

## LA PINE CITY COUNCIL SPECIAL MEETING AGENDA

Monday, June 16, 2014

**6:00 pm**

16345 Sixth Street, Suite 102

La Pine, Oregon 97739

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Ordinance No. 2014-05 An Ordinance Declaring that Blighted Areas Exist in the City of La Pine, Oregon, Establishing the Need for an Urban Renewal Agency in the City of La Pine, and Electing a Method for Exercising the Powers of the Urban Renewal Agency Within the City of La Pine.
5. Review of La Pine Urban Renewal Plan and Report and consideration of Motion to forward the La Pine Urban Renewal Plan and accompanying Report through the formal public review
6. Appointment of Urban Renewal Board Members
7. Public Comment
8. Mayor and Councilor Comments
9. 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.

**LA PINE CITY COUNCIL SPECIAL MEETING MINUTES**

Monday, June 16, 2014

**6:00 pm**

16345 Sixth Street, Suite 102

La Pine, Oregon 97739

1. Call to Order

Mayor Ken Mulenex called the meeting to order.

2. Roll Call

Interim City Manager Rick Allen

Mayor Ken Mulenex

Councilor Stu Martinez

Councilor Greg Jones

Councilor Kathy Agan

Councilor Karen Ward

Student Councilor Conrad Parker - absent

Public Works Manager Scott Perkins

Office Utility Specialist Ashley Williams – absent by prior arrangement

Admin Ass't Patricia Morgan

**Quorum established.**

3. Pledge of Allegiance

Don Greiner led the Pledge of Allegiance.

Added Agenda Item:

Interim City Manager Allen discussed the name change agreement for Bend Broadband. He said only the name is changing. Mr. Allen also said agenda item #5 will be after this meeting was adjourned. (There will be an agency board meeting for urban renewal directly after this meeting). Mr. Allen said that the Urban Renewal Agency has its own budget and will be audited.

**A motion was made by Councilor Agan and seconded by Councilor Jones to the Consent to Assign Agreement with Bend Broadband.**

<i>Vote as follows:</i>	<i>AYE</i>	<i>NAY</i>
<i>Councilor Greg Jones</i>	<i>X</i>	
<i>Councilor Stu Martinez</i>	<i>X</i>	
<i>Councilor Kathy Agan</i>	<i>X</i>	
<i>Councilor Karen Ward</i>	<i>X</i>	

**Motion passed unanimously.**

4. Ordinance No. 2014-05 An Ordinance Declaring that Blighted Areas Exist in the City of La Pine, Oregon, Establishing the Need for an Urban Renewal Agency in the City of La Pine, and Electing a Method for Exercising the Powers of the Urban Renewal Agency Within the City of La Pine.

- A. Mayor Mulenex opened the Public Hearing
- B. Staff Report

Interim City Manager Allen discussed the history of urban renewal in La Pine. He said after presenting the urban renewal plan it was well received and the decision was made to move forward with it. He said a task committee was formed with approximately fifteen people. Mr. Allen said since February the committee has been meeting on urban renewal. He said they hired an urban renewal consultant, Elaine Howard. Ms. Howard said she has worked with over thirty agencies on urban renewal. She said the Ordinance is to establish an urban renewal agency and then pass a motion to establish the board members of the urban renewal agency. Ms. Howard said the urban renewal agency acts separately from the City Council. She said if there are substantial changes to the urban renewal plan it would need to go back to the City Council for review. Also, there is a dollar amount for projects that needs to go back to the City Council.

C. Public Comment

Jerry Hubbard, Director of La Pine Rural Fire District, stated he has served for three years. He said if the urban renewal plan goes through with tax increment financing it will cost the District to lose about \$1,000,000 in revenue over the next twenty-five years. He also said if that happens they could be down to one fire station, ten fire fighters, two engines and three ambulance units. Mr. Hubbard said that is a huge drop in service. He said the taxpayers outside the City of La Pine should not be subsidizing Urban Renewal for the City of La Pine.

Chief Supkis, Chief of the Fire District, stated that the Fire Department Board asked him to come to the meeting. He said there are members of the community that are very concerned about what is going on now. Chief Supkis said that monies are being taken from school districts, the community college, etc. He said the public is not getting a vote on it. Chief Supkis stated that there are negative consequences to doing an urban renewal plan like its impact on providing services.

