



CITY OF LA PINE, OREGON

REGULAR CITY COUNCIL MEETING

Wednesday, April 10, 2024, 5:30 p.m.

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

Available online via Zoom: <https://us02web.zoom.us/j/85303422001>

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 City Hall at (541-536-1432). For deaf, hearing impaired, or speech disabled dial 541-536-1432 for TTY.

The Regular City Council meeting is a business meeting of the elected members of the La Pine City Council, in which matters that have come before the City in application, or legislatively/judicially by process can be acted upon under Old and New business. Matters that are not formally before the City or have yet to be initiated by application cannot be officially acted upon. If any party would like to initiate an action through process or application, city administrative staff are available during the regularly scheduled business hours of City Hall to provide assistance.

AGENDA

CALL TO ORDER

ESTABLISH A QUORUM

PLEDGE OF ALLEGIANCE

PUBLIC HEARING:

REGULAR COUNCIL MEETING

PUBLIC COMMENTS

Public Comments provide an opportunity for members of the community to submit input on ongoing matters within the city. Any matter that warrants testimony and rebuttal may be debated during a public hearing on the matter.

Public Comments are limited to three (3) minutes per person; when asked to the podium, please state your name and whether you live within La Pine city limits. The acting chair may elect to respond to comments if the matter is within the jurisdiction of the city or defer to city staff for response.

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 time selected by the City Council

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.

- 1. 03.27.2024 Regular City Council Meeting Minutes3
 - a. Public Comment Forms.....10
- 2. Financials
 - a. Financial Summary.....12
 - b. Interest Income Report.....16

OLD BUSINESS:

- 1. La Pine 2045 Vision Goals
 - a. Staff Report.....17
 - b. Vision Goals.....18

NEW BUSINESS:

- 1. Resolution 2024-02, A Resolution Authorizing Refinancing of the 2016 Water Bond.
 - a. Staff Report.....19
 - b. Resolution 2024-02.....21
- 2. Resolution 2024-03, A Resolution Approving the Establishment of a School Support Fee.
 - a. Staff Report.....24
 - b. Resolution 2024-03.....26

OTHER MATTERS

PUBLIC COMMENTS

Three (3) minutes per person; when asked to the podium, please state your name and whether you live within La Pine city limits.

STAFF COMMENTS

MAYOR & COUNCIL COMMENTS

EXECUTIVE SESSION: per ORS 192.660 if necessary

ADJOURNMENT



CITY OF LA PINE, OREGON REGULAR CITY COUNCIL MEETING

Wednesday March 27, 2024, 5:30 p.m.

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

Available online via Zoom: <https://us02web.zoom.us/j/85389068653>

MINUTES

CALL TO ORDER

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

ESTABLISH A QUORUM

City Council

Mayor Richer

Councilor Shields

Councilor Van Damme

Councilor Ignazzitto

Councilor Morse

Student Councilor Marston – Excused

Staff

Geoff Wullschlager – City Manager

Kelly West – Public Works Director

Brent Bybee – Principal Planner

Rachel Vickers – Associate Planner

Amanda Metcalf – City Recorder

PLEDGE OF ALLEGIANCE

Mayor Richer led the Pledge of Allegiance.

PUBLIC HEARING:

Associate Planner Vickers read aloud the hearing procedures for the public hearing.

Mayor Richer asked the Council if they had any conflict of interest or bias regarding this matter. The Council unanimously said no.

Mayor Richer asked the public if there was any party that challenged the Council based on their lack of bias or conflict of interest. There was no response from the public.

Mayor Richer asked the public if there were any objections to the procedures of the public hearing. There was no response from the public.

1. Public Hearing on 02MOD-23, Danco

a. Open Public Hearing

Mayor Richer opened the public hearing at 5:35 p.m.

b. Staff Report

i. Draft Findings

ii. Conditions of Approval

Associate Vickers presented the staff report on the modification of file 02MOD-23 which will reduce the diameter of a right of way dedication for a roundabout on Huntington and Memorial from 200 square feet to 175 square feet. She informed the Council that there was a unanimous vote of approval from the Planning Commission during their public hearing.

She read the code provisions to the Council and how it relates to 02MOD-12. Staff recommends that the Council close the public hearing and commence deliberations.

There was a concern from the Council regarding the impact for school buses and first responder vehicles. Associate Planner Vickers said that the City's engineer gave the recommendation of the diameter change but will ask specifically about how it will impact buses and first responder vehicles.

c. Public Comments

There were no public comments.

d. Close Public Hearing

Councilor Ignazzitto made a motion to close the public hearing and commence deliberations. *Councilor Morse seconded the motion.* Motion passed unanimously.

Mayor Richer closed the public hearing at 5:42 p.m.

e. Deliberation

There was discussion on the concern of the effectiveness for larger vehicles to travel through the roundabout. Principal Planner Bybee made a comment that the City's engineer's designs are in compliance with local and State guidelines. Councilor Shields also commented that he could drive a large truck through a 175 square foot roundabout.

Councilor Ignazzitto moved to recommend the approval of file 02MOD-23, with the conditions of approval included in the staff report. This action will modify condition of approval B from land use file 03ZC-19. The proposed modification would reduce the required right of way dedication in relation to the roundabout's diameter from 200 feet to 175 feet. I also move approval to allow the City Manager to sign an updated Conditions of Approval Agreement which reflects this modification and any other

documents which may be required to memorize this decision. *Councilor Shields seconded the motion.* Mayor Richer asked for a roll call vote:

Councilor Van Damme – Aye

Councilor Shields – Aye

Councilor Ignazzitto – Aye

Councilor Morse – Aye

Motion passed unanimously.

REGULAR COUNCIL MEETING

PUBLIC COMMENTS

Zorba Stathakis made a positive comment that Public Works has done a great job cleaning up the bike lanes and removing cinder with the new street sweeper.

He stated that he went to the presentation from Republic Services at the Senior Center. He would like to have recycling services be brought to La Pine.

Lastly, he would like to see if the City could provide a managed camp for people without addresses.

Assistant Chief Dan Daugherty spoke to the Council on behalf of the Board of Directors of the Fire District. He stated that they would like to work more closely and have a stronger relationship with the City and the outlying areas.

He also wanted to inform the Council of the two tax levy renewals which include an Operational Levy which is \$0.64 per \$1,000.00 of assessed value. And a Capital levy which is \$0.23 per \$1,000.00 of assessed value. He stated that these levies are very important to the Fire District and if they fail to pass it will be a significant loss to their operations. He welcomed the Council to reach out to himself or Chief Halsey if they had any questions.

ADDED AGENDA ITEMS

None.

