



BOARD OF COMMISSIONERS

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

FOR RECORDING STAMP ONLY

BOCC MEETING MINUTES

9:00 AM

WEDNESDAY December 3, 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 Adair relayed comments from contractors that building in Oregon is difficult and that some companies are choosing to move and build elsewhere to avoid burdensome, costly regulations.

Commissioner Chang reported on yesterday's Local Public Safety Coordinating Council meeting, saying that after a workgroup was assembled to assess juvenile detention center operations to identify alternative options for providing these services, the workgroup recommended that the County continue providing these services using reduced staffing. He explained that keeping this program local would allow juveniles to

continue to remain in connection with their families, known mental health service providers, and other community supports and resources.

Commissioner DeBone attended last night's meeting of the La Pine Parks & Recreation Board, reporting that the group appointed by the BOCC is working well together.

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

1. Authorization to purchase a Caterpillar 980 Loader from Peterson Caterpillar*
2. ~~Approval of an amendment to the contract with Oregon Beverage Services for alcohol management and sales at the Fair & Expo Center (removed for separate consideration—see below)~~
3. Approval of Document No. 2025-935, an Improvement Agreement for Phase E1 of the Caldera Springs Destination Resort
4. Consideration of Board Signature on letter thanking Greg Gettig for service on the Lazy River Special Road District Board
5. Approval of the BOCC meeting minutes of November 17, 2025

ADAIR: *Move Board approval of the Consent Agenda as presented after removing item 2. for separate consideration and acknowledging that the purchase price of the 980 Loader (item 1.) was reduced by \$7,125.21 to \$704,088.10

CHANG: Second

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

2. **Approval of an amendment to the contract with Oregon Beverage Services for alcohol management and sales at the Fair & Expo Center**

Erik Kropp, Interim Fair & Expo Director, confirmed that the recommendation of the Internal Auditor to clarify language in this contract with respect to roles and responsibilities of the County and the contractor has been addressed via a new Exhibit B. Adding that the County continues to look at whether it would be advantageous to bring alcohol sales in-house, he said the language used to extend this contract affords the County the option of terminating the contract before its end date if beverage sales were brought in-house.

Noting that many people are choosing not to drink alcohol, Commissioner Adair wanted to see more non-alcoholic options offered.

Jason Unruh, the owner of Oregon Beverage Services, explained that the County supplies its own concessions which include the provision of non-alcoholic drinks. He concurred that good customer service warrants selling non-alcoholic beverages to those who want them.

ADAIR: Move approval of Document No. 2025-944, an amendment to the contract with Oregon Beverage Services for alcohol management and sales at the Fair & Expo Center

CHANG: Second

VOTE: ADAIR: Yes

CHANG: Yes

DEBONE: Chair votes yes. Motion Carried 3 - 0

Commissioner Chang said while he is comfortable moving forward with extending this contract at this juncture, he supported evaluating, over the next year or two, how to best provide this service.

ACTION ITEMS:

6. Legislative Updates for 2026 Legislative Short Session

Jen Patterson, Strategic Initiatives Manager, introduced Doug Riggs from Northwest Policy Advocates who provided information on the upcoming 2026 Legislative short session.

Commissioner Adair reminded of the passage of HB 3135 earlier this year and encouraged property owners to coordinate with adjacent owners of property to amass a sufficient acreage for the receipt of State funding to remove junipers.

In response to Commissioner Chang, Riggs said the Transient Lodging Tax bill which did not pass in the 2025 session appears to have broad support and is likely to be proposed again in the short session. Adding that this proposal is touted to help local jurisdictions meet needs in their communities, Riggs said he will provide the draft bill as soon as it becomes available.

Commissioner Chang wished to closely track possible funding reductions for community corrections as well as efforts to advocate for continuing to fully fund these programs.

Saying that he has been selected to co-chair AOC's Public Safety Committee in 2026, Commissioner DeBone suggested communicating concerns regarding community corrections funding to the County's legislators at the upcoming Central Oregon legislative summit on December 15th in Redmond.

Commissioner Chang spoke against efforts to repeal HB 3191, saying that because this measure provides for critical transportation maintenance and operations funding, its repeal would compel the need for a different means for funding this necessary work.

Commissioner Adair said Oregon is already the fourth-highest tax-burdened state, and the tax and fee increases contained in HB 3191 would make it the second-highest. She was concerned about raising the cost of gas and said many Oregon residents lack the financial wherewithal to cover a personal emergency situation costing \$400.

