



CITY OF REDMOND

CITY COUNCIL

August 13, 2024

Council Chambers • 411 SW 9th Street

CITY HALL

411 SW 9th STREET

REDMOND, OR 97756

541.923.7710

FAX: 541.548.0706

info@redmondoregon.gov

redmondoregon.gov

COUNCIL MEMBERS

Ed Fitch
Mayor

Cat Zwicker
Council President

Tobias Colvin
Councilor

Clifford Evelyn
Councilor

John Nielsen
Councilor

Kathryn Osborne
Councilor

Shannon Wedding
Councilor

AUGUST 13, 2024

REGULAR MEETING AGENDA

6:00 PM

I. CALL TO ORDER / ESTABLISH A QUORUM

II. BLESSING - Pastor Luke Cobray, Journey Church

III. PLEDGE OF ALLEGIANCE

IV. CITY ANNOUNCEMENTS

V. CONSENT AGENDA

A. Minutes of July 1, 2024, Council Workshop

B. Minutes of July 9, 2024, Council Meeting

VI. PRESENTATIONS

A. Civil Air Patrol Presentation

B. 4th Quarter Financial Report

VII. PUBLIC HEARINGS

A. Ordinance #2024-14: An Ordinance amending Sections 8.520 and 8.530 of the Redmond City Code, Chapter 8 (Redmond Development Code).

VIII. ACTION ITEMS

A. Knox Investments, LLC Annexation Agreement

B. Public Safety Facility Storage Equipment Supply and Install Contract with Spacesaver Specialists, Project # PD2201: \$751,705

IX. COMMENTS FROM CITIZENS AT THE MEETING

Citizen comments are limited to three (3) minutes per person and will be accepted for a period of 30 minutes. Comments should be focused on City of Redmond business. Attendees are asked to refrain from interrupting, calling-out, or cheering during citizen comments.

X. CITY MANAGER COMMENTS

XI. COUNCIL COMMENTS

XII. MAYOR'S COMMENTS

XIII. ADJOURN

Regular Council meetings are broadcast live on COTV11 – BendBroadband Channel 11 beginning at 6:00 p.m. on the 2nd and 4th Tuesdays of each month. Rebroadcasts are scheduled for the non-meeting Tuesdays at 6:00 p.m.

The City of Redmond encourages all citizens to participate in its programs and activities. This meeting location is accessible to people with disabilities. Requests for accommodation may include sign language interpreter service, assistive listening devices, materials in an alternate format or any other accommodation. If any accommodations are needed, please contact the ADA Coordinator at 541-504-3036 or access@redmondoregon.gov. Requests should be made as soon as possible, but at least 3 business days prior to the scheduled meeting.

The City of Redmond does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities

Redmond City Council
Special Workshop Meeting Minutes
Executive Conference Room & Remote Video Conferencing
<https://www.redmondoregon.gov/government/city-council>

July 1, 2024

Present: Tobias Colvin, Clifford Evelyn, Ed Fitch, John Nielsen, Kathryn Osborne, Shannon Wedding, Cat Zwicker

Excused: None

Staff Present: City Manager Keith Witcosky, Deputy City Manager/Chief Financial Officer Jason Neff, City Attorney Keith Leitz, Interim Community Development Director Kyle Roberts, City Recorder Kelly Morse, Communications Director Heather Cassaro, Public Works Operations Director Joshua Wedding

Media Present: None

CALL TO ORDER

Mayor Fitch called the meeting to order at 4:00 pm.

PRESENTATIONS & DISCUSSIONS

A. Water Permit Update

Mayor Fitch provided an update on next steps for the proposed final order, recent meetings with the Water Resources Department (WRD) on Redmond's water permit application, and the Central Oregon Cities Organization draft letter. He noted the Governor's Office was interested in getting the cities and WRD in sync.

B. Miscellaneous Issues

City Manager Witcosky reported that Deschutes County (County) asked for more clarity on why the City wants the entire 13 acres of County land deeded to them. In short, the Council wants to get a better sense of what Rick Russell's departure from Mountain View Community Development means for the organization's Safe Parking program.

City Attorney Leitz explained that the Supreme Court's overturning of *Martin v. Boise* means the City cannot be sued for enforcing its anti-camping ordinances when shelter beds are unavailable. He confirmed no adjustments would be needed to the City's Time, Place, and Manner restrictions on camping.

Mayor Fitch reported on the Chamber of Commerce's plan was to provide the City with the accounting records, for the tourism funds spent by the Convention Visitors Bureau, by the end of August. The Council agreed to let the situation unfold without further intervention from the City.

City Manager Witcosky stated Staff will update the Council work plan and likely bring it to the first meeting in August for discussion.

Mayor Fitch noted with he and Councilor Zwicker are both running for mayor, adding that anyone feels business is not being done in a transparent manner, then the Council and Administration need to be informed.

City Manager Witcosky explained that Staff will take a closer look at home occupation permits for a deeper discussion at an August workshop. **Interim Community Development Director Roberts** spoke to the case of an auto repair shop in a residential area which was brought up

during public comment at the last Council meeting. He noted no significant changes have been made to the home occupation provisions in the Development Code for several years.

The Council expressed concerns about home businesses bringing down other people's property values, the hazardous materials clause in Deeds of Trust, and a diesel tank being stored on a residential property.

City Manager Witcosky reported on meeting with the League of Oregon Cities' Executive Director Patty Mulvihill regarding public comment not aligning with the Council's values. Due to Oregon's broad free speech laws, the options for the Council were limited to leaving the room or moving public comment to the end of the meeting. After discussion, the consensus of the Council was to have one public comment period during Council meetings, before City Manager Comments.

The Council discussed the request to reapprove the Patriot Month proclamation in its original form. In addition, they discussed having proposed proclamations evaluated by the Council and, when necessary, revised to reflect the proclamation was being made by the City, not those who submitted the request.

Mayor Fitch stated the Council will make two statements at the beginning of the July 9, 2024, meeting, on moving the public comment period and on the American Independence Month proclamation.

ADJOURNMENT

The meeting adjourned at 4:47 pm.

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

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

Ed Fitch, Mayor

ATTEST:

Kelly Morse, City Recorder

**Redmond City Council
Regular Meeting Minutes**

July 9, 2024

Council Chambers & Remote Video Conferencing
<https://www.redmondoregon.gov/government/city-council>

Present: Tobias Colvin, Clifford Evelyn, Ed Fitch, John Nielsen, Kathryn Osborne, Shannon Wedding, Cat Zwicker

Excused: None

Staff Present: Deputy City Manager/Chief Financial Officer Jason Neff, City Attorney Keith Leitz, Interim CDD Director Kyle Roberts, City Recorder Kelly Morse, Police Chief Devin Lewis, Homeless Prevention and Response Coordinator Natalie Lantz, Network Administrator Christian Armatas, Network Administrator Dan Schroedl, Finance Director James Wood, Public Works Director/City Engineer Jessica MacClanahan

Media Present: Central Oregon Daily News, Z21 News

CALL TO ORDER/ESTABLISH A QUORUM

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

BLESSING

Pastor Thomas Benge of Redmond Community Church led the blessing.

PLEDGE OF ALLEGIANCE

Councilor Osbourne led the Pledge of Allegiance.

CITY ANNOUNCEMENTS

A. Council Statement on Public Testimony

Mayor Fitch read the statement regarding merging the two public comment periods into a single comment period at the end of the meeting.

B. Council Statement on Proclamations

Mayor Fitch read the statement explaining the Council revised the Patriot Month proclamation to American Independence Month. The floor was opened for public comment.

- **Dennis Guthrie, VFW Member**, questioned the differences between the original proclamation and the City's revised version.
- **Liz Goodrich, Resident**, thanked the Council for changing the proclamation to make it more inclusive.
- **Scott Stuart, Resident**, believed the Council was disingenuous not to contact the proposer of the proclamation before revisions and was not elected to be the public's moral authority.
- **Rachel Nordenhok, Daughters of the American Revolution**, read the email she sent about the Council's revision of the proclamation, which she helped submit.
- **Jamie Hampton, Resident**, thanked the Council for reorganizing the public comment structure.
- **Karim Bouris, Resident**, stated that as a naturalized citizen, his definition of patriotism was reflected in the Council's revision of the proclamation.

Mayor Fitch apologized that, due to a scheduling problem, the Council was only able to review the proposed proclamation the day before the meeting.

C. Redmond Police Department Review of 4th of July Weekend Calls for Service

Chief of Police Devin Lewis and **Fire Marshal Tom Mooney** presented an overview of fireworks complaints and other incidents from around 5:00 pm on July 3rd until 6:00 am on July 5th, noting Fire responded to seven fires on the 4th of July, four of which were indeed fireworks-related.

The Council extended its gratitude to the law enforcement officers who saved five lives from a house fire.

D. FairWell Festival Update

Geoff Hinds, Director, Deschutes County Fair and Expo, updated the Council on the 2024 FairWell Festival planned for July 19-21, briefly reviewing Live Nation and producer C3 Presents' study on the economic impact of last year's festival and highlighting significant changes for this year's festival.

E. Reservoir Drive Project Update

Public Works Director/City Engineer MacClanahan reviewed ongoing and upcoming capital projects, highlighting construction at SW Reservoir Drive, new underground utilities, new retaining walls and handrails, 4th Street improvements, SW 12th Street improvements, and street preservation. She stated she would look into Councilor Zwicker's suggestion for a crosswalk at SW Umatilla Avenue and SW 27th Street.

CONSENT AGENDA

- A. Minutes of May 14, 2024, Council Meeting
- B. Minutes of May 28, 2024, Council Meeting
- C. Proclamation Declaring the Results of the May 21, 2024, Primary Election

Councilor Wedding moved to approve the Consent Agenda as presented. Councilor Colvin seconded the motion, which passed unanimously.

ORDINANCES

- A. Ordinance #2024-10: An Ordinance declaring a two-year ban on psilocybin service centers. **Public Hearing**

City Attorney Leitz stated this item and the following two items relate to referring ballot measures to the next statewide general election in November, two of which required ordinances. Ordinance #2024-10 would declare a two-year ban on psilocybin service centers within the city.

Mayor Fitch opened the public hearing. Seeing no public comment, he closed the public hearing.

Councilor Evelyn moved to have a first and second reading of Ordinance #2024-10 by title only. Councilor Nielsen seconded the motion, which passed unanimously.

City Attorney Leitz provided the first and second reading of Ordinance #2024-10 by title only.

Councilor Colvin moved to adopt Ordinance #2024-10. Councilor Osborne seconded the motion.

Ayes: Colvin, Evelyn, Fitch, Nielsen, Osborne, Wedding, and Zwicker

Nays: None

Motion Carried: 7 to 0.

- B. Ordinance #2024-11: An Ordinance Imposing a Three Percent (3%) Tax on the Sale of Marijuana Items by a Marijuana Retailer. **Public Hearing**

City Attorney Leitz noted for Ordinances #2024-10 and #2024-11, as well as the Action Item on marijuana dispensaries, another resolution will be brought before the Council in two weeks for the ballot titles. If the City Code changed to allow marijuana dispensaries, the measure would enact a 3 percent tax on sale for items containing marijuana.

Mayor Fitch called for public comment.

- **Arman Kluehe, Resident**, opined it was bizarre for the City to set a tax to sell marijuana before there were any such shops.

Seeing no further public comment, **Mayor Fitch** closed the public hearing.

Councilor Osborne moved to have a first and second reading of Ordinance #2024-11 by title only. Councilor Nielsen seconded the motion, which passed unanimously.

City Attorney Leitz provided the first and second reading of Ordinance #2024-11 by title only.

Councilor Evelyn moved to adopt Ordinance #2024-11. Councilor Osborne seconded the motion.

Ayes: Evelyn, Fitch, Nielsen, Osborne, Wedding, Zwicker, and Colvin

Nays: None

Motion Carried: 7 to 0.

ACTION ITEMS

- A. An Advisory Ballot Measure to Provide Public Input on Whether to Allow Marijuana Dispensaries Within City Limits

City Attorney Leitz explained that the Council directed Staff to seek the public's input on whether to change Redmond's Code prohibiting issuing a license to retail recreational marijuana dispensaries, clarifying the ballot measure was only advisory, not for approval to allow dispensaries in the City.

Councilor Zwicker moved to approve an advisory ballot measure to provide public input on whether to allow marijuana dispensaries within city limits. Councilor Nielsen seconded the motion, which passed unanimously.