CONSENT AGENDA

1. 03.13.24 Regular City Council Meeting Minutes

Councilor Ignazzitto abstained due to her absence from the meeting on 03.13.2024.

Councilor Shields made a motion to approve the consent agenda. *Councilor Van Damme seconded the motion.* Motion passed unanimously.

OLD BUSINESS:

1. Danco review of LIRHTE (Low Income Housing Tax Credit) Application
 - a. Supplemental (to be submitted prior to meeting)

City Manager Wullschlager presented the associated staff report and draft Resolution 2023-09. He gave background on Resolution 2023-09 which adopted the revised statute allowing property tax

exemption for low-income rental housing. He gave a brief summary from past meetings regarding DANCO.

He explained the draft Resolution 2024-01 and read the title aloud. He also read the conditions of the Resolution. He explained the findings and read them aloud for the Council.

He read the burden of proof statement demonstrating how the applicant has met the criteria. Within the statement it explained the financial impact to the City. He also explained the Notice of Possible Termination of the tax exemption. This document lists the grounds for possible termination of the tax exemption which is monitored by the Oregon Housing and Community Services Department (OHCS).

There were no questions from the Council.

Councilor Morse made a motion to approve Resolution 2024-01 A Resolution providing conditional approval of the low-income rental housing tax exemption application submitted by La Pine Huntington Road Limited Partnership and certifying to the Deschutes County Tax Assessor that all of the property tax for the period of 2025-2045 tax years shall be exempt from the ad valorem tax levy of the City of La Pine upon passage. *Councilor Ignazzitto seconded the motion.* Mayor Richer asked for a roll call vote:

Councilor Morse – Aye

Councilor Ignazzitto – Aye

Councilor Shields – Aye

Councilor Van Damme – Aye

Councilor Ignazzitto made a motion to approve the Notice of Possible Termination of Tax Exemption (NOPTTE) document. *Councilor Morse seconded the motion.* Mayor Richer asked for a roll call vote:

Councilor Van Damme – Aye

Councilor Shields – Aye

Councilor Ignazzitto – Aye

Councilor Morse – Aye

Motion passed unanimously.

NEW BUSINESS:

1. La Pine 2045 Vision Goals

- a. Staff Report

Principal Planner Bybee presented the associated staff report regarding La Pine 2045 Vision Goals. He informed the Council that these goals have been presented and approved by the Planning Commission. He also stated that the goals were also presented to the Steering Committee and Technical Advisory Committee.

He asked for the Council to make a motion to approve the Goals to finalize the visioning process of La Pine 2045.

Councilor Ignazzitto made a motion to approve the proposed La Pine 2045 Vision Goals as presented by staff, to be utilized for the La Pine 2045 Comprehensive Plan Update. *Councilor Shields seconded the motion.* Motion passed unanimously.

2. Speed Zone Studies
 - a. Staff Report
 - b. Huntington Rd.
 - c. William Foss Rd

City Manager Wullschlager presented the staff report regarding the Speed Zone Studies on Huntington Road between Findley Drive to the North and Memorial Ln. to the South. He also stated that ODOT submitted an investigation for William Foss Rd. between US-97 and Mitts Way.

For Huntington Rd. the study period was between 2018-2020 and there was one reported crash along this corridor. The median speed captured in this zone was 46 mph. ODOT recommends retaining the existing 45 mph posted speed limit. Staff recommends a motion to accept the speed zone studies and the ODOT recommendation of keeping the current speed.

Councilor Van Damme made a motion to concur with ODOT Speed Zone Investigation #13624. *Councilor Ignazzitto seconded the motion.* Motion passed unanimously.

For William Foss Rd. the study period was between 2018-2020 and there was one reported crash along this corridor. The median speed captured in this zone was 33 mph, the current posted speed limit is 35 mph. Additionally 75% of the measure speed captured fell between 27 mph and 28 mph. ODOT recommends lowering the existing 35mph posted speed limit to 25mph. Staff recommends a motion to accept the speed zone studies and the ODOT recommendation of keeping the current speed.

Councilor Morse made a motion to concur with ODOT Speed Zone Investigation #13460. *Councilor Ignazzitto seconded the motion.* Motion passed unanimously.

3. Planning Commission Vacancy
 - a. Staff Report
 - b. Applications

City Manager Wullschlager presented the applications for the Planning Commission Vacancy.

There is currently only one Planning Commission vacancy and the City received two applications, Anthony Accinelli, and Ross Tomlin. Anthony Accinelli was present at the Council meeting.

Karen Morse asked Mr. Accinelli to introduce himself to the Council.

Mr. Accinelli informed the Council of his background and why he applied to the Planning Commission. He has lived in Oregon all his life and really enjoys La Pine. He would like to be a part of the community.

Councilor Shields made a motion to recommend Anthony Accinelli as the next Planning Commissioner. *Councilor Morse seconded.* Motion passed unanimously.

OTHER MATTERS

None.

PUBLIC COMMENTS

None.

STAFF COMMENTS

Associate Planner Vickers gave an update on Community Development applications. She explained the different applications that have been received including lot line adjustments in the Cagle Subdivision.

City Recorder Metcalf informed the Council that Councilor Van Damme, Councilor Ignazzitto and Mayor Richer are up for election this year. She gave the first and last dates that the Councilors can submit their application for candidacy. In addition, she said that the candidates can pay a fee with their application or submit a Candidate Signature Sheet in lieu of a fee.

Principal Planner Bybee gave recognition to Associate Planner Vickers for all her hard work. He gave an update on long range planning. He stated that Staff have been consulting with the consultant 3J and informed the Council how much they have done for the Comprehensive Plan Update. He informed the Council of the Community Summit on May 21st that will be hosted at the Senior Activity Center.

He stated that the deadline for the Transportation System Plan (TSP) grant application is coming up. The staff's goal is to have the TSP updated simultaneously as the Comprehensive Plan Update.

He thanked the Council for their continued support of the Planning Department.

Public West Director West informed the Council the City received approval from DEQ for the Industrial lift station.

He stated that Public Works is currently ahead of schedule with cleaning the roadway of cinder with the new street sweeper. He also stated that Little River Landscaping is scheduled to start removing the cinder from the grass along US-97 next week.

City Manager Wullschlager stated that the kickoff meeting with Flagline Engineering is scheduled for next week.

For Urban Renewal Agency he has made headway on the sole source procurement for the Archway Project. This will allow the agency to hire companies to complete different aspects of the project without needing to issue an RFP.

He stated that the water and wastewater project is moving forward, however, there have been obstacles. Construction is still progressing, and he will update the Council when more information is available.

