

**MEMBERS PRESENT:**

Michael Preedin      Mayor  
Andrea Blum          Council President  
Jennifer Letz        Councilor  
Susan Cobb          Councilor

**ABSENT:**

Gary Ross            Councilor

**STAFF PRESENT:**

Joe O'Neill          Interim City Manager  
Paul Bertagna        PW Director  
Scott Woodford      CDD Director  
Kerry Prosser        City Recorder  
Matt Martin          Principal Planner

**GUESTS:**

Eric Strobel          EDCO

**1. CALL TO ORDER/PLEDGE OF ALLEGIANCE**

The meeting was called to order by Mayor Preedin at 6:35 pm.

**2. ROLL CALL**

A roll call was taken, and a quorum was established.

**3. APPROVAL OF AGENDA**

*Council President Blum made a motion to approve the agenda. Councilor Cobb seconded the motion. Preedin, Blum, Letz, Ross, and Cobb voted aye; the motion carried 4 -0.*

**4. PROCLAMATION**

Mayor Preedin read the Arbor Day proclamation.

**5. VISITOR COMMUNICATION**

Documents submitted during visitor communication can be found in the meeting packet on the [City Website](#).

- Charlie Stephens of Sisters submitted a letter for the record and spoke about civics and the correct use of language as it pertained to land use.
- Mark Dickens of Sisters submitted a letter for the record and spoke on City Code and policy.
- Michael, no address given, spoke on what you support and various other topics.

**6. CONSENT AGENDA**

A. Minutes

1. March 08, 2023 - Regular Meeting
2. March 08, 2023 – Joint Workshop
3. March 30, 2023 – Special Meeting

*Council President Blum made a motion to approve the Consent Agenda. Councilor Letz seconded the motion. Preedin, Blum, Letz, and Cobb voted aye; the motion carried 4 -0.*

Councilor Cobb said she was having trouble hearing because of audience members in the back of the room talking. Mayor Preedin asked the audience to please keep their conversations down or go into the lobby.

## **7. COUNCIL BUSINESS**

### **A. Public Hearing and Consideration of Ordinance 527 - AN ORDINANCE APPROVING AN AMENDMENT TO THE SISTERS COMPREHENSIVE PLAN TO ADOPT AN UPDATED PARKS MASTER PLAN TO REPLACE AND SUPERSEDE ALL PRIOR PARKS MASTER PLANS.**

Mayor Preedin opened a public hearing on Ordinance 527 and asked for the staff report.

Director Woodford reviewed Ordinance 527 was the last step in approving the Parks Master Plan. This was a Comprehensive Plan map and Comprehensive Plan amendment to update the Sisters Parks Master Plan. A public hearing was held on March 12, 2023, where the Council considered all the testimony and the staff presentation and unanimously approved the Plan. There was some fine-tuning of a memo in the appendices on System Development Charges, but that was the extent of the changes.

Councilor Cobb was not suggesting you change anything in the existing Master Plan but wondered how flexible it was; for instance, the dog park was in the final phase, and they were hoping that could be moved up at some point since people have been asking for a dog park since before 2006. Director Woodford replied there was probably some flexibility within the document to amend some priorities.

Mayor Preedin asked for public comment; there was none.

Mayor Preedin said tonight was the last step over the finish line for this project, which started 13 months ago. We had reviewed it many times, and it had been through our other Boards and Commissions. There had been a lot of eyes on this Plan, and he thought it was a really cool document. This town was not going backward, it was going forward, and this Parks Master Plan showed us how that was happening in our parks. It showed how dynamic this town still was, he thought it was a fantastic Plan.

*Council President Blum made a motion to read Ordinance 527 by title. Councilor Letz seconded the motion. Preedin, Blum, Letz, and Cobb voted aye; the motion carried 4 -0.*

Director O'Neill read Ordinance 527 by title.

*Council President Blum made a motion to adopt and approve Ordinance 527. Councilor Letz seconded the motion. A roll call vote was taken; Preedin, Blum, Letz, and Cobb voted aye; the motion carried 4 -0.*

Council President Blum commented this was the second Master Plan update she had participated in, and this one was fully developed and much improved. The last Master Plan was just barely keeping up with where we were and not really looking at how fast our community was growing, and this one stretched us, and that was what we needed to do. We had to have high standards and then reach for them; this was a wonderful plan.

**B. Public Hearing and Consideration of Ordinance 528: AN ORDINANCE OF THE CITY OF SISTERS AMENDING THE COMPREHENSIVE PLAN MAP AND THE ZONE MAP FOR THE HEAVENLY ACRES SUBDIVISION AND AMENDING SISTERS DEVELOPMENT CODE CHAPTERS 1.3, 2.7, 2.15, 3.2, 3.4, 4.7, 5.2, and 5.3.**

Mayor Preedin opened a public hearing on Ordinance 528 and asked for the staff report.

