

**REGULAR CITY COUNCIL MEETING OF THE CITY OF REDMOND WAS HELD FEBRUARY 28, 2023,
IN COUNCIL CHAMBERS.**

COUNCIL MEMBERS PRESENT: Tobias Colvin – Clifford Evelyn – Ed Fitch – John Nielsen – Kathryn Osborne – Shannon Wedding – Cat Zwicker

STAFF PRESENT: City Manager Keith Witcosky – City Attorney Keith Leitz – Deputy City Manager John Roberts – Deputy City Manager/Chief Financial Officer Jason Neff – Planning Director Kyle Roberts – Police Chief Devin Lewis – Housing Programs Analyst Linda Cline – Urban Renewal Program Project Manager Chuck Arnold – Urban Renewal Program Analyst Meghan Gassner – Communications Director Heather Cassaro – Airport Director Zachary Bass – Interim Public Works Director Jon Skidmore – Water Division Manager Josh Wedding – Accounting and Financial Reporting Director Brooks Slyter – Deputy City Recorder Kayla Duddy – IT Specialist II Christian Armatas – IT Specialist II Tyler Roppe

MEDIA PRESENT: Central Oregon Daily News

Mayor Fitch called the meeting to order at 6:00 p.m. A quorum was established.

BLESSING

Pastor Chuck Gustafson of Desert Song Community Church led the blessing.

PLEDGE OF ALLEGIANCE

Councilor Osborne led the Pledge of Allegiance.

COMMENTS FROM CITIZENS AT THE MEETING

A. Written Comments from Judy Dow

B. Written Comments from Jay Patrick

Redmond resident Eve Ponder discussed motorcycle use, lack of City resources directed toward illegal activity, and insufficient signage in the north end of Dry Canyon. She noted that the Sewage Treatment Facility parking lot needed to be gated due to drag racing.

Redmond resident Ron Grace expressed concerns over the fees at Juniper Golf Course opining they are beyond what is specified in the lease and no longer represents a low-cost golf opportunity, compared to other courses in the region.

Redmond resident Judy Dow commented on marijuana dispensaries and the associated increases in 911 calls. She suggested that Council's energy should be focused on treatment facilities since there are state funds available.

Redmond resident Michael Toibin addressed the Council regarding traffic safety in Redmond.

Redmond resident Steven Schaffer spoke about outlawism and its connection to racism.

Bend resident Benjamin Clark performed "Amazing Grace."

At this point in the meeting, the Council proceeded to Item A under Public Hearings.

CONSENT AGENDA

A. Minutes of January 24, 2023, Council Meeting

Councilor Wedding moved, seconded by Councilor Colvin, to approve the Consent Agenda, motion passed. (Colvin-yes, Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Wedding-yes, Zwicker-yes)

Council proceeded to Item A under Bid Awards.

PRESENTATIONS

A. Budget Resource Discussion with Jason Neff

Deputy City Manager Jason Neff presented updates on the City's General Fund and the State Affordable Housing Grant. He explained there is \$980,000 remaining on the grant which must be spent by June 30, 2023.

Council directed Staff to allocate \$450,000 to Shepherd's House for a low barrier shelter, \$440,000 to Housing Works for an affordable housing unit System Development Charge (SDC), \$28,000 to Mountain View Community Development for research and planning for a low barrier manage recreational vehicle park, and \$71,000 to Habitat for Humanity for an affordable housing SDC.

Staff addressed questions from Council.

B. Homelessness Resource Update with Linda Cline

Housing Programs Analyst Linda Cline provided an update on the Governor's \$14 million in homeless resources coming to the region in late March or April 2023. She explained that the funds would need to be expended before January 10, 2024. By March 10, 2023, the region must develop a plan on how to use the funds.

Council proceeded to the Consent Agenda.

BID AWARDS / BID REJECTIONS

A. A five-year contract with LTT Partners for security cameras and support services in an amount not to exceed \$305,000.

IT Specialist II Christian Armatas requested approval of a contract with LTT Partners in a not to exceed amount of \$305,000, for the Redmond Security Camera Project. The City received nine proposals and after review, LTT Partners presented the best price and met the City's requirements.

Mr. Armatas, Ava Security's Rian Schermerhorn, and LTT Partners' Lance Scheidenberger addressed questions from Council.

Councilor Colvin moved, seconded by Councilor Evelyn, to award the five-year contract to LTT Partners in an amount not to exceed \$305,000 for security camera hardware and software management solution and authorize the City Manager to sign the contract, motion passed. (Colvin-yes, Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Wedding-yes, Zwicker-yes)

Council proceeded to Item B under Public Hearings.