He stated that the Coordinated Houseless Response Office (CHRO) will be organizing events in the surrounding Cities.

Lastly, he said that Central Oregon Cities Organization (COCO) is asking for an elected official of the City to participate on the Water Subcommittee.

He reminded the Council of the upcoming Sunriver La Pine Economic Development (SLED) Luncheon that is happening in April.

MAYOR & COUNCIL COMMENTS

Councilor Van Damme thanked everyone for their hard work especially the Planning Department.

Councilor Shields thanked everyone for their hard work.

Councilor Ignazzitto stated that she has heard a lot of positive comments from the community about the growth and changes the City has made.

Councilor Morse thanked everyone.

Mayor Richer thanked everyone who participated in the City Council meeting tonight.

EXECUTIVE SESSION: per ORS 192.660 if necessary

ADJOURNMENT

Mayor Richer adjourned the meeting at 6:53 p.m.

Date: _____

Daniel Richer, Mayor

ATTEST:

Date: _____

Amanda Metcalf, City Recorder



PUBLIC COMMENT FORM

Completed forms will be collected prior to the start of the meeting. Comments will be limited to 3 minutes and restricted to the topics indicated below. All remarks and questions must be addressed to the presiding officer, only. Comments will be respectful. Harsh and/or abusive language will not be permitted. (This document is a public record)

Name: Zoba Stathakis Phone Number: (458)

Address: _____

Email: _____ Resident Non Resident Other

Agenda Item Topic #: N/A in support of in opposition to as an interested party

Non-Agenda Item Topic (Provide brief description):
Managed Camp (homeless)
Rosland Campground
I do like free zone

Organization (if applicable): _____

Would you like to be contacted for follow up?
 Yes No



PUBLIC COMMENT FORM

Completed forms will be collected prior to the start of the meeting. Comments will be limited to 3 minutes and restricted to the topics indicated below. All remarks and questions must be addressed to the presiding officer, only. Comments will be respectful. Harsh and/or abusive language will not be permitted. (This document is a public record)

Name: DAN DAUGHERTY Phone Number: 541-536-2935
Address: 51590 HUNTINGTON RD.
Email: Childaughterby@lapinefire.com Resident Non Resident Other
Agenda Item Topic #: FIRE DEPT. in support of _____ in opposition to _____ as an interested party
 Non-Agenda Item Topic (Provide brief description): FIRE DEPARTMENT
PLANNING AND UPCOMING LEAVES
Organization (if applicable): LAPINE FIRE DIST. Would you like to be contacted for follow up?
____ Yes _____ No



FINANCIAL SUMMARY February 29, 2024

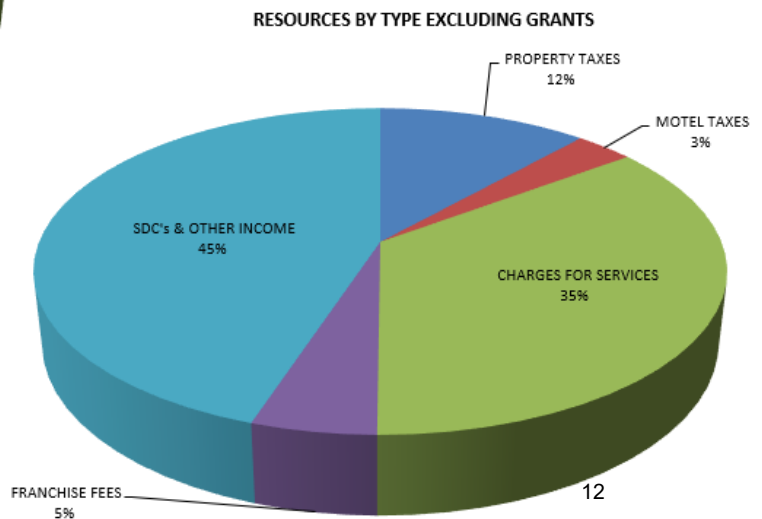
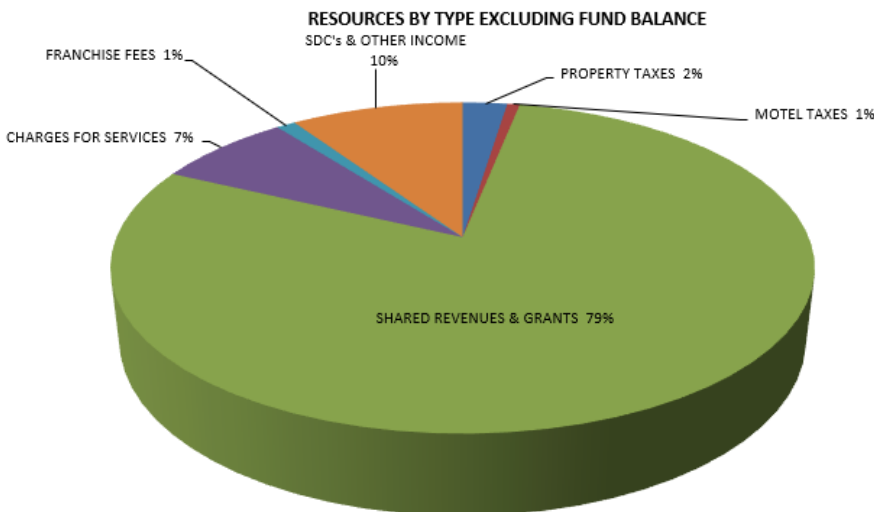
TOTAL RESOURCES - BUDGET TO ACTUAL

AS OF FEBRUARY 29, 2024

| | Year To Date | FY 2022-23 Budget | Budget Remaining | (67% lapsed) % Earned |
|--------------------------|-------------------|----------------------|---------------------|--------------------------|
| BEGINNING FUND BALANCE | 11,262,680 | 11,262,680 | - | 100.0% |
| PROPERTY TAXES | 437,607 | 477,330 | 39,723 | 91.7% |
| MOTEL TAXES | 121,152 | 175,000 | 53,848 | 69.2% |
| SHARED REVENUES & GRANTS | 14,073,812 | 22,025,026 | 7,951,214 | 63.9% |
| CHARGES FOR SERVICES | 1,329,342 | 1,798,850 | 469,508 | 73.9% |
| FRANCHISE FEES | 186,423 | 301,300 | 114,877 | 61.9% |
| SDC's & OTHER INCOME | 1,692,601 | 1,099,083 | (593,518) | 154.0% |
| | <u>29,103,617</u> | <u>37,139,269</u> | <u>8,035,652</u> | <u>78.4%</u> |