COMMENTS FROM CITIZENS AT THE MEETING

- A. Written Comments from Redmond Collective Action

- **Tony Blackwell, Resident**, advocated for his fiancée who lived next to the Spencer Court housing project and described the property dispute with the developer and threats of being sued.
- **Donna Abelein, Resident**, described differences between June's Pride Month proclamation and July's American Independence Month proclamation.
- **Mr. Stuart** asked the Council to be considerate of members of the public who speak and reminded them their job was to listen, not rebut.
- **Mr. Kluehe** expressed concern that the Council edited the Patriot Month proclamation he submitted, described how the City's spending outpaced his income, and opposed further fireworks restrictions.
- **Jay Patrick, Resident**, wished the Council was not bringing up the idea of putting marijuana within city limits but was glad the people would vote on the matter.
- **Joe Strong** said it was disrespectful of Councilor Osborne to leave the room both times Ms. Abelein spoke. He questioned how inclusive it was to declare June as Pride Month.
- **Elaine Walthenson, Resident** explained why the city should support businesses that make creative things, not ones that sold marijuana.
- **Ms. Nordenhok** asked the Council to pass the Patriot Month proclamation as written or give a detailed and official denial of the proclamation.

CITY MANAGER COMMENTS

Deputy City Manager/Chief Financial Officer Neff commended staff and the Police Department for their work, noting the 4th of July was a success. He also commended the great work by the Airport Operations staff and Redmond Fire & Rescue (RF&R) on the fire east of the Airport.

COUNCIL COMMENTS

Councilor Colvin urged everyone to be safe and hydrate in the hot weather.

Councilor Osborne thanked everyone online for bearing with the technical difficulties throughout the meeting. She also thanked wildland firefighters and encouraged everyone to practice fire safety.

Councilor Wedding thanked City staff, especially for the heroics of the Police Department.

Councilor Evelyn thanked everyone for being at the meeting and reiterated the importance of respecting one another.

Councilor Zwicker thanked the Police Department and RF&R. She agreed the Council and the public need to act with decorum. She reminded people to slow down while driving, especially with kids out of school.

Councilor Nielsen echoed comments about safety and thanked the Police Department. He reported on the groundbreaking for the St. Charles Cancer Center, meeting with Senator Jeff Merkley's staff to advocate for federal funds for the Airport, and getting data from Republic Services to rate their service. He congratulated Mayor Fitch on his good work hosting the town hall for Senator Ron Wyden.

MAYOR'S COMMENTS

Mayor Fitch opined the City is making progress on the future of water in the community and hoped to have more information in the next month or two. He explained how a system development charge increase to \$13,000 would not be imposed right away but rather in steps. He emphasized how much the Council has on its plate, which delayed the review of the Patriot Month proclamation.

ADJOURNMENT

The meeting adjourned at 7:53 pm.

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

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

Ed Fitch, Mayor

ATTEST:

Kelly Morse, City Recorder

Civil Air Patrol

**Volunteers serving America's communities,
saving lives, and shaping futures**



Presented by:

Capt. Bruce McLellan

High Desert Composite Squadron

What is the Civil Air Patrol?

- Congressionally chartered
- Nonprofit 501(c)3 corporation
- Civilian Auxiliary of the United States Air Force
- Serving America since WWII
- Operates in all 50 states, Puerto Rico and the District of Columbia, and 1,400 communities nationwide
- More than 64,000 *volunteer members*

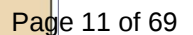




What is the Civil Air Patrol?

- Conducted 85% of 455 searches controlled by USAF Rescue Coordination Center in the US in 2023!
- Credited with 60 lives saved in 2023
- Flew 101,584-hours/year supporting AF assigned missions, and state and local communities in 2023.
- CAP contributed 253,199,495 volunteer hours last year nationwide





Membership and Resources

2023 Statistics	
Membership	
Adult Members	36,090
Cadets	27,978
Total	64,068
Units	
NHQ, Region, Wings, Units	1,407
Equipment	
Aircraft	547
Gliders	45
Hot Air Balloons	2
Vehicles	1,045
sUAS	2,594
VHF LMR Radios – Short/Mid Range	12,886
VHF Repeaters – Fixed & Tactical	727
HF Radios – Long Range	2,060

Oregon Wing Statistics

Senior: 312

Cadets: 274

Aircraft: 7

High Desert Squadron

Senior: 26

Cadets: 25

Aircraft: 1 - Cessna T206



Civil Air Patrol

Our Missions

**Emergency
Services**

**Cadet
Programs**

**Aerospace
Education**





CAP Missions

Emergency Services



- Search and Rescue
- Disaster Relief
- Homeland Security

- Counterdrug
- Aerial Photography
- Forest Fires





CAP Missions

Search & Rescue Operations



CAP was credited with 151 lives saved in FY22

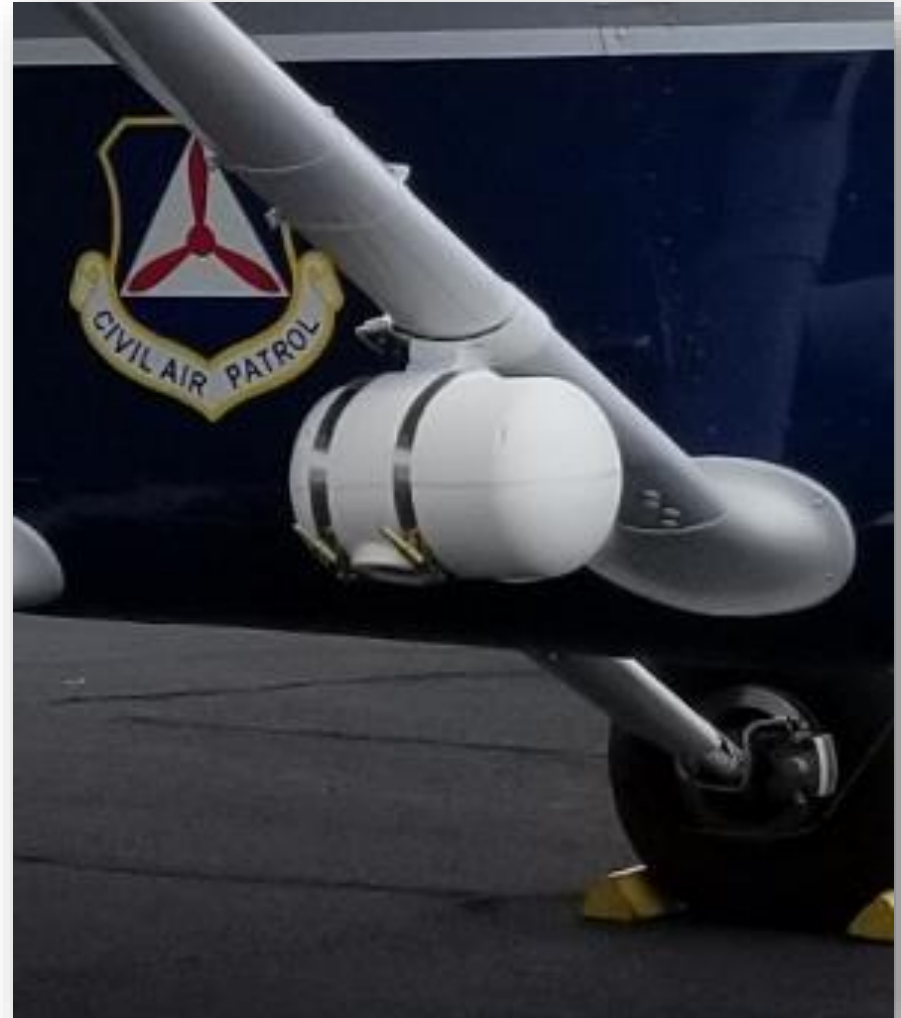


Aerial Photography and Sensors



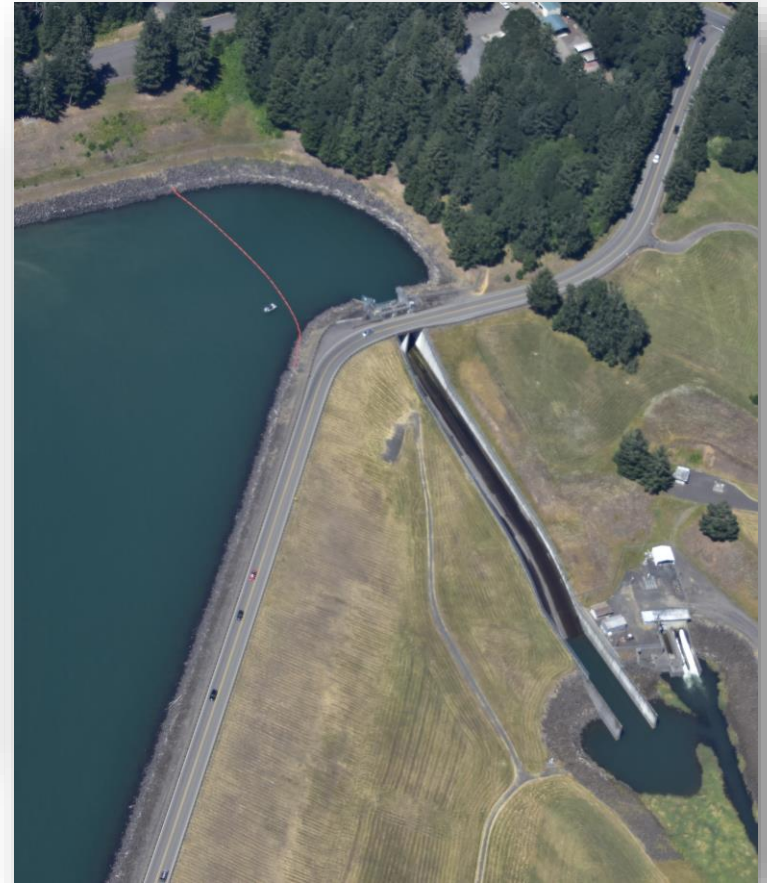
**Nikon Cameras
With Geotagging**

**WALDO Air XCAM,
software triggered**





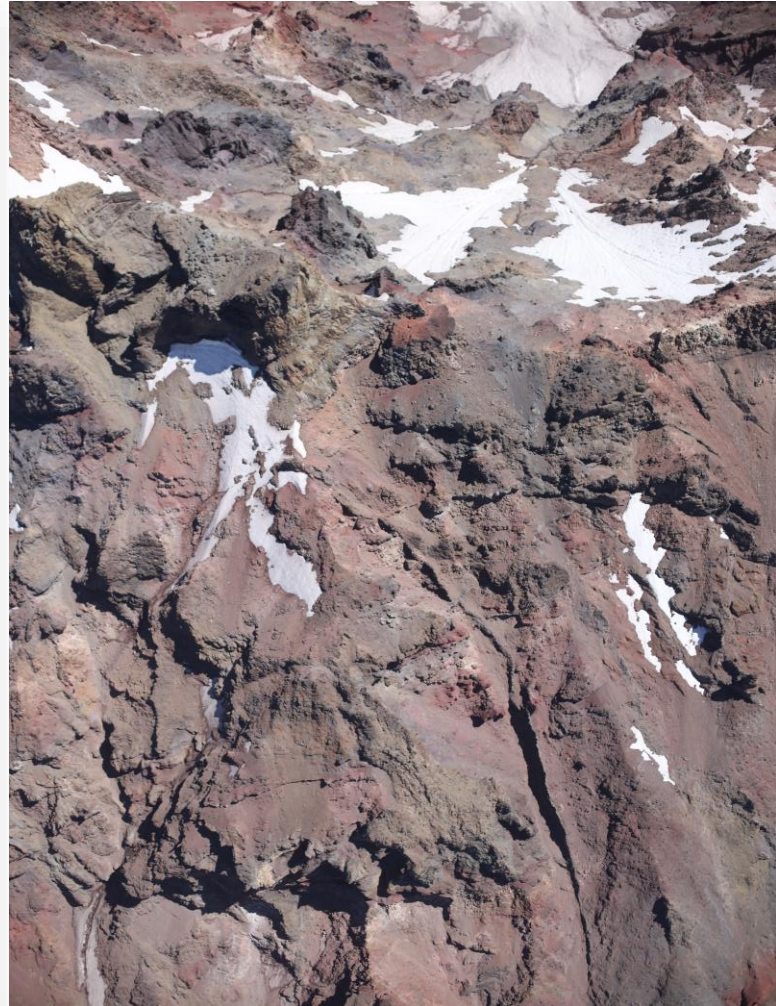
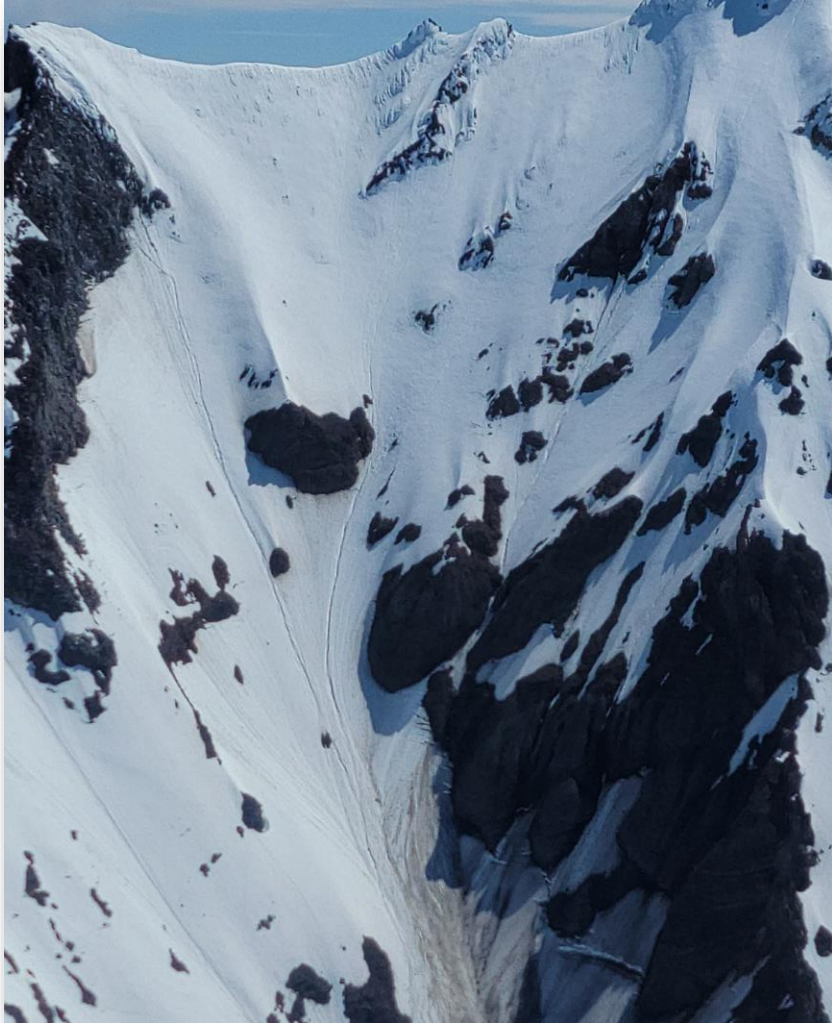
High Resolution Image Collection





