



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

Wednesday, February 12, 2025, 5:30 p.m.

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

Available online via Zoom: <https://us02web.zoom.us/j/85250882619>

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*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.***

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## AGENDA

### CALL TO ORDER

### ESTABLISH A QUORUM

### PLEDGE OF ALLEGIANCE

### 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*

### PUBLIC COMMENTS

*Public Comments provide an opportunity for members of the community to submit input on ongoing matters within the city.*

*Public Comments are limited to three (3) minutes per person; when asked to the podium, please state your name and address. This helps the City Council and staff determine if you are a city resident. 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. Any matter that warrants testimony and rebuttal may be debated only during a Public Hearing on the matter.*

### 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 a 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. 01.22.2025 Regular City Council Meeting Minutes ..... 3.
  - a. Public Comment Form – A. Shirk ..... 7.
  - b. Public Comment Form – R. Harp..... 8.

**OLD BUSINESS:**

1. Transfer of National Forest Lands to Deschutes County
  - a. Staff Report ..... 9.
  - b. County Commissioner Tony DeBone Letter Packet ..... 10.
  - c. City of La Pine Council – Draft Letter ..... 15.

**NEW BUSINESS:**

1. Planning – Joint Workshop Deschutes County BoCC
  - a. Staff Report ..... 16.

**OTHER MATTERS****PUBLIC COMMENTS**

*Public Comments provide an opportunity for members of the community to submit input on ongoing matters within the city.*

*Public Comments are limited to three (3) minutes per person; when asked to the podium, please state your name and address. This helps the Planning Commission and staff determine if you are a city resident. 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. Any matter that warrants testimony and rebuttal may be debated only during a Public Hearing on the matter.*

**STAFF COMMENTS****MAYOR & COUNCIL COMMENTS**

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

**ADJOURNMENT**



# CITY OF LA PINE, OREGON

## REGULAR CITY COUNCIL MEETING

Wednesday, January 22, 2025, 5:30 p.m.

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

Available online via Zoom: <https://us02web.zoom.us/j/83022864558>

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## MINUTES

### CALL TO ORDER

Mayor Earls called the meeting to order at 5:30 pm

### ESTABLISH A QUORUM

#### Council

Mayor Earls

Council President Ignazzitto

Councilor Shields

Councilor Morse

Councilor Curtis-Thompson – Absent

Student Councilor Marston

#### Staff

Geoff Wullschlager – City Manager

Ashley Ivans – Finance Director

Amanda Metcalf – City Recorder

### PLEDGE OF ALLEGIANCE

Councilor Ignazzitto led the Pledge of Allegiance.

### ADDED AGENDA ITEMS

There were no added agenda items.

### PUBLIC COMMENTS

Rich Harp, who lives at 51981 Campfire Dr., asked the Council to change their process when appointing the Planning Commissioners. He asked the Council to review all applicants that applied instead of only reviewing the incumbent Commissioners. He stated it will allow for more transparency for the Community.

### CONSENT AGENDA

1. 01.08.2025 City Council Meeting Minutes
  - a. Public Comment Form – S. Martinez
  - b. Public Comment Form – C. Scott
2. Financial Reports for November 2024
  - a. Financial Summary
  - b. Interest Report
3. Financial Reports from the Chamber of Commerce for the Second Quarter
  - a. Letter to the City
  - b. Profit and Loss Report

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

#### **OLD BUSINESS:**

1. Joint City Council and Board of County Commissioners (BoCC) meeting schedule

City Manager Wullschlager presented a staff report regarding the meeting schedule with the Board of County Commissioners (BoCC). He stated that, after consulting with the Board Secretary, dates in either February or March would be most appropriate. He provided the Council with upcoming City Council meeting dates and requested that they select several options to be forwarded to the BoCC's administrative department.

The Council discussed a proposed adjustment to the monthly meeting format, which would establish a regular meeting at the beginning of the month and an informal workshop later in the month to discuss business items for the next Council meeting.

