



**CITY OF LA PINE, OREGON**  
**REGULAR CITY COUNCIL MEETING**

Wednesday, March 25, 2026, 5:30 p.m.

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

Zoom Link: <https://us02web.zoom.us/j/84262284477>

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**MINUTES**

**CALL TO ORDER:**

Mayor Earls called the meeting to order at 5:30 p.m.

**ESTABLISH A QUORUM:**

Council

Mayor Earls

Council President VanDamme

Councilor Shields

Councilor Morse

Councilor Curtis

Staff

Geoff Wullschlager – City Manager

Ashley Ivans – Finance Director

Brent Bybee – Community Development Director

Amanda Metcalf – City Recorder

**PLEDGE OF ALLEGIANCE:**

Mayor Earls led the Pledge of Allegiance.

**ADDED AGENDA ITEMS:**

There were no added agenda items.

**PUBLIC COMMENTS:**

Michael Baker, a resident of Campus Village Way, introduced himself as the CEO of the Boys and Girls Club and stated that he had been with the organization for 37 years. He spoke about the Boys and Girls Club and expressed interest in starting a program in La Pine. He provided his contact information for community members who were interested and stated that he believed the program would be successful.

John Heylin, a resident of Rock Bluff in Bend, attended the meeting and introduced himself as the municipal manager for Republic Services.

Paul Henninger, a resident of Fordham Drive, introduced himself as the president of the Crescent Creek HOA. He presented a proposal to the Council requesting the establishment of a 35-mph transition zone on Huntington Road. He explained that there were safety concerns along Huntington Road and emphasized the need for a reduced speed zone to provide a transition between the existing 30-mph and 45-mph speed limits.

**CONSENT AGENDA:**

1. 03.11.2026 City Council Meeting Minutes
  - a. Public Comment Form – V. Russell
  - b. Public Hearing Sign-in Sheet – TA-25-0002

Councilor Shields made a motion to approve the consent agenda. *Councilor Morse seconded the motion.*

Council President VanDamme – Aye

Councilor Shields – Aye

Councilor Morse – Aye

Councilor Curtis – Aye

Motion passed unanimously.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

1. Budget for Fiscal Year 2026-2027

Finance Director Ivans presented the staff report for the FY 2026–2027 budget process. She reviewed the budget calendar and outlined the timeline for the budget process, including the appointment of the budget officer.

Councilor Morse made a motion to appoint Ashley Ivans as Budget Officer for the FY2026-27 budget. *Councilor Shields seconded the motion.* Mayor Earls asked for a roll call vote:

Councilor Curtis – Aye

Councilor Shields – Aye

Council President VanDamme – Aye

Councilor Morse – Aye

Motion passed unanimously.

2. Cagle Infill Development Plan Housing Grant

Community Development Director Bybee presented the staff report explaining that the City was awarded a housing grant for the Cagle Subdivision Infill Development Plan from the Oregon Department of Land Conservation and Development (DLCD). He presented an intergovernmental agreement (IGA)

between the City and DLCD outlining the required responsibilities and actions of each agency. He asked the Council to review the IGA and, if approved, to make a motion so the City could move forward with the project.

Mr. Bybee answered a question from the Council regarding the community engagement process for the project and confirmed that there will be substantial opportunities for public involvement in the project process similar to the events undertaken during the Comprehensive Plan Update.

Councilor Curtis made a motion to approve the Intergovernmental Agreement between DLCD and the City of La Pine, for the purpose of the Cagle Subdivision Infill Development Plan Housing Planning Assistance Grant. *Council President VanDamme seconded the motion.* Mayor Earls asked for a roll call vote:

Councilor Curtis – Aye

Councilor Shields – Aye

Council President VanDamme – Aye

Councilor Morse – Aye

Motion passed unanimously.

### 3. Prospective Industrial Lands Purchase

City Manager Wullschlager presented the staff report on the prospective industrial land purchase from Deschutes County to Boxminer. He explained that Jeff Keller, a representative of Boxminer, was proposing the development of a 20-megawatt data center in the La Pine industrial park. He outlined the proposed financial and social impacts of the development, including potential monthly power payments to Midstate that would generate franchise fee revenue for the City, possible full-time jobs, a high school internship program with La Pine High School, and annual property tax revenue as reported by Boxminer and the City Contract Economic Development Director. He did state that while calculating the electricity use and subsequent revenues based off Midstate's published rates, there was a large discrepancy in the suggested monthly gross proceeds and associated franchise fees. He also stated that this question had been forwarded to Midstate for further clarification.

Additionally, he explained considerations for the Council, including potential traffic impacts, environmental noise, and the resources required to develop and operate the data center.

Lastly, he explained potential conditions prior to the sale, stating that City staff had asked the County to consider permitting provisions that could limit or nullify the purchase and sale agreement under certain restrictions. These included considerations related to City water and sewer resources, environmental impacts, and ensuring that the end use remained consistent with what was proposed.