CAP Missions

Emergency Services

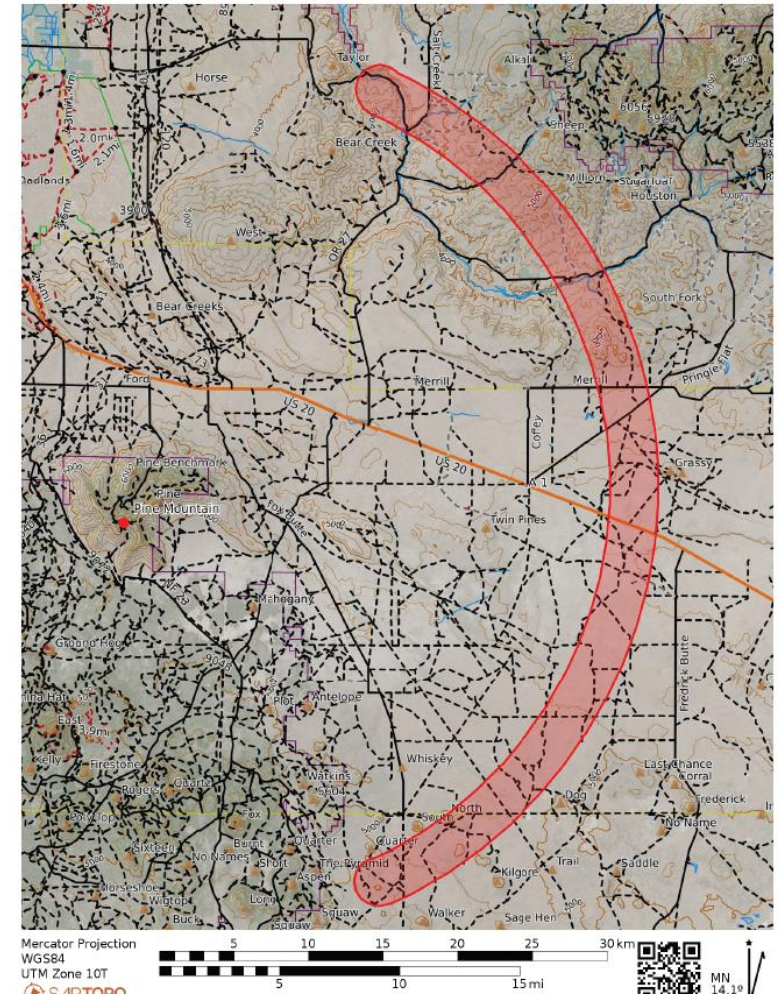
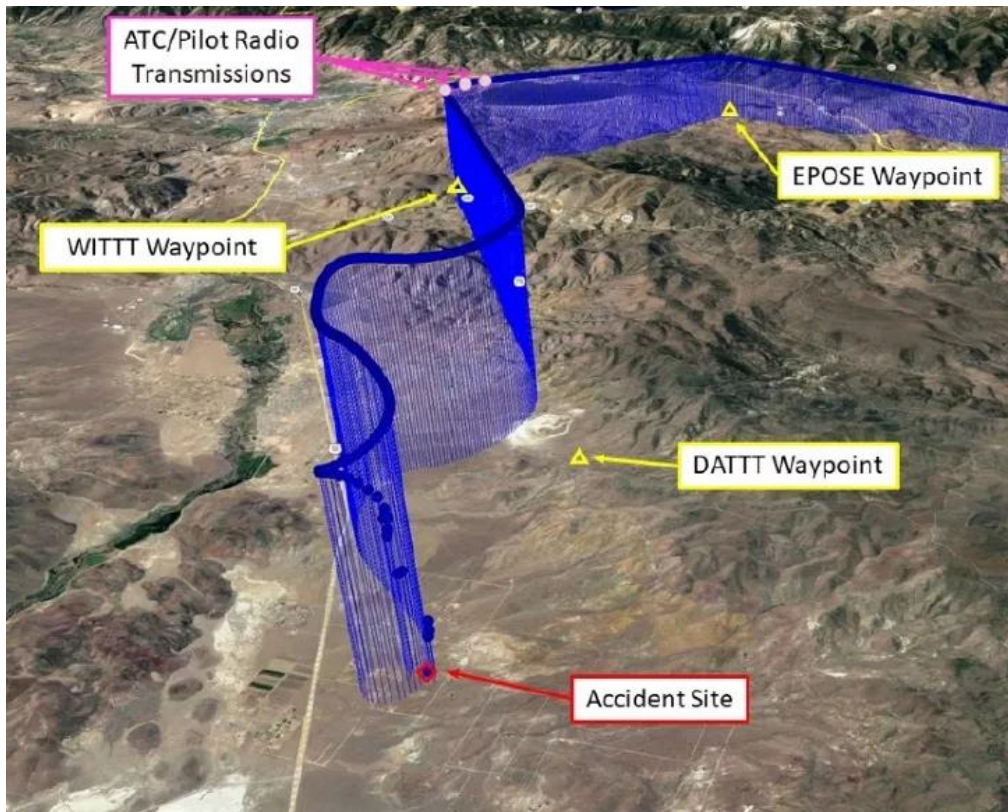




CAP Missions

Emergency Services







CAP Missions

Cadet Programs

- Leadership Skills
- Aerospace Education
- Physical Fitness
- Character Development





CAP Missions

Cadet Programs

- **Orientation Flights**
- **Encampment**
- **Leadership Training**
- **Physical Fitness Activities**
- **Aerospace Academics/Flying**
- **STEM Kits/Activities**
- **Aerospace Career Exploration**
- **Drill and Ceremony**





Cadet Orientation Flights

- Series of ten flights – five powered, five glider
- Flight costs covered by USAF

Encampment Goals

- Develop leadership skills
- Learn about aviation, space, and technology
- Commit to a habit of regular exercise
- Live the Core Values



CAP Missions

Cadet Programs - Outcomes

Cadets

- **97% “CAP has been a turning point in my life”**
- **96% “I’ve started to think more about my future because of CAP”**
- **87% “I do things at CAP I can’t do anywhere else”**
- **82% “I earn As & Bs at school”**

Cadet Career Interests

- **81% “I am interested in a military career”**
- **76% “I am interested in an aviation career”**
- **65% “I am interested in a STEM career”**

Parents

- **95% “My cadet has become better at taking feedback”**
- **92% “As a parent, I’ve seen improvements in my cadet’s overall attitude”**
- **78% “As a parent, my cadet’s performance at school has improved”**





Cadet Successes

Zoe Doden

- Former Cadet, now Senior member
- Currently a CFI for Leading Edge
- Looking into becoming a NOAA pilot
- Long term goal: aerial firefighting pilot

Cadet Successes



Lt Paige Westoby, US Navy

- **Former CAP Cadet CMSGT**
- **Currently flying FA-18 Hornets in the US Navy**



Cadet Successes



Matthew Phillips

- Former CAP Flight Officer
- Currently a First Officer with *Sky West* flying Embraer 175s

Sam Conklin, US Army

- Former CAP Cadet Major
- Currently attending West Point Military Academy



CAP Missions

Aerospace Education



- CAP Members
- General Public

- STEM Activities
- Classroom Programs





Aerospace Education Member (AEM) Program

1,600 AEMs and 500,000 youth contacts last year!



Aerospace Education Member (AEM) program is for K-12 formal and informal **educators at schools, youth organizations, museums, and libraries**

CAP Missions

Homeland Defense Support





F-15 FELIX Training Missions



High Desert Squadron

Cascadia Earthquake Event

-

Valuable Community Resource



High Desert Composite Squadron

- Located at the Bend Airport in the Bend Builders Hangar, 63030 Powell Butte Hwy
- Aircraft and command post located at the Redmond Airport
- Composite Squadron – with both adult and cadet members
- Meet Tuesday evenings at 6:30 p.m.
 - Adults meet on 1st and 3rd Tuesday's
 - Cadets every Tuesday (except any 5th Tuesdays)
- New guests are always welcome!

Questions?

- **Bruce McLellan**
- High Desert Composite Squadron
- Civil Air Patrol, U.S. Air Force Auxiliary
- **541 480 8620**
- **First.Last@orwgcap.org**
- **caphighdesert.org**





City of Redmond - Financial Overview

4Q FY23/24

(Preliminary & Un-Audited)

Key Financial Highlights

- * Operating expenses estimated at 94% of budget in 23/24 (prior 5 year average = 94%)
- * General Operating Funds estimated 1.4% oper. surplus & \$3m increase to fund balance in 23/24 which includes \$3m from Public Safety Facility grant, \$585k for LED replacements & \$272k from LIDs
- * Development revenues (Permits, SDCs) down 2.7% from 22/23, yet 0.5% below 23/24 budget
- * Wastewater: operating fund balance estimated to increase by \$1.2m in 23/24; preparing for proportional RWC annual debt service estimated to be \$2.1m in 27/28.
- * Airport: passengers +11% YOY, fund balance to increase by \$3.9m (w/ \$2.8m of CAPEX) in 23/24
- * Juniper Golf oper. net cash flow (NCF) was -\$73k in 23/24 compared to +\$78k in 22/23

Operating Financial Performance by Department (\$ in Millions)

General (GOF)

Expenditures / Budget:	100%			
Operating Revenues / Budget:	102%	* property taxes at 101%, lodging taxes +8% YOY		
	YTD	YE Proj.	YE Budget	
Sub-Fund Balance Change:	\$ (0.006)	\$ 3.411	\$ 2.551	* \$3m grant for PSF (returned to General Fund reserve)
Sub-Fund Balance:	\$ 6.291	\$ 9.708	\$ 8.354	

Police (GOF)

Expenditures / Budget:	98%			
Operating Revenues / Budget:	101%			
	YTD	YE Proj.	YE Budget	
Sub-Fund Balance Change:	\$ 0.410	\$ 0.133	\$ 0.000	
Sub-Fund Balance:	\$ 2.700	\$ 2.423	\$ 2.327	

Public Works

Transportation (GOF)

Expenditures / Budget:	92%			
Operating Revenues / Budget:	99%	* gas tax sharing at 93% of bgt. (projected at 102%)		
	YTD	YE Proj.	YE Budget	
Sub-Fund Balance Change:	\$ (0.837)	\$ (0.699)	\$ (1.148)	* \$585k for LEDs
Sub-Fund Balance:	\$ 1.156	\$ 1.295	\$ 0.808	

Parks & Facilities (GOF)

Expenditures / Budget:	98%			
Operating Revenues / Budget:	100%			
	YTD	YE Proj.	YE Budget	
Sub-Fund Balance Change:	\$ 0.037	\$ (0.014)	\$ (0.018)	
Sub-Fund Balance:	\$ 0.780	\$ 0.730	\$ 0.527	

Water

Expenditures / Budget:	93%			
Operating Revenues / Budget:	100%			
	YTD	YE Proj.	YE Budget	
Sub-Fund Balance Change:	\$ 0.085	\$ (0.009)	\$ (0.394)	
Sub-Fund Balance:	\$ 3.884	\$ 3.790	\$ 2.932	