City Manager Wullschlager addressed a question regarding public comment during workshop meetings, explaining that a public comment section could be included if the Council would like to format it that way.

Following discussion, the Council decided to propose February 26 and March 12 as potential dates for the joint workshop with the BoCC.

#### **NEW BUSINESS:**

1. Transfer of National Forest Lands to Deschutes County

City Manager Wullschlager presented a staff report regarding County Commissioner Tony DeBone's request for the City of La Pine to support the Board's effort to transfer and acquire 40 acres of Deschutes National Forest land to the County. Commissioner DeBone requested that the Council submit a letter of support to U.S. Congressman Cliff Bentz, aligning with the Board's efforts.

City Manager Wullschlager clarified that the land in question lies outside the City's limits and does not impact existing City maps or boundaries. The proposed acquisition is part of a broader initiative to auction the land to a third party for rock and natural resource extraction, which would support road maintenance efforts.

Following discussion, the Council decided to table the topic until the next meeting to allow for further information gathering.

**OTHER MATTERS**

There were no other matters.

**PUBLIC COMMENTS**

Al Sherk, a resident of 52374 Pine Forest Road, commented on the proposed transfer of National Forest Lands to Deschutes County. He expressed concern that if approved, the land would not go to auction but instead be sold directly to a single company. While he understands the reasoning behind this decision, he believes it constitutes a backdoor deal between the County Commission and the company involved. He also noted that the transaction would not create or eliminate jobs and would not lead to any significant improvements.

**STAFF COMMENTS**

City Recorder Metcalf had no comments.

Finance Director Ivans provided an update on the annual audit, stating that she is in the final stages of completion. She also reported that W-2s and 1099s are being processed. Additionally, she presented an opportunity for a potential public meeting law training with the Oregon Government Ethics Commission (OGEC) on February 7<sup>th</sup>, clarifying that anyone serving on a governing board is eligible to attend.

City Manager Wullschlager provided several updates. He announced that the City of La Pine will host the League of Oregon Cities (LOC) Small Cities meeting on June 20<sup>th</sup>.

Regarding the septage plant, he explained that water had to be transferred between lagoons to prevent overflow, and the aerator in Lagoon 1 has been repaired. He also addressed concerns about the Newberry Lift Station, which is currently overwhelmed. The City is awaiting property conveyance from the County to proceed with the construction of a new lift station. Additionally, the ODOT permit process for installing a new casing under Highway 97 requires consultation with local Tribes, who have requested monitoring during excavation. The City is currently discussing with legal counsel to determine if this monitoring is legally required.

He also provided an update on the Urban Renewal Agency (URA) project and its upcoming press release. He clarified that the URA operates independently with its own budget but seeks input from the City Council. He addressed common misconceptions regarding URA funding and noted that the URA has held public meetings and multiple workshops on the project for over two years.

Lastly, he suggested during the workshop regarding Planning Commission assignment that the Council consider a code amendment to ensure clear language stating that all new applications would be considered at the same time by the Council for Planning Commission appointment. He also reiterated that under current standards that Council has historically consider incumbents first, and then opened the process up to open applications as this has been when vacancies have been recorded.

**MAYOR & COUNCIL COMMENTS**

Student Councilor Marston provided an update from the high school. He shared that Community Director Bybee visited the high school to speak with the juniors and seniors about La Pine 2045. The students expressed a conflicted view on the town's growth, with many strongly stating that they do not want La Pine to become another Bend.

He also provided an update on a CTE project at the high school aimed at upgrading the manufacturing and metals technology buildings. This project, which will involve both facilities and technology upgrades, has a budget of \$1 million and will include larger workspaces and new equipment. Additionally, there is a parking lot project in the works that will install coverings, power, and lighting.

Student Councilor Marston concluded by inviting the Council to attend the upcoming games and support the Hawks.

