

**LA PINE CITY COUNCIL MEETING AGENDA,  
URBAN RENEWAL HEARING**

Wednesday, July 9, 2014  
Regular Session – 6:00 pm  
16345 6<sup>th</sup> Street, Suite 102  
La Pine, Oregon 97739

**A. Regular Session – 6:00 pm**

1. Call to Order
2. Establish Quorum
3. Pledge of Allegiance
4. Added Agenda Items

Any matters added to the Agenda at this time will be discussed during the “Other Matters” portion of this Agenda or such other time selected by the City Council.
5. Consent Agenda

Information concerning the matters listed within the Consent Agenda has been distributed to each member of the City Council for reading and study, is considered to be routine, and will be enacted or approved by one motion of the City Council without separate discussion. If separate discussion is desired concerning a particular matter listed within the Consent Agenda, that matter may be removed from the Consent Agenda and placed on the regular agenda by request of any member of the City Council.

  - a. Approval of Minutes
    - i. June 4, 2014 Joint Mtg with Deschutes County
    - ii. June 11, 2014 Council Mtg Minutes
    - iii. June 16, 2014 Special Mtg Minutes
  - b. Bills and Invoices
    - i. Approval of Reimbursements
  - c. Contract Change
    - i. Vic Russell Construction – Sidewalk Project
6. Public Comments

7. Hearing on Ordinance No. 2014-06 An Ordinance Making Certain Determinations and Findings Relating to and Approving the La Pine Urban Renewal Plan
  - a. Open Hearing
  - b. Staff Report
  - c. Public Comment
  - d. Comments from Rich Friday
  - e. Close Public Hearing
  - f. Council Deliberations
  
8. Resolution No. 2014-09 a Resolution Certifying Certain Unpaid Sewer Service Charges to the Deschutes County Tax Assessor for Assessment Against the Premises Services
  
9. Approval to Purchase Street Lights
  
10. Other Matters: This item concerns any matters that were added to the Agenda under the Added Agenda Items portion of this Agenda.
  
11. Public Comments
  
12. Staff Comments
  
13. Council Comments
  
14. Mayor's Comments
  
15. 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. The regular 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 for TTY.

**LA PINE CITY COUNCIL MEETING MINUTES,  
URBAN RENEWAL HEARING**

Wednesday, July 9, 2014  
Regular Session – 6:00 pm  
16345 6<sup>th</sup> Street, Suite 102  
La Pine, Oregon 97739

**B. Regular Session – 6:00 pm**

1. Call to Order

Mayor Mulenex called the meeting to order.

2. Establish Quorum

Interim City Manager Rick Allen – joined the meeting through skype at 6:45 pm.

Mayor Ken Mulenex

Councilor Stu Martinez

Councilor Greg Jones

Councilor Kathy Agan – absent by prior arrangement

Councilor Karen Ward

Student Councilor Conrad Parker - absent

Public Works Manager Scott Perkins

Office Utility Specialist Ashley Williams

Admin Ass't Patricia Morgan

**Quorum established.**

3. Pledge of Allegiance

Dan Varcoe led the Pledge of Allegiance.

4. Added Agenda Items

Any matters added to the Agenda at this time will be discussed during the “Other Matters” portion of this Agenda or such other time selected by the City Council.

None

5. Consent Agenda

Information concerning the matters listed within the Consent Agenda has been distributed to each member of the City Council for reading and study, is considered to be routine, and will be enacted or approved by one motion of the City Council without separate discussion. If separate discussion is desired concerning a particular matter listed within the Consent Agenda, that matter may be removed from the Consent Agenda and placed on the regular agenda by request of any member of the City Council.

- a. Approval of Minutes
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- b. Bills and Invoices
  - i. Approval of Reimbursements
  
- c. Contract Change
  - i. Vic Russell Construction – Sidewalk Project

Councilor Martinez mentioned a possible conflict of interest because of the bill for Wilderness Garbage.