Wastewater

Expenditures / Budget:	93%			
Operating Revenues / Budget:	100%			
	YTD	YE Proj.	YE Budget	
Sub-Fund Balance Change:	\$ 1.259	\$ 1.242	\$ 0.783	* investments +\$54k * personnel -\$164k (-9%)
Sub-Fund Balance:	\$ 6.551	\$ 6.535	\$ 5.716	

Stormwater

Expenditures / Budget:	92%			
Operating Revenues / Budget:	100%			
	YTD	YE Proj.	YE Budget	
Sub-Fund Balance Change:	\$ 0.151	\$ 0.150	\$ 0.036	* personnel -\$54k (-11%)
Sub-Fund Balance:	\$ 0.381	\$ 0.381	\$ 0.235	

Engineering

Expenditures / Budget:	90%			
Operating Revenues / Budget:	94%			
	YTD	YE Proj.	YE Budget	
Sub-Fund Balance Change:	\$ (0.087)	\$ (0.087)	\$ (0.192)	* personnel -\$167k (-9%)
Sub-Fund Balance:	\$ 0.452	\$ 0.451	\$ 0.210	

Key Statistics (\$ in Millions)

Property Tax (PT) Collections

FY23/24 (Current)	\$	13.235
FY23/24 (Projection)	\$	13.235
FY23/24 (Budget)	\$	13.143
FY22/23	\$	12.547
FY21/22	\$	11.760
FY20/21	\$	10.671

Franchise Fees

FY23/24 (Current)	\$	4.991
FY23/24 (Projection)	\$	4.991
FY23/24 (Budget)	\$	4.723
FY22/23	\$	4.568
FY21/22	\$	4.035
FY20/21	\$	3.805

State Shared Revenues

FY23/24 (Current)	\$	3.834
FY23/24 (Projection)	\$	4.174
FY23/24 (Budget)	\$	4.176
FY22/23	\$	4.153
FY21/22	\$	3.889
FY20/21	\$	3.408

General Operating Fund (GOF) Balance

FY23/24 (Current)	\$	11.989
FY23/24 (Projection)	\$	15.049
FY23/24 (Budget)	\$	12.383
FY22/23	\$	12.034
FY21/22	\$	11.771
FY20/21	\$	8.640

Gen. Op. Fund (GOF) Balance Change

FY23/24 (Current)	\$	(0.044)
FY23/24 (Projection)	\$	3.015
FY23/24 (Budget)	\$	1.148
FY22/23	\$	0.262
FY21/22	\$	3.131
FY20/21	\$	1.468

Water Sales

FY23/24 (Current)	\$	7.763
FY23/24 (Projection)	\$	7.763
FY23/24 (Budget)	\$	7.867
FY22/23	\$	7.290
FY21/22	\$	6.907
FY20/21	\$	6.705

Sewer Sales

FY23/24 (Current)	\$	7.068
FY23/24 (Projection)	\$	7.068
FY23/24 (Budget)	\$	7.083
FY22/23	\$	6.695
FY21/22	\$	6.230
FY20/21	\$	5.904

Finance/Budget Contact:

Jason Neff
541.923.7729
jason.neff@redmondoregon.gov

Operating Financial Performance by Department Cont. (\$ in Millions)

Airport

Expenditures / Budget:	94%	* debt service at 98%, operating expenses at 97%		
Operating Revenues / Budget:	104%	* YOY: passengers +11%, parking +24%		
	YTD	YE Proj.	YE Budget	
Sub-Fund Balance Change:	\$ 4.999	\$ 3.900	\$ 1.128	* projects & equip. -\$1.8m
Sub-Fund Balance:	\$ 37.928	\$ 36.828	\$ 32.628	* terminal expansion -\$1m

Community Development (CDD)

Operations (GOF)

Expenditures / Budget:	81%			
Operating Revenues / Budget:	108%	* business licenses at 111%, code enf. surcharge at 129%		
	YTD	YE Proj.	YE Budget	
Sub-Fund Balance Change:	\$ 0.343	\$ 0.175	\$ (0.144)	* personnel -\$245k (-19%)
Sub-Fund Balance:	\$ 0.865	\$ 0.696	\$ 0.302	

Building

Expenditures / Budget:	85%			
Operating Revenues / Budget:	135%	* building revenues up 7% YOY		
	YTD	YE Proj.	YE Budget	
Sub-Fund Balance Change:	\$ 0.474	\$ 0.473	\$ (0.548)	* personnel -\$359k (-20%)
Sub-Fund Balance:	\$ 5.296	\$ 5.295	\$ 3.724	* 27 months of operating exp.

Current Planning

Expenditures / Budget:	89%			
Operating Revenues / Budget:	155%	* planning permit revenues up 166% YOY		
	YTD	YE Proj.	YE Budget	
Sub-Fund Balance Change:	\$ 0.205	\$ 0.205	\$ (0.219)	
Sub-Fund Balance:	\$ 1.133	\$ 1.133	\$ 0.641	* 16 months of operating exp.

Long Range Planning (GOF)

Expenditures / Budget:	80%			
Operating Revenues / Budget:	108%			
	YTD	YE Proj.	YE Budget	
Sub-Fund Balance Change:	\$ 0.009	\$ 0.009	\$ (0.093)	
Sub-Fund Balance:	\$ 0.197	\$ 0.197	\$ 0.065	

Golf

Expenditures / Budget:	109%			
Operating Revenues / Budget:	97%	* golf rounds at 93% of bgt., golf revenue +9% YOY		
	YTD	YE Proj.	YE Budget	
Sub-Fund Balance Change:	\$ (0.330)	\$ (0.248)	\$ 0.034	* oper. NCF: -\$73k (YTD)
Sub-Fund Balance:	\$ 0.009	\$ 0.091	\$ 0.392	* equipment -\$72k
				* 13 days of operating exp.

Major Project Status (\$ in Millions)

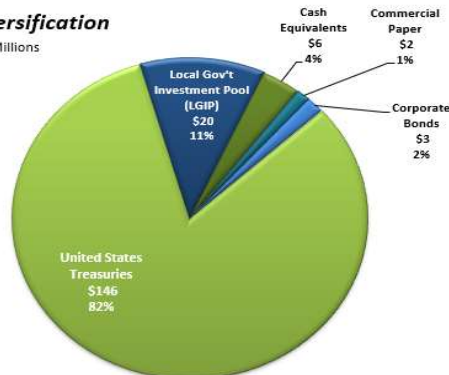
Project	Phase	Funding	Spent	% Spent	Budget
Central Dry Canyon	Design	Fully Funded	\$ 0.5	9.6%	\$ 4.9
Well 9	Construction	Fully Funded	\$ 1.9	29.9%	\$ 6.4
Redmond Wetlands Complex (RWC)	Design (98%)	Loan Pending	\$ 5.2	6.3%	\$ 83.0
Public Safety Facility (PSF)	Construction	Fully Funded	\$ 12.8	26.2%	\$ 49.0
Airport Terminal Expansion (Phase 1)	Design (35%)	~ 45% Funded	\$ 7.1	4.2%	\$ 170.0

Cash & Investments Summary

Total Cash & Investments	\$177M	Yields	
Weighted Maturity	13 months	Principal / PFM Asset Mgmt.	4.6%
Weighted Credit Quality	AAA	Local Gov't. Investment Pool (LGIP)	5.3%

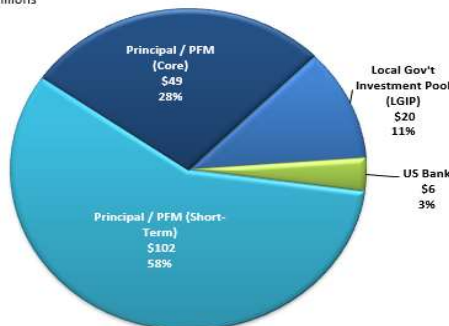
Diversification

\$ in Millions



Accounts

\$ in Millions



Key Statistics (Cont.)

Passenger Facility Charges (PFCs)

FY23/24 (Current)	\$ 2.052
FY23/24 (Projection)	\$ 2.275
FY23/24 (Budget)	\$ 2.104
FY22/23	\$ 2.062
FY21/22	\$ 1.958
FY20/21	\$ 1.251

Planning Permit Revenue

FY23/24 (Current)	\$ 0.640
FY23/24 (Projection)	\$ 0.640
FY23/24 (Budget)	\$ 0.385
FY22/23	\$ 0.315
FY21/22	\$ 0.550
FY20/21	\$ 0.465

System Development Charges (SDCs)

FY23/24 (Current)	\$ 6.702
FY23/24 (Projection)	\$ 6.702
FY23/24 (Budget)	\$ 7.631
FY22/23	\$ 7.493
FY21/22	\$ 9.475
FY20/21	\$ 9.463

SDCs per Single Family Dwelling (SFD)

Parks	\$ 6,494
Transportation	\$ 5,222
Water	\$ 5,808
Wastewater	\$ 5,211
TOTAL	\$ 22,735
% of Median SFD Price	4.3%

Expenditures (Excl. URA)

FY23/24 (Current)	\$ 129.0
FY23/24 (Budget)	\$ 197.0
FY22/23	\$ 110.8
FY21/22	\$ 110.8
FY20/21	\$ 99.3

Long-Term Debt (Excl. Gen. Oblig.)

FY23/24	\$ 76.0
FY22/23	\$ 77.0
FY21/22	\$ 81.1
FY20/21	\$ 90.5

Moody's Credit Rating

FFCO (7/22)	Aa2
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Assessed Value Growth (Gen. Levy)

FY23/24	6.4%
FY22/23	7.0%
FY21/22	9.6%
FY20/21	8.5%

Property Tax Base

Maximum Assessed	\$ 3,313
Real Mkt Value	\$ 8,177
MAV / RMV	41%

City/Citizen PT Rate / \$1,000

FY23/24	\$5.13 / \$19.85
FY22/23	\$5.13 / \$19.16
FY21/22	\$4.41 / \$18.51
FY20/21	\$4.41 / \$18.20



CITY OF REDMOND

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STAFF REPORT

DATE: August 13, 2024
TO: City Council
THROUGH: Keith Witcosky, City Manager
FROM: Kyle Roberts, Planning Director
Sarah Vowell, Associate Planner
SUBJECT: Ordinance #2024-14: An Ordinance amending Sections 8.520 and 8.530 of the Redmond City Code, Chapter 8 (Redmond Development Code).

Report in Brief:

This item requests City Council conduct a public hearing and approve Ordinance #2024-14 approving text amendments related to the City's Landscaping Code. Specifically, Sections 8.520 and 8.530 of the Redmond City Code, Chapter 8 (Redmond Development Code) to improve the implementation of standards within said sections of the code.

Background:

The Redmond Development Code (RDC) is the primary mechanism to implement the City's Comprehensive Plan, regulate zoning, growth and development, land use activity, and other City policies related to Great Neighborhood Principles (GNP). As a living document, periodic amendments to the RDC are needed to adapt to changing conditions, comply with Comprehensive Plan policies, new state legislation, or simply to improve administration of provisions within the code. Code amendments address many different aspects of the community, livability and have significant implications regarding providing certainty, flexibility and modernization of regulations all at the same time.

In 2023, the RDC underwent a substantial amendment. A significant portion of the amendments included changes to the landscaping provisions of the RDC. This entailed a reorganization of the standards to improve implementation as well as incorporating language aimed at reducing outdoor water usage. Shortly after the new standards went into effect, issues arose. Generally, applicants expressed frustration with challenges associated with understanding and complying with the new standards. As a result, staff has experienced an increase in time reviewing landscaping plans and working with applicants.

After receiving sufficient feedback to fully understand the issues, staff met with members of the Planning Commission and City Council to discuss the issues and alternative routes to take to correct the unintended consequences. While a more thorough upgrade to the GNP is needed - at this time the consensus was to first address some interim improvements, and then embark on the broader GNP changes in 2025. The amendments before Council on August 13, 2024, relate to the landscaping provisions to create more flexibility with implementing the standards.

Discussion:

A legislative amendment is being requested by staff to create a temporary solution to the landscaping provisions of the Development Code. The amendment will ease implementation of the standards by allowing for some flexibility, which will reduce ambiguity, shorten review times, and keep projects moving forward. Importantly, staff intends to revisit the landscaping standards and propose more holistic refinements as part of a planned code amendment package focused on housing, slated to begin in late 2024 or early 2025.

As shown in Exhibit A attached, the proposed amendment modifies the existing deviation provision of the landscaping code to allow the applicant, rather than only a certified landscape architect, the ability to request a deviation from any of the standards. The applicant must provide justification for the request in writing.

Exhibit B attached, includes the findings and supporting materials that demonstrate that the proposed text amendment is consistent with the Statewide Planning Goals, the Comprehensive Plan, and RDC Section 8.760 (Amendments).