Commissioner Chang noted that neither income taxes nor property taxes can be used for transportation needs, including projects and activities undertaken to facilitate safety.

7. Public Hearing and consideration of Order 2025-054 approving the annexation of certain property into the Redmond Fire & Rescue District

Dave Doyle, County Counsel, said the petition submitted by Paul S. Kelly to annex property into the Redmond Fire & Rescue District has met every necessary requirement for approval.

The public hearing was opened at 9:49 am. There being no one who wished to speak, the public hearing was closed at 9:50 am.

CHANG: Move approval of Board Order No. 2025-054 approving the Paul S. Kelly annexation into the Redmond Fire & Rescue District

ADAIR: Second

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

8. Public Hearing and consideration of Order 2025-053 approving annexations into the Redmond Fire & Rescue District

County Counsel Doyle explained that the proposed annexations involve seven petitioners who own property in one subdivision, and all of the petitions meet the necessary requirements for approval.

The public hearing was opened at 9:51 am. There being no one who wished to speak, the public hearing was closed at 9:52 am.

ADAIR: Move approval of Board Order No. 2025-053 approving the Rock and River Estates annexations into the Redmond Fire & Rescue District
CHANG: Second

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

9. Review of an applicant-initiated text amendment to the Sunriver Community Limited District Zone

Caroline House, Senior Planner, sought Board direction on a request for an applicant-initiated text amendment to the Sunriver Community Limited District Zone. Explaining that just two properties would be affected, House said the application seeks to resolve a problematic split zoning of property on which the Sunriver Boarding Stable is located with the aim of allowing an equestrian facility.

House said the Board has the option of either adopting the Hearings Officer's recommendation and approving the proposal, or initiating Board review and holding a public hearing on this request.

ADAIR: Move to adopt the Hearings Officer's recommendation and approve a proposed text amendment to Deschutes County Code Chapter 18.108, and direct staff to draft an ordinance effecting the amendment for the Board's consideration
CHANG: Second

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

10. Consideration of Order 2025-057: Consent to City of Bend Sequential Review UGB Process

Nicole Mardell, Principal Planner, said as discussed in September, the City of Bend is requesting consent from the County to support a sequential review process for components of its Urban Growth Boundary (UGB) amendments to advance its 20-year growth plan which would include a UGB expansion.

Damian Syrnyk, Senior Planner for the City of Bend, explained that using a sequential review UGB process would allow the City and the County to focus on certain work in an efficient manner.

In response to Commissioner DeBone, Syrnyk said the City's work plan anticipates a first phase of items will be completed at the end of 2027 with all needed work done by the end of 2029.

Responding again to Commissioner DeBone, Syrnyk agreed that the City of Redmond has had success in establishing its urban reserve, adding that he was unsure if Bend will want to also establish an urban reserve.

ADAIR: Move approval of Board Order No. 2025-057 consenting to the City of Bend Sequential Urban Growth Boundary Components Review Process

CHANG: Second

VOTE: **ADAIR:** Yes

CHANG: Yes

DEBONE: Chair votes yes. Motion Carried 3 - 0

Mardell said the City will submit the required joint application to DLCD.

11. Application for a Continuum of Care (CoC) grant from the Homeless Leadership Coalition

Connie Thomas, Homeless Outreach Services Team (HOST) supervisor, sought authorization to apply for a Continuum of Care (CoC) grant from the Homeless Leadership Coalition. If authorized by the Board, the County would seek a grant of \$250,000 which, if awarded, would support a current Behavioral Health Specialist II position for 12 months through December 31, 2027. Some of the funding would be used for other purposes including indirect costs and client stabilization work.

Commissioner DeBone noted that the future of the TSSA has yet to be decided as the County works to transition persons living in unsanctioned locations to the future managed camp in Redmond and possibly other sanctioned locations.

In response to Commissioner Adair, Thomas said the latest count of people living at the TSSA was just over 200. HOST is on-site offering services at least two days each week, and other service providers also conduct regular outreach.

