

**LA PINE CITY COUNCIL SPECIAL MEETING & WORK SESSION**

Wednesday, September 23, 2015

**5:45 pm – Special Mtg**

**6:00 pm – Council Work Session**

16345 Sixth Street, Suite 102

La Pine, Oregon 97739

**A. Special Meeting – 5:45 pm**

1. Call to Order
2. Swearing in of new City Councilor Dennis Scott
3. Adjourn Meeting

**B. Council Work Session – 6:00 pm**

1. Call to Order
2. Establish a Quorum
3. Discussion on Water at Finley Butte Park
4. Memorandum of Understanding with the La Pine Fire District on Water Use
5. Review of Industrial Park Lease Agreements
6. Public Comments
7. Staff Comments
8. Council Comments
9. Mayor's Comments
10. 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 &  
WORK SESSION MINUTES**

Wednesday, September 23, 2015

**5:45 pm – Special Mtg**

**6:00 pm – Council Work Session**

16345 Sixth Street, Suite 102

La Pine, Oregon 97739

**A. Special Meeting – 5:45 pm**

1. Call to Order

Mayor Mulenex called the meeting to order.

2. Swearing in of new City Councilor Dennis Scott

City Recorder, Rick Allen, administered the Oath of Office to new City Councilor Dennis Scott.

3. Adjourn Meeting

Mayor Mulenex adjourned the meeting.

**B. Council Work Session – 6:00 pm**

1. Call to Order

Mayor Mulenex called the meeting to order.

2. Establish a Quorum

Interim City Manager Rick Allen

Assistant City Manager Cory Misley

Mayor Ken Mulenex

Councilor Stu Martinez

Councilor Kathy Agan

Councilor Karen Ward

Councilor Dennis Scott

Student Councilor Sydney Bright - absent

Public Works Manager Scott Perkins

Accounting Clerk Ashley Williams

Admin Ass't Patricia Morgan

**Quorum established.**

3. Discussion on Water at Finley Butte Park

Interim City Manager Allen stated that most of the District's water is outside. With the new rate change in July the District has seen a big jump in the amount of their bill. Gary Gordon, Chairman of the Board of Directors for the Park and Rec District introduced himself and also introduced Karen Miller, General Manager of the District. He gave a brief history of the District over the past five years especially in regard to revenue and expenses. Mr. Gordon said the agreement end date between the District and the City for water, is coming up. He said the parks inside the city limits count as green space for the City. Mr. Gordon also said that the parks generate tourism revenue. He said the District needs a working agreement for water with the City. Mr. Allen said the park has a two inch meter with almost all the water going for irrigation. He said in the old agreement the City agreed to pay \$2,500 for the District's water bill over the summer. Mayor Mulenex asked about the well. Karen Miller said they are having issues with gaining a water right. She said the District would like to add another ball field at Finley Butte Park. She said that can bring in tournaments that generate tourism monies. Ms. Miller said that water rights for the well are fairly expensive; also, if they re-activate the well it would still not provide enough water for the park. She said there are issues with the well, itself. Mr. Allen recommended a new agreement with the District for 3-5 years. Mr. Misley suggested perhaps cutting down the water meter size at the park. Mayor Mulenex said the existing well would only be able to water one-half acre of lawn. He said he favored having some kind of agreement. Mr. Allen said the City of La Pine spends less money on parks than most cities. He suggested an MOU (Memorandum of Understanding) with the District that would allocate x amount of water at no charge and also make sure it is enough to cover the new ball field. Mayor Mulenex said the Council would be supportive of an agreement that could be put together by staff. Mayor Mulenex said he favored a three year agreement. Ms. Miller said that the water usage has been cut way down at Finley Butte Park. There was also a discussion on having a sign at the park stating something about a partnership between the City and Park District.

4. Memorandum of Understanding with the La Pine Fire District on Water Use

Mr. Allen said that some fire districts are charged for water in the bay. He said the City of Redmond charges fire district for their water. Some of them fill their trucks at a fire hydrant so they are not charged. Mr. Allen said that the City recommended them changing the meter size from two inches to one inch for cost savings. He said he figured a 1,000 gallons of water a month per employee that is sleeping over at the fire house. He said the fire district will notify the City, every year, if they add more staff. Mr. Allen said that Fire Chief Supkis will also be reviewing the memorandum of understanding. He said that now the bill for the Fire District will only be going up by 15% from their old bill.