Planning Commission Recommendation - As required through the legislative amendment process, the Urban Area Planning Commission held the first evidentiary public hearing on July 17, 2024. There was no public testimony or written comment submitted. After review and deliberation, the Commission voted 6-0 to recommend the City Council approve the proposed amendment as presented by staff.

Fiscal Impact:

There are no direct fiscal impacts to the City with this amendment.

Alternative Courses of Action:

Conduct the public hearing and consider additional public testimony. Courses of action include:

1. Approve Ordinance #2024-14.
2. Direct staff to make additional changes and approve Ordinance #2024-14.
3. Do not approve Ordinance #2024-14.
4. Take no action and request more information for review at a continued hearing.

As required by City Charter, on August 7, 2024, notices regarding this Ordinance were posted in three places. Copies of the Ordinance were available for review at City Hall.

Recommendation / Suggested Motion:

"I move to have a first and second reading of Ordinance #2024-14, by title only." (Voice vote)

(The City Attorney will read the ordinance by title only, twice.)

"I move to approve Ordinance #2024-14" (Roll call vote)

**CITY OF REDMOND
ORDINANCE NO. 2024-14**

AN ORDINANCE AMENDING SECTIONS 8.520 AND 8.530 OF THE REDMOND CITY CODE, CHAPTER 8 (REDMOND DEVELOPMENT CODE).

WHEREAS, the City of Redmond Urban Area Planning Commission conducts periodic review of the Redmond Development Code, considers needed updates and recommends changes in accordance with Oregon Revised Statutes Chapter 227 that regulate and control the development of land within the City; and

WHEREAS, the City Council has an adopted set of goals that include: “Enhance the quality of life in the City through the adoption of programs, policies, and standards that manage growth while maintaining Redmond’s small-town feel” and “Promote quality development and great neighborhoods”; and

WHEREAS, the Redmond Urban Area Planning Commission held the first evidentiary public hearing on July 17, 2024, and after reviewing the record and accepting public testimony, has recommended that the City Council adopt the proposed amendments to the Redmond Development Code; and

WHEREAS, the City Council held a public hearing on August 13, 2024 to consider the recommendation of the Redmond Urban Area Planning Commission, review the existing record and gather additional evidence and public testimony; and

WHEREAS, the City Council determines that the findings contained in Exhibit B for the adoption of the amendments to the Redmond Development Code have fully addressed the City’s Comprehensive Plan, the applicable state law, the Statewide Planning Goals and the City’s standards and criteria for an amendment to the Redmond Development Code; and

WHEREAS, the City Council finds that the attached amendments (Exhibit A) are necessary to further these interests and to protect the health, safety and welfare of City residents.

NOW, THEREFORE, THE CITY OF REDMOND ORDAINS AS FOLLOWS:

SECTION ONE: The City of Redmond hereby amends City Code, Chapter 8 (Redmond Development Code). The amendments and adopted text are attached hereto as “Exhibit A.”

SECTION TWO: In support of the approval, the City of Redmond hereby adopts the findings, which are attached hereto as “Exhibit B”, which were prepared by City staff and demonstrate compliance with the Redmond Development Code, Section 8.760 – Amendments, and the applicable Statewide Planning Goals.

SECTION THREE: SEVERABILITY. The provisions of this Ordinance are severable. The invalidity of any section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance, which can be given without such invalid part, or parts.

PASSED by the City Council and **APPROVED** by the Mayor this 13th day of August 2024.

Ed Fitch, Mayor

ATTEST:

Kelly Morse, City Recorder

EXHIBIT A

Sec. 8.520. Landscape Plan Standards.

1. *Applicability.* A landscape plan is required for proposal which includes any of the following:
 - A. New housing.
 - B. Development subject to Article IV Site and Design review.
 - C. Planned Unit Development.
 - D. New wireless broadcast communication facilities, as described in Section 8.415.
2. *Contents.* A landscape plan need not be prepared by a certified landscape architect ~~unless deviations from the Landscape Design Standards of Section 8.530 are proposed. In all cases~~ However, a landscape plan must include the following to be considered complete:
 - A. *Existing Landscaping.* The existing landscaping diagram shall depict the location of existing natural features and vegetation on the subject property and adjacent right-of-way areas. Any tree with a diameter of ten inches as measured at three feet above natural grade or greater shall be clearly labeled as a significant tree; smaller trees need not be depicted. Any tree that is shown on the plan shall be identified as coniferous or deciduous and whether the tree(s) is proposed to be retained or removed as part of the development.
 - B. *Proposed Landscaping.* The proposed landscaping diagram shall depict the location of the vegetation, soil preparations, and irrigation for the subject property and adjacent right-of-way areas and shall be shown in relation to proposed in relation to any provided improvements, including building footprints, frontage improvements, and utility infrastructure. Additionally, the landscape plan must identify the total required landscaping area, as required by Section 8.530(2.), in square feet.
 1. *Vegetation.* The species, native or non-native status, and corresponding water use category ~~(very low, low, moderate, high, other)~~ as identified in the Oregon State University Extension Office Water-Wise Gardening in Central Oregon Guide, revised June 2020, shall be depicted. The installation size, if applicable, of all vegetation shall be identified. For any tree proposed to be retained, a Tree Protection Zone (TPZ) complying with the Public Works Standards and Specifications shall also be depicted. All required replacement trees shall be clearly labeled.
 2. *Soil Preparation.* The type of amendments or treatments to the soil shall be depicted.
 3. *Irrigation.* The method of irrigation proposed for use, including all points of connection and the system components (meters, valves, backflow, quick couplers, blow out ports, main and lateral lines, sprinkler layout, etc.) shall be depicted.

(Ord. No. 2023-07, 12-19-2023)

Sec. 8.530. Landscape Design Standards.

1. *Applicability.* Except where conflicting with the City of Remond Public Works Standards and Specifications, these landscaping design standards apply to any proposal which includes any of the following:
 - A. New housing.
 - B. Development subject to Article IV Site and Design review.
 - C. Planned Unit Development.

-
- D. New wireless broadcast communication facilities, as described in Section 8.415.
2. *Minimum Landscaping.* In all zones, the entirety of the unsurfaced yard area between the main building and any public or private street frontage shall be landscaped. Industrial and public zoned properties shall also be required to provide a ten ~~inches-foot~~ landscape buffer wherever such property directly abuts a residential zoned property, inclusive of structures. Additionally, any hillsides, berms, or other areas with a slope greater than ten percent that are disturbed during development shall be revegetated to prevent erosion and dust.
3. *Water Features.* Required landscaping areas shall not include water features such as fountains, waterfalls, pools, ponds, or year-round standing water collection sites. Canals, approved water drainage facilities, or naturally occurring water features are exempt.
4. *Irrigation Systems.* Irrigation shall be provided to allow for healthy plant growth. All irrigation shall be subject to the following:
- A. Water used for irrigation shall not be permitted to water or run-off onto hard surfaces, such as paved driveways, sidewalks, streets, and other non-vegetated areas. Except for the irrigation water needed to maintain vegetation within an abutting right-of-way, water shall not be allowed to leave the subject property.
 - B. Trees shall only be irrigated with point-source irrigation such as drip irrigation, bubblers, and tree watering bags.
 - C. Automatic irrigation systems shall not be allowed without soil-moisture or weather-based irrigation controllers with accompanying sensors and other supporting devices installed to enable smart features.
5. *Soil.* Soils shall be amended to allow for healthy plant growth and water absorption. Prior to planting, soils shall be made friable by incorporating an organic soil amendment into, at minimum, the top two inches of soil. Additionally, mulch shall be applied to non-vegetated or uncovered areas at a depth of two inches. Both organic and inorganic mulches are allowed, however inorganic mulches are subject to additional standards described in this Section. An applicant may submit documentation from a certified landscape architect or soils scientist demonstrating that a different soil treatment that does not comply with this standard is necessary.
6. *Landscape Features.* Required landscaping areas shall feature trees, shrubs, and live ground covers in combination, and shall not contain invasive species, exposed dirt, or dead vegetation. Non-structural hardscaping, such as boulders, pavers, walkways, courtyards, artificial turf, inorganic mulches and similar are acceptable as a landscaping feature but must not occupy more than 25 percent of required landscaped areas. Wherever inorganic mulches, including all types of rock groundcovers or mulches, are used, they shall not be used in sections exceeding 20 square feet in size, nor shall any section be closer than ten feet to any other section on the property.
- Excluding permissible irrigated turf areas, required landscaped areas must be landscaped only with species which are identified as low or very low water use in the Oregon State University Extension Office Water-Wise Gardening in Central Oregon Guide, revised June 2020. Plant species that do not require irrigation once established are preferred over species that require continued irrigation. Approved water drainage facilities may feature moderate water-use plant species.
7. *Irrigated Turf.* This standard applies to all irrigated turf except when used in approved active-style park areas or for recreational purposes within designated common areas. For non-residential zoned properties, not more than 20 percent of the required landscaped area may be landscaped with irrigated turf. For residential zoned properties, not more than 25 percent of the required landscaped area may be landscaped with irrigated turf. Additionally, irrigated turf areas are also subject to the following in all zones:
- A. The minimum dimension of any irrigated turf area shall not be less than ten feet.

-
- B. Irrigated turf shall not be planted in areas with a slope greater than 10 percent.
 - C. When planting irrigated turf areas, seed mixes used shall not contain more than 25 percent cool season grass species.
8. *Trees.* All trees shall have a 1.5 inch trunk diameter as measured at three feet above natural grade at the time of planting. Existing trees with a ten inch trunk diameter as measured at three feet above natural grade or greater are considered to be significant and shall be preserved to the greatest extent possible. Significant trees that are able to be preserved shall be provided with a Tree Protection Zone (TPZ) in compliance with the Public Works Standards and Specifications to protect the tree during development of the subject property.
- A. Where preservation is not feasible, significant trees shall be replaced at a 'one-to-one' ratio, inclusive of new street trees adjacent to the subject property.
 - B. Street trees shall comply with Section 8.540 Street Tree Standards.
9. *Installation and Maintenance.* All landscaping installation, including street trees, shall be completed prior to issuance of a Certificate of Occupancy. All landscaping shall be continuously maintained and replaced when necessary to ensure continued compliance with an approved landscape plan. Additionally, street trees shall be maintained in accordance with the standards listed in Section 3.600 of the Redmond City Code. For landscaping valued in excess of \$5,000.00, a maintenance bond may be required.
10. *Deviation and Payment In Lieu.* The Community Development Director or designee ~~retains the discretion to~~may:
- A. Approve a deviation from any of the standards of this Section without requiring a variance when the deviation is proposed by ~~a certified landscape architect~~the applicant. Reasoning for the requested deviation must be explained in writing.
 - B. Establish a fee in lieu per tree where the property is not physically feasible to replace tree(s). The fee will be specified in the City Fee Schedule.

(Ord. No. 2023-07, 12-19-2023)

EXHIBIT B – STAFF REPORT & FINDINGS

FINDINGS FOR TEXT AMENDMENTS TO THE REDMOND CITY CODE, CHAPTER 8 (DEVELOPMENT CODE)

HEARING DATE: August 13, 2024, 6:00 PM, Redmond City Hall Council Chambers and via digital conference (GoTo Meeting)

HEARINGS BODY: Redmond City Council

FILE NUMBER: 711-24-000126-TA

FILE NAME: Redmond Development Code Text Amendment

REQUEST: A Legislative Amendment to the Redmond City Code, Chapter 8 (Development Code) to Improve Implementation of Landscaping Standards

APPLICANT: City of Redmond

REVIEWING STAFF: Kyle Roberts, AICP, Planning Director

I. BACKGROUND

Summary:

The Redmond Development Code (RDC) is the primary mechanism to implement the City's Comprehensive Plan, regulate zoning, growth and development, land use activity, and other City policies related to Great Neighborhood Principles. As a living document, periodic amendments to the RDC are needed to adapt to changing conditions, comply with Comprehensive Plan policies, new state legislation, or simply to improve administration of provisions within the code. Code amendments touch on many different aspects of the community, livability and have significant implications regarding providing certainty, flexibility and modernization of regulations all at the same time.

In 2023, the RDC underwent a substantial amendment. A significant portion of the amendments included changes to the landscaping provisions of the RDC. This entailed a reorganization of the standards to improve implementation as well as incorporating language aimed at reducing outdoor water usage. Shortly after the new standards went into effect, issues arose. Generally, applicants expressed frustration with challenges associated with understanding and complying with the new standards. As a result, staff has experienced an increase in time reviewing landscaping plans and working with applicants.

This proposed amendment to the landscaping standards in the Development Code was initiated legislatively by the City. The findings and supporting materials demonstrate the proposed text amendment is consistent with the Statewide Planning Goals, the Comprehensive Plan, and RDC Section 8.760 (Amendments). The four criteria set forth in Section 8.760 are addressed herein, as well as applicable state laws and requirements.