Jeff Keller, with Boxminer, attended the meeting via Zoom and explained his calculations and how they were projected. He stated that the rate was \$7.75 per kWh, which amounted to \$56,575.00 per megawatt, and that his proposed 20-megawatt data center would generate approximately \$1,131,500.00 in power fees per month. He expanded on this when asked why the city calculations returned inconsistent findings, to which he added that a further conversation with Midstate would need to occur. A discussion followed regarding the allotment of power available from Midstate. Mr. Keller explained that Midstate had assured they could provide the required 20 megawatts, though they may

need to consult with the Bonneville Power Administration and the federal government. Mayor Earls asked for clarification on the need for Bonneville's permission, and Mr. Keller explained that since the power supplied to La Pine is generated through Bonneville, any increase exceeding 10 megawatts in a year would require a special request submitted by a Midstate lobbyist on behalf of Boxminer.

There was also discussion regarding potential future expansion of the data center. Mr. Keller explained that there was a possibility of expanding to a 100-megawatt facility on the proposed land; however, there was significant uncertainty as to whether Midstate could supply that level of power. Mayor Earls commented that she had met with representatives from other local cities and had consistently heard that data centers did not produce the number of jobs originally projected. Council President VanDamme asked whether there was a risk that the closed-loop cooling system could fail and contaminate the water table. Mr. Keller responded that, given the high value of the equipment, preventing leaks was a top priority and he did not foresee such an issue.

Finance Director Ivans asked about projected water loss due to condensation or other factors. Mr. Keller stated that his cooling system did not use water and that there would be no water loss or discharge into the sewer system. Mayor Earls asked for confirmation that the cooling system was new and whether there was existing data from other facilities, and Mr. Keller confirmed that the system was relatively new and lacked established performance data. SLED Executive Director Lucas asked whether expanding to a 40-megawatt facility would double the revenue for Midstate and the City's franchise fees, which Mr. Keller confirmed, though he noted uncertainty regarding Boxminer's future expansion plans. Mayor Earls commented that there remained a significant amount of uncertainty surrounding the development. City Manager Wullschlager clarified that Council approval at this stage would allow the process to move forward and would not constitute a final agreement to sell the land.

Councilor Morse made a motion to instruct City Administration to move forward with the Purchase and Sale process for lot 221040000101. *Council President VanDamme seconded the motion.* Mayor Earls asked for a roll call vote:

Councilor Curtis – Aye

Councilor Shields – Aye

Council President VanDamme – Aye

Councilor Morse – Aye

Motion passed unanimously.

**OTHER MATTERS:**

There were no other matters.

**PUBLIC COMMENTS:**

There were no public comments.

**STAFF COMMENTS:**

Community Development Director Bybee provided an update on long-range planning. He stated that the Council had approved the Cagle Infill Project that evening, and that the Housing Code Amendment

project had been approved at a previous meeting. He also reported that the Transportation System Plan update was progressing.

Finance Director Ivans gave an update that she is working on the budget and stated that she is looking forward to the Council retreat. She informed the Council that she will be out at the beginning of April.

City Recorder Metcalf provided an update on business licenses. She stated that with the fiscal year coming to an end, renewal notices would be mailed to business owners for the new year beginning July 1, 2026. She added that of the approximately 300 registered businesses this year, only seven had been noncompliant with paying their renewal fees this fiscal year.

City Manager Wullschlager provided an update on the Newberry Lift Station, stating that it was expected to be operational in June.

He informed the Council and community members that he had relocated his office downstairs at City Hall.

He also responded to Mr. Henninger's comments regarding a speed study on Huntington Road, stating that the matter was an ongoing discussion with the Deschutes County Sheriff's Office (DCSO) and ODOT. He noted that DCSO had placed a speed monitoring trailer on Huntington Road and that there had been a significant decrease in speeding.

Lastly, he reported that Public Works had been reinforcing City-owned land bordering BLM property to help protect against potential wildfires. He explained that on the northeast side of the City, barriers had been installed using the natural contours of the topography, allowing for effective protection with minimal materials.

**MAYOR & COUNCIL COMMENTS:**

Councilor Morse did not have any comments.

Council President VanDamme thanked staff, Council, Mayor and the community that came to the meeting. She also stated that she appreciated all the information that was provided regarding the data center.

Councilor Shields thanked everyone.

Councilor Curtis stated that she was pleased to move forward with the process for the data center and was looking forward to receiving additional information.

Mayor Earls reported on her participation in meetings with the Deschutes County Sheriff's Office regarding Huntington Road. She also stated that she had met with a women's group and discussed the work that had been done related to speed zones.

She expressed her appreciation to everyone, including City Manager Wullschlager, for their hard work.

**EXECUTIVE SESSION: per ORS 192.660 if necessary**

**ADJOURNMENT:**

Mayor Earls adjourned the meeting at 6:30p.m.

SIGNATURE PAGE TO FOLLOW

  
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Jeannine Earls, Mayor

Date: 4-8-2024

ATTEST:

  
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Amanda Metcalf, City Recorder

Date: 4/13/24