

**REGULAR CITY COUNCIL MEETING OF THE CITY OF REDMOND WAS HELD FEBRUARY 27, 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/Chief Financial Officer
Jason Neff – City Attorney Keith Leitz – Deputy City Recorder Kayla Duddy –
Police Chief Devin Lewis – Public Works Director/City Engineer Jessica
MacClanahan – Finance Director James Wood – Senior Financial
Accountant Katie Stratton – Homelessness Prevention and Response
Coordinator Natalie Lantz – Client Systems Administrator Tyler Roppe –
Budget Analyst Herlinda Corn – Economic Development/Urban Renewal
Program Project Manager Chuck Arnold – Urban Renewal Program Analyst
Meghan Gassner – Housing Program Analyst Linda Cline – Parks &
Facilities Division Manager Dusty Hood

MEDIA PRESENT: None

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."**
- B. Labor Negotiations – ORS 192.660(2)(d) authorizes executive sessions "to conduct deliberations with persons designated by the governing body to carry on labor negotiations."**

Mayor Fitch convened the Council into Executive Session at 5:27 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" and ORS 192.660(2)(d) authorizing executive sessions to conduct deliberations with persons designated by the governing body to carry on labor negotiations.

Mayor Fitch adjourned the Executive Session ended at 5:40 p.m.

Mayor Fitch called the regular meeting to order at 5:59 pm. A quorum was established. There were no motions as a result of Executive Session.

BLESSING

Reiki Practitioner Denise English from The Sacred Lotus led the blessing.

PLEDGE OF ALLEGIANCE

Councilor Zwicker led the Pledge of Allegiance.

CITY ANNOUNCEMENTS

A. Written Comments from Councilor Evelyn

There were no announcements from the Council.

COMMENTS FROM CITIZENS AT THE MEETING

A. Written Comments from Jay Patrick

Redmond resident Eve Ponder discussed preserving the high desert landscape.

Redmond resident Jay Patrick suggested separating the Charter Amendment ballot titles for voting.

Redmond resident Donna Abelein discussed Diversity, Equity, and Inclusion and discrimination against the white race.

CONSENT AGENDA

- A. Minutes of January 23, 2024, Council Meeting**
- B. Approval to bind a Builder's Risk Insurance Policy on behalf of the City for construction of the new Public Safety Facility: \$253,352.98**

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

PRESENTATIONS

- A. City of Redmond and Urban Renewal Fiscal Year 2022/2023 Financial Audit Results**

Finance Director James Wood and Dickey and Tremper, LLP Auditor Rob Tremper presented the Annual Financial Audit Report for the Fiscal Year ending June 30, 2023, highlighting audit limitations, requirements, process, Annual Comprehensive Financial Report components, and auditor findings.

- B. Village Squire Redevelopment Update**

Urban Renewal Program Manager Chuck Arnold provided an update on the Village Squire redevelopment project explaining that the developer's intention is to convert the property into market-rate and workforce housing.

- C. Downtown Ice Rink Update**

Mr. Arnold and Parks & Facilities Division Manager Dusty Hood discussed the condition of the downtown ice rink and explained it will take \$12,000 to \$15,000 in repairs to get it operational with no assurance of how long the repairs would last. Mr. Arnold noted that Urban Renewal staff have started looking at the cost to replace the ice rink.

Councilor Evelyn would like to see multi-purpose uses taken into consideration. Council asked for more information and various options.

BID AWARDS / BID REJECTIONS

- A. Cinder Hollow Neighborhood Project Master Developer Contract Award to Rooted Homes and authorize negotiation of a Disposition and Development Agreement**

Housing Program Analyst Linda Cline requested approval of a contract with RootedHomes for the Cinder Hollow Neighborhood Project Master Developer. The City received one response to a formal Request for Qualifications. After evaluation by staff and the Housing and Community Development Committee (HCDC), HCDC recommends awarding the contract to RootedHomes.

RootedHomes Executive Director Jackie Keogh provided a high-level overview of their organization and past projects. Ms. Cline shared details on efforts to obtain grants for infrastructure.

Councilor Zwicker moved, seconded by Councilor Nielsen, to award the Cinder Hollow project Master Development Request for Qualifications to RootedHomes and authorize the City Manager to enter into a Development and Disposition Agreement consistent with the requirements imposed by the Housing and Urban Development Community Development Block Grant Program, motion passed. (Colvin-yes, Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Wedding-yes, Zwicker-yes)

ACTION ITEMS

A. Resolution #2024-04: A resolution of the City of Redmond approving a property tax exemption for VBT Redmond Landing LP as authorized by Oregon Revised Statute 307.515 to 307.535 and City Council Ordinance 95-05.