Councilor Morse thanked the community members who made comments at the meeting.

Councilor Ignazzitto welcomed Student Councilor Marston back and expressed gratitude for his update. She also thanked City Manager Wulschlager for presenting the new meeting format, stating that it would be a positive change for the Council.

Councilor Shields thanked the community members for their comments and their presence at the meeting.

Mayor Earls expressed appreciation to everyone who attended the meeting, noting that it helps to hold the Council accountable.

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

**ADJOURNMENT**

Mayor Earls adjourned the meeting at 6:14 pm

\_\_\_\_\_  
Jeannine Earls, Mayor

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Amanda Metcalf, City Recorder

Date: \_\_\_\_\_

2nd



# 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)

*I would like to comment on:*

☐ **Agenda Item** Topic #: \_\_\_\_\_ ☐ in support of ☒ in opposition to ☐ as an interested party

Topic Title: County Commissioner Tony DeBore Letter

☐ **Non-Agenda Item** Topic (Provide brief description): \_\_\_\_\_

Name: Al Shirk

City of La Pine Resident:         YES ☒ NO                      Phone: 541-815-3575

Organization (if applicable): \_\_\_\_\_



# 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)

*I would like to comment on:*

☐ **Agenda Item** Topic #: \_\_\_\_\_ ☐ in support of ☐ in opposition to ☐ as an interested party

Topic Title: \_\_\_\_\_

☒ **Non-Agenda Item** Topic (Provide brief description): Appt process for Commissioners

Name: \_\_\_\_\_

RICH HARP

City of La Pine Resident: ☒ YES ☐ NO

Phone: \_\_\_\_\_

702-308-4870


Organization (if applicable): \_\_\_\_\_



## CITY OF LA PINE

### STAFF REPORT

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Meeting Date: February 12, 2025  
TO: City Council  
FROM: Geoff Wullschlager, City Manager   
SUBJECT: BoCC – County request (letter of support for land acquisition)

<input 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 checked="" type="checkbox"/>	Other/Direction:

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#### Councilmembers:

County Commissioner Tony DeBone has asked the City of La Pine to support a Board effort for the transfer and acquisition of forty acres of Deschutes National Forest Land to the County by submitting a letter to US Congressman Cliff Bentz's office in concert with the Board's efforts.

This land is outside of City limits and does not, nor will not amend any maps or boundaries of the current City designation, but its transfer to the County will be part of a larger effort of auction of the land to a third part for rock supply in further support of road maintenance.

As you may recall, in our January 22<sup>nd</sup> meeting, this business item was tabled by the Council following discussion and the receipt of public comment regarding the matter. Please revisit the issue, and if at the pleasure of the Council it is determined that action is to be taken in support or otherwise, please move to a conclusion. If there is support, a motion has been drafted below, if an alternative course is of interest to the Council, it can fail to move forward for lack of a motion, or a second.

#### Action:

If there is interest in supporting this effort, please make the following motion:

"I make a motion to support the conveyance of the 40-acre parcel of Deschutes National Forest Land southeast of La Pine, designated at T22S, R11E Sec. 20, to Deschutes County, and to issue such support through Council correspondence."

Please follow this with **a Second**, and a roll call vote.



January 15, 2025

Jeannine Earls, Mayor of La Pine  
La Pine City Hall  
16345 6<sup>th</sup> St.  
La Pine, Oregon 97739

Dear Mayor Earls:

Last month, the Deschutes County Board of Commissioners took action to approve sending a letter to Congressman Cliff Bentz supporting the transfer of 40 acres of Deschutes National Forest to the County. This land, located southeast of La Pine, is known to have a State of Oregon certifiable hard rock supply. This can be a local supply of rock for future road district needs that is closer so it will cost less to transport.

Please see the enclosed letter which was sent to Congressman Bentz. Because this strategic investment would benefit the continued prosperity and sustainability of our region, I am writing to ask that you also send a letter to Congressman Bentz supporting this proposal.

