

Meeting Minutes

Bend City Council Business Meeting

September 17, 2025

City Council Chambers, Bend City Hall
710 NW Wall, Bend, Oregon

Bend City Council Business Meeting

1. **Called to order at 6:01 p.m. by Roll Call:** Mayor Melanie Kebler, Mayor Pro Tem Megan Perkins, Councilor Gina Franzosa, Councilor Ariel Méndez (online), Councilor Megan Norris, Councilor Mike Riley, and Councilor Steve Platt.
2. **Good of the Order**
 - A. **Proclamation: Week Without Driving (Councilor Platt)**

Councilor Norris moved to accept the proclamation. Councilor Riley seconded the motion.

The Voice Vote passed 7-0

Yes: Kebler, Perkins, Franzosa, Méndez, Norris, Riley, Platt

No: None

Accepted by:

- Michelle Rhodes, Bend LaPine School District
 - Remarks: Commended the City and Council for supporting the week without driving through this proclamation. Of 17,000 students in the district, 4,000 are not eligible for school bus transportation and many are driven to school. Rhodes encouraged more students to walk or roll to school and announced that October 8, 2025, is International Walk or Roll to School Day
- Hal DeShow, Central Oregon Community College
 - Remarks: Thanked Council and noted that many do not have the privilege of being able to drive themselves to the places they need to go. During this week, the leadership at Central Oregon Community College will be walking, biking, carpooling, and busing.
- Jim Elliot, Bend Bikes
 - Remarks: Thanked Council for focusing on the transportation needs of over 30% of Bend residents who are involuntary non-drivers. Elliot spoke of the importance of making streets safer to provide children the opportunity to walk or ride safely to school.



B. Proclamation: Public Lands Day - Mayor Kebler

Councilor Perkins moved to accept the proclamation. Councilor Platt seconded the motion.

The Voice Vote passed 7-0

Yes: Kebler, Perkins, Franzosa, Méndez, Norris, Riley, Platt

No: None

Accepted by:

- Javier Borja, Vámanos Outside
 - Remarks: Vámanos Outside (VO) strives to create inclusive outdoor culture and recreation opportunities for the Latino community and other communities of color. VO's mission connects underserved and marginalized communities to the outdoors.
- Lace Thornberg, Central Oregon LandWatch
 - Remarks: Thanked Council for this proclamation, which helps to advocate for public lands and improve stewardship, and stated that public lands are central to the Central Oregon experience.
- Sami Godlove, Oregon Wild
 - Remarks: Acknowledged that public lands are important to the community and are the reason why so many people live in and visit Bend. Godlove noted that our public lands are now under attack and that it is vital to have local leadership and awareness to protect these resources.

Mayor Kebler made a statement recognizing Hispanic Heritage Month, which is a month-long celebration of Hispanic and Latino history and culture. Mayor Kebler noted that Hispanic Heritage Month is celebrated each year from September 15 to October 15 and provides time to properly recognize the significant contributions of Hispanic/Latino Americans in the United States.

Mayor Kebler spoke about the history of the Bracero program in Central Oregon and invited the community to attend upcoming events that will showcase and honor Hispanic heritage. Mayor Kebler provided details on several upcoming events.

C. Council Action and Reports

i. Committee Updates

a. Stewardship Subcommittee

b. Community Building Subcommittee

City Manager Eric King stated that the City is phasing out the subcommittees and that the Stewardship Subcommittee will not be convening again.

King stated that the Community Building Subcommittee will hold one final meeting to review septic to sewer applications. In the future, the City will create an ad hoc committee to review septic to sewer applications annually.

c. Public Contracts Subcommittee Meeting – September 30

- Review Subcommittee focus areas
- Procurement 101
- Alternative Construction Project Delivery 101
- Supplier Diversity Program Check-In
- Subcommittee meeting topics/schedule roadmap

ii. Letters (Mayor Kebler)

- a. Transportation Funding Letter**
- b. EPA Endangerment Finding Letter**

Mayor Kebler summarized letters that had been sent out.