Ms. Cline requested approval to grant a 20-year property tax exemption to VBT Redmond Landing LP for the development of qualified affordable rental housing called Redmond Landing. The affordable housing development would keep the rents affordable at 60percent Area Median Income or less for residents. The exemption requires approval from 51 percent of the taxing districts with the City representing 26 percent. If the exemption is granted, VBT Redmond Landing LP will seek approval from the Redmond School District which represents approximately 37 percent.

Councilor Nielsen moved, seconded by Councilor Colvin, to adopt Resolution #2024-04 approving VBT Redmond Landing's tax-exempt request of the City and if adopted by at least 51 percent of the taxing districts, authorize the City Manager to enter into a tax-exempt agreement with the developer to ensure the property is maintained in decent, safe, and sanitary conditions for the occupants, motion passed. (Colvin-yes, Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Wedding-yes, Zwicker-yes)

B. Resolution #2024-05: A resolution of the City of Redmond referring to the voters of Redmond a ballot measure proposing City Charter Amendments related to Council and Mayoral term limits, adopting ballot titles, and authorizing related matters.

Councilor Colvin moved, seconded by Councilor Zwicker, to adopt Resolution #2024-05, submitting to voters a ballot measure to amend the Redmond City Charter as it relates to term limits for Council and term length for Mayor.

After discussion, the Council concurred with splitting Sections 8 and 9 into two ballot titles.

Councilors Colvin and Zwicker affirmed they amended the motion to reflect splitting the ballot titles into two, one for the term length of the Mayor and one for the term limits for Council.

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

C. Resolution #2024-06: A resolution of the City of Redmond referring to the voters of Redmond a ballot measure proposing City Charter Amendments related to Council qualifications, adopting ballot titles, and authorizing related matters.

Councilor Zwicker moved, seconded by Councilor Evelyn, to adopt Resolution #2024-06, submitting to voters a ballot measure to amend the Redmond City Charter as it relates to qualifications to hold elective office, motion passed. (Colvin-yes, Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Wedding-yes, Zwicker-yes)

D. Eastside Arterial Project Memorandum of Understanding between the Oregon Department of Transportation and the City of Redmond

Public Works Director/City Engineer Jessica MacClanahan requested approval to enter into a Memorandum of Understanding between the Oregon Department of Transportation and the City of Redmond as a first step for the Eastside Arterial project. Ms. MacClanahan described the project, funding, and the importance of bringing it forward at this time.

Councilor Osborne moved, seconded by Councilor Colvin, to enter into a Memorandum of Understanding with the Oregon Department of Transportation for the Eastside Arterial project, motion passed. (Colvin-yes, Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Wedding-yes, Zwicker-yes)

ADDITIONAL COMMENTS FROM CITIZENS AT THE MEETING

There were no additional comments from citizens.

CITY MANAGER COMMENTS

City Manager Keith Witcosky reported on the City's legislative short session request of \$3 million for the Northpoint Vista Project, the Airport grant award of \$7 million from the Federal Infrastructure Bill which will go towards the Terminal Expansion Project; the Airport is also applying for a \$10 million Connect Oregon grant. In addition, he reported on the City's Congressionally Directed Spending request for the Cinder Hollow infrastructure, and RootedHomes and Housing Works Congressionally Directed Spending request for the Antler Avenue project.

COUNCIL COMMENTS

Councilor Colvin provided updates from the Juniper Golf Committee, Urban Area Planning Commission, and Tourism Committee meetings. He shared that the FairWell Festival announced their concert line-up for the summer.

Councilor Wedding provided updates from the Parks Committee meeting.

Councilor Nielsen acknowledged staff's work on the audit and commended Mr. Wood, and his team.

MAYOR'S COMMENTS

Mayor Fitch discussed the meaning of diversity and equity. He encouraged all sectors of the community to participate with the City's committees/commissions and the City Council.

There being no further business, the meeting was adjourned at 7:00 pm.

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

APPROVED by the City Council and SIGNED by the Mayor this 7th day of May 2024.

/s/ Ed Fitch
Ed Fitch, Mayor

ATTEST:

/s/ Kelly Morse
Kelly Morse, City Recorder