Proposal:

The request is for a legislative amendment to create a temporary "fix" to the landscaping provisions of the Development Code. The amendment will ease implementation of the standards by allowing for some flexibility, which will reduce frustration, review times, and keep projects flowing. Importantly, staff intends to revisit the landscaping standards and propose more holistic refinements as part of a planned code amendment package focused on housing, slated to begin later this year.

The proposed amendment modifies the existing deviation provision of the landscaping code to allow the applicant, rather than only a certified landscape architect, the ability to request a deviation from any of the standards. The applicant must provide justification for the request in writing.

Exhibits:

The proposed amendment to the landscaping provisions of the RDC is contained in Exhibit A and is attached hereto:

Exhibit A – Revisions to RDC Sections 8.520 and 8.530

Noticing:

Noticing for the first evidentiary hearing scheduled for July 17, 2024, was noticed as follows:

- Per ORS 197.610, a notice of proposed change to an implementing regulation and zoning map amendment was submitted to the Department of Land Conservation and Development (DLCD) on June 6, 2024.
- Per Section 8.1110 of the Redmond Development Code, a public hearing notice for the July 17th Planning Commission hearing was published in the *Bend Bulletin* on July 5, 2024.

Noticing for the second evidentiary hearing scheduled for August 13, 2024, was noticed as follows:

- Per Section 8.1110 of the Redmond Development Code, a public hearing notice for the August 13th City Council hearing was published in the *Bend Bulletin* on August 2, 2024.

Applicable Criteria:

The following are the applicable sections from the Oregon Revised Statutes, Oregon Administrative Rules, and the Redmond Development Code:

- Oregon Revised Statutes (ORS) – Chapter 197
- Oregon Administrative Rules (OAR), Chapter 660:
 - Division 15, Statewide Planning Goals and Guidelines
- City of Redmond Development Code:
 - Article I – Zoning Standards
 - Section 8.760: Criteria for Amendments

II. FINDINGS & CONCLUSIONS

Findings:

Redmond Development Code, Article I – Zoning Standards: Amendments: Sections 8.750 through 8.770 set forth the procedure and standards for an amendment to the text of the Redmond Development Code. Specifically, Section 8.760 sets forth the four review criteria that must be met when evaluating amendment requests. Findings for each criterion are presented below.

8.760 Criteria for Amendments. The burden of proof is upon the applicant. The applicant shall show the proposed change is:

1. In conformity with all applicable State statutes;

FINDING: The following State statutes apply directly to this application:

ORS 197.610, *Submission of proposed comprehensive plan or land use regulation changes to Department of Land Conservation and Development*

ORS 197.797, *Local quasi-judicial land use hearings; notice requirements; hearing procedures*

ORS 197.610 requires local jurisdictions to submit proposed comprehensive plan or land use regulation changes to Department of Land Conservation and Development (DLCD). Notice of the proposed implementing amendments to the Redmond Development Code (RDC) has been provided to DLCD more than 35 days in advance of the first evidentiary hearing concerning the amendments.

ORS 197.797 sets forth noticing requirements. The applicable RDC standards that address amendment and legislative procedures and noticing requirements (i.e., Sections 8.750-8.770 and 8.1100-8.1125) were developed in compliance with the applicable State statute regarding noticing and public hearings. The relevant findings, incorporated by reference herein, show compliance with the aforementioned statutes.

Notice of the proposed text amendment has been advertised in the local newspaper (public notice) as required by the RDC and State statute. Regarding statutory public hearing requirements, this proposal is legislative and not quasi-judicial. Sections 8.1100 through 8.1125 of the RDC implement the quasi-judicial statutory requirements in similar fashion and have been met. The Redmond Urban Area Planning Commission and City Council's public hearing and review processes meet the statutory requirements for the purpose of the review.

Based on the above discussion and finding, staff concludes that the proposed amendment complies with criterion #1.

2. In conformity with the State-wide planning goals whenever they are determined to be applicable;

FINDING: The following State-wide planning goals have been determined to apply directly to this application:

Goal 1 – Citizen Involvement - calls for the opportunity for citizens to be involved in all phases of the planning process. The Redmond Urban Area Planning Commission serves as the City's formal citizen advisory commission to fulfill Goal 1 and is made up of Redmond area residents.

The agenda for the Planning Commission public hearing, where and when the proposed amendments are discussed, were provided in accordance with law. All documents were available for public review. Public notice advertising the July 17th public hearing was published in the *Bend Bulletin*.

Goal 2 – Land Use Planning – requires establishing a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

The proposed amendment will ease implementation of the challenging landscaping standards by allowing for some flexibility, which will reduce review times and keep projects flowing.

Goal 3 – Agricultural Lands – is not applicable because there are no agricultural lands in the city limits.

Goal 4 – Forest Lands – is not applicable because there are no forest lands in the city limits.

Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces – is not applicable because the proposed amendments do not affect any regulation that implements Goal 5 and the City's acknowledged regulations implementing Goal 5 remain in effect with no change in applicability.

Goal 6 – Air, Water, and Land Resources Quality – is not applicable because the City’s acknowledged regulations implementing Goal 6 remain in effect with no change in applicability.

Goal 7 – Areas Subject to Natural Hazards – is not applicable because the City’s acknowledged regulations implementing Goal 7 remain in effect with no change in applicability.

Goal 8 – Recreational Needs – requires the City to satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts. This goal is not applicable as the amendments have no effect on the availability of or access to recreational opportunities.

Goal 9 – Economic Development – requires the City to plan and zone enough land to meet the community’s projected commercial and industrial needs. The City adopted an Economic Opportunities Analysis (EOA) in 2020. This document serves as the City’s compliance document under Goal 9, OAR 660-009-0015, and ORS 197.712. Strategies identified in the EOA carried over as economic development goals and policies outlined in Chapter 9 of the City’s Comprehensive Plan. The proposed code amendment do not have a direct impact on the EOA or the economic development goals and policies of the City’s Comprehensive Plan.

Goal 10 – Housing – provides for the housing needs of citizens of the state. The City adopted a Housing Needs Analysis (HNA) in 2019. This document serves as the City’s compliance document under Goal 10, OAR Chapter 660, Division 008, and ORS 197.296(3). This report concludes that Redmond should plan to accommodate development of 6,963 new dwelling units over the next 20 years in order to house the projected population growth. As there is a great need for housing in Redmond, this code amendment will help reduce review times associated with reviewing residential landscaping plans for compliance.

Goal 11 – Public Facilities and Services – requires the City to plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development. As growth occurs, frequent updates are made to public facility master plans, pertinent reports, and documents. As such, in 2022, the City adopted an updated Water Master Plan, which included a water management and conservation plan as an element of the master plan. This proposed code amendment maintains the landscaping standards adopted last year that were intended, in part, to reduce outdoor water usage.

Goal 12 – Transportation – requires the City to provide and encourage a safe and convenient and economic transportation system. Per OAR 660-012-0060, the proposed amendments will have no impact on an existing or planned transportation facility.

Goal 13 – Energy Conservation – is not applicable because the City’s acknowledged regulations implementing Goal 13 remain in effect with no change in applicability.

Goal 14 – Urbanization – requires the City to provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities. The proposed amendments do not encourage uncoordinated development, sprawl, or lower targeted densities. The management of the City’s land use inventories is unaffected by this amendment.

Goal 15 – Willamette River Greenway – is not applicable to the city of Redmond.

Goal 16 – Estuarine Resources – is not applicable to the city of Redmond.

Goal 17 – Coastal Shorelands – is not applicable to the city of Redmond.

Goal 18 – Beaches and Dunes – is not applicable to the city of Redmond.

Goal 19 – Ocean Resources – is not applicable to the city of Redmond.

Based on the above discussion and finding, the proposed amendment is consistent with the statewide planning goals and therefore complies with criterion #2.

3. In conformity with the Redmond Comprehensive Plan, land use requirements and policies; and

FINDING: The Redmond Comprehensive Plan is the official land use policy statement of the Redmond City Council. The City frequently reviews and updates the RDC to try and ensure it is aligned with the Comprehensive Plan. Given the relatively small scale proposed RDC text amendment, only a couple Comprehensive Plan policies have direct relevance.

Chapter 1 of the Comprehensive Plan identifies goals and policies that pertain to citizen involvement and engagement. Goal 1 of the chapter states: “Ensure that Redmond’s Comprehensive Plan, implementation tools, and administration procedures build on the community’s vision for the future and align with regional, state, and federal plans and regulations.” The RDC serves as the major implementation mechanism of the Comprehensive Plan. Amendments to the RDC create greater alignment with the Comprehensive Plan that contribute to advancing the community’s vision for the future.

Chapter 5 of the Comprehensive Plan identifies goals and policies that address the protection of open spaces, scenic and historic areas, and natural resources in Redmond. Policy 5-2-1 identifies the need to “[S]upport water conservation efforts within the Deschutes Basin to meet the water needs for rivers and communities today and into the future.” The proposed text amendment is needed to help facilitate implementation of the current landscaping standards that focus on reducing outdoor water usage.

Staff concludes that the proposed amendment is consistent with the applicable Redmond Comprehensive Plan goals and policies.

4. That there is a change of circumstances, further studies justifying the amendment or mistake in the original zoning.

FINDING: This text amendment is necessary to provide for some flexibility with the implementation of recently adopted landscaping standards that have proven difficult to implement and have resulted in increased review times. Staff concludes that the need to address this change in circumstance via the proposed text amendment complies with criterion #4.

III. RECOMMENDATION

As required through the legislative amendment process, the Urban Area Planning Commission held the first evidentiary public hearing on July 17th. After review, public testimony, and deliberation, the Commission voted 6-0 to recommend City Council adopt the proposed amendment as presented by staff.

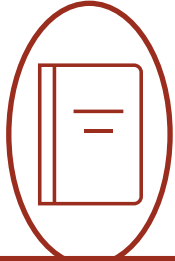


REDMOND DEVELOPMENT CODE AMENDMENT

LANDSCAPING

REDMOND CITY COUNCIL
AUGUST 13, 2024

LANDSCAPING CODE



DEC. '23 – NEW STANDARDS ADOPTED

Primary focus on water
conservation & reorganization



JAN./FEB. '24 –FEEDBACK

Received feedback
on the difficulties of
implementing and
navigating the Code



BEGAN ALT. REVIEW

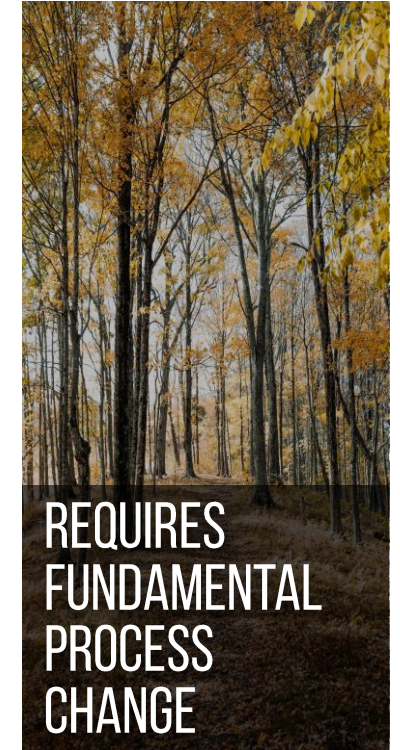
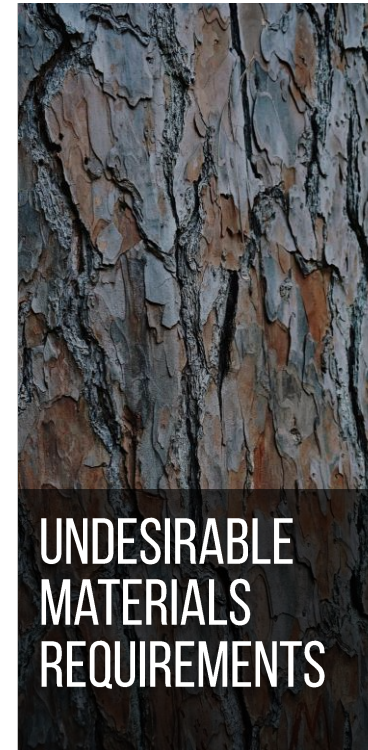
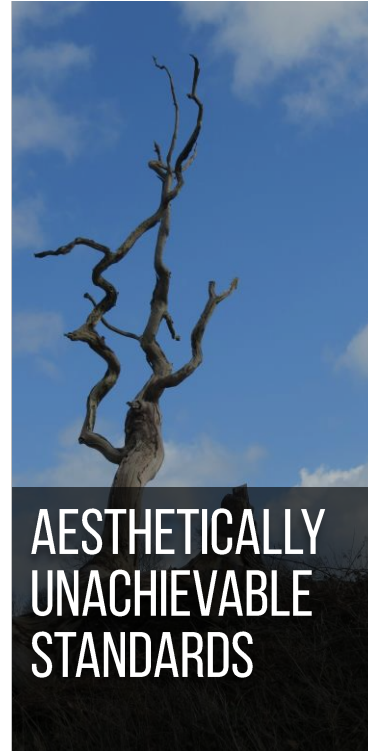
Discretionary track
review. Doesn't fully
solve issues or
achieve water
conservation



MAY '24 MTG. & JULY '24 PC HEARING

Discussed issues &
presented solutions
w/ Council & PC
members

6 AREAS OF FEEDBACK WE'VE RECEIVED



MODIFY EXISTING DEVIATION PROVISION:

Deviation and Payment In Lieu. The Community Development Director or designee ~~retains the discretion to~~ may:

A. Approve a deviation from any of the standards of this Section without requiring a variance when the deviation is proposed by ~~a certified landscape architect~~ the applicant. Reasoning for the requested deviation must be explained in writing.