- D. Mayor Mulenex closed the Public Comment.
- E. Council Deliberations

Councilor Ward stated that they are not voting on the urban renewal plan tonight. She said there will be an opportunity for public comment on the plan. Interim City Manager said that the proposed tax rate is .30 of 1%. He said it is estimated that there will be a 4% growth rate in property values. He then gave a review of the City of Bend's urban renewal plan and its successes. He said the fire department in Bend is paying their share. Mr. Allen said the fire district in Sisters is losing 1.69% of their budget to help build downtown Sisters. Over half the value is outside the city limits of Sisters. He said the growth and increased value adds to the revenue of the taxing districts like the fire department. Ms. Howard stated, in response to a question from Councilor Jones, that every study that was done had the assessed values increased in the urban renewal areas. Also, jobs have increased because of the urban renewal district. She said she did not know of negative impacts to fire districts as a result of an urban renewal district. Mr. Allen said the plan will not impact schools. He said the library district is supportive of the urban renewal plan in La Pine. Mr. Allen said that urban renewal should increase property values in La Pine.

There was a discussion on the City of Redmond's urban renewal plan and how they were able to show their taxing jurisdictions that urban renewal had helped the City in several areas.

Councilor Agan stated that she thought it was important to continue forward with urban renewal and gather more information. Councilor Martinez said that he thought urban renewal was important for the City and was in favor of it moving forward.

**A motion was made by Councilor Jones and seconded by Councilor Agan to Approve Ordinance No. 2014-05.**

<i>Vote as follows:</i>	<i>AYE</i>	<i>NAY</i>
<i>Councilor Greg Jones</i>	<i>X</i>	
<i>Councilor Stu Martinez</i>	<i>X</i>	
<i>Councilor Kathy Agan</i>	<i>X</i>	
<i>Councilor Karen Ward</i>	<i>X</i>	

*Motion passed unanimously*

5. Review of La Pine Urban Renewal Plan and Report and consideration of Motion to forward the La Pine Urban Renewal Plan and accompanying Report through the formal public review

Item #5 was removed from the meeting agenda.

6. Appointment of Urban Renewal Board Members

Interim City Manager Allen stated that he wanted as many business owners as possible on the Board. He said most of the prospective board members attended some of the urban renewal meetings that were held.

**A motion was made by Councilor Ward and seconded by Councilor Jones to Approve the Urban Renewal Agency Board Members as listed.**

<i>Vote as follows:</i>	<i>AYE</i>	<i>NAY</i>
<i>Councilor Greg Jones</i>	<i>X</i>	
<i>Councilor Stu Martinez</i>	<i>X</i>	
<i>Councilor Kathy Agan</i>	<i>X</i>	
<i>Councilor Karen Ward</i>	<i>X</i>	

*Motion passed unanimously*

7. Public Comment

In response to a comment from Jerry Hubbard, Interim City Manager Allen stated that there was no public process for determining the agency board members. Ms. Howard said the State Statute actually allows the City Council to appoint an urban renewal agency board. She said, in response to a question posed by Bob Denard, area resident, that in order to access property outside the City limits (like the BLM land for

the rodeo ground) requires approval from the County. She said the County Commissioners will have to approve the Urban Renewal Plan. Glen Costello, area resident, asked about training for the agency board members. Ms. Howard said that no funds will be received for a year and that will allow the board to have plenty of time to train and get organized.

8. Mayor and Councilor Comments

Councilor Agan stated that it was too bad that the Fire Department had not come to any of the urban renewal meetings that had been held.

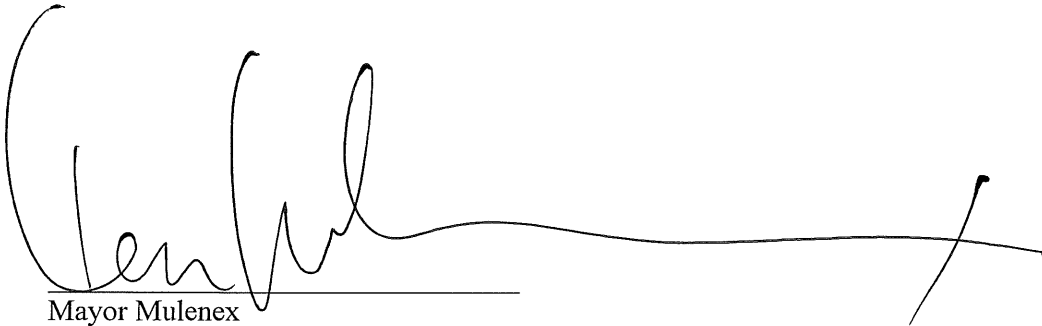
9. Adjourn

**A motion was made by Councilor Ward and seconded by Councilor Jones to adjourn the meeting.**

<i>Vote as follows:</i>	<i>AYE</i>	<i>NAY</i>
<i>Councilor Greg Jones</i>	<i>X</i>	
<i>Councilor Stu Martinez</i>	<i>X</i>	
<i>Councilor Kathy Agan</i>	<i>X</i>	
<i>Councilor Karen Ward</i>	<i>X</i>	

**Motion passed unanimously.**

Mayor Mulenex adjourned the meeting.



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Mayor Mulenex

Attest



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Rick Allen, City Recorder