



CITY OF LA PINE, OREGON
JOINT BOARD OF COUNTY COMMISSIONERS/CITY COUNCIL MEETING
&
REGULAR CITY COUNCIL MEETING

Wednesday, November 13, 2024, at 5:00 PM
La Pine City Hall: 16345 Sixth Street, La Pine, Oregon 97739

Available online via Zoom: <https://us02web.zoom.us/j/83817497662>

MINUTES

CALL TO ORDER

Mayor Richer called the meeting to order at 5:00 p.m.

ESTABLISH A QUORUM

City Council

Mayor Richer

Council President Van Damme

Councilor Shields

Councilor Ignazzitto

Councilor Morse

BoCC

Commissioner Patti Adair

Commissioner Tony DeBone

Commissioner Phil Chang

Erick Kropp – Deputy County Administrator

Tim Brownell – Solid Waste Director – Via Zoom

Chuck Schutte – Deschutes County Road Department Manager

Staff

Geoff Wullschlager – City Manager

Brent Bybee – Principal Planner

Rachel Vickers – Associate Planner

Amanda Metcalf – City Recorder

PLEDGE OF ALLEGIANCE

Mayor Richer led the Pledge of Allegiance.

PUBLIC COMMENTS

Mayor Richer stated that public comments have been moved to the regular City Council session after added agenda items.

JOINT BoCC AND CITY COUNCIL MEETING

BUSINESS:

1. Homelessness solutions post Darlene Fire – City/County Collaboration Discussion

Mayor Richer announced that this topic of homelessness solutions will be tabled until the new Mayor and Councilor are sworn in January. He asked if any Commissioners had any updates on the cleaning up of the Darlene 3 Fire.

County Commissioner DeBone reported that there has been a significant effort in cleaning up the Darlene area following the fire, with collaboration from various government agencies, local business owners, and volunteers.

Sergeant Kyle Kalmbach of the Deschutes County Sheriff's Department commented on the Darlene 3 fire cleanup. He mentioned hearing positive feedback from residents regarding the collaborative efforts.

County Commissioner Chang announced an upcoming forum presented by the Collaborative Forest Project on December 4th. The forum will focus on the extent of hazard fuel reduction work conducted on Bureau of Land Management (BLM) and Forest Service lands.

2. County road winter road conditions – Protocol Discussion

City Manager Wullschlager inquired about the Commissioners' and County staff's preferred protocol for addressing winter road conditions inquires.

Chuck Schutte, representing the Deschutes County Road Department, advised that any calls received by the City regarding roads owned by the County should be forwarded to the road department for appropriate action.

3. Newberry Lift Station – Funding Discussion

City Manager Wullschlager briefed the Commissioners on the current issues with the Newberry Lift Station, noting that its replacement cannot be included in the City's existing USDA funding for the water and wastewater expansion project. He mentioned that the City might seek potential funding support from the County for this replacement.

In response to a question from the Commissioners, City Manager Wullschlager estimated that the replacement cost would be approximately \$1.5 million.

Commissioner Chang inquired about the terms the city received from other potential lenders. City Manager Wullschlager explained that federal funding offers interest rates ranging from 1% to 1.5%. However, he noted that such funding often involves significant delays, which the city cannot afford due to the urgent condition of the lift station. He added that he could gather more information for the Commissioners if needed.

4. Solid Waste - Dumping related to code enforcement cases – IGA Discussion

City Manager Wullschlager presented to the Commission a potential Intergovernmental Agreement (IGA) related to solid waste cleanup in connection with code enforcement. He explained that under this agreement, if a resident needed to clean their property but could not afford the costs, the City would provide assistance. He also inquired if the County's Solid Waste Department could waive the dumping fees.

Solid Waste Director Brownell responded that a similar agreement exists with County code enforcement. However, he clarified that his department does not have the authority to grant fee waivers, as such decisions would require policy approval. He also noted that other cities in Deschutes County have expressed interest in a similar type of IGA and have been denied.

Commissioner DeBone noted that the escalating costs associated with the closure of the landfill limit the ability to offer many fee waivers.

5. Community Cleanup Event(s) - City/County Collaboration Discussion

City Manager Wullschlager proposed organizing a community cleanup day, noting that similar efforts in the past involved collaboration between the County and the City.

County Commissioner DeBone referenced *Put the Shine on La Pine*, a past event focused on cleaning up the city.

County Commissioner Chang suggested exploring federal funding opportunities to support cleanup efforts.