Director Woodford explained this was the adoption of an ordinance for a land use request that the Council had already reviewed in a public hearing and adopted on March 8<sup>th</sup>. He reviewed that the rezoning of the Heavenly Acre subdivision was part of a cleanup process the City had planned to do for quite some time. The Urban Area Reserve Zone on these properties was generally considered outdated and not representative of a zone district within a city; it was typically a zone used for properties outside of a city. Staff was pleased to bring the rezone forward, get that area cleaned up, and bring in some Multi-family Residential zoned land to help accommodate housing needs.

Mayor Preedin asked for public comment; there was none.

*Council President Blum made a motion to read Ordinance 528 by title. Councilor Letz seconded the motion. Preedin, Blum, Letz, and Cobb voted aye; the motion carried 4 -0.*

Director O'Neill read Ordinance 528 by title.

*Council President Blum made a motion to adopt and approve Ordinance 528. Councilor Cobb seconded the motion. A roll call vote was taken; Preedin, Blum, Letz, and Cobb voted aye; the motion carried 4 -0.*

**8. OTHER BUSINESS**

**A. Appointment of a City Councilor to the Sisters Economic Development Advisory Board.**

Eric Strobel of Economic Development for Central Oregon (EDCO) explained the Board would start small, with around five people; he was considering representatives from manufacturing, finance, and development.

Mayor Preedin appointed Councilor Letz to the Sisters Economic Development Advisory Board.

**B. Staff Comments**

**City Manager's Office - Recorder Prosser**

- The EDCO annual luncheon would be held on May 22<sup>nd</sup> in Bend.
- Staff was working on updating agreements with C4C, EDCO, and others.

**Finance - Director O'Neill**

- The Creekside Campground had opened for the season, and both camp hosts would be available at the beginning of May when the reservations came online.
- The \$500,000 ARPA funds from the County have been received and were in our LGPI account.

**Community Development - Director Woodford**

- Next week staff would hold a Planning Commission retreat to do some education, hear from them about what they needed from staff, and talk about what was coming up in 2023.
- Development applications were staying strong, and building permits were reasonably steady.

Director Woodford emphasized the Space Age gas station proposal was still an incomplete application; no decisions had been made. He said, as indicated in the past, it would be referred to Planning Commission once they received a complete application. He encouraged anybody from the public interested in submitting comments relative to the application, submit them to the staff. Then the staff would make sure those comments were forwarded to the Planning Commission. Director Woodford noted that we tried to avoid ex parte communication with the Council and Planning Commission about things they might hear later.

**Public Works - Director Bertagna**

- The Solid Waste Advisory Committee continued to work with the County and its consulting staff to site the new landfill.
- The spring pickup by Republic Services would happen the first week of May.

**9. MAYOR/COUNCILOR BUSINESS**

Councilor Cobb shared that the repairs to the drinking water plant at Warm Springs should be completed later this year.

Councilor Letz attended last week's Vision Implementation Team (VIT) meeting, where they updated the annual work plans. Many things were crossed off the City list, and it was

satisfying to know things were getting done in the Vision. The VIT was looking into how to amend the Vision document as items evolved in importance. She and Dennis Schmidling, the arts and culture representative on the VIT, spoke about the roundabout art.

Councilor Letz attended the Forest Service open house and said they did a great job of putting it together, and there was good attendance.

Councilor Letz attended the Superintendent Coffee, where she mentioned the roundabout construction and its impact on the elementary school. The new elementary school was expected to be completed by fall 2024.

Council President Blum noted a conglomerate of groups had been getting together to develop proposals for Sisters for the funding coming from the State for the houseless. In addition, she would be attending a retreat of the Coordinating Houseless Response Office to merge our Strategic Plan with existing plans from the Homeless Coalition, so we were all marching in the same direction.

Mayor Preedin said Explore Sisters was reviewing companies to develop branding for the organization. He thought Executive Director Scott Humpert was doing a great job of getting out in the community and making connections.

Mayor Preedin reviewed that he was Chair of the Central Oregon Cities Organization (COCO) and the Vice-chair of the Water Subcommittee. They were having a COCO day at the Capitol on the 27<sup>th</sup> and he would go to Salem and get in front of some of the legislators and talk about our water situation and other regional bills.

Mayor Preedin was really pleased with our work in the City. He said while we were growing, it was still a charming and fun town.

Mayor Preedin noted that contract negotiations with the City Manager were ongoing .

**10. ADJOURN: 7:34 pm.**

  
Kerry Prosser, City Recorder

  
Michael Preedin, Mayor