iii. Appointments - none

iv. Councilor Reports

- Councilor Franzosa
 - Attended a watershed hike led by the Water Department with attorneys representing the Confederated Tribes of the Warm Springs; discussed the importance of watershed/water resources
 - Met with Central Oregon LandWatch and Yes In My Back Yard (YIMBY); discussed spurring neighborhood commercial businesses
 - Attended the Central Oregon Area Committee on Transportation (COACT) meeting; Oregon Department of Transportation (ODOT) submitted statistics showing an increase of 44% in fatalities/serious injuries on roadways compared to five years ago. Councilor Franzosa encouraged the community to respond to ODOT's requests for public input about roadway safety.
 - Met with staff, Councilor/Bend Urban Renewal Agency (BURA) Chair Mike Riley and Mayor Kebler to discuss fiscal oversight for projects receiving public support, such as the site-specific Tax Increment Financing (TIF)
 - Attended Welcoming Week event Culture Jam and will be attending Your Invisible Neighbor film screening.
- Councilor Méndez
 - Attended Welcoming Week events Culture Jam and the bilingual family friendly asana yoga session
 - Attended a tour of Jeld-Wen with Mayor Kebler and Councilor Platt organized by Economic Development for Central Oregon (EDCO)
- Councilor Riley
 - Attended a candlelight vigil for those affected by suicide during Suicide Prevention Month sponsored by Oregon Suicide Prevention Alliance
 - Attended Welcoming Week events Culture Jam, Brothers Ivan concert at Café des Chutes by Art Sprouts honoring Ukrainian culture and Tertulitas de Pelicular organized by Benditas
 - Toured Newberry Crater Geothermal Project by Mazama Energy with Mayor Kebler and others; Learned about progress made on power generation and potential renewable energy work

- Mayor Pro Tem Perkins
 - Attended meetings focused on homelessness with Juniper Ridge and National Vehicle Residency Collective representatives
 - Met with Holly Jewkes of the Deschutes National Forest to discuss China Hat and how to collaborate for the benefit of the homeless population
 - Attended a Bend Business Roundtable hosted by EDCO on local business issues including the economic development strategy and potential electrification fee
 - Attended the Bend Economic Development Advisory Board (BEDAB) meeting; discussed electrification and members wanted to be involved in Council's decision making process, heard from LandWatch, and received an update from Invest Bend.
 - Attended a reception for Central Oregon Community College's (COCC) new president
 - Announced that the Central Oregon Disability Support Network lost large portions of federal funding. This organization started in Bend in 2004 and currently serves eight rural counties and supports 4,000 families. It is the only federally funded patient resource center in this region and loss of funding will directly harm families and children with disabilities in our community and widen the gap in access to resources. Mayor Pro Tem Perkins encouraged community members to write to federal legislators and express support for Central Oregon Disability Support Network.
- Councilor Norris
 - Attended the Environment and Climate Committee (ECC) meeting; received an update from land use planning staff on our climate-friendly equitable communities and discussed the grant program, which provides funds to organizations making a positive impact on the environment
 - Looking forward to attending Welcoming Week events
- Councilor Platt
 - Met with young and pre-voters to discuss electrification; they were very supportive
 - Visited modular apartments in Bend. Councilor Platt identified modular apartments as a potential tool to use to meet the City's housing needs
 - Attended EDCO's Jeld-Wen tour
 - Met with City Transportation & Mobility Director David Abbas to learn about the differences between chip sealing and complete road resurfacing and learned that chip seals are one sixth the cost per mile
 - Attended Welcoming Week events
 - Attended the Affordable Housing Homeownership Fair at Larkspur Center
- Mayor Kebler
 - Attended the Deschutes County Mapping Advisory Committee meeting and is advocating for a fair and transparent process
 - Attended the Deschutes County Rural Fire Board meeting with City Manager Eric King; discussed area growth and future funding plans
 - Attended the Central Oregon Cities Organization (COCO) meeting; will hold a water roundtable in October with basin partners regarding the mitigation program
 - Announced that the Oregon Transportation Package vote was delayed
 - Forwarded an announcement from the Governor regarding COVID vaccines