As always, I am available to answer any questions. Thank you for your consideration.

Sincerely,

Tony DeBone  
Chair, Deschutes County  
Board of Commissioners



December 19, 2024

Congressman Cliff Bentz  
14 N. Central Avenue, Suite 112  
Medford, OR 97501

Dear Congressman Bentz:

As the Deschutes County Board of Commissioners, we are writing to emphasize the significant economic, infrastructural and social benefits of acquiring 40-acres of Deschutes National Forest from the federal government. The location identified southeast of La Pine is known to have a State of Oregon certifiable hard rock supply. Acquiring and designating this property for surfacing mining will bring many benefits to Deschutes County and the region. Some of the direct benefits include:

- Utilizing this land for its aggregate resources will help support the construction industry in southern Deschutes County and throughout the region.
- Increasing the availability of this aggregate resource will help to facilitate quicker and more efficient developments, through reduced delays and ensuring consistent supply for ongoing road and facility maintenance, and for other critical projects.
- Reducing haul times in southern Deschutes County helps to decrease construction costs, which directly impacts the affordability of new homes and other development projects in the region.
- Shorter haul times to nearby projects reduce environmental impacts due to lessened emissions and overall carbon footprint.
- Strategic use of this land can also stabilize market prices and encourage competitive development.
- Target property is directly adjacent to an operational surface mine currently used for rock, sand and gravel operations making accessibility to the 40-acres more tangible.

In conclusion, these 40-acres represents a strategic investment in the future of Deschutes County and would provide positive impacts to the region. Economic, infrastructural, and social benefits factors make this land an important asset contributing to the continued prosperity and sustainability of our region.

Thank you for weighing these factors carefully as we move forward with this initiative, and we thank you in advance for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Patti Adair". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Patti Adair  
Chair

A handwritten signature in black ink, appearing to read "Anthony DeBone". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Anthony DeBone  
Vice Chair

**23. Letter of support to acquire 40 acres of Deschutes National Forest located southeast of La Pine**

Kristie Bollinger described a potential opportunity for the County to acquire 40 acres of Deschutes National Forest located southeast of La Pine, saying the property, which adjoins a private surface mine, is known to have a State of Oregon certifiable hard rock supply. Upon acquisition, the intent would be to sell the property on the open market for future surfacing mining operations.

Commissioner DeBone stated his support for this concept as presented.

Commissioner Chang said while he did not object to the proposal to acquire this property, he believed the County owed it to the federal taxpayers to offer the Forest Service some compensation. He added that the County owns property in the Little Deschutes floodplain which would make an excellent trade.

Commissioner Adair supported signing the letter as drafted.

DEBONE: Move approval of the letter to Congressman Cliff Bentz supporting the acquisition of 40 acres of Deschutes National Forest located southeast of La Pine

ADAIR: Second

VOTE: CHANG: No

DEBONE: Yes

ADAIR: Chair votes yes. Motion Carried 2 - 1

**24. Treasury Report for November 2024**

Bill Kuhn, County Treasurer, presented the Treasury Report for November 2024.

**25. Finance Report for November 2024**

Robert Tintle, Chief Financial Officer, presented the Finance Report for November 2024.

Commissioner Adair shared information received at a recent Central Oregon Visitors meeting indicating that corporate travel bookings are ticking up.

**26. Board selection of Chair and Vice Chair for 2025**

Commissioner Adair said it has been her pleasure to serve as chair for this year.

### Narrative Map Description Box

Proposed Central Oregon Land Conveyance Act, the transfer of parcel A (40 acres) from the USDA Forest Service (Government parcel A in section 20, Township 22 South, Range 11 East, Willamette Meridian, in Deschutes County, Oregon State) to Deschutes County.

