

1300 NW Wall Street, Bend, Oregon
(541) 388-6570



BOARD OF COMMISSIONERS

FOR RECORDING STAMP ONLY

BOCC MEETING MINUTES

1:00 PM

MONDAY July 21, 2025

Allen Room
Live Streamed Video

Present were Commissioners Anthony DeBone, Patti Adair and Phil Chang. Also present were County Administrator Nick Lelack; Deputy County Administrator Whitney Hale; Deputy County Administrator Erik Kropp; Senior Assistant Legal Counsel Kim Riley; and BOCC Executive Assistant Brenda Fritsvold.

This meeting was audio and video recorded and can be accessed at the Deschutes County Meeting Portal: www.deschutes.org/meetings.

CALL TO ORDER: Chair DeBone called the meeting to order at 1:00 pm.

CITIZEN INPUT: None

AGENDA ITEMS:

1. Courthouse Expansion Update

Eric Nielsen, Capital Improvement Project Manager, provided an update on completed and in-process work for the Courthouse Expansion project, including the replacement of the existing roof as that particular maintenance need was coming due.

Cory Loomis with Pence Contractors reviewed project components slated to be done in the next four to six weeks, including completion of the roof concrete deck and exterior framing and sheathing on the first and second levels. He narrated the construction timeline, saying that work will begin on the interior in August.

Wayne Powderly from the Cumming Group reviewed the project budget, noting that approximately 45% of the budgeted funds have been spent to date.

Presiding Circuit Court Judge Wells Ashby introduced new Trial Court Administrator Zoe Wild and expressed his appreciation that the County was willing to undertake this highly complex and costly project.

2. Purchase of Commercial Property Insurance

Erik Kropp, Deputy County Administrator, explained that the County purchases commercial property insurance to cover County-owned buildings and facilities and large equipment such as loaders, solid waste compactors, and graders. He sought authorization to purchase a policy from the current carrier, Affiliated FM, for commercial property insurance coverage in Fiscal Year 2026. Kropp said that the total amount of property insured increased 6% from last year and the cost of the premium increased by 11% to \$386,697.

Commissioner DeBone noted that the County is self-insured for some assets such as vehicles, but not for buildings or facilities.

In response to Commissioner Chang, Kropp said unless a two-year rate guarantee was negotiated and remains in effect, Brown & Brown Insurance Services obtains new quotes every year for policies such as this one on behalf of the County.

CHANG:	Move to authorize the Risk Manager to pay an invoice for \$386,697 to Brown & Brown Insurance Services for Commercial Property Insurance	
ADAIR:	Second	
VOTE:	ADAIR:	Yes
	CHANG:	Yes
	DEBONE:	Chair votes yes. Motion Carried 3 – 0

3. Draft IGA with the City of Redmond for a Managed Camp

Deputy County Administrator Erik Kropp presented a draft intergovernmental agreement with the City of Redmond for a managed camp located on County-owned property in east Redmond. Kropp reviewed that a work group comprised of city and county staff, Redmond Mayor Ed Fitch, Redmond City Councilor Cat Zwicker, County Commissioners Patti Adair and Phil Chang, and service providers has been meeting to develop a proposal for a camp that will facilitate the desired land exchange between the County and the Department of State Lands.

Redmond Mayor Ed Fitch said the managed camp will benefit the local community—including businesses along 17th Street—by offering a secure place for homeless persons to shelter and receive services.

In response to Commissioner DeBone, Fitch said the camp will be low-barrier, but those living there will be required to abide by certain rules. Adding that it is expected to open in December, he said the camp will help to reduce the number of conflicts such as fights as well as the number of fires which escape from unmanaged areas.

Commissioner DeBone said the provision of services may result in homeless persons feeling sufficiently stabilized in their current situation such that their incentive to change that situation is reduced.

Commissioner Chang spoke to the management and operation of the camp, advising that campers be screened through an intake process. He agreed with the need for appropriate rules and infrastructure, and said the service providers can develop progress plans and hold campers accountable for making progress.

Commissioner Adair referred to the recommendation that the County pay up to \$250,000 per year for the operating costs of the camp for the first two or three years. In addition, she noted that the provided map shows Jericho Road as utilizing 1.71 acres of property next to Oasis Village, but the County has not approved that proposal. Kristie Bollinger, Property Manager, responded that notation is only a placeholder and can be removed.

Mayor Fitch acknowledged that this endeavor will pose challenges, but said the camp must be established before those challenges can be addressed and resolved.