CITY OF REDMOND

CITY HALL
411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
FAX: 541.548.0706
info@redmondoregon.gov
redmondoregon.gov

STAFF REPORT

DATE: August 13, 2024
TO: City Council
THROUGH: Keith Witcosky, City Manager
FROM: Kyle Roberts, Planning Director
SUBJECT: Knox Investments, LLC Annexation Agreement

Report in Brief:

This item requests City Council approve an annexation agreement for a 9.85-acre parcel located in north Redmond.

Background:

Per ORS 222.111(2), Knox Investments, LLC is requesting an unincorporated property be annexed into the city limits. The subject property is owned by Knox Investments, LLC and is located in north Redmond, west of US Highway 97, at the corner of NW Pershall Way and NW 10th Street. A locator map identifying the property is attached.

The property has a site address of 900 NW Pershall Way (Tax Lot: 1413330001804) and is 9.85 acres in size. The property is contiguous to Redmond city limits' northern edge and is designated to be zoned general residential (R-4) at the time of annexation per the 2040 Greater Redmond Area Comprehensive Plan and Zone Map.

Per ORS 222.127, a property is eligible for annexation if: (1) the property is located within an Urban Growth Boundary; (2) the property is, or upon annexation will be, subject to the City's Comprehensive Plan; (3) the property is contiguous to the City limits; and, (4) the proposed annexation conforms to all other requirements of the City's ordinances.

In conjunction with annexation, the applicant is looking to propose a master planned subdivision comprised of approximately 100 townhouse lots.

Discussion:

For lands immediately contiguous to the city limits, there are opportunities to be annexed when there is consistency with the Redmond Comprehensive Plan 2040, framework or accompanying plans, and infrastructure availability. Developing an annexation agreement is the first step in the process to incorporate a property into the city limits. Once inside, it can be rezoned and developed to City standards and at an urban density.

The applicant met with staff to negotiate and draft the terms outlined in the annexation agreement. Specifically, the items outlined in Section 4 "Development" of the agreement were drafted using the applicant's preliminary conceptual master plan for the property as a framework. The applicant is proposing a master development plan and tentative subdivision plan to create approximately 100 townhouse lots.

Upon approval of the proposed annexation agreement, the property owner will have 24 months to proceed through the land use review process (i.e., obtaining master development plan and tentative subdivision plan approval). Land use review will evaluate compliance with the Redmond Development Code and alignment with the 2040 Redmond Comprehensive Plan and other Comprehensive Plan supporting documents (e.g., Transportation System Plan). Ultimately, a resolution for formal annexation will be prepared and brought to the Council for the subject property.

As a requirement of the master development plan process, the applicant is required to conduct a neighborhood meeting. The applicant held a neighborhood meeting on July 22, 2024.

Fiscal Impact:

There is no immediate or anticipated fiscal impact as part of this first step in the annexation process.

Alternative Courses of Action:

1. Approve the annexation agreement.
2. Request more information.
3. Do not approve the annexation agreement.

Recommendation / Suggested Motion:

"I move to approve the annexation agreement with Knox Investments, LLC for the property located at 900 NW Pershall Way (tax lot number: 1413330001804) and authorize the City Manager to sign the agreement."

**After Recording Return To:
City of Redmond
411 SW 9th Street
Redmond, OR 97756**

ANNEXATION AGREEMENT

This Annexation Agreement is made and entered into this _____ day of _____, 2024, by and between the City of Redmond, Oregon, an Oregon municipal corporation (hereinafter “City”) and Knox Investments, LLC (hereinafter “Owner”).

RECITALS

WHEREAS, Owner is the record owner of the property legally described on Exhibit A attached hereto and incorporated herein (hereinafter referred to as the “Property”); and

WHEREAS, the Property is within the City’s Urban Growth Boundary and is proposed to be annexed to the City; and

WHEREAS, Owner desires to have the Property annexed to the City; and

WHEREAS, Owner has submitted a petition for annexation and provided the City with all required consents for annexation; and

WHEREAS, the City is willing to annex the Property on the terms and conditions, and subject to the provisions, of this Agreement; and

WHEREAS, the City will initiate zoning upon the successful annexation of said property by resolution to the City, and

AGREEMENT

NOW, THEREFORE, in consideration of the representations, promises and mutual covenants contained herein, the City and Owner agree as follows:

1. **RECITALS**: The foregoing recitals are incorporated herein as is fully set forth in this Section.
2. **ANNEXATION**:
 - a. City agrees it will initiate a resolution annexing the Property into the City once all required consents and a signed Annexation Agreement have been received by the City, and an approved master development plan with proposed zone amendments has been achieved, and all City requirements have been met. This agreement is void if the Property is not annexed to the City within 24 months after the effective date of this Agreement.
 - b. Owner may terminate this Agreement by serving written notice to the City. The notice must be received by the City at least 60 days prior to the public hearings for council consideration of the annexation. If the City receives such notice, this Agreement terminates as of the effective date of the notice. After the annexation resolution is adopted by the City, this Agreement may only be terminated or amended by written consent of Owner and City.

3. **COMPREHENSIVE PLAN/ZONING:** Prior to development, the Owner is required to receive master development plan approval for the property in compliance with the Redmond Comprehensive Plan 2040, Redmond Development Code, and Engineering Department requirements. The master development plan will identify Comprehensive Plan and Zoning designations, subject to City Council review and approval. Upon adoption of the master development plan, successful annexation, and a Comprehensive Plan Map and Zone Map adoption, the City will apply the Comprehensive Plan and Zoning designations identified in the master development plan.
4. **DEVELOPMENT:** Owner agrees as follows:
- a. Owner shall waive and shall not assert any claim against the City that may now exist or that may accrue through the date of annexation of the Property arising out of any land use regulation or under Measure 37 (ORS 197.352), Measure 49, and Measure 56 (ORS 227.186).
 - b. Owner agrees any development of the property will comply with the applicable approved Highway 97 Area Plan and master development plan for the property, except as modified consistent with City requirements.
 - c. Owner agrees to incorporate and apply the City's Great Neighborhood Principles as found in the Redmond Comprehensive Plan 2040 and Redmond Development Code. The City shall determine the applicability of the Great Neighborhood Principles to the subject property as necessary. All development must comply with federal, state and city regulations.
 - d. Owner agrees that it will, without any cost to the City, dedicate the necessary rights-of-way or easements for all planned improvements identified in the City's Public Facilities Plan or adopted master plans. The owner agrees to dedicate sufficient right-of-way under owner's control to the City to meet the minimum right-of-way widths required by Redmond Development Code and Standards and Specifications, which require fifty (50) feet of Right-of-Way from center line on NW Pershall Way and forty (40) ft of Right-of-Way for center line on NW 10th Street.
 - e. Owner agrees to complete a Traffic Impact Analysis as outlined in the Redmond Development Code and agrees to complete any requirements determined by the Traffic Impact Analysis.
 - f. Owner agrees that it will install all public improvements conforming to City of Redmond Standards and Specifications, Public Facilities Plans, and master plan documents including, but not limited to, the following:
 - 1. Owner shall construct and dedicate a separated public pedestrian/bike multi-use path identified as B1 along NW Pershall Way property frontage per City 2020 Transportation System Plan.
 - 2. Owner shall construct, or at the discretion of the City Engineer provide a payment in lieu of construction, proposed roadways in accordance with the Redmond Development Code and Standards and Specifications. NW Pershall Way shall be constructed per minor arterial roadway standards and NW 10th St. shall be constructed per major collector roadway standards. All local internal roadways shall be constructed per local roadway standards.
 - 3. Owner shall construct a 12-inch diameter water main identified in the Water Master Plan along the NW 10th St. and NW Pershall Way property frontages. The Owner must extend water infrastructure conforming with the Standards and Specifications throughout the development.

4. Owner must extend sewer infrastructure conforming with the Standards and Specifications throughout the development and on the property's frontage.
- g. Owner shall supply draft CCR/HOA documents to City for review, modification, and preliminary approval prior to the land use hearing for the master development plan. The CCR/HOA documents shall include, but not limited to, a prohibition on using residential units as short-term or vacation rentals, and per ORS 93.277, a prohibition on restricting development of ADUs on single-family lots.
- h. Owner shall remove all additional Central Oregon Irrigation District (COID) irrigation water rights from Property, unless use is otherwise approved by the Redmond City Council and COID.
- i. Owner shall remove all ground water rights from Property unless partial use is otherwise approved by the Redmond City Council. If required, Owner is directed to remove water rights via sale or transfer to the City. Removal shall occur prior to the platting of the first phase of development.
- j. Owner agrees to not remonstrate against the formation of a local improvement district or reimbursement district created for funding public improvements that will serve the Property. This waiver applies to the Property until all utility service and all required infrastructure that will service or benefit the Property is completed and accepted by City. If the property is developed in phases, the waiver may be removed on a phase-by-phase basis if all utility service and all required infrastructure that will service or benefit the Property is completed and accepted by City.
- k. Owner agrees to donate funds to the Redmond Committee for Art in Public Places or install an artistic feature. Public art fee of \$100 per housing unit will be charged and paid in lump sum at the time of any plat approval for the property. Installation of an artistic feature is required to provide focal points, preferably at the gateways to neighborhoods, in and around the center of neighborhoods, or trailheads.
5. **AMENDMENT:** This Agreement and any exhibits attached hereto may be amended only by the mutual written consent of both parties.
6. **SEVERABILITY:** If any provision, covenant or portion of this Agreement or its application to any person, entity, property or portion of property is held invalid, or if any ordinance or resolution adopted pursuant to this Agreement or its application to any person, entity, property or portion of property is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants or portions of this Agreement or other ordinances or resolutions passed pursuant hereto, and to that end, all provisions, covenants, and portions of this Agreement and of the ordinances and resolutions adopted pursuant hereto are declared to be severable.
7. **NO WAIVER OF RIGHT TO ENFORCE AGREEMENT:** Failure of any party to this Agreement to insist upon the strict and prompt performance of the terms, covenants, agreements and conditions herein contained, or any of them, upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.
8. **ENTIRE AGREEMENT:** This Agreement supersedes all prior agreements, negotiations and exhibits and is a full integration of the entire agreement of the parties relating to the subject matter hereof. The parties shall have no obligations other than specifically stated in this Agreement except those of general applicability.
9. **SURVIVAL:** The provisions contained in this Agreement shall survive the annexation of the

property and shall not be merged or expunged by the annexation of the property or any part thereof to the City.

10. **SUCCESSORS AND ASSIGNS:** This Agreement shall run with the land described on Exhibit A and inure to the benefit of, and be binding upon, the successors in title of the Owners and their respective successors, grantees, lessees, and assigns, and upon successor corporate authorities of the City and successor municipalities.
11. **TERM OF AGREEMENT:** This Agreement shall be binding upon the parties and their respective successors and assigns for twenty (20) years, commencing as of the date of this Agreement
12. **ENFORCEMENT:** Owner agrees that if it fails to perform as required under this Agreement, the City Council may, at the Council's option, de-annex and that Owner will not object or oppose such de-annexation in any manner or any forum.
13. **ATTORNEY FEES:** In any proceeding to enforce, apply or interpret this Agreement, each party shall bear its own attorneys' fees and costs.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first above written.

CITY

OWNER

Keith Witcosky, City Manager

Kerry Knox
Knox Investments, LLC

ATTEST:

Kelly Morse, City Recorder

STATE OF OREGON)
) ss.
County of Deschutes)

Keith Witcosky, City Manager, on behalf of the City of Redmond, who acknowledged that he had authority to sign on behalf of the City of Redmond and this instrument to be the City's voluntary act and deed, acknowledged this instrument before me this _____ day of _____ 2024.

Notary Public for Oregon

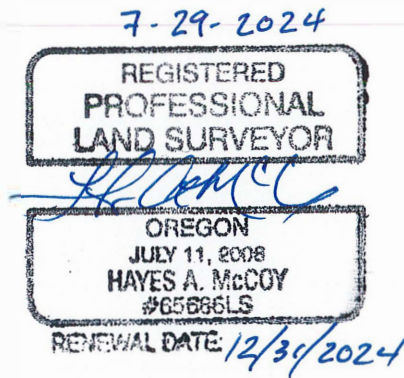
STATE OF OREGON)
) ss.
County of Deschutes)

This instrument was acknowledged before me this _____ day of _____ 2024, by Knox Investments, LLC, by _____, its _____, who acknowledged this instrument to be his/her voluntary act and deed.

