



CITY OF LA PINE, OREGON REGULAR CITY COUNCIL MEETING

Wednesday, September 11th, 2024, 5:30 p.m.

Available online via Zoom: <https://us02web.zoom.us/j/83434802208>

MINUTES

CALL TO ORDER

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

ESTABLISH A QUORUM

Members present:

Mayor Richer

Council President Van Damme

Councilor Ignazzitto

Councilor Shields

Councilor Morse

City Manager Wullschlager

Assistant City Manager / Finance Director Ivans

Principal Planner Bybee

PLEDGE OF ALLEGIANCE

Mayor Richer led the pledge.

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

Mayor Richer read an information piece about the Habitat 4 Humanity subdivision file and the appeal date.

CONSENT AGENDA

1. 08.14.2024 Regular City Council Meeting Minutes
 - a. Public Comment Form – Wes Elliott

Councilor Ignazzitto moved to approve the consent agenda. Councilor VanDamme seconded. The motion was unanimously approved.

Public Comments

Becca Rohleder, Glenwood Drive, St Vincent de Paul would like to implement a safe parking code. She said she understands that the City of La Pine does not have codes to allow safe parking at this time and provided the City of Bend’s code to add to the record. She said this would be a good start to moving the homeless population out of federally owned land outside that borders City.

PUBLIC HEARING OF THE LOCAL CONTRACT REVIEW BOARD

- 1. Alternative Contracting Method – Desing Build – ORS – Chapter 279C and OAR 137-049-0670
 - a. Staff Report (Findings)

Mayor Richer opened the hearing of the La Pine City Council and City of La Pine Contract Review Board at 5:35.

He went over the posting for the public hearing and how those publications met state statute. This public hearing was in regards to considering an exemption of standard bidding processes.

He asked if there was any opposition from the audience to the City Council or City of La Pine Local Contracting Board. There was none.

He asked if there were any objections to the state statutes governing this process. There were no objections.

He asked if there were any conflicts of interest or bias to this issue from the Council or Review Board. There were none.

The City Manager provided a summary of the applicant’s findings. The applicant is the City. These are contained in full in the staff report provided for the hearing. He asked if there were any comments or further explanation needed for the findings. The Board and Council agreed there was not.

The City Manager reported that there was no written correspondence on the matter.

Mayor Richer outlined the process for approving the exemption. This would be ratified via resolution.

Mayor Richer asked if there was any public testimony.

There was no proponent testimony.

There was no opposition testimony.

There was no neutral testimony.

There were no comments from the review board about the testimony received.

Mayor Richer closed the hearing at 5:55.

Mayor Richer opened the City Council Meeting at 5:56.

BUSINESS ADHERENT TO PUBLIC HEARING

- 1. NEW BUSINESS:
 - a. Resolution 2024-17 - Authorizing the Use of an RFP for the Small Business Incubator Project

City Manager Wullschlager provided a staff report. He reminded the City Council and Review Board that they are responsible for vetting the findings allowing this exemption.

Councilor Ignazzitto, of The Local Contract Board, moved to approve Resolution 2024-17 Joint Resolution of The City Council and Local Contract Review Board Exempting the Small Business Incubator Project from Competition Bidding Requirements and Authorizing the Use of an RFP and Design/Build Alternative Construction Method. Councilor Morse seconded. There was a roll call vote:

Council President VanDamme – aye

Councilor Ignazzitto – aye

Councilor Shields – aye

Councilor Morse – aye

The motion was unanimously approved.

Councilor Morse, of the La Pine City Council, moved to approve Resolution 2024-17 Joint Resolution of The City Council and Local Contract Review Board Exempting the Small Business Incubator Project from Competition Bidding Requirements and Authorizing the Use of an RFP and Design/Build Alternative Construction Method. Councilor Shields seconded. There was a roll call vote:

Council President VanDamme – aye

Councilor Ignazzitto – aye

Councilor Shields – aye

Councilor Morse – aye

The motion was unanimously approved.