B. Northpoint Mixed-Income Neighborhood Project Master Developer Request for Qualifications to deChase Miksis Development and authorize the negotiation of a Disposition and Development Agreement

Deputy City Manager John Roberts summarized the Northpoint Vista Affordable Housing Project and how it has evolved.

deChase Miksis Development Partner Mark Miksis, Edlen & Company Co-founder Jill Sherman, Redpoint Construction Management Partner Greg Holcomb, GBD Architects Director Katherine Schultz, BLRB Architects Associate Principal Nicholas Radon, and Dowl Civil Engineers Civil & Land Development Practice Area Leader Lynn Bruno spoke about their respective firms and their roles in the project and addressed questions from Council.

Councilor Colvin moved, seconded by Councilor Nielsen, to award the Northpoint Mixed-Income Neighborhood Project Master Developer RFQ [Request for Qualifications] to deChase/Edlin Development and direct Staff to proceed with negotiations of a Master Development Agreement to be brought to the City Council at a future date, motion passed. (Colvin-yes, Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Wedding-yes, Zwicker-yes)

Council proceeded to Item A under Action Items.

PUBLIC HEARINGS

A. Continued - Ordinance #2023-02 - An Ordinance amending the Redmond City Code Chapters 4, 5, 6, and 7 regulating camping on public property, enforcement of property in rights-of-way, making technical changes to improve administration and declaring an emergency.

Deputy City Manager John Roberts presented an overview of the proposed changes which include prohibiting camping in Dry Canyon and residential zone areas and changing the school buffers from 500 feet to 1,000 feet. He addressed questions from Council.

Council directed staff to include a 1,000-foot buffer from schools, daycares, and preschools.

Mayor Fitch opened the public hearing.

Redmond School District Board Member Keri Lopez read a letter from the School Board and noted the importance of protecting children from hazards that come from the encampments.

Redmond citizen Gloria Olson indicated that more safe parking is needed in the community's church parking lots and a campground should be created where people can live safely.

Redmond resident Katherine Schrupf professed that she no longer felt safe to raise her son in Redmond after the decriminalized drug use, increase in homelessness, and a degradation of the local community. She shared that her family has decided to move.

Redmond resident Sara Yano stated that she hopes Highland Baptist Church receives the buffer designation when children are present on the property.

Redmond resident Marti Hicks suggested that when the canal is piped through the City, that Council looks at the impact of the homeless in that area.

Redmond resident Sally Griffin suggested that dispensaries and liquor stores receive the 1,000-foot buffer as well.

Mayor Fitch closed the public hearing.

Staff will incorporate the various suggestions and bring back the draft ordinance to Council in March.

Council proceeded to Item B under Bid Awards / Bid Rejections.

B. Ordinance #2023-03 - An Ordinance amending Section 7 of the City of Redmond Public Facilities Plan adopting the 2023 Wastewater Facility Plan Amendment as a supporting plan to the 2040 Redmond Comprehensive Plan.

Mayor Fitch read the rules of order for the public hearing and opened the public hearing.

Planning Director Kyle Roberts presented an overview of the proposed amendment to the Wastewater Facility Plan and confirmed that the Urban Area Planning Commission held a public hearing February 15, 2023, where they unanimously recommended that Council adopt Amendment 711-23-00000-TA.

There being no testimony, Mayor Fitch closed the public hearing.

Councilor Zwicker moved, seconded by Councilor Nielsen, to have a first and second reading of Ordinance #2023-03 by title only, motion passed. (Colvin-yes, Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Wedding-yes, Zwicker-yes)

City Attorney Keith Leitz read Ordinance #2023-03 by title twice.

Councilor Nielsen moved, seconded by Councilor Evelyn, to approve Ordinance #2023-03, motion passed. (ROLL CALL: Colvin-yes, Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Wedding-yes, Zwicker-yes)

Council proceeded to City Manager Comments.

ACTION ITEMS

A. Resolution #2023-04 - A Resolution of the City of Redmond Approving the Deschutes County Road Agency Intergovernmental Agreement.

Deschutes County Road Department Director Chris Doty requested approval of Resolution #2023-04 which approves the Deschutes County Road Agency Intergovernmental Agreement (IGA). He explained that since the geographical boundary of the IGA is countywide and related to transportation, a state law requires the County receive the approval from a majority of the cities within the county.

Councilor Zwicker moved, seconded by Councilor Osborn, to adopt Resolution #2023-04, motion passed. (Colvin-yes, Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Wedding-yes, Zwicker-yes)

Council proceeded to Presentations.