CHANG: Move to authorize Behavioral Health to apply for a Continuum of Care grant from the Homeless Leadership Coalition

ADAIR: Second

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

12. FY 2027 Budget Development Discussion

Cam Sparks, Budget & Financial Planning Manager, reminded of strategies implemented when developing the FY 2026 Budget to achieve financial sustainability in the General Fund. She reviewed a current long-range forecast model, noting that due to the aforementioned strategies, the County is in a stronger position to absorb unanticipated costs or possible revenue losses in the future.

Sparks next described the proposed approach to FY 2027 budget development and reviewed a chart which outlined various General Fund limited growth scenarios, with annual results of three different options projected out to FY 2037.

Commissioner DeBone commented that previously, the County was expecting to limit budget growth for FY 2027 to 4%. Now, however, staff is recommending that the growth cap be raised to 5%.

Sparks listed three decision points which will be posed to the Board on December 17th for its direction: the limit for General Fund expenditure growth for the FY 2027 budget; whether to allow consideration of special requests for General Fund departments and departments which receive General Fund transfers; and whether to cap Internal Service Fund charges at 8%, with exceptions.

Commissioner Chang asked that if the Board imposes budget restrictions as it did last year, it not relax those for any department but rather adhere to them.

Encouraging fiscal prudence, Commissioner Adair supported directing a 4% growth cap in FY 2027 instead of 5%.

Saying that the budget is the means by which the Board makes policy choices, Commissioner DeBone stressed the importance of making certain investments.

In response to Commissioner Adair, Sparks said the Deschutes Services Building will be paid off in 2032.

A break was announced at 10:40 am. The meeting resumed at 10:48 am.

13. Recommendations from the District Mapping Advisory Committee to the BOCC

Jen Patterson, Strategic Initiatives Manager, provided an overview of the District Map Advisory Committee (DMAC) which was established by the BOCC to develop, based on guidelines provided by the BOCC, a draft district map for the election of County Commissioners following the voter-approved expansion of the BOCC from three to five positions. Patterson said the DMAC offered one evening community listening session and conducted its work over a total of ten meetings during which it considered a variety of data, including the 2020 Census population counts, registered voter counts, and precinct maps. The DMAC's final meeting on November 12th resulted in three recommendations to the Board, including that Map C be forwarded to a ballot for decision by the voters.

Neil Bryant, who served as facilitator of the DMAC's meetings, spoke to the difficult and challenging task assigned to the DMAC and stressed that it is not possible to develop a perfect draft district map. He explained the decision to base the proposed map on voter registration records, saying that the County's population has grown since the 2020 Census but only the voter registration records have current information in terms of where the County's electorate resides. He said the DMAC considered many factors, including Urban Growth Boundary (UGB) boundaries, and described issues of contention, including whether to split precincts in order to draw district boundaries.

Commissioner Chang expressed concern about the use of registered voter numbers instead of total population as a basis to draw district boundaries, noting that the district which is largest in terms of total population is small in the number of registered voters. He said this diminishes the representation of everyone who lives in that district, disenfranchises families with children, and fails to serve equity. He added that because the largest district is more than 10% larger than the smallest district, the requirement that the districts do not vary in size by more than 10% was not achieved.

DMAC member Carol Loesche said dividing the County into five districts as proposed via Map C would result in Republicans having the political advantage although they do not constitute the largest amount of voters. Saying that the vast majority of public commenters on this subject do not want the County divided into districts, she urged the BOCC to listen to its constituents on this matter.

DMAC member Matt Cyrus said the initiative to create districts has merit and makes sense. He distributed a handout which illustrated the complexity of drawing districts, said Map C conforms to the required criteria as determined by the BOCC, and detailed reasons for placing certain precincts into particular

districts. He supported basing district boundaries on the number of registered voters in each precinct to recognize and utilize the most current information available.

Noting that the Tetherow destination resort is outside of a UGB, Commissioner Chang asked why this was placed in an urban district. Cyrus responded that this decision was not an issue of contention during DMAC's deliberations.

Referencing the requirement that the boundaries not dissect communities of common interest, Commissioner Chang questioned placing Terrebonne in a district with Sisters, saying that Terrebonne is more aligned with Redmond than Sisters in terms of schools, health care and other factors, and Tumalo is on the other side of Redmond from Terrebonne.

Cyrus responded that this was done in part due to Redmond's sizable population and also to the fact that Terrebonne is unincorporated and surrounded by a rural area which closely resembles much of the district which contains Sisters.