Notary Public for Oregon

Exhibit A

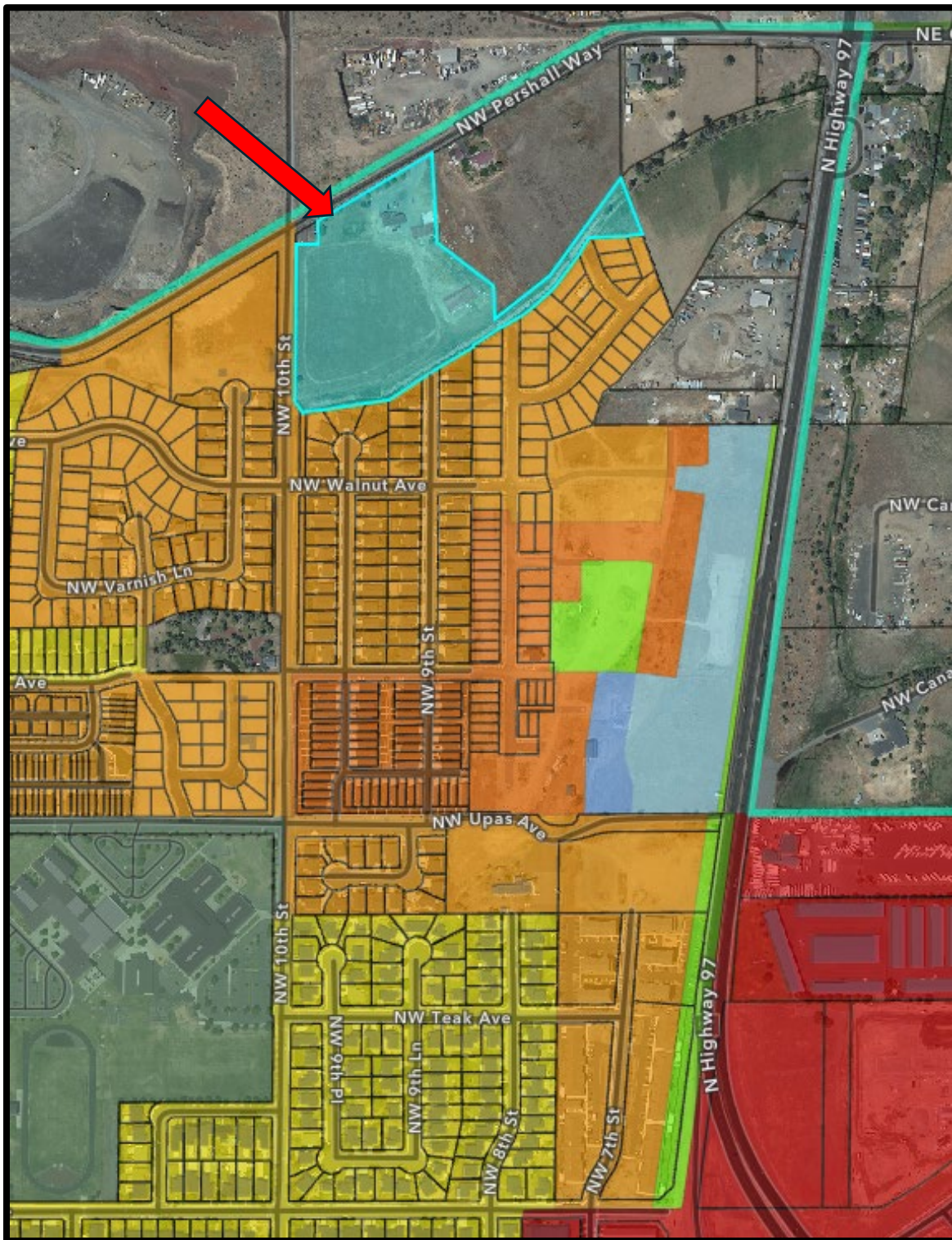
Parcel 1 of Partition Plat 1990-9, located in the Northwest One-Quarter of the Southeast One-Quarter of Section 33, Township 14 South, Range 13 East, Willamette Meridian, Deschutes County, Oregon.



LOCATOR MAP

Site Address: 900 NW Pershall Way

Taxlot: 1413330001804





KNOX PROPERTY

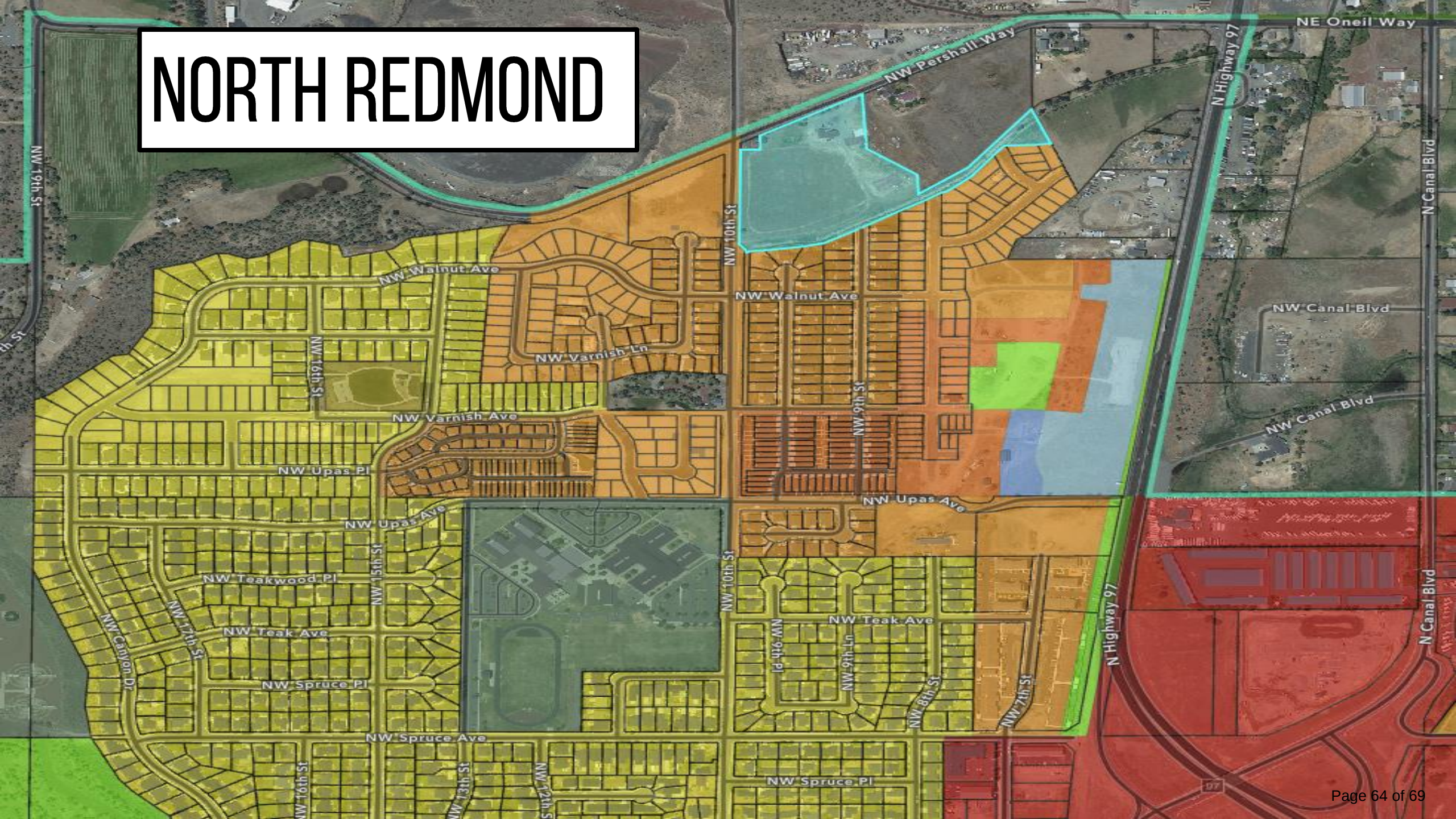
(900 NW PERSHALL WAY)

ANNEXATION REQUEST

REDMOND CITY COUNCIL
AUGUST 13, 2024

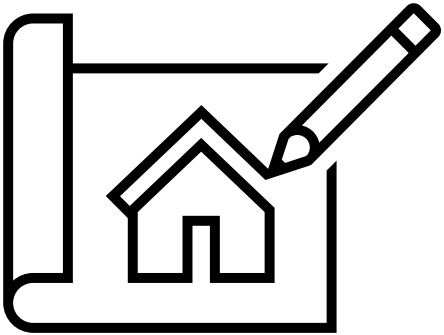
SLIDE / 1

NORTH REDMOND





ANNEXATION REQUEST



SLIDE / 3

TOWNHOUSE SUBDIVISION

9.85 acres

Master Planned Subdivision

UH-10 to R-4

~100 townhouse lots

Open space tracts

Extension of NW 9th Street

Separated multi-use path:
NW Pershall Way & NW 10th St.



ANNEXATION PROCESS & TIMELINE

PRE-DEVELOPMENT MTG. APRIL 2024

Applicant met with staff
to present conceptual
dev. plan for the property

City Council reviews,
amends and/or
approves agreement

COUNCIL REVIEW AUG. 13, 2024

PLANNING COMMISSION PUBLIC HEARING PROCESS

Planning Commission
makes recommendation
to Council

DRAFTING OF AGREEMENT MAY-JULY 2024

Applicant & staff
reviewed & concurred w/
terms of agreement

APPLICANT SUBMIT MASTER PLAN APPLICATION

3-4-month process

CITY COUNCIL PUBLIC HEARING

Council adopts
ordinance & resolution
to amend Comp Plan
Map & annex property



QUESTIONS?



CITY OF REDMOND

CITY HALL
411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
FAX: 541.548.0706
info@redmondoregon.gov
redmondoregon.gov

STAFF REPORT

DATE: August 13, 2024
TO: City Council
THROUGH: Keith Witcosky, City Manager
Jason Neff, Deputy City Manager/Chief Financial Officer
FROM: Devin Lewis, Police Chief
SUBJECT: Public Safety Facility Storage Equipment Supply and Install Contract with Spacesaver Specialists, Project # PD2201: \$751,705

Report in Brief:

Authorize a contract award to Spacesaver Specialists in the amount of \$751,705 for the installation of storage equipment in the new Public Safety Facility.

Background:

Construction of the Public Safety Facility is underway with \$12.8 million spent on the project thus far.

The project is on track for completion in summer 2025.

This contract will authorize Spacesaver Specialists to begin procuring the materials necessary to install a range of storage equipment within the new building as it nears completion. The equipment covered in this contract includes:

- **Uniform Shelving with Hanging Wardrobe Storage:** These units will provide organized storage for uniforms, ensuring they remain in good condition and are easily accessible.
- **Evidence Storage Shelving:** Specialized shelving designed to securely store evidence, maintaining its integrity and ensuring it is properly cataloged.
- **Armory Storage Shelving and Lockers:** These units will provide secure storage for firearms and other equipment, ensuring they are safely stored and easily accessible for authorized personnel.
- **Workstation Storage:** Designed to keep workstations organized and clutter-free, enhancing efficiency and productivity.
- **Locker Room Lockers:** Providing secure and private storage for personnel belongings, these lockers will contribute to a well-organized locker room environment.

This new storage equipment will enable the Police Department to effectively utilize their new facilities, maintaining a high level of organization and efficiency. By investing in these specialized storage solutions, the department will be better equipped to serve the community, ensuring that all necessary equipment and materials are stored securely and are easily accessible when needed.

Discussion:

Spacesaver Specialties was selected through a cooperative contract with Sourcewell. Sourcewell's contracts are competitively solicited nationally and fulfill all City and State of Oregon procurement requirements, including advertising, and fair competition. Additionally, the City's owner's representative compared Spacesaver to competitors and found it is in the City's best interest to select Spacesaver for Storage Equipment based on price, availability, and customer service.

Fiscal Impact:

The fiscal impact of this Storage Equipment contract is \$751,705. The cost was anticipated in the budget for the Public Safety Facility project, and funds are available within the \$49 million project cap.

Alternative Courses of Action:

1. Award the contract for Storage Equipment for the Public Safety Facility to Spacesaver Specialists.
2. Do not award the contract.
3. Request additional information.

Recommendation / Suggested Motion:

"I move to award a contract to Spacesavers Specialists for the supply and installation of storage equipment for the new Public Safety Facility in the amount of \$751,705 and authorize the City Manager to sign the contract."