

REGULAR CITY COUNCIL MEETING OF THE CITY OF REDMOND WAS HELD JANUARY 9, 2024, 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 – Deputy City Manager John Roberts – Deputy City Manager/Chief Financial Officer Jason Neff – City Attorney Keith Leitz – Planning Director Kyle Roberts – Housing Program Analyst Linda Cline – City Recorder Kelly Morse – Police Chief Devin Lewis – Public Works Director/City Engineer Jessica MacClanahan – Finance Director James Wood – Communications Director Heather Cassaro – Network Administrator Christian Armatas

MEDIA PRESENT: None

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

BLESSING

Pastor John McKay from Grace Bible Church led the blessing.

PLEDGE OF ALLEGIANCE

Councilor Wedding led the Pledge of Allegiance.

CITY ANNOUNCEMENTS

Councilor Osborne provided an update on the recent Downtown Urban Renewal Advisory Committee meeting.

COMMENTS FROM CITIZENS AT THE MEETING

Redmond resident Stephen Schaffer encouraged everyone to abide by the laws that ensure everyone's safety in all aspects.

Redmond resident Trevor Johnson expressed appreciation for the Council's and community organizations' dedication to a more livable and diverse community for all.

CONSENT AGENDA

- A. Minutes of November 14, 2023, Council Meeting**
- B. Minutes of December 5, 2023, Council Meeting**
- C. Minutes of December 19, 2023, Council Meeting**
- D. Purchase Authorization for Four Ford Interceptors for the Police Department: Not-to-Exceed \$186,000**

Councilor Zwicker 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)

At this point in the meeting the Council moved to Public Hearings.

PRESENTATIONS

A. Affordable Housing Finance Tool - Construction Excise Tax

Housing Program Analyst Linda Cline and Deputy City Manager John Roberts provided a presentation on the use of a Construction Excise Tax as a financing tool for affordable housing. Ms. Cline reviewed the terminology and concepts of affordable housing, Senate Bill 1533, residential/commercial/industrial fee examples, revenue estimates, common exemptions, and disbursement of funds.

Councilor Nielsen suggested using an entry point for residential and a sliding scale percentage for commercial. Councilor Osborne would like to examine the exclusion of Accessory Dwelling Units and the impact it would have on fees. Mayor Fitch expressed concerns with definitions and was not supportive of some of the exemptions.

B. 20-Year Property Tax Exemption Request for Redmond Landing: 156-units of affordable housing.

Ms. Cline explained the State of Oregon's 20-year property tax exemption and introduced Southport Financial Services' Development Manager Zac Baker. Mr. Baker presented a request for a 20-year tax exemption for Redmond Landing and noted the affordable housing project would be deed restricted for a minimum of 45 years.

CS Construction owner Matt Cohen is the local partner on the project. As a business owner, he spoke about vetting the project and the Developer over the past 18 months.

Councilor Osborne moved, seconded by Councilor Zwicker to recommend preparing a resolution to approve the request and in the meantime touch base with the other taxing districts, motion passed. (Evelyn-yes, Colvin-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Wedding-yes, Zwicker-yes)

At this point in the meeting the Council moved to Action Items.

PUBLIC HEARINGS

A. Sale of 0.15 acres of City-owned property at 777 SW Deschutes Avenue (Tax Lot #151316AB12400) to the Deschutes Public Library District: \$2,000 plus closing costs.

Deputy City Manager John Roberts requested approval to convey the pedestrian path, between the existing police station and library, to the Deschutes Public Library to ensure better planning and maintenance over time.

Mayor Fitch opened the public hearing.

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

Councilor Wedding moved, seconded by Councilor Zwicker, to approve the sale of 0.15 acres of City-owned property located at 777 SW Deschutes Avenue (Tax Lot #151316AB12400) to the Deschutes Public Library District for \$2,000 plus closing costs, and authorize the City Manager to sign and execute all necessary actions to complete the conveyance, motion passed. (Evelyn-yes, Colvin-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Wedding-yes, Zwicker-yes)

B. Ordinance #2024-01: An ordinance approving a Comprehensive Plan & Zone Map Amendment, Master Development Plan, and Tentative Subdivision compliant with the 2040 Greater Redmond Area Comprehensive Plan and Zone Map.

Mayor Fitch read the statement for land use hearing on a proposed Comprehensive Plan and Zone Map Amendment, Master Development Plan, and Tentative Subdivision at 2515, 2917 Northwest Way, and 2902 NW Spruce Avenue, Tax Lots 1513050000800, 1513050000600, and 1513050000804. Mayor Fitch stated he drove to Spruce Avenue to see the proposed intersection. Councilor Zwicker disclosed she is a realtor and has listed and sold properties in the corridor on the other side of the proposed locations. There was no additional pre-hearing, ex-parte comments, or conflicts of interest declared.