DESCHUTES NATIONAL FOREST  
NON-FS LAND

Parcel A



### References

Requested by U.S. Representative Cliff Brentz  
Created by Data Resources Management,  
Pacific Northwest Region, USDA Forest Service  
P.O. Box 3623, Portland, OR 97206-3603

### Disclaimer

"Creation of this map does not indicate USDA support of this proposal. This represents USDA technical assistance only. These documents remain congressional records in their entirety, even after the completion of the proposed map, and are not USDA records under the Freedom of Information Act (FOIA) or any other law. If USDA receives any request or demand for access to these records under the FOIA or any other authority, USDA will immediately notify the Committee and will respond to the request or demand based upon the understanding that these are congressional, not USDA, records."

0 0.07 0.15 0.3  
Miles

### Legend

- Parcel A
- Section
- USDA Forest Service
- Non-FS
- Paved Road
- Road, Not Maintained for POV

Map Revision Date:  
November 4, 2024/Version 1

Sheet 1 of 2

### Central Oregon Land Conveyance Act Prepared at the request of U.S. Rep. Bentz Deschutes County Conveyance Parcel A

Preliminary Map

Transfer Parcel Acres: 40  
T22S, R11E, Sec. 20

Willamette Meridian, Deschutes County, Oregon State

U.S. Forest Service - Pacific Northwest Region  
Deschutes National Forest  
U.S. Congressional District 2

Copies of this map are available in the Office of the  
Regional Forester, Pacific Northwest Region, Portland, OR



February 12, 2025

Congressman Cliff Bentz  
14 N. Central Avenue, Suite 112  
Medford, OR 97501

Dear Congressman, Bentz:

We, the undersigned members of the La Pine City Council, are offering our support for the transfer of a 40-acre parcel of land in the Deschutes National Forest, to Deschutes County. As shared with you by the Board of County Commissioners, this parcel holds resource and application to not only construction and road maintenance needs in our region, but also as an economic driver to our South Deschutes County.

As La Pine is the most adjacent political subdivision to the site, we stand to benefit directly from this transfer and subsequent sale of the land through the creation of local employment, and the increase in aggregate materials that will serve our larger community for many years to come.

We look forward to this potential transfer and ask that you contact us should you have questions or further inquiry as to this request. We appreciate your time and efforts on our collective behalf and thank you for considering this request.

\_\_\_\_\_  
Jeanine Earls, Mayor

\_\_\_\_\_  
Courtney Ignazzitto, Council President

\_\_\_\_\_  
Mike Shields, Councilmember

\_\_\_\_\_  
Karen Morse, Councilmember


\_\_\_\_\_  
Janis Curtis, Councilmember



## CITY OF LA PINE

### STAFF REPORT

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Meeting Date: February 12, 2025  
TO: City Council  
FROM: Geoff Wullschlager, City Manager   
SUBJECT: Planning – Joint Workshop Deschutes County BoCC

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

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#### Councilmembers:

As you know, our February 26<sup>th</sup> workshop meeting will also be attended by the Deschutes Board of County Commissioners (BoCC) as a follow up to our November 2024 joint session. These joint gatherings are structured around topics that are of multijurisdictional interest between the City and County and are held in an informal roundtable setting.

As of current there are no new topics being proposed but we can expect this to be amended in the coming weeks as the BoCC administrator will submit topics, if applicable, from the Board. In our last meeting, the subjects below were discussed, with topic 1. being requested by both Commissioner Phil Chang and then Mayor Richer to be held over to the next joint session.

1. Homelessness solutions post Darlene Fire – City/County Collaboration Discussion
2. County road winter road conditions – Protocol Discussion
3. Newberry Lift Station – Funding Discussion
4. Solid Waste - Dumping related to code enforcement cases – IGA Discussion
5. Community Cleanup Event(s) - City/County Collaboration Discussion

Please discuss matters that are of interest and importance to the City Council with City administrative staff to be inventoried and placed on the agenda for the upcoming session pending a City/County nexus.