



BOARD OF COMMISSIONERS

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

FOR RECORDING STAMP ONLY

BOCC MEETING MINUTES

9:00 AM

WEDNESDAY October 15, 2025

Barnes Sawyer Rooms
Live Streamed Video

Present were Commissioners Anthony DeBone, Patti Adair and Phil Chang. Also present were County Administrator Nick Lelack; 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 website www.deschutes.org/meetings.

CALL TO ORDER: Chair DeBone called the meeting to order at 9:00 am.

PLEDGE OF ALLEGIANCE

CITIZEN INPUT: None

COMMISSIONER ANNOUNCEMENTS:

Commissioner DeBone recognized that several meeting attendees were wearing pink today in acknowledgement of "Breast Cancer Awareness Day." Commissioner Adair observed that breast cancer survival rates are improving and encouraged screenings. Commissioner Chang reiterated the importance of exams and preventive measures.

Commissioner Adair announced that the Columbia River Circuit rodeo finals will take place at the Fairground this weekend and said this event includes the annual Rascal

Rodeo which offers developmentally disabled children the chance to discover previously unknown abilities in a safely modified rodeo environment.

CONSENT AGENDA: Before the Board was consideration of the Consent Agenda.

1. Approval of Board Order No. 2025-046 Appointing Health Services Director's Designees
2. Authorizing an application for a Criminal Justice Commission Organized Retail Theft Grant
3. Approval of a Notice of Intent to Award a contract for the S Century Dr / Huntington Rd Intersection Improvement Project
4. Approval of a Notice of Intent to Award a contract for the Landfill Siting Consultant Services-Phase 2 Addendum
5. Approval to relinquish water pipeline and lateral easements previously granted to Central Oregon Irrigation District which encumber County-owned property at 236 and 244 NW Kingwood in Redmond and approval of Board Order No. 2025-047 authorizing the Deschutes County Property Manager to execute the necessary documents
6. Approval of Document No. 2025-981, a Purchase Agreement, and Document No. 2025-982, a Dedication Deed, to obtain Right of Way from Peter P. and Norma D. Post for the Tumalo Reservoir Road Improvement Project
7. Approval of Document No. 2025-983, a Purchase Agreement, and Document No. 2025-984, a Dedication Deed, to obtain Right of Way from the David and Jane Tolve Living Trust for the Tumalo Reservoir Road Improvement Project
8. Approval of Document No. 2025-985, a Purchase Agreement, and Document No. 2025-986, a Dedication Deed, to obtain Right of Way from the Tumalo Irrigation District for the Tumalo Reservoir Road Improvement Project
9. Approval of Document No. 2025-987, a Purchase Agreement, and Document No. 2025-988, a Dedication Deed, to obtain Right of Way from KRMA Properties, LLC for the Tumalo Reservoir Road Improvement Project

ADAI: Move Board approval of the Consent Agenda as presented

CHANG: Second

VOTE:

ADAI: Yes

CHANG: Yes

DEBONE: Chair votes yes. Motion Carried 3 – 0

Commissioner Chang requested more information on the contract for Phase 2 of the Landfill Siting Consultant Services, specifically a breakdown of the approximately \$350,000 cost for these services.

Commissioner Adair was also interested to have this information and noted that only one company had submitted a proposal for this work.

ACTION ITEMS:

10. Acceptance of grant funds for Behavioral Health Deflection Program

Jeff Price, DCSO Business Manager, sought Board approval to accept state grant funding administered through the Oregon Criminal Justice Commission to support the Behavioral Health Deflection Program which diverts individuals with substance use or behavioral health disorders from the criminal justice system into community-based treatment.

Commissioner Chang appreciated that the State recognizes the need for this type of program and noted the connection between successful deflections and more manageable Circuit Court caseloads.

Commissioner DeBone commented on the recent graduation ceremony of some program participants and how satisfying it was to see how committed many participants are to complete the program.

In response to Commissioner Adair, DCSO Captain Michael Shults described how DCSO coordinates with the District Attorney's Office, local service providers (Ideal Option, BestCare and Shepherd's House), and the Circuit Court to administer the deflection program.