3. Visitor's Section

- Mandy Bryant, a former China Hat camper, urged Council not to close Juniper Ridge without alternative housing options and urged Council to treat people with dignity and respect.
- Eric Garrity, Prineville resident and service provider to the unhoused of Central Oregon, urged Council not to close Juniper Ridge.
- Chuck Hemingway, a homeless advocate, spoke against the proposed closure of the Temporary Safe Stay Area (TSSA) without alternative housing options.
- Peter Geiser spoke about a petition sent to Council related to an amendment of Bend Development Code Section 3.6.500.C.1, short-term rentals in areas zoned as commercial neighborhood (CN). On behalf of 118 neighbors, Geiser stated the commercial CN zone in question does not merit a special exemption for short-term rentals (STR) and runs counter to Council's stated goal of promoting long-term housing opportunities. Geiser requested Council remedy the existing code error.
- Michael McLandress spoke about the changing code and zoning for the CN Zone. McLandress expressed concern over issues associated with a high density of STRs, and on behalf of his neighbors, requested Council complete the code amendment and not allow additional clusters of STRs.
- Sara Odendahl, on behalf of Bend Chamber, spoke in support of the use of Auxiliary Dwelling Units (ADUs) to address housing needs and announced that the Chamber, with support from the City of Bend's Housing Department and Simplicity by Hayden Homes, is launching a pre-approved ADU design library.

4. Consider a Motion to approve the Consent Agenda

A. Approval of Meeting Minutes

i. May 21, 2025, Council Meeting Minutes

ii. August 20, 2025, Council Meeting Minutes

B. Monthly Financial Report – July 2025

C. Adopt sole source findings and authorize an agreement with Agri-Cycle, Inc. for septage oversight and hauling services for the Septic Receiving Station in an amount not to exceed \$667,080

Mayor Pro Tem Perkins moved to approve the consent agenda. Councilor Riley seconded the motion.

The Voice Vote passed 7-0

Yes: Kebler, Perkins, Franzosa, Méndez, Norris, Riley, Platt

No: None

5. First reading of an ordinance amending Bend Municipal Code Title 16 to update the City's requirements for post-construction site runoff control in compliance with the City's municipal separate stormwater sewer systems permit

Councilor Norris declared a potential conflict of interest as an employee of Hayden Homes. Because this was a potential conflict, Councilor Norris was permitted to take part in the deliberation and vote and did so.

Presentation by Environmental Resources Manager Lori Faha and Program Manager Elisabeth O'Keefe.

Faha introduced the proposed amendment to Title 16 of Bend Municipal Code which specifically addresses stormwater management, water quality protection of river and groundwater and regulatory requirements. The City's stormwater program is designed to protect water quality, and the proposed amendments will help improve the quality of post-construction site run-off.

O'Keefe noted that some of the goals of the updates to Title 16 are to fit into the existing permitting framework of the City, to minimize time and cost for both the City and the development community, and to meet regulatory requirements from the Department of Environmental Quality (DEQ).

O'Keefe identified the most commonly used types of structural stormwater controls:

- Drywells – for use in right-of-way or large commercial projects
- Vegetated or rocked surface swales – for residential use

O'Keefe stated that in Bend, developments are required to manage private stormwater on-site, and typically this occurs on each individual lot in the subdivision.

O'Keefe summarized the DEQ permit requirements

- The permit requires the City to apply minimum stormwater management requirements to all projects that create or replace 5,000 square feet of impervious surface in total
- Ensure long-term operation and maintenance of privately owned structural controls
- Requires development plan review

O'Keefe stated that this amendment removes some existing exemptions in order to meet DEQ requirements.

O'Keefe summarized the changes to Title 16:

- Update impervious surface square foot trigger to include replaced impervious surfaces
- remove some exemptions for residential and remodeling
- clarify requirements for stormwater maintenance agreements on each lot in subdivisions and partitions
- clarify stormwater volume retention requirements on lots

O'Keefe noted that the City will offer drainage templates with simplified stormwater sizing tools to minimize cost to developers. The City will also implement a more simplified maintenance agreement for residential lots.

O'Keefe described community engagement and rollout, which included a presentation to the Central Oregon Builders Association (COBA) and planned follow-up, developing a website with resources, and providing additional information at the subdivision pre-application stage.

