



BOARD OF COMMISSIONERS

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

FOR RECORDING STAMP ONLY

BOCC MEETING MINUTES

9:00 AM

WEDNESDAY December 11, 2024

Barnes Sawyer Rooms
Live Streamed Video

Present were Commissioners Tony DeBone 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 webpage www.deschutes.org/meetings.

CALL TO ORDER: Acting Chair DeBone called the meeting to order at 9:00 am and noted the excused absence of Commissioner Adair.

CITIZEN INPUT:

- Carl Shoemaker commented on "The Dream Time" in early human history when religion had not yet been conceived of.
- Ron Boozell spoke to the subject of fireworks, sharing that because he is not a fan of prohibition, he did not support Board discussion about banning or not banning fireworks as important decisions like this should be made by voters. Adding that all residents of Deschutes County are concerned about fire danger and persons who have recently consumed alcohol should not light explosives near their neighbor's homes, he suggested that the County require and issue high-cost permits for one-time fireworks use to allow those who want to set off fireworks the option of doing so.

Commissioner Chang recalled that a few years ago, the County Forester reported that ignitions started by fireworks happen most often within Bend's city limits.

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

1. Approval of Resolution No. 2024-056 to add 1.0 Onsite Wastewater Specialist FTE and transfer appropriations in the Community Development Department
2. Approval of Resolution No. 2024-057 to add 1.0 regular full-time Behavioral Health Specialist II FTE, adopt a supplemental budget and increase appropriations in the Health Services Fund
3. Approval of Resolution No. 2024-058 to extend a .10 Limited Duration District Attorney FTE by one year and transfer appropriations within the Sheriff's Office
4. Approval of a facilities easement agreement to Cascade Natural Gas
5. Consideration of Board signature on letters thanking Larry Bartlemay and appointing Crystal Clute for service on the Pinewood Country Estates Special Road District
6. Consideration of Board signature on letters thanking Carly Sanders and reappointing Lauren Kellogg and Peggy Kellogg for service on the OSU Extension 4-H Advisory Council

CHANG: Move to approve the Consent Agenda as presented
DEBONE: Second

VOTE: CHANG: Yes
DEBONE: Acting Chair votes yes. Motion Carried 2 - 0

ACTION ITEMS:

Item 8. was taken before item 7.

8. Sheriff's Office Request for Opioid Settlement Funds

Captain Michael Shults of the Sheriff's Office reminded that Deschutes County is expected to receive about \$7.9 million over 18 years from the nationwide settlement which resolved all opioid claims brought by states and local governments. While to date, the Sheriff's Office (DCSO) has not requested any of these funds, DCSO is at this time requesting \$283,000 for the jail's Medication Assisted Treatment (MAT) program. These funds would be used to pay for

medication and to support the cost of one Registered Nurse. If approved, the funds would ensure the operation of the MAT program through June 30, 2025.

In response to Commissioner Chang, Cam Sparks, Budget & Financial Planning Manager, said approximately \$1.6 million of opioid settlement funds are currently available to the County beyond the \$786,000 already allocated to Health Services and the \$50,000 appropriated to Community Justice.

Discussion ensued of medications which can reduce cravings in opioid-addicted persons. Eden Aldrich, DCSO Medical Director, said because oral medications can be diverted from persons they are intended for, it's preferred to use long-acting injectable medications which have the secondary benefit of building up in a person's body over time, thereby greatly reducing the chance of someone overdosing if they consume opioids soon after being released from jail.

Commissioner DeBone expressed his support for this request and noted the County's partnership with Ideal Options to treat persons with opioid-use disorder.

CHANG: Move approval of the requested use of \$283,000 in opioid settlement funds by the Sheriff's Office for the MAT program

DEBONE: Second

VOTE: CHANG: Yes

DEBONE: Acting Chair votes yes. Motion Carried 2 - 0

7. Property tax exemption application for the Huntington Apartments at 51771 Huntington Road in La Pine

Nick Lelack, County Administrator, introduced the matter of an application for a property tax exemption for an affordable housing development in La Pine.

McKenzie Dibble from DANCO Communities said the proposal is to develop 60 units on 4.7 acres at 51771 Huntington Road. Dibble reported that this proposal was approved by the Bend-La Pine School District yesterday and has been approved by various other taxing districts as well.

With respect to the timeframe for the property tax exemption, George Schmidbauer, speaking for the applicant, confirmed that the developer seeks a 20-year property tax exemption as allowed under Oregon state law.

Robert Tintle, Chief Financial Officer, said if the proposal is approved and the development constructed, the affected taxing districts of the County would forgo

a total of \$598,000 in property taxes over 20 years. In year 21, the County's taxing districts would together collect about \$41,000.