CHANG: Move approval of Document No. 2025-989 accepting \$311,908 in grant funds awarded by the Oregon Criminal Justice Commission for the Behavioral Health Deflection Program

ADAIR: Second

VOTE:

ADAIR: Yes

CHANG: Yes

DEBONE: Chair votes yes. Motion Carried 3 – 0

11. Allocation of funds to support homeless initiatives

Budget & Financial Planning Manager Cam Sparks referred to a funding matrix which listed four County initiatives to address homelessness: the Temporary Safe Stay Area (TSSA) at Juniper Ridge; the East Redmond Managed camp; the clean-up of County-owned property in Redmond which will facilitate a desired land transfer with the State; and Veteran's Village. The matrix identified revenue sources as well as project and program costs and showed an estimated funding gap of approximately \$874,000 for Fiscal Year 2025–26.

Sparks outlined staff's recommendation to address the identified funding gap by allocating \$567,963 in remaining reallocated ARPA funds, \$150,000 from the Economic Development Fund, and \$156,156 from Fund 090, the latter of which is used for property management needs, including site cleanups and signage for day-use only properties.

Discussion ensued of the estimated \$900,000 cost to fund homeless initiatives in FY2027. Sparks reminded that the Board has already approved \$250,000 in ARPA funds for that work.

In response to Commissioner Chang, Sparks said Fund 090 currently has a balance of just over \$4 million.

Commissioners discussed establishing an appropriate Fund 090 reserve given the County's extensive property portfolio and uncertain replenishment of this fund. Commissioner Adair referred to significant County allocations for the East Redmond managed camp which the Board already approved in accordance with the intergovernmental agreement with Redmond.

Erik Kropp, Deputy County Administrator, reminded that language in that IGA commits the County to make good faith efforts to budget up to \$250,000 per year for not less than two years for operations of the managed camp.

Commissioner Adair referred to the additional \$145,000 needed to construct the East Redmond managed camp, said the County should not pay the full amount of the overage, and suggested waiting until after the upcoming joint meeting with the City of Redmond on November 3rd before deciding additional allocations.

Commissioner Chang supported tabling the Notice of Intent to Award the contract for that construction in light of the need to determine if Redmond will pay half of the determined \$145,000 overage which resulted when the lowest bid submitted for this work turned out to be higher than the original budgeted estimate.

Reminding that the County owns about 630 properties, County Administrator Nick Lelack said it is critical to have a healthy reserve in Fund 090 to accommodate needed property purchases or expansions to meet space requirements.

Rick Russell of Mountain View Community Development (MVCD) provided data to demonstrate positive results from MVCD's safe parking program and sought Board approval of an appropriation of \$180,500 in County funds to address an expected eight-month funding gap for this program. Russell stated his understanding that the State will award funds for this program next July.

In response to Commissioner Adair, Russell said MVCD bills PacificSource for reimbursement for the program's peer support specialists and case managers.

Commissioner DeBone asked how MVCD's work ties into the work of the Coordinated Homeless Response Office. Referring to MVCD's repeated requests for County funding, he supported being impactful and turning the corner on homelessness by proceeding according to a coordinated plan that would allow for focused rather than unfocused efforts.

Commissioner Chang said although the State has started to recognize that safe parking is the most cost-effective way to provide transitional shelter, it is currently in a constrained budget environment. He advocated for a more sustainable funding model for transitional shelter and said this would include regular County annual allocations, federal and State appropriations, and possibly contributions from participants.

Chuck Hemingway stated his support for allocating the requested funds to MVCD for its safe parking programs in Bend and Redmond. Hemingway further encouraged the County to consider establishing a long-term visitors area at the TSSA and also create a contingency reserve in Fund 090 to be used to relocate the TSSA to another site at a future date.

Responding to Commissioner DeBone, Hemingway said the newly formed Central Oregon Homelessness Alliance, which will serve as a clearinghouse for receiving funds and allocating those, will not itself need financial resources.

In response to discussion, Property Manager Kristie Bollinger said the \$30,000 appropriation to COID for its fence project was not originally budgeted from Fund 090.

Following further discussion, the Board directed staff to return at a later date with a revised matrix which may reflect Redmond's agreement to contribute to the higher cost of the managed camp's construction.

12. Notice of Intent to Award a contract to Taylor NW LLC to construct the Deschutes County East Redmond Managed Camp

Kim Riley, Senior Assistant Legal Counsel, advised that the Board defer action on this item due to the possibility that all of the bids may be rejected due to funding issues.

In response to Commissioner Adair, Redmond Deputy City Manager Jason Neff said the City of Redmond City Council is scheduled to meet on October 28th.

Following discussion regarding the City of Redmond meeting last night at which this topic was addressed but left undecided, no action was taken on this item.

13. Second Reading: Farm and Forest Housekeeping Amendments

Nicole Mardell, Senior Planner, summarized the history of the proposed Farm and Forest Housekeeping amendments, reminding that the Board had conducted a public hearing on September 10th and approved first reading of the draft ordinance on October 1st.