Faha stated that the City is currently working on a stormwater masterplan update. A draft plan is available for public review on the City's website, and the plan will be coming to Council for adoption later this year. Faha noted that the topic of drainage and density will also be coming to Council in the future.

Council Questions & Discussion

Councilor Platt asked if any feedback on the cost to comply was received during the COBA presentation.

Faha responded that individual lots are already required to manage stormwater onsite and Faha did not anticipate added cost. Faha noted that some concerns were expressed about whether these amendments would make the process longer or more difficult, but Faha believed the templates and simplified sizing would mitigate this.

Councilor Franzosa suggested outreach beyond COBA, including small scale builders.

Councilor Riley asked for clarification on the 5,000 square foot trigger, and if it applied not just on a given lot but in a neighborhood as a whole.

Faha noted that the templates will target lot-by-lot management, but the future discussions around drainage and density will aim to give opportunities for subdivisions to manage at a subdivision level.

Councilor Méndez asked if staff anticipates developers taking steps to avoid triggering the 5,000 square foot trigger.

Faha did not anticipate this occurring.

Councilor Franzosa moved for the first reading of the ordinance amending Bend Municipal Code Title 16 to update the City's requirements for post-construction site runoff control in compliance with the City's municipal separate stormwater sewer systems permit. Councilor Platt seconded the motion.

The Voice Vote passed 7-0

Yes: Kebler, Perkins, Franzosa, Méndez, Norris, Riley, Platt

No: None

6. Informational update on land management and housing-focused case management at the Temporary Safe Stay Area ("TSSA") in Juniper Ridge

Presentation by Real Estate, Facilities and Housing Director Matt Stuart and Senior Program Manager Amy Fraley, joined by the Executive Director of REACH, Stacey Witte.

Stuart noted that the purpose of the presentation was to provide an update on the Temporary Safe Stay Area (TSSA) in Juniper Ridge in preparation for the joint meeting with the Deschutes County Board of Commissioners on September 29, 2025. Stuart showed a map of the area and recapped what had been done to date in partnership with the County.

Stuart reminded Council of the stated intent of the adopted resolution establishing the TSSA:

- Mitigate and improve the health and safety risks associated with unmanaged camping, and provide improved sanitation services and case management to facilitate people camping at Juniper Ridge moving into safer shelter or housing.
- Reduce the area by 50% by 2026 and have full closure by December 31, 2026.

Stuart listed continued efforts by the City and County, including five hygiene stations, four hours per day of security patrols, infrastructure protection, fuels/fire mitigation, improved housing-focused case management and established rules and enforcement.

Fraley shared details about the level of engagement from providers and grantees and noted that engagement is much higher than anticipated. Fraley shared that service providers have engaged 194 clients, which represents 91% of current campers.

Witte emphasized that stability is critical and allows service providers and families to have continuous and meaningful contact. Witte noted that as trust is built between providers and residents, the residents are more engaged with connecting to providers.

Fraley shared data from the case management dashboard and highlighted 26 exits from the site into permanent or temporary housing between February 2025-July 2025.

Fraley provided details on grantee expenditures to date and stated that providers are on track to spend down their funds in the time period required by the American Rescue Plan Act (ARPA).

Mayor Pro Tem Perkins asked for details on weekly case management.

Witte described how REACH interacts with clients, which includes encouraging residents to identify one or two priorities that are essential, such as obtaining birth certificates or getting a vehicle legal with tags, registration or driver's license, and case managers will help residents obtain these and discuss potential next steps. Witte noted that case management is very individualized.

Fraley discussed the TSSA rules and enforcement practices. Fraley shared a list of offenses that would lead to either a notice to remedy or removal from the site.

Witte stated that once a notice to remedy is issued, service providers are notified and assist residents with compliance.

Councilor Platt asked for details on enforcement over fire and open flame.

Stuart clarified that cooking over open flame is deemed unsafe and is not permitted, but campers can use gas stoves, which must be three feet away from anything that is flammable. Stuart acknowledged that there may be more violations with the coming colder weather.

Witte added that fire safety measures are in place, including raising awareness, only using new heaters and stoves, and using carbon monoxide monitors.

Stuart summarized enforcement to date and stated that rules are posted visibly, only 10 notices to remedy have been issued since August 2025, and three removals have occurred in September 2025.