OLD BUSINESS: None

NEW BUSINESS:

1. Industrial Park Land Acquisition

City Manager Wullschlager provided a staff report. He said that the SLED board & City was approached by BP Holdings, LLC and they would like to build a space for the development of a building in the industrial park. The cost of the lot will be \$1.75 per square foot, and it is proposed at approximately 18,700 sq. feet. The County, as owner of the land, has set that price. He advised that the City is the broker of this land. Once the land is sold, the County and City split profits under the current IGA. The building must be built within 24 months of the onset of the contract and limited to the proposed use per those contractual stipulations. The SLED board approved this unanimously and it was forwarded to the Council for approval.

Councilor Ignazzitto moved to approve the sale of lot 14 within the La Pine Industrial Park to BP Holdings, LLC. Councilor Morse seconded. The motion was unanimously approved.

2. ODOT – Hwy. 97 Maintenance

ODOT has declared a budget crisis for the current year. These budget reductions will reduce maintenance on HWY 97. Mayor Richer has drafted a letter promoting safety on HWY 97 and Lava Butte and asking certain state officials to consider increasing funding for ODOT.

Councilor VanDamme moved to approve the letter. Councilor Ignazzitto seconded. The motion was unanimously approved.

3. Proclamation 2024-02 - Designating September 17-23, 2024, Constitution Week

This proclamation is for constitution week. This proclamation was requested by the Daughters of the American Revolution.

Mayor Richer read the proclamation aloud.

Councilor VanDamme moved to approve the proclamation. Councilor Shields seconded. The motion was unanimously approved.

4. Resolution 2024-15 - Establishment of Trademark for the City's Logo

City Manager Wullschlager provided a staff report. The Mandala company provided the City's brand in 2016. He read the record from the August 10, 2016, Council Meeting accepting the brand. The record reflected no trademark on the brand. It was recommended by the City's legal counsel that the City go through the steps to protect its brand. There was no discussion on the matter.

Councilor Ignazzitto moved to approve Resolution 2024-15 A Resolution of The City of La Pine for the Protection and Usage of City Branding and the Establishment of Associated Intellectual Property Rights. Seconded by Councilor Morse. There was a roll call vote:

Council President VanDamme – aye

Councilor Ignazzitto – aye

Councilor Shields – aye

Councilor Morse – aye

The motion was unanimously approved.

5. Resolution 2024-16 - Designating the City Recorder to Review Board Secretary Concurrently

City Manager Wullschlager provided a staff report. He said that this is the first time that the Council has convened as the Review Board. He said that there are numerous places for signature for both agencies. This includes the City Recorder and Review Board Secretary. This would ratify the Recorder's position in both agencies.

Councilor Morse moved to approve Resolution 2014-16 A Resolution of The City Council Designating the Position of City Recorder to Local Contract Review Board Secretary to Serve in Both Offices Concurrently. Councilor Shields seconded. There was a roll call vote:

Council President VanDamme – aye

Councilor Iggnazzitto – aye

Councilor Shields – aye

Councilor Morse – aye

The motion was unanimously approved.

6. Resolution 2024-18 – Delegating Authority for Reporting Under HB 2805

City Manager Wullschlager provided a staff report. House Bill 2805 requires that any public body is required to have a designated reporter to the Oregon Government Ethics Commission. This resolution designates that the City Manager provide that reporting. The City Attorney provided the guidance that this delegation be provided to the City Manager.

Councilor Ignazzitto moved to approve Resolution 2024-18 A Resolution of the City Council Delegating Authority to the Office of City Manager for Administration of Reporting Duties Under HB 2805 in Compliance with ORS 192.610 to 1921.705. Councilor Morse seconded. There was a roll call vote:

Council President VanDamme – aye

Councilor Iggnazitto – aye

Councilor Shields – aye

Councilor Morse – aye

The motion was unanimously approved.