**A motion was made by Councilor Jones and seconded by Councilor Ward to approve the consent agenda.**

<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 Karen Ward</i>	<i>X</i>	

**Motion passed unanimously.**

6. Public Comments

None

7. Hearing on Ordinance No. 2014-06 An Ordinance Making Certain Determinations and Findings Relating to and Approving the La Pine Urban Renewal Plan

a. Open Hearing

Mayor Mullenex opened the Public Hearing.

b. Staff Report

Elaine Howard, Urban Renewal Consultant, gave the staff report. She briefly reviewed the history of urban renewal in La Pine. She discussed the advisory committee that met to discuss urban renewal over the winter and spring. Ms. Howard said on June 16<sup>th</sup> the Urban Renewal Agency was enacted for the City of La Pine. She said formal letters were sent out to Taxing Jurisdictions notifying them of urban renewal for La Pine. Ms. Howard said that a formal notice was sent to the residents regarding tonight's hearing. She said that the Deschutes County Board of County Commissioners will also vote on the Urban Renewal (on August 4<sup>th</sup>) because some of the urban renewal area is outside the City limits. Ms. Howard discussed how the boundary for urban renewal in La Pine was selected. She said there are two guidelines on urban renewal, one of them is regarding assessed value. Ms. Howard said the other guideline is acreage. La Pine met both guidelines. She said there has been quite a bit of public involvement during the urban renewal process. Ms. Howard reviewed the goals and objectives of the urban renewal plan.

She also discussed store front loans and grants to improve businesses appearance. Ms. Howard said the City could partner with a developer to develop an area by perhaps providing the infrastructure for a development. She said they projected a conservative 4% growth rate over the next twenty-five years. The maximum indebtedness is the controlling feature of urban renewal. It controls how long an urban renewal plan goes for and also how much money can be used for urban renewal. The maximum indebtedness for La Pine's urban renewal is \$7,000,017. Ms. Howard said that eventually all taxing jurisdictions should receive more income as the property values increase as a result of urban renewal. Ms. Howard discussed the letter that was received from the La Pine Fire District. She said the City is in the process of answering the questions posed in the letter and will respond soon.

c. Public Comment

Larry Pearce, area resident, complained about the fact that there are no signs identifying the Industrial Park in La Pine. He said that urban renewal should look at signage for the Industrial Park. Al Zupo, area resident, stated he was concerned about the monies that were being cut from the Sheriff's Department and Fire Department. He said he was concerned about the level of service being affected. Mr. Zupo also wondered about the tax collections if there is another housing crisis like what happened in 2009. He also said that all the taxpayers of Oregon are funding urban renewal, in his opinion. Jerry Hubbard, area resident and member of the Fire District Board spoke. He stated that he opposes tax increment funding but is in favor of La Pine improving the City. Mr. Hubbard reviewed the cost associated with operating the Fire District. He said the annual rate of the \$39,000 tax increment amount would adversely affect the Fire District.

Interim City Manager Rick Allen joined the meeting through skype at 6:45 pm.

Ron Miller, area resident, stated that he is a strong advocate for urban renewal. He also said he is a developer. Mr. Miller said that the region is looking at La Pine and that urban renewal is a tool. He said the data on urban renewal is sound. Mr. Miller said it is an investment in the City. Doug Cox, area resident, stated that he is with the La Pine Fire District. He said he wondered why the City did not go out to the people and ask for money like the Fire District does. Chief Supkis, Fire Chief, stated that the Fire District supports thriving communities. He said it is the funding plan and the taxpayer's trust that is at the issue. Chief Supkis said it has already been detailed of the adverse effect the additional tax will have on fire department services. He then discussed the possible difference that may occur to services as a result of the tax. Dan Varcoe, area resident, stated that we need to take care of the City. He said that the City has not been able to afford what needs to be maintained in the City. He also said we can do whatever it takes to keep the fire department viable. Glen Costello, area resident, asked about the development that will occur. Elaine Howard stated that the Urban Renewal Agency Board will work with the businesses to do projects. She said it will be several years before anything big can be done. Mr. Costello stated that the urban renewal he has experienced did not work on the infrastructure for developments.

d. Comments from Rich Priday

Billing Utility Specialist Ashley Williams read a letter from Rich Priday, of Madras, in support of urban renewal.