Saying that she has confirmed with the County's Chief Financial Officer that

\$1.3 million in ARPA funds are available for this partnership, Commissioner Adair noted that the submitted materials contain maps showing three options for the camp which vary in terms of the number of camp spaces. Fitch said Option C, which designates 36 camp spaces, has been selected.

Commissioner Chang said all 36 sites will be utilized, and Option C is the most cost-effective per site.

Redmond Councilor Cat Zwicker explained the need for access to water and assured that rules of conduct will be developed.

Commissioner Adair said Taylor Northwest has offered to help with the gravel needed for the site.

Discussion ensued of further exploring Commissioner DeBone's idea to establish a long-term visitor's campground.

Zwicker said some campers want the security and services offered at a managed camp.

Commissioner Chang expressed interest in asking that the Fair & Expo donate in-kind services such as trash pick-up for the operation of the managed camp. County Treasurer Bill Kuhn, a member of the Fair & Expo Board, suggested this be discussed at the joint meeting between the BOCC and the Fair Board this fall.

In response to Commissioner Adair, Bollinger said the estimated \$250,000 per year for operating costs for the managed camp will be spent on services such as water, security, and trash removal, as well as site clean-up, including the towing of inoperable vehicles. Bollinger added that the County and the City will have a better idea of the cost of each necessary component once the camp begins operating.

Commissioner Chang was comfortable moving forward with the understanding that clarity will be gained on camp operations as those are undertaken.

In response to comments, Zwicker said laying gravel and establishing a common cooking area will help to reduce fire escapes.

Discussion ensued of the estimated costs of construction and operation. Fitch said it is difficult at this point to accurately estimate operation costs because those will depend on how many campers are served. He added that camp construction must begin in August if it will be opened before winter.

Commissioner Chang said the draft IGA is as complete as possible at this moment.

Commissioner DeBone did not support the agreement as presented, saying that the City and County would have to ask the State legislature for funding in the future to continue operating the camp.

CHANG: Move to approve an intergovernmental agreement as presented with the City of Redmond for a managed camp for people who are homeless and living in the area of SE Redmond

ADAIR: Second

VOTE: ADAIR: Yes

CHANG: Yes

DEBONE: Chair votes no. Motion Carried 2 – 1

4. Discussion and possible action on security patrols at County-owned land at Juniper Ridge and East Redmond

Deputy County Administrator Erik Kropp explained that Commissioner Adair had asked for information on providing security patrols on County-owned land at Juniper Ridge and East Redmond.

Property Manager Kristie Bollinger said currently, the County is providing a security presence to accompany vendors at Juniper Ridge and a total of four hours of daily security patrols split equally between the City and County-owned properties at Juniper Ridge. A very small security presence of approximately one hour per day is currently occurring on County-owned land in Redmond near the construction areas.

Discussion ensued of the large number of acres of County-owned land at East Redmond relative to the property at Juniper Ridge.

Saying there are currently more than 200 campers at the TSSA, Commissioner Adair spoke to the risk of wildfires and suggested adding another hour of daily patrols in Redmond until December 1st and to expand the patrol area to a larger portion of the Redmond property. Commissioner Chang supported this suggestion, and Bollinger verified that the County could provide funding for the increased patrols.

ADAIR: Move to utilize ARPA funds to add one hour of security patrol coverage each day to the County-owned property in east Redmond until December 1st

CHANG: Second

VOTE: ADAIR: Yes

CHANG: Yes

DEBONE: Chair votes yes. Motion Carried 3 – 0

5. Nominees to serve on the District Mapping Advisory Committee

Nick Lelack, County Administrator, reminded that the Board had decided that members of the District Mapping Advisory Committee would be named as follows: DeBone—two members; Adair—two members; Chang—three members. The Commissioners had agreed to publicly divulge their selections or potential selections today and formalize those selections at the Board's meeting this Wednesday.

Commissioner DeBone stated his intention to name Ned Dempsey, a civil engineer who has lived in the County since 1973, and Bernie Brader, a veteran from La Pine who is active in the annual Frontier Days event.

Commissioner Adair stated her intention to name Matt Cyrus, who chairs the County's Planning Commission, and Phil Henderson, a former County Commissioner.

In response to Commissioner Chang, Commissioner DeBone said he will name replacements if and when needed.

Commissioner Chang summarized his concerns that the committee members should represent the County's population in terms of geography and political perspectives. Saying that more than 70% of the County's population lives in incorporated cities and half of the population lives in Bend, he listed five names from which he will select three, as follows: Bend Mayor Melanie Kebler; Andrew Kaza of the Independent Party of Oregon; Carol Loesche, past president of the Deschutes County League of Women Voters; Jim Porter, lifelong resident of Deschutes County; and Bryce Kellogg, a GIS data systems expert.