CHANG: Move approval of second reading of Ordinance No. 2025-016 by title only

ADAIR: Second

VOTE:

ADAIR: Yes

CHANG: Yes

DEBONE: Chair votes yes. Motion Carried 3 – 0

Chair DeBone read the title of the ordinance into the record.

ADAIR: Move adoption of Ordinance No. 2025-016 amending the Deschutes County Code Title 18, Zoning Ordinance relating to Farm and Forest Modernization Rulemaking

CHANG: Second

VOTE:

ADAIR: Yes

CHANG: Yes

DEBONE: Chair votes yes. Motion Carried 3 – 0

Mardell said the ordinance will take effect in 90 days.

14. Health Benefits Plan Renewal

Trygve Bolken, Human Resources Analyst, reminded that because the Health Benefits Plan year is tied to the calendar year, any changes made as the contracts are renewed would take effect on January 1, 2026.

In response to Commissioner Adair, Bolken described the membership makeup of the Employee Benefits Advisory Committee, which issues recommendations regarding changes to the Health Benefits Plan. Noting that of the total 16 voting members, some positions are currently vacant, Bolken agreed to provide a list of those who are presently serving on the committee.

Bolken then reviewed the six changes recommended by the EBAC for the County's Health Benefits Plan in 2026.

Commissioner Adair noted the recommendation from EBAC to increase employee annual benefit contributions by one dollar per month. Commissioner DeBone said a monthly \$1.00 increase would be insubstantial, as would a 1% increase, but a monthly \$5.00 increase would represent more of a partnership. He added that the EBAC serves in an advisory-only capacity and the final decisions are up to the Board.

Commissioner Chang said while he agreed that the \$1 increase would largely be symbolic, a \$5 premium share increase would generate only \$77,000 in new revenue which is not either a substantial amount.

Commissioner DeBone supported raising the employee premium share by \$5 per month.

ADAIR: Move to approve a contract (including deductible limits for the 2026 plan year) with a Stop Loss provider who presents the best financial options for the County

CHANG: Second

VOTE:	ADAIR:	Yes
	CHANG:	Yes
	DEBONE:	Chair votes yes. Motion Carried 3 – 0

CHANG: Move to approve renewing with PacificSource, the current Third Party Administrator for the 2026 plan year

ADAIR: Second

VOTE:	ADAIR:	Yes
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CHANG: Yes
DEBONE: Chair votes yes. Motion Carried 3 – 0

ADAIR: Move to approve the recommended Employee Benefit Plan changes one through six as described, except to increase the monthly employee premium cost share by \$5 per month instead of \$1 per month

CHANG: Second

VOTE: ADAIR: Yes
 CHANG: Yes
 DEBONE: Chair votes yes. Motion Carried 3 – 0

CHANG: Move approval of County Administrator signature of the final Deschutes County Employee Benefits Health Plan documents and service agreements for the 2026 plan year

ADAIR: Second

VOTE: ADAIR: Yes
 CHANG: Yes
 DEBONE: Chair votes yes. Motion Carried 3 – 0

A break was announced at 11:08 am. The meeting resumed at 11:15 am.

15. Deliberations: BCL LLC Plan Amendment and Zone Change for 240 acres located to the north and south of Highway 20, approximately one-quarter mile east of Bend's Urban Growth Boundary

Audrey Stuart, Associate Planner, reviewed the background of the application for a rezone of 240 acres from Exclusive Farm Use (EFU) to Multiple Use Agricultural (MUA10). The applicant also requests a concurrent change in the Comprehensive Plan designation from Agriculture to Rural Residential Exception Area. Noting that a public hearing was held by the Board on August 20th, Stuart presented the matrix of decisions before the Board, as follows:

1. Is the applicant's soils report a "soils assessment" as defined by applicable Oregon Administrative Rules?

A majority of the Board was in agreement that the applicant's soils report does not constitute a "soils assessment" as defined by applicable Oregon Administrative Rules.

2. Does the submitted soils report demonstrate the property is predominantly Class 7 and Class 8 soils, and therefore not "agricultural land"?

A majority of the Board was in agreement that the submitted soils report demonstrates that the property is predominantly Class 7 and Class 8 soils, and therefore not "agricultural land."

3. Is the property agricultural land with respect to applicable Oregon Administrative Rule (OAR) factors?

A majority of the Board was in agreement that the property is not agricultural land with respect to applicable Oregon Administrative Rule (OAR) factors.