CITY MANAGER COMMENTS

City Manager Keith Witcosky reported on his and Economic Development for Central Oregon Executive Director Jon Stark's participation in the semiconductor legislative. They requested infrastructure resources for the large lot industrial land south of the Deschutes County Fairgrounds as well as infrastructure for the Northpoint property.

Mr. Witcosky discussed an opportunity to work through Senator Ron Wyden and Senator Jeff Merkley's offices to request \$2 million of congressionally directed spending for infrastructure. He stated that the \$2 million could go toward the \$13 million interceptor pipe for the Redmond Wetlands Complex.

Mr. Witcosky reminded the Council that the City would like to purchase the County-owned Cinder Pit property for an opportunity to build workforce ownership housing. He announced that there would be a public meeting on March 8, 2023, hosted by the Housing and Community Development Committee (HCDC), offering the community a chance to learn about the project. Meeting notices went out to neighboring property owners and staff will be looking for a decision from the Council on March 14, 2023.

Senator Wyden will have a town hall at Central Oregon Community College in Bend and the Deschutes Library will be having a groundbreaking on their vacant site on March 11, 2023. He said that the Library is looking for a Councilor to participate in the ceremony.

Mr. Witcosky asked for clarification on Council's direction regarding fireworks. Council clarified support for legal fireworks on July Fourth except in the Dry Canyon. Council shared that they would leave writing an ordinance open for now, with temporary bans dependent on weather and similar conditions. Staff suggested bringing back an ordinance to prohibit fireworks in the Canyon and around the Airport.

Mr. Witcosky shared that staff will set up a steering committee for the Northpoint Vista property that might consist of a couple Councilors, a few members of HCDC, and a couple of at-large members.

COUNCIL COMMENTS

Councilor Nielsen thanked everyone who attended and praised the community engagement. He commented on being excited about the Northpoint Vista project.

Councilor Zwicker spoke on attending advisory meetings for the Public Safety Facility and the Redmond Wetlands Complex. She mentioned that housing and affordability remain a top priority and commented on going to many different legislative meetings.

Councilor Evelyn appreciates everyone who attended and all the presentations.

Councilor Wedding agreed that the public participation tonight was great with open communication, even when there were opposing views.

Councilor Osborne would like Council to figure out the best way to have a continued discussion on the safe parking property.

Councilor Colvin volunteered to help with the safe parking discussion and to serve on the advisory committee. He attended the Juniper Golf Committee meeting and affordability was a big concern. He shared that since the Deschutes County Fairgrounds may not be available for Fourth of July fireworks, using the golf course may be a safe alternative for families to go. He said it was encouraging to see everyone who attended tonight.

MAYOR'S COMMENTS

A. Parks Committee - Appointment of Brad Porterfield with a term expiring December 31, 2024

Councilor Zwicker moved, seconded by Councilor Evelyn, to appoint Brad Porterfield to the Parks Committee with a term expiring December 31, 2024, motion passed. (Colvin-yes, Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Wedding-yes, Zwicker-yes)

Mayor Fitch and City staff will meet with Senator Wyden's staff tomorrow. Meetings have already occurred with the offices of Senator Merkley, Representative Lori Chavez-Deremer, and Representative Cliff Bentz. He explained that they are making sure all the congressional and state legislators are aware of what help Redmond needs.

Mayor Fitch shared that he testified before the committee for the Enterprise Zone and site industrial extensions.

Mayor Fitch asked if a Councilor was interested in working on the Oasis Village and RV parking on the east side of Redmond. He announced that there will be an infrastructure meeting Friday, March 3, 2023.

ADDITIONAL COMMENTS FROM CITIZENS AT THE MEETING

Redmond resident Jay Patrick commented on there not being a lot of affordable housing in the Northpoint Vista document, adding when the item first came to the Council there was talk about tiny homes, daycares, grocery stores, and a self-sufficient area.

There being no further business for open session, Mayor Fitch took the Council into Executive Session and indicated there would be no motions as a result of Executive Session. The meeting was adjourned at 8:55 p.m.

EXECUTIVE SESSION

Mayor Fitch convened the Council into Executive Session at 8:57 p.m. in accordance with ORS 192.660(2)(e) which authorizes executive session “to conduct deliberations with persons designated by the governing body to negotiate real property transactions.”

Mayor Fitch closed Executive Session at 9:19 p.m.

Prepared by ABC Translation Services
Reviewed by Kayla Duddy, Deputy City Recorder

APPROVED by the City Council and SIGNED by the Mayor this 11th day of April 2023.

/s/ Ed Fitch
Ed Fitch, Mayor

ATTEST:

/s/ Kelly Morse
Kelly Morse, City Recorder