5. Review of Industrial Park Lease Agreements

Mr. Allen discussed the leases that are currently out for the Industrial Park. He said under the agreement with the County the City Manager is to negotiate all leases. Mr. Allen said he has been spending a lot of time on the leases. He said each lease is a little different. Mr. Allen said the City has to give the lessor six month's notice if they want to break the lease. He said all the land is owned by the County, the City just manages the land. Mr. Allen said the City does not want land in the industrial park to be sold to land speculators that just want to flip the real estate. He said wording in the new lease addresses the requirement of starting to develop the property within about 24 months. Mr. Allen said he is also working on an extension of a lease option for Biogreen. He suggested that half of the revenue from the

leases should go into a reserve fund to cover expansion and also development of new roads. Mr. Allen also discussed the excellent access to power that exists in the industrial park. He said that is very attractive to potential businesses, especially computer technology firms.

6. Public Comment

Commissioner Don Griener discussed water rights for the Cagle expansion. He asked if there were adequate water rights for that expansion. Mr. Perkins and Mr. Allen both stated that there was enough water rights for the potential Cagle expansion. Mr. Allen said that a particular industry could end up using quite a bit of water. He said there are some additional water rights that are pending and would give La Pine even more additional water. Mayor Mullen discussed the potential for expansion in the business park due to Bend being out of space and also the eventual four lane highway from Bend to La Pine.

7. Staff Comments

Mr. Allen discussed the convention for the League of Oregon Cities that is currently going on in Bend.

8. Council Comments

Councilor Ward welcomed Dennis Scott to the Councilor. She discussed some concerns she had about the water for the ball field being given away.

9. Mayor's Comments

Mayor Mullen discussed the road hazard that exists when vehicles park in front of City Hall and other locations off Hwy 97.

Councilor Scott said he would be visiting City Hall and receiving some training opportunities.

10. Adjourn

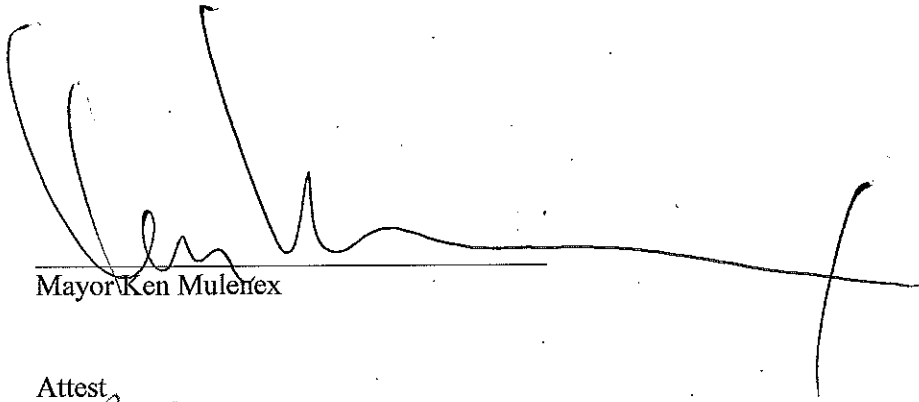
**A motion was made by Councilor Ward and seconded by Councilor Martinez to adjourn the meeting.**

***Vote as follows:***

	<i>AYE</i>	<i>NAY</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>	
<i>Councilor Dennis Scott</i>	<i>X</i>	

**Motion passed unanimously.**

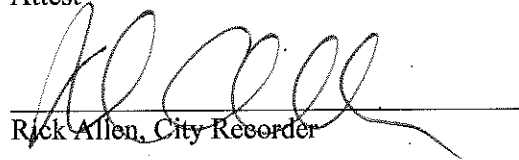
Mayor Mullenex adjourned the meeting.



A large, stylized handwritten signature in black ink, appearing to be 'Ken Mullenex', written over a horizontal line.

Mayor Ken Mullenex

Attest



A handwritten signature in black ink, appearing to be 'Rick Allen', written over a horizontal line.

Rick Allen, City Recorder