FINANCIAL HIGHLIGHTS – RESOURCES

- Staff is pleased to report that service revenue is over budget.
- The City has collected more than expected in SDC's and Interest Income, as indicated in the SDC's & Other Income line.
- Grants relating to the Water and Wastewater Project are in line with budgetary expectations



RESOURCES - BUDGET TO ACTUAL BY FUND

AS OF FEBRUARY 29, 2024

| | Year To Date | FY 2022-23 Budget | Budget Remaining | (67% lapsed) % Earned |
|--|------------------|----------------------|---------------------|--------------------------|
| GENERAL FUND | | | | |
| BEGINNING FUND BALANCE | 2,562,172 | 2,562,172 | - | 100.0% |
| PROPERTY TAXES | 437,607 | 477,330 | 39,723 | 91.7% |
| SHARED REVENUES & GRANTS | 125,741 | 1,200,000 | 1,074,259 | 10.5% |
| MOTEL TAXES (30%) | 36,346 | 55,000 | 18,654 | 66.1% |
| CHARGES FOR SERVICES | 189 | 17,700 | 17,511 | 1.1% |
| FRANCHISE FEES | 56,821 | 90,775 | 33,954 | 62.6% |
| MISCELLANEOUS & OTHER INCOME | 402,530 | 115,500 | (287,030) | 348.5% |
| | <u>3,621,405</u> | <u>4,518,477</u> | <u>897,072</u> | <u>80.1%</u> |
| CEMETERY FUND | | | | |
| BEGINNING FUND BALANCE | 48,422 | 48,422 | - | 100.0% |
| CHARGES FOR SERVICES | 2,700 | 1,200 | (1,500) | 225.0% |
| INTERFUND TRANSFERS - IN | 20,000 | 20,000 | - | |
| MISCELLANEOUS & OTHER INCOME | - | 700 | | |
| | <u>71,122</u> | <u>70,322</u> | <u>(1,500)</u> | <u>101.1%</u> |
| STREETS FUND | | | | |
| BEGINNING FUND BALANCE | 1,456,315 | 1,456,315 | - | 100.0% |
| SHARED REVENUES & GRANTS | 135,094 | 175,000 | 39,906 | 77.2% |
| FRANCHISE FEES | 129,602 | 210,525 | | |
| MISCELLANEOUS & OTHER INCOME | 27,880 | 16,000 | (11,880) | 174.3% |
| | <u>1,748,891</u> | <u>1,857,840</u> | <u>28,026</u> | <u>94.1%</u> |
| TOURISM FUND | | | | |
| BEGINNING FUND BALANCE | 302,150 | 302,150 | - | 100.0% |
| MOTEL TAXES | 84,806 | 120,000 | 35,194 | 70.7% |
| MISCELLANEOUS & OTHER INCOME | - | 3,600 | 3,600 | |
| | <u>386,956</u> | <u>425,750</u> | <u>38,794</u> | <u>90.9%</u> |
| COMMUNITY DEVELOPMENT FUND | | | | |
| BEGINNING FUND BALANCE | 724,359 | 724,359 | - | 100.0% |
| CHARGES FOR SERVICES | 42,105 | 55,000 | 12,895 | 76.6% |
| ADVANCED PLANNING FEES | 84,948 | 70,000 | (14,948) | 121.4% |
| MISCELLANEOUS & OTHER INCOME | 3,022 | 8,100 | 5,078 | 37.3% |
| | <u>854,433</u> | <u>857,459</u> | <u>3,026</u> | <u>99.6%</u> |
| INDUSTRIAL/ECONOMIC DEVELOPMENT | | | | |
| BEGINNING FUND BALANCE | 533,100 | 533,100 | - | |
| INDUSTRIAL SITE LEASES / SALES | 23,838 | 120,000 | 96,162 | 19.9% |
| MISCELLANEOUS & OTHER INCOME | 29,771 | 52,200 | 22,429 | 57.0% |
| | <u>586,709</u> | <u>705,300</u> | <u>118,591</u> | <u>83.2%</u> |
| RESERVE FUND - WATER/SEWER | | | | |
| BEGINNING FUND BALANCE | 126,000 | 126,000 | - | 100.0% |
| INTERFUND TRANSFERS - IN | 300,000 | 300,000 | - | 100.0% |
| | <u>426,000</u> | <u>426,000</u> | <u>-</u> | <u>100.0%</u> |
| DEBT RESERVE FUND | | | | |
| BEGINNING FUND BALANCE | 193,503 | 193,503 | - | 100.0% |
| | <u>193,503</u> | <u>193,503</u> | <u>-</u> | <u>100.0%</u> |
| SDC FUND | | | | |
| BEGINNING FUND BALANCE | 2,845,840 | 2,845,840 | - | 100.0% |
| SYSTEM DEVELOPMENT CHARGES | 1,199,909 | 765,983 | (433,926) | 156.6% |
| INTERFUND TRANSFERS - IN | 350,000 | 350,000 | | 100.0% |
| | <u>4,045,749</u> | <u>3,961,823</u> | <u>(433,926)</u> | <u>102.1%</u> |
| WATER FUND | | | | |
| BEGINNING FUND BALANCE | 809,725 | 809,725 | - | 100.0% |
| GRANT REVENUE | 4,862,368 | 9,347,526 | 4,485,158 | 52.0% |
| CHARGES FOR SERVICES | 652,493 | 804,950 | 152,457 | 81.1% |
| MISCELLANEOUS & OTHER INCOME | 22,652 | 56,500 | 33,848 | 40.1% |
| INTERFUND TRANSFERS - IN | 400,000 | 400,000 | - | 100.0% |
| | <u>6,747,237</u> | <u>11,418,701</u> | <u>4,671,464</u> | <u>59.1%</u> |
| SEWER FUND | | | | |
| BEGINNING FUND BALANCE | 1,661,094 | 1,661,094 | - | 100.0% |
| GRANT REVENUE | 7,365,662 | 11,302,500 | 3,936,838 | 65.2% |
| CHARGES FOR SERVICES | 608,017 | 800,000 | 191,983 | 76.0% |
| MISCELLANEOUS & OTHER INCOME | 6,837 | 10,500 | 3,663 | 65.1% |
| | <u>9,641,610</u> | <u>13,774,094</u> | <u>4,132,484</u> | <u>70.0%</u> |