Public Comment

Linda Reid, area resident, stated that the town is tired looking and really has not changed much and does need help.

e. Close Public Hearing

Mayor Mulenex closed the Public Hearing.

f. Council Deliberations

Mayor Mulenex said he was proud to see so many people at tonight's meeting. He said he respects and is proud of the fire department.

8. Resolution No. 2014-09 a Resolution Certifying Certain Unpaid Sewer Service Charges to the Deschutes County Tax Assessor for Assessment Against the Premises Services

Utility Billing Specialist Ashley Williams stated that this is something that gets done every year.

**A motion was made by Councilor Jones and seconded by Councilor Ward to approve Resolution No. 2014-09.**

<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 Karen Ward</i>	<i>X</i>	

**Motion passed unanimously.**

9. Approval to Purchase Street Lights

Interim City Manager Allen stated that the street lights are for City Hall and the work is being done by Midstate.

**A motion was made by Councilor Ward and seconded by Councilor Jones to Approve the Purchase of Street lights.**

<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 Karen Ward</i>	<i>X</i>	

**Motion passed unanimously.**

10. Other Matters: This item concerns any matters that were added to the Agenda under the Added Agenda Items portion of this Agenda.

None

11. Public Comments

None

12. Staff Comments

Interim City Manager Allen stated that he is currently reviewing the resumes for a new City Planner. He said the Planner would be in the office about once a week. He also said the business licenses have been coming in and the process is going well. Cory Misley, Intern, stated that he has visited over a hundred businesses in the City of La Pine discussing the new business license with them.

13. Council Comments

Councilor Ward stated that there was a lot to talk about and decide. She said she learned a lot tonight. Councilor Jones stated that there is a lot of investigating to do. He said they need to look into the different scenarios. Councilor Martinez stated that there is a lot of passion out there for anything that affects the community. He also thanked the community for making Frontier Days such a success. Councilor Martinez thanked Ann Gawith for her hard work on Frontier Days. He said the rodeo was also a success.

14. Mayor's Comments

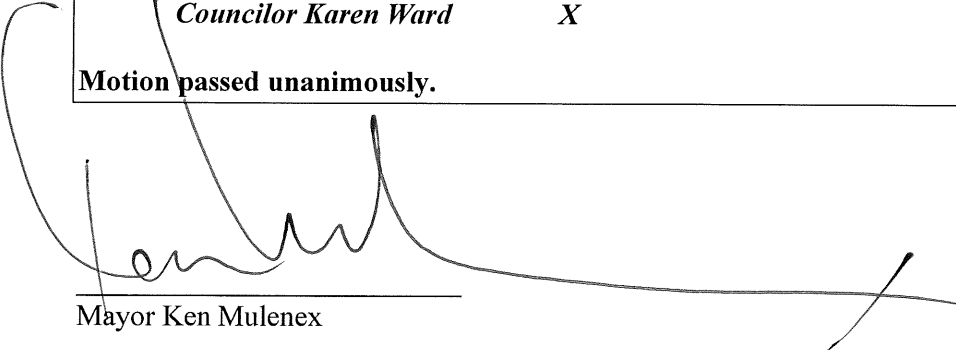
Mayor Mulenex stated that all the motels in La Pine were full over the 4<sup>th</sup> of July weekend for Frontier Days and the rodeo. He said that the Council is passionate about the City and doing the best job and coming to the best decisions.

15. Adjourn

**A motion was made by Councilor Martinez 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 Karen Ward</i>	<i>X</i>	

**Motion passed unanimously.**



\_\_\_\_\_  
Mayor Ken Mulenex

Attest



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Rick Allen, City Recorder