County Commissioner Adair mentioned a recent denial of a \$20 million grant for South County and discussed the possibility of reapplying for the grant, potentially with the support of Congressman Bentz. She also proposed considering the establishment of a Firewise community in South County as an alternative solution.

OTHER ITEMS NOT ON AGENDA

County Commissioner DeBone suggested exploring a market-based camping site and proposed tabling the discussion for a future meeting.

County Commissioner Chang expressed a desire to discuss homelessness with the incoming Council members. He emphasized that many citizens have voiced concerns about the need for action after the Darlene 3 fire. Commissioner Chang stated that moving unhoused individuals deeper into the forest is not a practical solution, as it increases the risk of undetected fires until they become significant. He

proposed creating pathways out of homelessness by integrating individuals into the community, providing alternatives to living in the woods.

Mayor Richer thanked Commissioner Chang for his input and stated that the discussion would be tabled until the new administration is in place.

Mayor Richer adjourned the joint meeting at 5:43 p.m.

REGULAR COUNCIL SESSION

Mayor Richer called the regular City Council meeting to order at 5:55 p.m.

ADDED AGENDA ITEMS

None.

PUBLIC COMMENTS

Scott Henderson, property owner of 51395 Anchor Way, submitted a timeline detailing his interactions with city staff and his contractor regarding the installation of his new water meter per the development occurring along Anchor Way. He also provided a plan indicating the location of the water meter. During his public comment, Mr. Henderson read the timeline aloud and elaborated on the issues concerning the placement of the water meter.

Brian Huntamer, a resident of Bend, provided a public comment on the recently passed measure establishing five County Commissioners. He emphasized the importance of dividing Deschutes County into districts before the election for the new positions. He suggested that each district should have one representative to ensure equal representation across the entire county.

Zorba Stathakis, a resident of the Highlander RV Park, commended the Public Works Department for their excellent work in cleaning up the roads during his public comment. He also inquired about the appointment of another Student Councilor.

Mayor Richer responded, confirming that a new Student Councilor will be appointed.

CONSENT AGENDA

1. 10.23.2024 Regular City Council Meeting Minutes
2. Financial Summary – September 2024
3. Interest Report – August - September 2024

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

PRESENTATIONS:

None.

PUBLIC HEARING:

1. 01TA-23: Proposed Development Code Amendments

Mayor Richer opened the public hearing and covered the public hearing procedures. No members of the Council had any biases nor ex-parte contact, and no parties challenged that assertion. Principal

Planner Bybee presented the staff report. There were no public comments. There were no closing comments.

Councilor Ignazzitto made a motion to close the public hearing and commence deliberations. *Councilor Shields seconded the motion.* Mayor Richer asked for a roll call vote:

Council President Van Damme – Aye

Councilor Shields – Aye

Councilor Ignazzitto – Aye

Councilor Morse – Aye

The motion was passed unanimously.

Mayor Richer closed the public hearing at 6:22 p.m.

There were no deliberations among the Council.

Councilor Ignazzitto made a motion to approve File 01TA-23 as recommended by the Planning Commission, to be incorporated into Ordinance 2024-03 for final approval. *Councilor Morse seconded the motion.* Mayor Richer asked for a roll call vote:

Councilor Morse – Aye

Councilor Ignazzitto – Aye

Councilor Shields – Aye

Council President Van Damme – Aye

The motion was passed unanimously.

2. 01TA-24: Proposed Development Code Amendments

Mayor Richer opened the public hearing and covered the public hearing procedures. No members of the Council had any biases nor ex-parte contact, and no parties challenged that assertion. Principal Planner Bybee presented the staff report.

Rich Harp, a resident of 51981 Campfire Drive, expressed his support for 01TA-24 and the proposed code amendments.

Councilor Shields inquired about tree retention, proposing an amendment to the current policy that would prioritize saving smaller, younger trees over larger, older ones. He explained that larger trees often have a limited lifespan and may eventually die, creating future problems for property owners. Additionally, he noted that it is difficult to preserve large trees on smaller lots, suggesting that the amendment should be based on lot size.

Principal Planner Bybee read the code amendment aloud to the Council, clarifying that while trees can be removed, they must be replaced.

A discussion followed regarding the amended code section on tree retention and the possibility of exploring other options.

