

SPECIAL CITY COUNCIL MEETING OF THE CITY OF REDMOND WAS HELD JANUARY 29, 2024, IN THE EXECUTIVE CONFERENCE ROOM.

COUNCIL MEMBERS PRESENT: Tobias Colvin – Clifford Evelyn – Ed Fitch – John Nielsen – Kathryn Osborne – Shannon Wedding – Cat Zwicker (arrived at 3:05 p.m.)

STAFF PRESENT: City Manager Keith Witcosky – Deputy City Manager John Roberts – City Attorney Keith Leitz – Deputy City Manager/Chief Financial Officer Jason Neff – Housing Program Analyst Linda Cline – Airport Director Zachary Bass – Public Works Director/City Engineer Jessica MacClanahan – Finance Director James Wood – Water Utilities Supervisor Joshua Wedding – City Recorder Kelly Morse

MEDIA PRESENT: None

An Executive Session was added to the agenda.

EXECUTIVE SESSION

A. Litigation – ORS 192.660(2)(h) authorizes executive session "to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed. "

Mayor Fitch convened the Council into Executive Session at 3:00 p.m. in accordance with ORS 192.660(2)(h) authorizing executive sessions to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

Mayor Fitch adjourned Executive Session at 3:18 p.m.

Mayor Fitch called the meeting to order at 3:20 pm. A quorum was present.

PRESENTATIONS

A. Northpoint Vista Check In

Deputy City Manager John Roberts provided an update on Northpoint Vista, highlighting the conveyance of the property from the County to the City, the Oregon Housing and Community Services application deadlines, and completing the master infrastructure plan.

City Manager Keith Witcosky noted the City is not likely to receive any funds from the State as part of the League of Oregon Cities' infrastructure request.

At this point in the meeting, the Council moved to item C.

B. Water Permit Update

Regarding water conservation, Councilor Osborne expressed concern that residents could face issues from their Homeowners Associations and/or Covenants, Conditions and Restrictions since these may precede any future conservation measures implemented by the City. Mayor Fitch opined there may be some flexibility for the areas of grass between the sidewalk and street since these may be in the right-of-way. In addition, CC&Rs could be amended to incorporate landscaping conservation options

C. Next Steps on DSL Large Log Partnership

Mr. Witcosky and Mayor Fitch reported on the City's follow-up meeting with the Department of State Lands (DSL). The meeting discussed planning for 700 acres with \$300,000 in funds from the South Highway 97 Urban Renewal District to get the process started. Planning would involve creating a master

infrastructure plan similar to Northpoint Vista. Mayor Fitch spoke about doing a conceptual layout of the property itself, and the financial feasibility of the whole project.

Public Works Director/City Engineer Jessica MacClanahan described how the Council would concurrently see a Transportation System Plan amendment.

D. Construction Excise Tax Update/Check In

Housing Program Analyst Linda Cline sought the Council's direction on consideration of a Construction Excise Tax (CET). She shared information regarding various residential and commercial/industrial CET percentages and the amount of revenue they each would generate. The Council reviewed and discussed various exclusions to the commercial/industrial CET.

The consensus of the Council was to consider 0.5 percent commercial/industrial CET and to exempt public improvements, supportive shelters, and deed-restricted housing. The remaining items would wait until March 1, 2024, to see what the legislature does.

The Council directed Staff to return with a deeper analysis on the 0.5 percent commercial CET, particularly for major projects, and bring examples of what the CET can do in one year and five years for actual projects.

E. Council Goals Refinement

Mayor Fitch recalled when the Council defined their goals, they said they would take another look after one year. Mr. Witcosky distributed copies of the updated Council goals which he reviewed concerning updating the Great Neighborhood principles, the DSL Large Lot project, the Transportation System Development Charges, and water use measures. The Council supported the updated goals.

Councilor Nielsen noted some lower priority items are already being worked on ahead of medium priority items. Staff will reprioritize the priorities and bring the list back to the Council.

After some general discussion regarding the timeframe for an Urban Growth Boundary (UGB) expansion, Mayor Fitch recommended speaking to Deschutes County about reserving land in the northeast for master planning the Urban Growth Boundary expansion.

At this point in the meeting, the Council moved to item B.

The Council briefly discussed the virtual tour of the public safety building.

There being no further business, the meeting was adjourned at 4:42 pm.

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

APPROVED by the City Council and SIGNED by the Mayor this 26th day of March 2024.

/s/ Ed Fitch
Ed Fitch, Mayor

ATTEST:

/s/ Kayla Duddy
Kayla Duddy, Deputy City Recorder