TOTAL EXPENDITURES - BUDGET TO ACTUAL

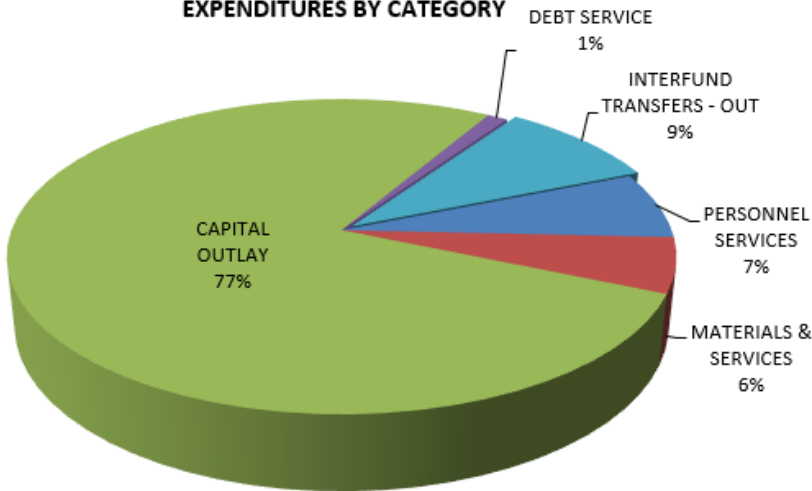
AS OF FEBRUARY 29, 2024

| | Year To Date | FY 2022-23 Budget | Budget Remaining | (67% lapsed) |
|---------------------------|-----------------|----------------------|---------------------|--------------|
| PERSONNEL SERVICES | 792,967 | 1,563,327 | 770,360 | 50.7% |
| MATERIALS & SERVICES | 656,801 | 1,750,604 | 1,093,803 | 37.5% |
| CAPITAL OUTLAY | 8,950,908 | 22,660,026 | 13,559,118 | 39.5% |
| DEBT SERVICE | 134,169 | 231,768 | 97,599 | 57.9% |
| INTERFUND TRANSFERS - OUT | 1,070,000 | 1,070,000 | - | 100.0% |
| | 11,604,845 | 27,275,725 | 15,520,880 | 42.5% |

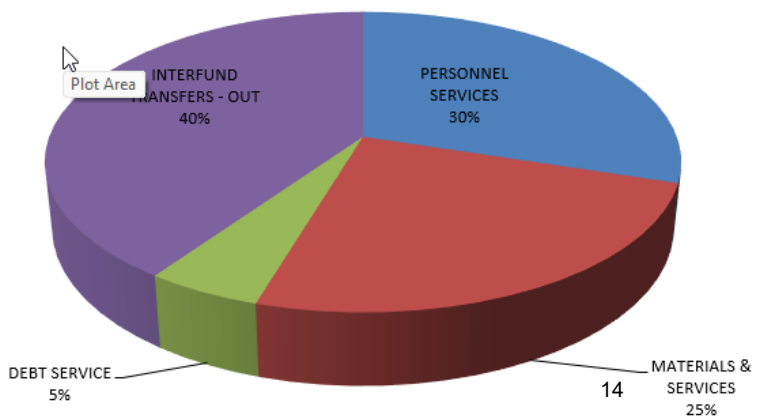
FINANCIAL HIGHLIGHTS – EXPENDITURES:

- All interfund transfers have been made for the year.
- Debt Service is over budget because debt is paid in bulk sporadically throughout the year. This will remain at 57.9% until June, when the next debt service payment is due.
- Capital Outlay is our greatest expense. This is due to the ongoing work for Water and Wastewater Capital Improvement Projects.

EXPENDITURES BY CATEGORY



EXPENDITURES BY CATEGORY EXCLUDING CAPITAL OUTLAY



EXPENDITURES - BUDGET TO ACTUAL BY FUND

AS OF FEBRUARY 29, 2024

| | Year To Date | FY 2022-23 Budget | Budget Remaining | (67% lapsed) % Expended |
|--|------------------|----------------------|---------------------|----------------------------|
| GENERAL FUND | | | | |
| PERSONNEL SERVICES | 103,015 | 220,895 | 117,880 | 46.6% |
| MATERIALS & SERVICES | 96,312 | 323,500 | 227,188 | 29.8% |
| CAPITAL OUTLAY | 30,757 | 1,075,000 | 1,044,243 | 2.9% |
| DEBT SERVICE | 37,635 | 38,695 | 1,060 | 97.3% |
| INTERFUND TRANSFERS - OUT | 420,000 | 420,000 | - | 100.0% |
| | <u>687,718</u> | <u>2,078,090</u> | <u>1,390,372</u> | <u>33.1%</u> |
| CEMETERY FUND | | | | |
| MATERIALS & SERVICES | 4,433 | 34,900 | 30,467 | 12.7% |
| CAPITAL OUTLAY | 9,123 | 10,000 | 877 | 91.2% |
| | <u>13,556</u> | <u>44,900</u> | <u>31,344</u> | <u>30.2%</u> |
| STREETS FUND | | | | |
| PERSONNEL SERVICES | 76,357 | 152,606 | 76,249 | 50.0% |
| MATERIALS & SERVICES | 78,103 | 293,235 | 215,132 | 26.6% |
| CAPITAL OUTLAY | 19,446 | 230,000 | 210,554 | 8.5% |
| | <u>173,905</u> | <u>675,841</u> | <u>501,936</u> | <u>25.7%</u> |
| TOURISM FUND | | | | |
| MATERIALS & SERVICES | 61,239 | 120,700 | 59,461 | 50.7% |
| CAPITAL OUTLAY | | 75,000 | 75,000 | 0.0% |
| INTERFUND TRANSFERS - OUT | - | - | - | 0.0% |
| | <u>61,239</u> | <u>195,700</u> | <u>134,461</u> | <u>31.3%</u> |
| COMMUNITY DEVELOPMENT FUND | | | | |
| PERSONNEL SERVICES | 152,525 | 321,270 | 168,745 | 47.5% |
| MATERIALS & SERVICES | 57,093 | 101,463 | 44,370 | 56.3% |
| | <u>209,618</u> | <u>422,733</u> | <u>213,115</u> | <u>49.6%</u> |
| INDUSTRIAL AND ECONOMIC DEVELOPMENT | | | | |
| MATERIALS & SERVICES | 38,235 | 233,225 | 194,990 | 16.4% |
| CAPITAL OUTLAY | | 150,000 | | |
| | <u>38,235</u> | <u>383,225</u> | <u>194,990</u> | <u>10.0%</u> |
| WATER FUND | | | | |
| PERSONNEL SERVICES | 230,088 | 432,770 | 202,682 | 53.2% |
| MATERIALS & SERVICES | 123,700 | 286,395 | 162,695 | 43.2% |
| CAPITAL OUTLAY | 5,023,611 | 9,752,526 | 4,728,915 | 51.5% |
| DEBT SERVICE | 96,534 | 193,073 | 96,539 | 50.0% |
| | <u>5,473,933</u> | <u>10,664,764</u> | <u>5,190,831</u> | <u>51.3%</u> |
| SEWER FUND | | | | |
| PERSONNEL SERVICES | 230,982 | 435,786 | 204,804 | 53.0% |
| MATERIALS & SERVICES | 197,687 | 357,186 | 159,499 | 55.3% |
| CAPITAL OUTLAY | 3,867,972 | 11,367,500 | 7,499,528 | 34.0% |
| INTERFUND TRANSFERS - OUT | 650,000 | 650,000 | - | 0.0% |
| | <u>4,946,641</u> | <u>12,810,472</u> | <u>7,863,831</u> | <u>38.6%</u> |