Stuart noted that population is the largest challenge as the area has twice the intended population. Other challenges include insufficient staff to enforce rules, land management costs for trash removal,

hygiene stations, security and enforcement, and limited housing and shelter options available for transitions.

Stuart discussed next steps. If Council and County maintain the closure direction stated in the resolution, next steps would include increasing compliance and enforcement efforts and coordinating a closure plan for the area with the county. Stuart noted that with limited staffing resources, a phased approach is most feasible.

Stuart outlined a potential phased closure:

- Aim for full closure in October/November 2026
- Phased closure with noticing beginning in March 2026
- Close a section every 60-90 days between May and October/November
- Start with area at the north end adjacent to Central Oregon Irrigation District (COID) infrastructure.

Stuart requested an additional Limited Term Employee (LTE), requested an increased budget for land management by up to \$500,000, and requested continued support for safer shelter and housing options within the City.

Witte added that a solution is needed so that campers do not move to another spot once the TSSA is closed.

Council Discussion

Mayor Kebler asked Council to come to agreement on how the City would like to advocate at the joint City/County meeting on September 29, 2025.

Mayor Pro Tem Perkins was supportive of the staff requests and was supportive of considering extending the closure timeline. Mayor Pro Tem Perkins highlighted the many positive outcomes of the TSSA and felt that it was working to support the homeless population and needed more time to be successful. Mayor Pro Tem Perkins felt that closing the TSSA without places for campers to go would lead to negative consequences, such as increased risk of fire (if campers move to an unregulated area), loss of contact with service providers, and less opportunity to transition into housing.

Councilor Riley agreed with Mayor Pro Tem Perkins and felt that the TSSA was working well to support the homeless population. Councilor Riley expressed concern that if the timeline wasn't extended, closure would push same set of problems somewhere else. Councilor Riley recognized the importance of the stability that the TSSA provides and acknowledged that funding would need to be discussed if the timeline is extended. Councilor Riley recognized limited Federal and State support and felt that houseless solutions need to be handled at the local level.

Councilor Méndez reminded Council that the original intent was for a temporary area, and suggested other models that could have positive outcomes, such as residents contributing to the funding through subsidized rent.

Mayor Kebler and Stuart responded that statute only allows for temporary vehicle camping and any kind of increased management would jeopardize the TSSA's standing under that statute.

Stuart noted that the City has contemplated shrinking the area as management would be more feasible for a smaller population of about 100-120 people on 60-70 acres, and stated that costs to manage would be approximately \$500,000 to \$1,000,000 a year.

Councilor Franzosa requested more information on the housing needs of campers, what size of a managed camp would be feasible and how much funding would be needed. Councilor Franzosa was not supportive of the Juniper Ridge location due to its distance from services and unsafe location on a busy highway.

Witte responded that housing needs among the Juniper Ridge population are very mixed. Some folks are experiencing chronic health conditions and need private shelter rather than congregate housing. Witte noted that both high barrier and low barrier options are needed.

Fraley agreed to include more anecdotal information regarding housing needs at the next Council discussion.

King acknowledged challenges of long-term sustainable funding with limited Federal and State funding.

Mayor Kebler noted that collaboration is needed for successful outcomes, as the City of Bend does not have the resources to address this issue alone. Mayor Kebler agreed that Juniper Ridge was not a safe location for a long-term managed camp and was supportive of a phased closure, beginning with the area accessible only over the canal, and extending the closure deadline for a portion of the TSSA.

Stuart clarified that a phased closure was the most feasible for staff as opposed to a full closure.

Mayor Kebler summarized general consensus around the following:

- the need to close the area east of the canal
- discussing extending the closure deadline with the County to allow more time for residents to transition into housing

Councilor Franzosa was not supportive of extending the closure deadline due to safety concerns over the location.

Councilor Riley was supportive of extending the closure deadline to allow time to find other locations or housing options for displaced residents.

Councilor Platt was supportive of a deadline extension.

Council requested staff provide more data on housing needs and resident participation in Housing Equity Assessment Tool (HEAT) at the joint meeting with Deschutes County.

No motion was made.

Council recessed at 8:14 p.m. and reconvened at 8:22 p.m.

