

JOINT BOARD OF COUNTY COMMISSIONERS MEETING MINUTES
SISTERS CITY COUNCIL
520 E. CASCADE AVENUE
NOVEMBER 13, 2025

MEMBERS PRESENT:

Sarah McDougall
Michael Preedin
Gary Ross
Cheryl Pellerin

Council President
Councilor
Councilor
Councilor

STAFF PRESENT:

Jordan Wheeler
Kerry Prosser
Scott Woodford
Matt Martin
Jackson Dumanch
Rebecca Green

City Manager
Assistant City Manager
CDD Director
Principal Planner
PW Operations Manager
City Manager's Office

GUESTS:

Tony DeBone
Patti Adair
Phil Chang
Nick LeLack
Tim Brownell

Chair - County Commissioner
Vice Chair - County Commissioner
County Commissioner
Deschutes County Administrator
Director of Solid Waste, Deschutes County

The meeting recording is available here:

youtube.com/watch?v=kylfwCUbqE4&feature=youtu.be

Council President McDougall called the workshop to order at 6:00 p.m.

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE

2. ROLL CALL

3. INTRODUCTIONS

4. UPDATES

A. Urban Growth Boundary Amendment Status

Director Woodford briefed the Board of County Commissioners on the status of the UGB amendment. He provided a map showing the approved acreage to be included in the application. Two applications are scheduled for submission at the end of January—one to the City and one to the County. Following local review, the materials will be forwarded to the Department of Land Conservation and Development (DLCD) for approval or for required revisions.

Woodford explained that area planning will follow, including detailed land-use planning within the UGB (employment areas, parks, and a school site), identification of transportation corridors and utility needs, and other infrastructure and character-development considerations. He also noted that the annexation ordinance will need updating, and property owners will be required to petition the City for annexation.

JOINT BOARD OF COUNTY COMMISSIONERS MEETING MINUTES
SISTERS CITY COUNCIL
520 E. CASCADE AVENUE
NOVEMBER 13, 2025

B. Sisters Recycling Center Update

City Manager Wheeler described the ongoing challenges of operating the Sisters Recycling Center and outlined options being considered for its future. He explained that the recycling center is currently not financially sustainable and that operating costs will continue to increase. Wheeler noted that, in a recent local survey, residents reported that they value and regularly use the facility. However, because many County residents also rely on the recycling center, city residents are effectively subsidizing their use. City management will continue evaluating options and monitoring the impact of Deschutes County's rollout of rural and distant-rural recycling services.

C. Affordable Housing Update

Northwest Housing Alternatives is planning to construct a 40-unit apartment complex on Trinity Way, a project valued at nearly \$20 million. Construction can begin as soon as financing is finalized. Sisters Habitat is also moving forward with new housing, including 10 units in the Woodlands Subdivision and 19 affordable housing units along Adams Avenue and Larch Street.

D. Update on District Mapping

County Administrator Nick Lelack distributed the district map approved by the Deschutes County District Mapping Committee on November 12, 2025, and walked attendees through the reasoning and rationale behind the final boundaries. He also outlined the remaining steps required to finalize the districts.

City Council members and County Commissioners then discussed various issues related to the mapping process and the committee's recommendations.

E. Landfill Siting Update

Director of Solid Waste Tim Brownell updated Council and Commissioners on the Deschutes County's efforts to locate a new landfill site because its current facility, Knott Landfill will reach capacity sometime between 2029 and 2032. After initially selecting the Moon Pit site, the process was reset when negotiations with the seller failed. The county has since narrowed the search to the Horse Ridge site and Roth East. A final decision has not yet been made, and the process will involve further public input and technical analysis. A final decision is expected in spring 2026, with the goal of having the new landfill completed by 2030.

5. ADJOURN

The meeting was adjourned at 7:30 p.m.

Respectfully submitted by Rebecca Green