Commissioner Chang stated his understanding that it can be hard to develop affordable housing without some subsidy. Noting that when approached with this type of request, the County is typically provided with financials which show that a project would not be viable without a property tax exemption, he asked if such a review has been conducted by an outside third party in this case.

Schmidbauer replied that the city undertook a significant review of this project over many months. He depicted this kind of property tax exemption as standard and said if a project cannot get one, the development often cannot move forward.

Commissioner Chang appreciated hearing that the City of La Pine conducted due diligence on this request and said he would like to see specific numbers for this project.

In response to Commissioner Chang, Dibble said the long-term affordability of these units would be ensured via a 55-year deed restriction. She added that rents will be set to be affordable to those earning 60% or lower of AMI.

CHANG: Move to approve the application from Danco Communities for a property tax exemption relating to the Huntington Apartments at 51771 Huntington Road in La Pine

DEBONE: Second

VOTE: CHANG: Yes

DEBONE: Acting Chair votes yes. Motion Carried 2 - 0

The Commissioners expressed appreciation for this development which will result in affordable housing.

9. Shepherd's House grant agreement for use of ARPA funds

Laura Skundrick, Management Analyst, reminded of the Board's decision last month to allocate \$225,000 in general funds for Shepherd's House to expand its program which houses women and children and said Shepherd's House has proposed to use these funds to support the purchase of a one-bedroom home for this program. Subsequent to the Board's decision to allocate funds for this purpose, County Legal has advised that the Board consider options to ensure the continued use of the property for the described use—this might be done via a deed restriction or by granting the County a reversionary interest in the property

if it were to cease being utilized for the stated purpose within a specified time period.

Jerry Kaping from Shepherd's House said the organization supports having a deed restriction placed on the property as described.

In response to Commissioner DeBone, Kaping said Shepherd's House is scheduled to close on the property this Friday.

Responding to Commissioner Chang, Kaping said the property is being purchased for \$275,000, of which \$225,000 is being provided by the County.

Nick Lelack, County Administrator, said Commissioner Adair has indicated she would support a ten-year deed restriction or other option to ensure this property is used for the stated purpose over that period of time.

Commissioners DeBone and Chang both stated their support for a ten-year deed restriction as discussed.

CHANG: Move to require a ten-year deed restriction be placed on property purchased by the Shepherd's House using \$225,000 in County-granted funds to ensure the property is used to house women and children for at least ten years

DEBONE: Second

VOTE: CHANG: Yes
DEBONE: Acting Chair votes yes. Motion Carried 2 - 0

Saying that Shepherd's House has been a community leader in offering housing to those who need shelter, Commissioner Chang asked that an update be provided on this project in one year.

OTHER ITEMS:

- Commissioner Chang reported on last week's Outdoor Recreation Summit in Sunriver.
- Commissioner Chang attended the City Club forum on the potential purchase by a local group of the Mount Bachelor ski facility.
- Commissioner Chang attended the Oregon Business Plan Summit on Monday.
- Commissioner DeBone announced he will travel to Salem this afternoon for legislative days tomorrow.
- Commissioner DeBone reported that La Pine High School's CTE program is seeking additional resources.

- Commissioner DeBone said Representative Cliff Bentz's office has suggested that the Board submit a letter of support for legislation which would authorize the transfer of 40 acres of land in the Deschutes National Forest southeast of La Pine to the County.

In response to Commissioner Chang, Commissioner DeBone said the land would be transferred free of charge to Deschutes County for the purpose of economic development. The intention would be for the County to sell the property on the open market. Commissioner DeBone added that this land is co-located with a different private property which has been mined for minerals for many years.

Commissioner Chang objected that this proposal would amount to the federal government giving away a resource at no cost, and preferred that the County purchase the land outright or exchange it for another property such as wetlands owned by the County within the floodplain of the Little Deschutes. He stated his interest in learning more about this proposal and why the Forest Service does not simply lease this land for mineral extraction.

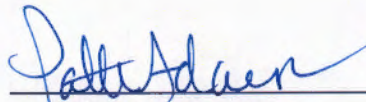
Commissioner DeBone alluded to the substantial history of this parcel and said the adjacent property owner has been told there is no path to access it while it is under federal ownership.

EXECUTIVE SESSION: None

ADJOURN:

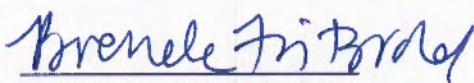
Being no further items to come before the Board, the meeting was adjourned at 9:55 am.

DATED this 15th day of January 2025 ~~2024~~ for the Deschutes County Board of Commissioners.

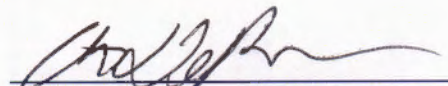


PATTI ADAIR, CHAIR

ATTEST:



RECORDING SECRETARY



ANTHONY DEBONE, VICE CHAIR



PHIL CHANG, COMMISSIONER