DMAC member Melanie Kebler said after the voters of Deschutes County initiated the change of BOCC positions from partisan to non-partisan and the expansion of the Board from three positions to five, the Board issued a top-down divisive directive to create districts. She questioned why the County cannot have four districted positions and one at-large position and objected that creating districts will dilute voter choice because residents will only be able to vote for one Commissioner instead of all of them. She said it does not make sense to put part of Bend in the "South County" district and said overall, this proposal would not result in better governance.

Continuing, Kebler asked why a map is being proposed at a time when Census data is outdated and said voters will be confused with regard to next May's election for four BOCC seats if a district map proposal appears on the same ballot.

In response to Commissioner DeBone, Kebler said residents of incorporated areas such as Bend receive many services from the County. She added that no one has explained the benefits of creating districts and in fact she believed that doing so would serve only to disconnect and harm residents.

DMAC member Ned Dempsey said DMAC focused on following the guidelines given it by the BOCC. He supported using voter registration data instead of population data because the voter data is current whereas the available population data is out-of-date and therefore not accurate. He stressed that DMAC did not review or consider any political data because the BOCC positions

are now non-partisan and in the interest of avoiding accusations of gerrymandering. Saying that some DMAC members who opposed every draft map presented did not propose any map they would themselves support, he stated his own support for Map C.

Commissioner Chang asked how it can be known that Map C would not convey disproportionate partisan advantage without looking at whether or not it does.

Saying that the DMAC considered eleven different maps before recommending Map C to the Board, Commissioner Adair reminded that Commissioner Chang had previously said that assigning districts would make sense.

Commissioner Chang confirmed that he does support the idea of districting and the principle that every person in the County be represented by a Commissioner; however, he also believed that districting done wrong is worse than no districting at all.

DMAC member Phil Henderson said the fact that the Commissioner positions are not partisan refutes accusations of gerrymandering. Adding that the County has many independent, Libertarian, and unaffiliated voters, he spoke to the need to preserve communities of common interest, explained his wish to ensure that the one-third of residents who live in unincorporated areas are represented, and said that having all positions be elected at-large would deprive many people of having a voice.

Continuing, Henderson shared details of various precincts and stressed that all of the maps which were eliminated from consideration were discarded by consensus, with the result that the DMAC's choices came down to two maps. He concluded that residents would be better represented if districts are enacted.

Commissioner Chang corrected that only one-quarter of the County's population lives outside of incorporated cities.

Commissioner Adair said Deschutes County has many non-partisan voters and needs districts. She spoke to wanting to ensure fairness and that everyone is represented and said she understood why the preferred map has Sisters sharing a district with Terrebonne.

Saying that the County provides many services to all of its citizens, Commissioner DeBone asked if the BOCC is interested in holding a public hearing on the proposed map.

In response to discussion, Commissioner Adair referred to misconceptions that the BOCC is deciding this matter when in fact the draft map will be put before voters for them to approve or reject. She stated her support for holding a public hearing on the draft map to serve transparency and combat misinformation.

Following further discussion, the Board was in consensus to schedule a public hearing on the draft map.

Commissioner Chang supported putting other decisions before the voters as well.

CHANG: Move that the Board direct the development of a ballot measure using the Missoula County, Montana election model for consideration of advancing to the voters in 2026

There was no second to the motion.

CHANG: Move that the Board direct staff to draft language for a ballot measure in 2026 to make Commissioner positions part-time

There was no second to the motion.

CHANG: Move that the Board put a ballot measure to the voters in 2026 capping the pay of Commissioners

There was no second to the motion.

Commissioner DeBone noted that the Elected Officials Compensation Board annually reviews the compensation provided to Commissioners and makes recommendations to the Budget Committee.

CHANG: Move that the Board direct staff to draft language for a ballot measure to the voters in 2026 to establish term limits for Commissioners

There was no second to the motion.

OTHER ITEMS: None

EXECUTIVE SESSION: None

ADJOURN:

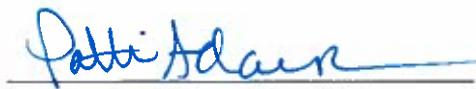
Being no further items to come before the Board, the meeting was adjourned at 1:13 pm.

DATED this 7th day of January 2024 for the Deschutes County Board of Commissioners.


ANTHONY DEBONE, CHAIR

ATTEST:


RECORDING SECRETARY


PATTI ADAIR, VICE CHAIR


PHIL CHANG, COMMISSIONER