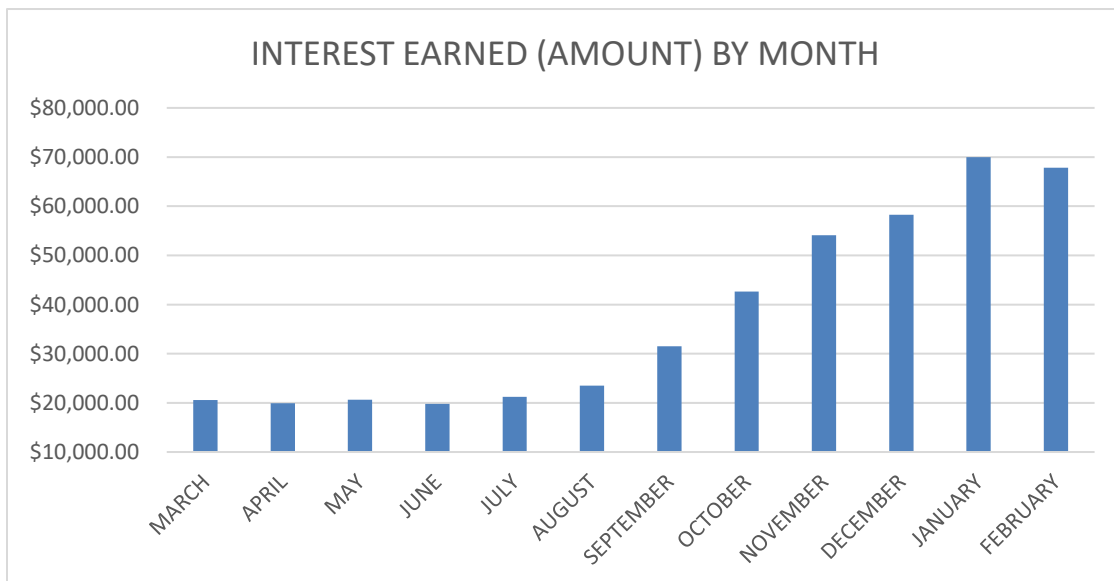
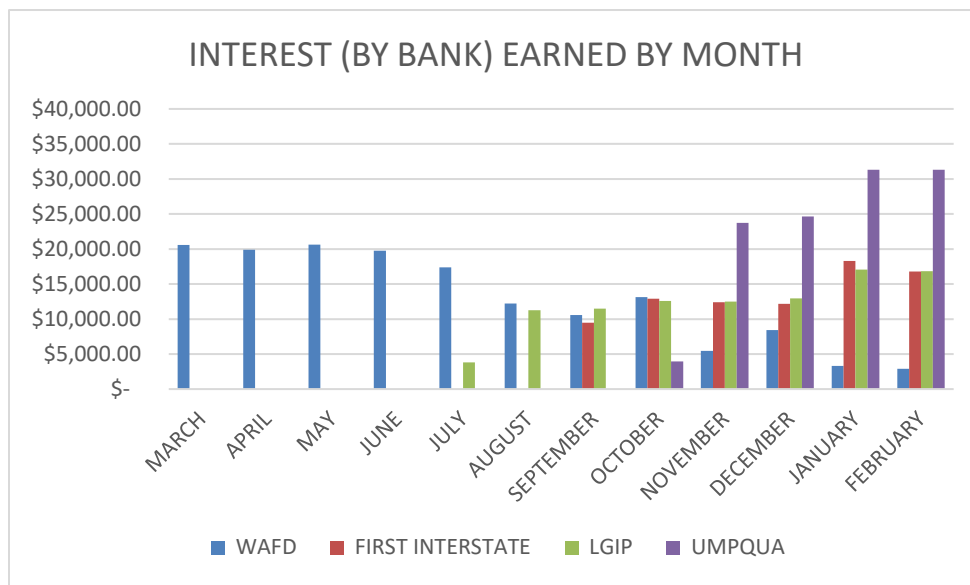


City Interest Income Revenue Report

February 2023 – January 2024

City Bank Balances – 03/06/2024

| Bank | 3/6/2024 | Rate |
|-----------------------|------------------|-------|
| LGIP | \$ 4,098,488.81 | 5.20% |
| FIB | \$ 4,082,084.53 | 5.20% |
| WAFD | \$ 1,317,963.81 | 2.40% |
| WAFD Checking | \$ 1,894,709.98 | |
| Umpqua Bank | \$ 8,134,987.44 | 5.60% |
| Xpress & Debt Reserve | \$ 251,099.37 | 0.00% |
| | \$ 19,779,333.94 | |





CITY OF LA PINE

STAFF REPORT

Meeting Date: April 10, 2024
TO: City Council
FROM: Brent Bybee, Principal Planner
SUBJECT: La Pine 2045 Vision Goals Signature

- | | | | |
|-------------------------------------|-------------------------|--------------------------|-----------------------------------|
| <input type="checkbox"/> | Resolution | <input type="checkbox"/> | Ordinance |
| <input checked="" type="checkbox"/> | No Action – Report Only | <input type="checkbox"/> | Public Hearing |
| <input type="checkbox"/> | Formal Motion | <input type="checkbox"/> | Other/Direction: Please see below |
-

Councilors:

The attached document identifies the visioning goals that were approved on March 27, 2024, by City Council. The only action needed is a signature from the Mayor, finalizing the goals.



LA PINE 2045 VISION GOALS

THE FOLLOWING GOALS WERE A RESULT OF THE APPROXIMATELY 500 SURVEY RESULTS RECEIVED FROM THE PUBLIC. THE GOALS WERE REVIEWED AND APPROVED BY STAFF, THE STEERING COMMITTEE, THE TECHNICAL ADVISORY COMMITTEE, THE PLANNING COMMISSION, AND CITY COUNCIL. THESE GOALS WILL BE UTILIZED BY ALL AND REFERENCED WHEN MAKING DECISIONS REGARDING THE LA PINE 2045 COMPREHENSIVE PLAN UPDATE.