7. Authorize a contract with American Traffic Solutions, Inc. dba Verra Mobility for an automated traffic enforcement system

Presentation by Chief of Police Mike Krantz.

Krantz reminded the Council of their direction in January 2024 to implement automated traffic enforcement as part of 2023-25 Goals. Krantz noted that automated enforcement is a proven tool to promote community safety. Krantz explained that the vendor, Verra Mobility, will operate and maintain the system for City. There will be up to 10 camera systems and violation fees will offset costs, with a goal of a net zero cost to the City. Krantz stated that additional staffing needs included a traffic sergeant, which Council approved in 2024, and two agents, which were approved in the 2025-2027 Budget, to be filled as the project scales up. The Municipal Court anticipated needing one additional full-time staff and additional judge and bailiff time to accommodate increases in court dates, which also will be filled as the project scales up.

Krantz stated that the use of automated enforcement aims to reduce red light running, speeding, and crashes by changing behavior. Enforcement cameras deter violations and increase compliance near monitored intersections and beyond, which will help build a safer community.

Krantz summarized the roll-out plan:

- September 2025: Contract execution and camera site selection
- October 2025: Site engineering and permitting
- November 2025: Equipment installation and testing
- December 2025: Training and outreach
- January 2026: 30-90 day warning period
- Spring 2026: Full enforcement and citation issuance

Krantz shared the proposed intersection locations for traffic cameras, noting they are not final and that initial selections were based on numbers of violations and crash data. Krantz noted that the initial cameras will only be placed on City right-of-way and not on Oregon Department of Transportation (ODOT) property as that process takes more time, but will be considered in the future. Approved locations are:

- SE Reed Market Rd and SE 3rd St (west bound)
- NE 27th St and NE Neff Rd (south and west bound)
- SE Powers Rd and S Hwy 97 (north bound)

Lieutenant Juli-Ann McConkey clarified that locations were chosen based on anecdotal feedback from the traffic safety team, based on where they respond to crashes, speeding and red light running.

Mayor Pro Tem Perkins moved to authorize a three-year agreement with American Traffic Solutions, Inc. dba Verra Mobility, in substantially the form presented to Council, for an automated traffic enforcement system in an amount not-to-exceed \$2,340,000, and to authorize the City Manager to renew the agreement in accordance with the terms of the agreement for up to two additional years in an amount not to exceed \$780,000 per year. Councilor Riley seconded the motion.

The Voice Vote passed 7-0

Yes: Kebler, Perkins, Franzosa, Méndez, Norris, Riley, Platt

No: None

8. Approve the Human Rights and Equity Commission (HREC) Workplan

King recognized Andrés Portela, who resigned from his position at the City, and acknowledged his many accomplishments during his two years at the City.

Presentation by Equity and Inclusion Director Andrés Portela (no slides).

Portela summarized the changes made to the HREC Workplan:

- Shifted from four focus areas to two: Policy and Community
- Shifted how the document read to align with Council goals
- Added timelines to align with presentations to Council
- Added Assumptions, Impact, and Measure (AIM) Equity Tool to appendix.

Mayor Pro Tem Perkins moved to approve the HREC Workplan in substantially the form presented to Council. Councilor Platt seconded the motion.

The Voice Vote passed 7-0

Yes: Kebler, Perkins, Franzosa, Méndez, Norris, Riley, Platt

No: None

Portela spoke about his last two years with the City, thanked Council for ensuring the Human Rights and Equity Commission had a meaningful seat at the table, thanked Council for attending Equity events and trainings, and challenged everyone to think about continuing disparities of the BIPOC community in Bend.

Councilors recognized Portela and his accomplishments.

9. Receive City Manager's Report

- The City has been in contact with attorneys representing the Confederated Tribes of the Warm Springs to resolidify relationships following Tribal Council elections last May. King clarified that the City's priorities of roundabout art, commitment to an annual joint meeting, and focus on water will continue.
- Butler Market Rd construction and detour begins on September 22, 2025
- Encouraged community to attend Welcoming Week events

10. Adjourned at 8:52 p.m.

Respectfully Submitted,

Ashley Bontje, City Recorder/TS



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