OTHER MATTERS

There were no other matters.

PUBLIC COMMENTS

Richard Harp, Campfire Drive, would like to see a better planning process for future developments and thinks there is a better way to gain neighborhood buy in. He said that the recent Habitat for Humanity decision has created division and apologized for any part he had in the harassment of residents in those neighborhoods. He said that there are 80 homeowners that are concerned with this development, and they only had 2 weeks to gather information about the decision. He believes it is the City Council’s duty to encourage communication about applications and promote healthy neighborhoods.

Stu Martinez, 51435 Morson Road, thanked the City for moving along the incubator business. They tried to do it 20 years ago and he is happy to see it going forward.

Sandra Anderson, future resident, purchased their home in the Crescent Creek subdivision in May and at that time were unaware that anything was being built there. She said she was notified by a small sign and believes there was not enough transparency for the Habitat for Humanity application. She said only 9 residents were invited to the Community Meeting about the development. She would not have bought had she known about the things being built there.

Mayor Richer said that a notice was also sent to the Crescent Creek Homeowners Associate and to Pahlisch Homes. He also said that notices were sent to 100’ radius of the property. This distance is set by the state. There was discussion about the noticing radius and equitability.

STAFF COMMENTS

Principal Planner Bybee discussed the current planning applications workload. He said that one of these applications was for Walgreens. He also discussed Long Range work including La Pine 2045 and the City's work with CPAW. He announced the upcoming workshop on October 3rd at the Senior Center and said that CPAW will also be a topic of discussion there. He is hoping that CPAW and La Pine 2045 will close together. He provided an update on the TSP grant submitted earlier in the year and said the City should hear back about that award towards the end of September.

Assistant City Manager/Finance Director Ivans had no comments.

City Manager Wullschlager had several updates including that the residential portion of Water and Wastewater Project is 97% complete. There are 9 homes remaining to be connected. These have been held up because of inadvertent discoveries. He said that the Industrial Lift Station has 60 days remaining under federal review. It is expected that in 70-80 days the tribal monitoring should be agreed upon. This lift station will hopefully be done in March. He said the City is at 50% completion for the Eastside Sidewalk project. Lastly, he discussed the contract with Open Concept Architecture to start the archway on HWY 97.

Principal Planner Bybee discussed the Measure 56 notices that went out last week.

MAYOR & COUNCIL COMMENTS

Councilor VanDamme thanked everyone for coming and said it helps the Council to hear the feedback.

Councilor Shields had no comments.

Councilor Ignazzitto thanked everyone for coming. Saying that she is a big proponent of transparency and likes to see citizens take action even when it is uncomfortable.

Councilor Morse thanked everyone for coming.

Mayor Richer said he is a proponent of full disclosure. He stated that he promotes community governance and recommended that if someone has a question to call him, or City Hall, and ask.

EXECUTIVE SESSION: pursuant to ORS 192.660(2)(f)

An executive session was held pursuant to ORS 192.660(2)(f). The session opened at 6:44 pm.

The executive session was closed at 6:58 pm and the regular meeting was reconvened.

Councilor Ignazzitto moved to approve the business discussed under executive session 192.660(2)(f). Councilor Morse seconded. The motion passed unanimously.

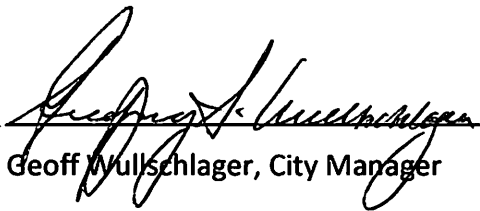
ADJOURNMENT

Meeting adjourned at 6:59

SIGNATURE PAGE TO FOLLOW

 Date: 9/25/24
Cathi Van Damme, Council President

ATTEST:

 Date: 9/25/24
Geoff Wullschlager, City Manager