6. Treasury Report for June 2025

Bill Kuhn, County Treasurer, presented the Treasury Report for June 2025.

7. Preliminary Finance Report for June 2025

Robert Tintle, Chief Financial Officer, presented the Preliminary Finance Report for June 2025.

In response to Commissioner Adair, Tintle said some capital improvement projects scheduled for FY 2025 may not be completed this fiscal year.

OTHER ITEMS:

- County Administrator Nick Lelack reminded that the BOCC will appoint an Interim Sheriff next Tuesday and said background checks of the five candidates are in process.

Saying that each of the candidates has something great to offer, Commissioner Chang described questions he would like to ask of them before the Board makes its decision.

Saying that she has spent hours talking with the candidates, Commissioner Adair was glad to hear that background checks are being conducted. She added that the finances of the Sheriff's Office are in better shape than they have been in the recent past, and the department has lowered its vacancy rate this year.

Commissioner DeBone agreed that it would be more flexible for each Commissioner to do their own homework on each of the candidates.

- Commissioner DeBone reported that Deschutes County contributed to the Welcome Home Club Vietnam War Memorial Fund.
- Commissioner DeBone reported that at last week's Redmond Economic Development meeting, the fact that Deschutes County is serving as an economic engine for the state was noted.
- Commissioner DeBone attended the Four Rivers Vector Control District Board meeting and said the District staff are doing a good job.
- Commissioner Chang reported on the NACo conference he attended in Washington DC last week, saying he served on two panels, including one on fuels reduction work to prevent fires from spreading.
- Commissioner Adair reported on a meeting with Fair & Expo Director Geoff Hinds and someone who had scheduled an event at the Fair, saying the contract should be revised to be more professional.
- Commissioner Adair attended EDCO's annual meeting, a Local Government Advisory Committee (LGAC) meeting, a Project Wildfire meeting, a Sisters EDCO meeting, and a COIC meeting. She also met with Billy Williams who is advising various counties with regard to DEI.

EXECUTIVE SESSION:

At 3:41 pm, the Board entered Executive Session under ORS 192.660 (2) (h) Litigation.

The Executive Session concluded at 4:30 pm, and the public was invited to return to the room. With regard to the second item that was taken up during the executive session, Senior Planner Mardell presented a proposed Board Order to re-open the written record for the 2040 Comp Plan update, explaining that a recent LUBA decision involving the Destiny Court land use matter requires adding language to the Comp Plan to address the opportunity presented in the Zoning Code for planned unit and cluster development. The draft order would re-open the written record only to allow for additional testimony and evidence specific to: Destiny Court LUBA case, minimum lot size for rural residential areas, and cluster and planned unit development provisions. The record would be re-opened beginning July 22nd through 4 pm on August 1st.

Noting this is occurring as part of a legislative process before the Board, Commissioner DeBone stated his willingness to communicate with anyone on this topic.

Commissioner Chang opposed the draft order, saying that the issues under consideration with regard to cluster developments are of significant concern for the community. He preferred allowing both oral and written testimony to gain more community engagement.

Commissioner Adair supported opening up the record for written testimony and invited interested persons to call the Commissioners if they have questions regarding this matter.

The Board then took the following action:

ADAIR: Move approval of Board Order No. 2025-030 re-opening the written record for the 2040 Comprehensive Plan for a limited purpose

DEBONE: Second

VOTE: ADAIR: Yes

CHANG: No

DEBONE: Chair votes yes. Motion Carried 2 – 1

Commissioner DeBone summarized that County Code allows the lawful development of cluster and planned unit development in some areas, with conditions, and the proposal is to bring the Comprehensive Plan into alignment with these provisions of the Zoning Code.

Continued discussion of District Mapping Advisory Committee Nominations

In response to Whitney Hale, Deputy County Administrator, the Board was in consensus to authorize a press release stating the names of the potential appointees to the District Mapping Advisory Committee as shared by the Commissioners.

ADJOURN:

Being no further items to come before the Board, the meeting was adjourned at 4:36 pm.

DATED this 13th day of August 2025 for the Deschutes County Board of Commissioners.



ANTHONY DEBONE, CHAIR

ATTEST:



PATTI ADAIR, VICE CHAIR



RECORDING SECRETARY



PHIL CHANG, COMMISSIONER