Councilor Ignazzitto made a motion to close the public hearing and commence deliberations. *Councilor Morse seconded the motion.* Mayor Richer asked for a roll call vote:

Councilor Van Damme - Aye

Councilor Shields - Nay

Councilor Ignazzitto - Aye

Councilor Morse - Aye

The motion passed with a majority.

Mayor Richer closed the public hearing at 7:17 p.m.

Councilor Ignazzitto made a comment that she is in favor with the current code amendments. There were no other deliberations.

Councilor Ignazzitto made a motion to approve File 01TA-24 as recommended by the Planning Commission, to be incorporated into Ordinance 2024-02 for final approval. *Councilor Van Damme seconded the motion.* Mayor Richer asked for a roll call vote.

Councilor Morse – Aye

Councilor Ignazzitto – Aye

Councilor Shields - Nay

Councilor Van Damme - Aye

Motion passed with a majority.

OLD BUSINESS:

None

NEW BUSINESS:

1. Ordinance 2024-02

Councilor Morse made a motion to approve File 01TA-24 as recommended by the Planning Commission on October 16, 2024, with concurrent approval of Ordinance 2024-02 as presented by Staff. *Councilor Ignazzitto seconded the motion.* Mayor Richer asked for a roll call vote.

Councilor Van Damme - Aye

Councilor Sheilds - Nay

Councilor Ignazzitto - Aye

Councilor Morse - Aye

Due to the lack of a unanimous vote, this ordinance will undergo a second reading at a future meeting.

2. Ordinance 2024-03

Councilor Ignazzitto made a motion to approve File 01TA-23 as recommended by the Planning Commission on May 17, 2023, with concurrent approval of Ordinance 2024-03 as presented by Staff. *Councilor Shields seconded the motion.* Mayor Richer asked for a roll call vote.

Councilor Morse – Aye

Councilor Ignazzitto – Aye

Councilor Shields – Aye

Councilor Van Damme – Aye

Motion passed unanimously.

PUBLIC COMMENTS

There were no public comments.

STAFF COMMENTS

Associate Planner Vickers provided an update on the current planning files. She reported a 39-unit apartment complex on Drafter road. Two files are currently incomplete, and Principal Planner Bybee is working with the applicants, once these files are deemed complete, they will be posted on the website. Associate Vickers also noted three Type II applications currently under review, which include a three-parcel partition and two gas stations. Lastly, she mentioned a 10-lot subdivision planned for Antler Lane.

City Recorder Metcalf did not provide any comments.

Principal Planner Bybee provided an update on the La Pine 2045 comprehensive plan update, noting that it is halfway complete. He mentioned that the Council will hold three joint sessions with the Planning Commission as part of the process. Planning staff are also coordinating community engagement efforts with the local high school to gather input from students. He stated that he will deliver a more detailed presentation on the comprehensive plan update next month.

Principal Planner Bybee also provided a brief update on the Transportation System Plan (TSP) update. He mentioned that staff have been working on the update over the past week and noted that it can be finalized through a sole procurement process without the need for a Request for Proposals (RFP) for consultants.

Lastly, he shared that the Community Planning Assistance for Wildfire (CPAW) program has been developing draft recommended policies, which will be presented to the Council in the near future.

City Manager Wullschlager provided an update on the non-competitive procurement process for the industrial lift station, noting that funding will be included in the USDA loan for the water and wastewater expansion project. He stated that the next step will involve ordering the equipment, with construction expected to begin in spring 2025.

He also reported an issue with one of the new wells, explaining that the bearings cannot handle the torque as applied by the pump and shaft mechanisms. Public Works is actively exploring solutions to resolve the problem.

Lastly, City Manager Wullschlager shared that he is working with COIC on the spec building in the industrial park, with the RFP expected to be issued in the coming weeks.

MAYOR & COUNCIL COMMENTS

Councilor Morse expressed gratitude to everyone for their input and attendance at the meeting.

Councilor Ignazzitto acknowledged staff for their work on the comprehensive plan update and highlighted the success of their community engagement efforts.

Councilor Shields did not provide any comments.

Council President Van Damme thanked staff for their contributions and announced that she will conclude her term in December.

Mayor Richer extended appreciation to all attendees for participating in the meeting.

ADJOURNMENT


Mayor Richer adjourned the meeting at 7:38 p.m.

EXECUTIVE SESSION: Per ORS 192.660 if necessary

None.


Date: 11 Dec 24
Daniel Richer, Mayor

ATTEST:


Date: 12/11/24
Amanda Metcalf, City Recorder