Mayor Fitch opened the public hearing.

Planning Director Kyle Roberts presented the Staff Report on the proposed Spruce Northwest development. The Urban Area Planning Commission held a public hearing for the proposal on December 13, 2023. Letters from the public were included in the meeting packet, all in support of the proposed project. Questions from the Council were addressed.

Per Oregon Revised Statutes, Councilor Zwicker emphasized needed housing was across a variety of incomes, not just housing types. In addition, she did not see dedicated space for childcare, which the Council had asked of the developer. Councilor Nielsen indicated he wants to see some measures, going forward, to address mass transit. Councilor Colvin asked to revisit the Northwest Area Plan to discuss adding commercial space in some proximity to the subject area.

Hayden Homes' Forward Planning Manager Megan Norris presented the application highlighting their project's consistency with the City's planning documents, their proposed site plan, housing types, community phasing, transportation plan and public infrastructure plan. Ms. Norris, Blackmore Land and Planning Services' Greg Blackmore, Know Ledge Engineering and Consulting's Adam Erlandson and Transight Consulting's Joe Bessman addressed questions and concerns from the Council.

Redmond resident Gary Wing expressed his disappointment over how fast the City had grown and what the City had allowed to occur.

Redmond resident Karin Stauder expressed concerns over parking issues and where the feeder streets would go out.

Redmond resident Trevor Johnson concurred with points about public transport and accessibility for pedestrians.

Redmond resident Eve Ponder spoke about increased traffic due to lack of commercial services in the subject area and asked who would manage the multi-use trails and open space.

At this point in the meeting, the Council took a short break.

Mayor Fitch reconvened the meeting and asked the applicant and Staff to address additional questions.

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

No action was taken.

At this point in the meeting, the Council moved to Presentations.

ACTION ITEMS

A. Resolution #2024-01: A resolution declaring certain territory as being annexed to and incorporated within the City of Redmond.

No action was taken on this item.

B. Resolution #2024-02: A resolution requesting the transfer of certain County rights-of-way from Deschutes County.

No action was taken on this item.

ADDITIONAL COMMENTS FROM CITIZENS AT THE MEETING

There were no additional comments from citizens.

CITY MANAGER COMMENTS

City Manager Keith Witcosky provided information on times and locations for daytime cold weather shelters. He congratulated the Council on the Governor Tina Kotek's confidence in the cities of Redmond and Bend, and Deschutes County to deliver homeless services adding that Governor Kotek has dedicated \$1.1 million for the development of additional pods for Central Oregon.

COUNCIL COMMENTS

Councilor Colvin wished everyone a happy New Year and stated that as a Councilor, his intention is to continue to serve in good faith to help the community. He added that growing responsibly is a heavy burden.

Councilor Evelyn wished everyone a happy New Year.

Councilor Zwicker wished everyone a happy New Year and provided a brief update on Oasis Village.

Councilor Nielsen concurred with Councilor Colvin.

MAYOR'S COMMENTS

A. Bicycle and Pedestrian Advisory Committee - Appointment of Trevor Johnson, term expiring December 31, 2024.

Councilor Osborne moved, seconded by Councilor Evelyn, to approve Trevor [Johnson] for the Bicycle and Pedestrian [Advisory] Committee.

Councilor Nielsen expressed concerns with Mr. Johnson's behavior during past Council meetings. Mayor Fitch clarified that he and Councilor Wedding emphatically made the same point during Mr. Johnson's interview. Councilor Zwicker noted that Mr. Johnson's main mode of transportation is a scooter or bike adding that she has faith he will use the best of decorum in assisting the City with moving forward.

Motion passed. (Colvin-yes, Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Wedding-yes, Zwicker-yes)

There being no further business for open session and no motions expected as a result of Executive Session, Mayor Fitch adjourned the meeting at 8:39 p.m.

EXECUTIVE SESSION

A. Real Property – ORS 192.660(2)(e) authorizes executive session "to conduct deliberations with persons designated by the governing body to negotiate real property transactions."

Mayor Fitch convened the Council into Executive Session at 8:43 p.m. in accordance with ORS 192.660(2)(e) authorizing executive sessions to conduct deliberations with persons designated by the governing body to negotiate real property transactions.

Mayor Fitch adjourned Executive Session at 8:55 p.m.

Prepared by ABC Transcription Services
Reviewed by Kelly Morse, City Recorder

APPROVED by the City Council and SIGNED by the Mayor this 13th day of February 2024.

/s/ Ed Fitch
Ed Fitch, Mayor

ATTEST:

/s/ Kelly Morse
Kelly Morse, City Recorder