4. Would the proposed Multiple Use Agriculture (MUA10) zoning allow for new uses that conflict with the adopted Economic, Social, Environmental and Energy (ESEE) analysis for this resource? (note: this decision point involves the fact that the Landscape Management corridor along Highway 20 is an inventoried Goal 5 resource)

A majority of the Board was in agreement that although the proposed Multiple Use Agriculture (MUA10) zoning would introduce new conflicting uses to the Highway 20 scenic corridor, the applicant's Economic, Social, Environmental and Energy (ESEE) analysis adequately addresses Goal 5 requirements.

5. Does the proposed change to MUA10 zoning best serve the public interest?

A majority of the Board was in agreement that the applicant has demonstrated that the public interest is best served by the proposed rezoning in compliance with DCC 18.136.020.

6. Is the proposed zone change consistent with the purpose and intent of the proposed MUA10 zoning, given that the property is developed with a solar farm which was permitted as a conditional use under the current EFU zoning but is not permitted under the proposed MUA 10 zoning?

A majority of the Board was in agreement that the proposed zone change is consistent with the purpose and intent of the proposed MUA10 zoning because the solar farm could continue to operate as a lawful nonconforming use if the rezone is approved.

7. Would the proposed zone change allow for urban uses on the subject property such that an exception to Goal 14 is required?

A majority of the Board was in agreement that the proposed zone change would not allow for urban uses on the subject property such that an exception to Goal 14 is required.

ADAIR: Move approval of the application for a Comprehensive Plan Amendment to re-designate four tax lots located to the north and south of Highway 20, approximately 0.26 miles east of the Bend Urban Growth Boundary, from Agriculture to Rural Residential Exception Area and further approve an associated Zoning Map Amendment to rezone the properties from Exclusive Farm Use – Tumalo-Redmond-Bend subzone to Multiple Use Agricultural – 10 Acre Minimum, with additional clarifications as provided by the Board during its deliberations today

DEBONE: Second

VOTE:	ADAIR:	Yes
	CHANG:	No
	DEBONE:	Chair votes yes. Motion Carried 2 - 1

OTHER ITEMS:

- Commissioner Chang reported on last week's meeting regarding the Redmond managed camp at which the operations of the camp were discussed, including staffing, the rules that need to be in place, whether the fence will be gated, management of the site, and how operations costs could possibly be reduced.
- Commissioner Chang attended the ribbon cutting of the Bend/Redmond Habitat for Humanity Daly Estates project and yesterday's opening celebration for the Little Kits Early Care & Education Center at OSU Cascades, the latter of which was also attended by Commissioner Adair.
- Commissioner DeBone attended yesterday's SLED meeting.
- Commissioner DeBone noted that various AOC meetings were held last Friday and this past Monday.
- Commissioner Adair asked for information about the possible multi-county pushback against the Oregon Health Authority.
- Commissioner Adair reported on last Monday's Fair Association Board meeting and yesterday's Investment Advisory Committee meeting.
- Staff presented a draft letter supporting the Alfalfa Fire District obtaining an ambulance service license from the State of Oregon to provide services under Bend Fire & Rescue's franchise.

Commissioner Chang asked for follow-up clarification on the language stating that "Alfalfa Fire District will transport exclusively within its fire district" to confirm whether this means that Bend Fire & Rescue will no longer provide any emergency transport services within the boundaries of Alfalfa's fire protection area.

ADAIR: Move approval of letter supporting the Alfalfa Fire District obtaining an ambulance service license from the State of Oregon to provide services under Bend Fire & Rescue's franchise as discussed

CHANG: Second

VOTE:	ADAIR:	Yes
	CHANG:	Yes
	DEBONE:	Chair votes yes. Motion Carried 3 – 0

EXECUTIVE SESSION:

At 12:13 pm, the Board entered executive session under ORS 192.660 (2) (e) Real Property Negotiations.

At 12:24 pm, the Board convened as the Governing Body of the 9-1-1 Service District under ORS 192.660 (2) (d) Labor Negotiations.

At 12:40 pm, the Board exited executive session and directed staff to proceed as directed.

The Board then reconvened as the Governing Body of Deschutes County.

ADJOURN:

Being no further items to come before the Board, the meeting was adjourned at 12:40 pm.

DATED this 12th day of November 2025 for the Deschutes County Board of Commissioners.



ANTHONY DEBONE, CHAIR

ATTEST:



RECORDING SECRETARY



PATTI ADAIR, VICE CHAIR



PHIL CHANG, COMMISSIONER