



## BOARD OF COMMISSIONERS

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

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# BOCC MEETING MINUTES

1:00 PM

**MONDAY November 10, 2025**

Allen Room  
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 (via Zoom).

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

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

### **CITIZEN INPUT:**

- Justin Gottlieb noted that next year is the 250th anniversary of the nation's founding; spoke to the traditional ideals of life, liberty, and the pursuit of happiness; and said current-day societal focus on wealth, technology and charity is not working. He encouraged a conversation about cultural frames of reference and governance structures at the county, state, and national levels.

**COMMISSIONER ANNOUNCEMENTS:** None

### **AGENDA ITEMS:**

#### **1. Update on Cleveland Commons from Housing Works**

Lynne McConnell, executive director of Housing Works, presented an update on Cleveland Commons, a permanent supportive housing facility which opened in

Bend this past January. McConnell provided information on the services offered to residents, including haircuts, veterinary care for pets, and hospice. She acknowledged that the facility has experienced some staffing challenges and shared that one incident proceeded to an investigation, which was completed and is now considered resolved.

McConnell said residents of Cleveland Commons are chronically homeless and either disabled or have significant physical and/or mental health challenges. She distributed copies of a recent newsletter which contained information on upcoming and past events hosted by the facility and expressed appreciation for the many service partners who provide needed assistance to residents.

In response to McConnell's comments on the need for approximately 700 permanent supportive housing units in Central Oregon, Commissioner Chang noted that Mountain View Community Development is planning a permanent supportive housing facility for East Redmond. McConnell said she knew of no other such facilities being planned at this time.

Responding to Commissioner Adair, McConnell confirmed that Cascade Management assumed management of the facility on March 1<sup>st</sup>. McConnell said while Cleveland Commons is a low-barrier facility, residents are required to abide by a set of rules and further must pay up to 30% of their income as rent. McConnell added that it can be hard for substance users/abusers to achieve sobriety without stable housing.

Commissioner Adair asked if tenants can use drugs in their own apartment. McConnell explained that landlord/tenant laws curtail monitoring this kind of activity in private spaces.

Discussion ensued of an article recently published in The Source regarding Cleveland Commons.

In response to questions, McConnell said it's generally expected that stabilization of a previously unhoused tenant can take nine months. She added that some residents are particularly challenged by living in a group situation.

Commissioner DeBone asked about the source of needed funding for the facility's operations. Saying that most of this is received from the State, McDonnell added that because the construction of the facility was completed under budget, some of the funding received for development is instead now being used for operations.

Commissioner Chang expressed his appreciation that Housing Works has provided more than 1,000 affordable housing units in the County, and further thanked Shepherd's House for helping a large number of people to move towards/achieve sobriety.

## **2. Update from Terrebonne Sanitary District**

Guy Vernon introduced the update from the Terrebonne Sanitary District, saying this community-driven effort began in 2019 and explaining the goal of developing a regional wastewater solution to benefit public health, housing, and economic development.

Parker Vernon next outlined progress made to date, saying that approximately 90 percent of the system design work has been completed by Parametrix. In addition, coordination with ODOT on a nearby road project resulted in the installation of about 25% of the needed pipeline, and an intergovernmental agreement with the City of Redmond to accept and treat discharge has eliminated the need for a separate treatment plant.

The District reported increased numbers of property annexations, with more than 100 additional properties (about 200–250 equivalent dwelling units/EDUs) annexed beyond Phase 1 of the project; another 300–400 EDUs are anticipated to join during the next annexation phase in the spring. Expected benefits of the project include addressing Terrebonne's high septic failure rates, protecting groundwater, facilitating school capacity expansion, and unlocking several hundred developable lots consistent with State housing initiatives.

With respect to project financing, Linda Swearingen said the District was approved for a \$100,000 Clean Water State Revolving Fund planning loan that will convert to a grant, and applications are pending for additional funding from Business Oregon's Housing and Infrastructure program and a separate Clean Water State Revolving Fund loan. Swearingen explained that funds previously allocated by the County are being used to match other revenue sources.

Guy Vernon concluded that once the project is fully designed, its construction cost can be determined.

## **3. Scope of Work Proposals: Senate Bill 83, Wildfire Building Codes, and Defensible Space Standards Update from Terrebonne Sanitary District**

Senior Planner Kyle Collin reviewed action taken by the Oregon Legislature earlier this year to repeal the State's Wildfire Hazard Map and associated codes. In presenting local action options for the Board's consideration, Collins proposed separating the potential adoption of R327 building hardening standards for new

residential construction from future consideration of defensible space standards, advising that the latter be taken up when model language is available from the Oregon State Fire Marshal.

Collins said if Deschutes County decides to adopt R327 provisions as contained in the State's Building Code, it must adopt those regulations in full. He noted that none of the standards apply to commercial development, and certain exceptions (for example, in the case of rebuilding after a fire) can be made.

Commissioner Chang said while it is appropriate to require building hardening for new construction, implementing defensible space requirements would affect many more properties and therefore have broader impact on community resiliency.

Saying that it seems appropriate in Deschutes County to have fire hardening standards for new construction, Commissioner DeBone supported referring the question of whether to adopt the State's R327 standards to the Planning Commission to facilitate outreach and awareness. Commissioner Adair stated her support for this option as well.

Discussion ensued regarding costs to homeowners and the applicability of existing standards to construction components such as glazing. Acknowledging that many builders are already choosing fire-resistant materials for some components such as roofing, Collins estimated that full fire hardening could increase the construction cost of a single family home by two to three percent,

The Board directed staff to refer the question of whether to adopt the State's R327 building hardening standards to the Planning Commission for public input and development of a recommendation to the Board.

#### **OTHER ITEMS:**

- Commissioner Chang relayed discussions on the possible establishment of a multi-county coalition to advocate for significant capital construction investments from the State to address safety concerns along Highway 97.
- Commissioner DeBone traveled to Salem last Wednesday for several meetings, including one at the Oregon Department of Emergency Management regarding coverage enhancements for the First Responder Network (FirstNet) Authority, a nationwide public safety broadband network.
- Commissioner DeBone attended last Thursday's COIC meeting.
- Commissioner Adair reported on interviews held last Wednesday for the Fair & Expo Director position.

- Commissioner Adair attended the "Bite of Reality" event hosted by Mid Oregon Credit Union to help youth and young adults gain financial literacy by considering a variety of simulated real-world financial choices and weighing their options in a fun, no-risk environment.

**EXECUTIVE SESSION:**

At 2:26 pm, the Board entered Executive Session under ORS 192.660 (2) (e) Real Property Negotiations.

The Board exited Executive Session at 2:34 pm and directed staff to proceed as discussed.

**ADJOURN:**

Being no further items to come before the Board, the meeting was adjourned at 2:35 pm.

DATED this 26<sup>th</sup> day of November, 2025 for the Deschutes County Board of Commissioners.

**ATTEST:**



**RECORDING SECRETARY**



**ANTHONY DEBONE, CHAIR**



**PATTI ADAIR, VICE CHAIR**



**PHIL CHANG, COMMISSIONER**