- 1. Infrastructure and Traffic Management:** Invest in infrastructure improvements to address concerns about increased traffic, ensuring that the town's roads and services can accommodate growth without sacrificing the quality of life for residents. Focus on developing efficient transportation solutions, including potential road expansions, traffic controls, and pedestrian-friendly pathways.
- 2. Preservation of Small-Town Feel:** Balance growth with the preservation of La Pine's small-town charm, history, and natural beauty. Develop and implement strategies to preserve the small-town charm of La Pine while accommodating necessary growth. This may involve architectural guidelines, maintaining green spaces, and supporting local businesses that contribute to the town's unique character.
- 3. Economic Development:** Attract a diverse range of businesses, with a focus on affordable grocery stores and restaurants, both local enterprises, and larger chains, to meet the community's needs. Develop incentives to attract industrial and commercial uses.
- 4. Balanced Growth Strategies:** Develop and implement growth strategies that prioritize economic development while preserving La Pine's small-town feel and community values, striking a balance between progress and maintaining the unique character of the town. Strive for managed and balanced growth that considers the needs of the community, ensuring that new developments enhance the town without overwhelming existing infrastructure.
- 5. Enhanced Community Services:** Enhance community services, including affordable childcare options, improved healthcare facilities, and recreational opportunities for residents of all ages. Prioritize the development of communal spaces, parks, and facilities that foster a sense of community.

Daniel Richer, Mayor

Date



CITY OF LA PINE

STAFF REPORT

Meeting Date: April 10, 2024

TO: City Council

FROM: Ashley Ivans, Finance Director *Ashley Ivans*

SUBJECT: Resolution 2024-02, a resolution authorizing refinancing

| | | | |
|-------------------------------------|-------------------------|--------------------------|------------------|
| <input checked="" type="checkbox"/> | Resolution | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | No Action – Report Only | <input type="checkbox"/> | Public Hearing |
| <input checked="" type="checkbox"/> | Formal Motion | <input type="checkbox"/> | Other/Direction: |

Councilmembers:

As you know, the City is currently undergoing a large Water & Wastewater Expansion Project. This project is funded through grants and loans by the USDA, DEQ and Oregon Business Development Department (OBDD). During construction of the project the City needed to use interim financing to pay the contractor. This is because the loans will not be issued until that portion of the financing is expended.

In the case of the Water project, the portion of funding coming from the USDA loan was expended in November 2023. In late November and early December, while reviewing the bond documents, it was discovered that the City has a bond with WaFd bank against the City’s water system. This bond is for the refinancing of a bond the city incurred during the withdrawal of the special districts in 2012. That bond was originally issued by USDA to the La Pine Water District in 2003. The USDA bond was then transferred into the City of La Pine’s name in 2013. Lastly, the bond was refinanced in 2016 by WaFd bank to obtain a lower interest rate.

The current staff was aware of this bond; however, former staff had overlooked that there was already a loan against the water system. This bond, from WaFd, required what is referred to as Primary Position, meaning that in the case of default of payment the WaFd loan would need to be satisfied (paid) first. This conflicted with the language required by USDA and OBDD. These entities were slated to be subordinate to each other in the case of default.

Staff reviewed multiple options to resolve this issue, including revising documents, attempting to negotiate loan position order, and the consideration to pay off the bond entirely using a budget amendment. In the end, the most prudent solution was to refinance the bond with First Interstate Bank. First Interstate Bank has agreed to issue this loan on the full faith and credit of the City, without any ties to the City’s utility system.

Given the city’s current financial condition, City Manager Wullschlager and I did not believe it sensible to pay the

bond off for several reasons. Most notably, that it was not fiscally advisable to expend those liquid assets with the unknown impacts of the City's newly acquired bond payments for the expansion project. The first payments, and reserves, will need to be accounted for next Fiscal Year. Secondly, that cash is gaining substantial interest in the investment pools the city is currently using.

We intend to review this situation in FY 2025-26, once we have a better grasp of the City's financial position with the completion of the projects.

Motion Recommendation: I move that we approve Resolution 2024-02, a resolution authorizing the refinancing of the 2016 Water Bond.

RESOLUTION NO. 2024-02

**A RESOLUTION OF THE CITY OF LA PINE, OREGON AUTHORIZING
FULL FAITH AND CREDIT BORROWINGS TO REFINANCE
OUTSTANDING OBLIGATION OF THE CITY**

WHEREAS, the City of La Pine, Oregon (the “City”) issued its Water Revenue Refunding Bond, Series 2016 on June 2, 2016 (the “2016 Bond”) in the principal amount of \$2,420,000 to refund certain United States Department of Agriculture bonds that financed the costs of constructing, repairing and expanding the City’s water system (the “Refunded Projects”); and

WHEREAS, the 2016 Bond is outstanding in the approximate principal amount of \$1,317,963.81; and

WHEREAS, Oregon Revised Statutes (“ORS”) Section 271.390 authorizes Oregon governments to refund outstanding borrowings that financed projects that the City Council determines are needed, as long as the estimated weighted average life of the borrowing does not exceed the estimated dollar weighted average life of the real or personal property that is refinanced with the borrowing; and

WHEREAS, it is now desirable to authorize the City to enter into one or more financing agreements to refinance the outstanding 2016 Bond;

NOW, THEREFORE, THE CITY OF LA PINE RESOLVES AS FOLLOWS:

Section 1. Determination of Need. The City Council hereby determines that the Refunded Projects were needed at the time they were financed and that they remain needed.

Section 2. Financing Authorized. The City is hereby authorized to enter into one or more financing agreements (the “Financing Agreements”) to refinance all or any portion of the Refunded Projects pursuant to ORS Section 271.390, 287A.360 through 287A.375 and the other relevant provisions of ORS Chapter 287A. The Financing Agreements may be issued in an amount that is sufficient to refund all or any portion of the outstanding 2016 Bond, fund a reserve, if any, and pay estimated costs related to issuing the Financing Agreements and refunding the outstanding 2016 Bond.

