

Alan Unger

Tony DeBone – arrived at 2:10 pm

Tom Anderson

Nick Lelack

Peter Gutowsky

Susan Ross

James Lewis

Eric Kropp

Anna Johnson

3. Pledge of Allegiance

Ted Scholar, area resident, led the Pledge of Allegiance.

4. La Pine Industrial & Newberry Business Park

- Susan Ross, Property & Facilities

This item was pulled.

5. New Neighborhood – TDC/PRC Presentation
- Nick Lelack, Community Development

Nick Lelack, Community Development, discussed the goals that were adopted in the County's plan for the new neighborhood. It was designed to protect the groundwater and also open space in South Deschutes County. The Transferable Development Credit Program came out of this County program. The County purchased 544 acres which is the new neighborhood today. The County expanded the unincorporated La Pine boundary limits which is the City limits, today. The County also loaned the Water and Sewer District a million dollars to service the new neighborhood. The program goal was to encourage 1600 eligible lots to sell their TDC (transferable development credit) and require the developers to buy those credits. The TDC program basically transferred development rights from the rural areas to the new neighborhood. There is one TDC per lot. The County would sell the land at a discount for the amount that would be required to acquire the TDC's. The cost was determined by the number of plats per acre. The program worked well during the early years when the land prices were very low. However, as the land prices increased there was less interest in the TDC program. A committee recommended amendments to the TDC program to help out the situation. A PRC (pollution reduction credit) was created for when an existing septic system is upgraded. The owner of the property could then sell the PRC to a developer. Or, the property owner could pay money into the partnership fund if the property owner was unable to upgrade. There was a fundamental shift of the TDC program to the PRC. The number of PRC's were apportioned across the entire neighborhood planning area. If a system was not upgraded the developer would need to pay into the partnership fund of \$7,500 per credit per PRC. It comes out to approximately \$13,000 per lot. The County would then discount the land from the market price to account for the PRC. Any proceeds from development real estate are committed to groundwater protection. Nick Lelack said that the commission for the TDC/PRC will be convened this summer to make recommendations to the County Board of Commissioners.

Mayor Mullenex thanked the County Commissioner's and County staff for coming to the meeting, today.

Item #7 was moved forward in the agenda.

7. Discussion of South County Groundwater Financial Assistance
- Nick Lelack, Community Development

Nick Lelack stated that one of the revenue items is the groundwater partnership that comes from the PRC, TDC, land sales, etc. He said the Newberry Fund accounts for expenditures like the land purchase and loan to the water district to expand services, etc. The Nitrogen Reducing On-Site Wastewater Treatment Program is one of the other programs offered. The program provides a rebate of up to \$3,750 for an approved, by DEQ, (Deschutes Environmental Quality) septic system. That is to install a new system or upgrade an existing septic system. Mr. Lelack said they have provided Neighborhood Impact with funds up to \$180,000. He said there is \$433,000 in the Newberry Fund.

Interim City Manager Allen stated that the DEQ has requested that the Cagle neighborhood have sewer and water installed in the near future. He said there is discussion about doing a neighborhood or two outside of the City but near the Cagle neighborhood. It was stated that DEQ does not want any subdividing of lots when sewer and water go into a neighborhood.

6. Development Solutions – La Pine Rodeo Grounds
- Nick Lelack, Community Development

Commissioner Debone stated that documents were just signed transferring the ownership of the BLM land from the County to the City of La Pine, La Pine Park and Rec District, and Midstate Electric. There was a discussion about creating the event grounds. Mr. Lelack said that the land could be annexed into the City as one way to go. It would then be developed under City code. Interim City Manager Allen stated that he has meant with the County regarding annexing the event center lands into the City. He said there could be some sort of land swap to complete the annexing.

8. Other Items for Discussion

Interim City Manager Allen discussed the Urban Renewal District. He said it involves one of the land parcels that has been transferred. Mr. Allen said that an Urban Renewal District can be outside the City limits but it requires County approval. He said they will be meeting with the County in the near future to obtain the approval.

9. Public Comments

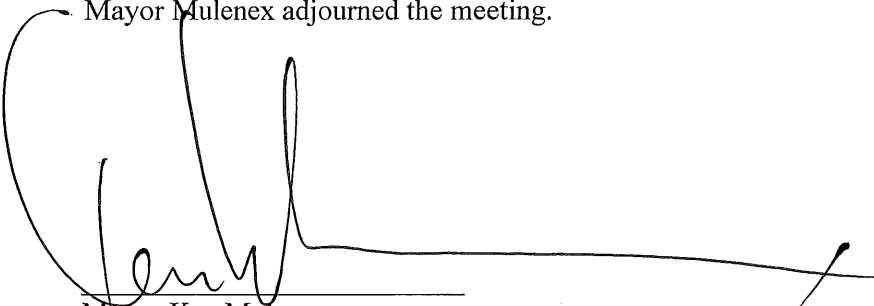
None

10. Mayor or Council Comments

Commissioner Baney stated that she was encouraged by all the partnerships and the job that the new City is doing. Commissioner Unger stated that the City has come a long ways. Commissioner Debone said the City is dealing with a number of issues. Interim City Manager Allen mentioned how supportive the staff from Deschutes County has been. Nick Lelack mentioned that the County planner for La Pine will be moving into City Hall in the near future.


11. Adjourn

Mayor Mulenex adjourned the meeting.



Mayor Ken Mulenex

Attest



Rick Allen, City Recorder