Section 3. Delegation. The City Manager, the Finance Director or the person designated by the City Manager or the Finance Director to act on behalf of the City under this Resolution (each of whom is referred to in this Resolution as a “City Official”) may, on behalf of the City and without further action by the Council:

- a. Select all or a portion of the outstanding 2016 Bond to be refunded;
- b. Determine the final principal amount, interest rates, payment dates, maturity dates, prepayment rights and all other terms of the Financing Agreements;
- c. Negotiate, execute and deliver notes to evidence amounts due under the Financing Agreements;

- d. Select a commercial bank or other lender with which to negotiate, execute and deliver the Financing Agreements. Subject to the limitations of this Resolution, the Financing Agreements may be in such form and contain such terms as the City Official may approve;
- e. Enter into additional covenants for the benefit of the purchasers of the Financing Agreements that the City Official determines are desirable to obtain more favorable terms for the Financing Agreements;
- f. Make contributions to reserve accounts that the City Official determines are desirable and determine the reserve requirement, if any, for each Financing Agreement;
- g. Take any actions to prepay the outstanding 2016 Bond;
- h. Engage the services of any professionals whose services are desirable for the financings;
- i. Apply legally available revenues to prepay all or a portion of the outstanding 2016 Bond;
- j. Covenant for the benefit of the owners of the Financing Agreements to comply with all provisions of the Internal Revenue Code of 1986, as amended (the “Code”), that are required for the interest paid under the Financing Agreements to be excluded from gross income for federal income tax purposes;
- k. Designate each of the Financings Agreements as a “qualified tax-exempt obligation” pursuant to Section 265(b)(3) of the Code, if applicable;
- l. Execute and deliver any other certificates or documents and take any other actions that the City Official determines are desirable to carry out this Resolution.

Section 4. Security. The Financing Agreements may constitute unconditional obligations of the City, which are payable from all legally available funds of the City. Pursuant to ORS 287A.315 the City Official may pledge the City’s full faith and credit and taxing power within the limitations of Sections 11 and 11b of Article XI of the Oregon Constitution to pay amounts due under the Financing Agreements.

Section 5. Effective Date. This Resolution shall be effective upon its approval and adoption.

Approved by the City Council this 10th day of April, 2024.

Daniel Richer, Mayor

Attest:

Amanda Metcalf, City Recorder




CITY OF LA PINE

STAFF REPORT

Meeting Date: April 10, 2024

TO: City Council

FROM: Geoff Wullschlager, City Manager 

SUBJECT: Resolution 2024-03 – Deschutes County Rural Enterprise Zone

| | | | |
|-------------------------------------|-------------------------|--------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> | Resolution | <input type="checkbox"/> | Ordinance |
| <input type="checkbox"/> | No Action – Report Only | <input type="checkbox"/> | Public Hearing |
| <input checked="" type="checkbox"/> | Formal Motion | <input type="checkbox"/> | Other/Direction: Please see below |

Councilmembers:

The City of La Pine originally established the Deschutes County Rural Enterprise Zone (E-Zone) in 2008 and re-designated it in 2018. This economic development zone encompasses the City of La Pine and Bend Airport as it is applied to different sites in Deschutes County.

The Rural E-zone offers traded-sector employers (companies that sell goods or services outside the local area and expand its economic base) and other eligible companies three (3) to fifteen (15) year property tax exemptions on certain new capital investments that create jobs in the designated areas. The zone is sponsored by Deschutes County and the City of La Pine and is managed by Economic Development for Central Oregon (EDCO) and Sunriver La Pine Economic Development (SLED). Only new facilities or improvements not yet on the tax roll are eligible for this tax incentive. To qualify, companies must pay an average of 150% of the average wage (covered employment payroll for all employees in Deschutes County) in total compensation, which can include non-mandatory benefits such as vacation pay, medical insurance, bonuses, overtime, profit sharing and retirement contributions.

As the City of La Pine is still a participant under Resolution 2018-01, a new resolution must be considered to incorporate the programmatic amendments under HB 2009 passed by the Oregon Legislature in 2023. Under HB 2009, businesses must also pay a school support fee during years four and five of exemption, if granted. The school support fee is paid in lieu of property taxes on the property. The rates are set by the governing bodies of the zone sponsor and each school district and must be between 15%–30% of the property tax that would have been paid on the exempt property. Per Resolution 2024-03, these rates are set at 15%.

Deschutes County recently considered and passed the same amending language in their April 3, 2024, meeting as a zone sponsor.

Action:

If Council approves of the staff report, the following action should be exercised.

1. Approval of Resolution 2024-03: **Make a motion to approve Resolution 2024-03**, a Resolution of the La Pine City Council as part of the Governing Body of the Deschutes County Rural Enterprise Zone to approve the Establishment of a School Support Fee of 15%, **followed by a second, and a roll call vote.**

RESOLUTION NO. 2024-03

A RESOLUTION OF THE LA PINE CITY COUNCIL AS PART OF THE GOVERNING BODY OF THE DESCHUTES COUNTY RURAL ENTERPRISE ZONE TO APPROVE THE ESTABLISHMENT OF A SCHOOL SUPPORT FEE OF 15%.

WHEREAS, the Deschutes County Rural Enterprise Zone (E-Zone) program encourages economic development by waiving property taxes on declared investments for eligible businesses; and

WHEREAS, the E-Zone was established in 2008 and redesignated in 2018; and

WHEREAS, Deschutes County and the City of La Pine serve as the Governing Bodies of the E-Zone; and

WHEREAS, the Sunriver La Pine Economic Development Program in collaboration with Economic Development for Central Oregon serve as the administrators for the E-Zone; and

WHEREAS, HB 2009 (2023) was passed in 2023 and became part of ORS 285C.067; and

WHEREAS, HB 2009 (2023) requires the governing body of each school district along with the governing bodies of the zone sponsor to set a rate for the school support fee imposed pursuant to Sections 48 (2) and 51 (2) of HB 2009 (2023); and

WHEREAS, this rate must be at least 15 percent and not more than 30 percent; and

WHEREAS, the Bend-La Pine School District has coordinated with the governing bodies of the Deschutes County Rural Enterprise Zone to set the rate; and

WHEREAS, by November 1 in any applicable year, the Governing Bodies of the zone sponsor will provide the district with all information necessary for the district to collect the fee directly from the business firm; and

WHEREAS, by December 1 in any applicable year, the district shall send to the business firm a notice of the required fee, with a due date not later than December 31 of the same year; and

WHEREAS, the districts shall be responsible for making refunds to business firms of overpayments; and

WHEREAS, if a fee payment is delinquent for more than 60 days following the date of delinquency or any later date allowed for curing the delinquency, the Board shall give written notice of the delinquency to the business firm and the Deschutes County Assessor.

NOW, THEREFORE, THE CITY OF LA PINE RESOLVES AS FOLLOWS: that the La Pine City Council as part of the governing body of the Deschutes County Rural Enterprise Zone establishes the rate of the school support fee of 15 percent.

APPROVED, ADOPTED, AND MAED EFFECITVE by the La Pine City Council on this 10th day of April 2024.

Daniel Richer, Mayor

ATTEST:

Amanda Metcalf, City Recorder