



**JOINT WORKSHOP
REDMOND CITY COUNCIL /
DESCHUTES COUNTY COMMISSIONERS**

October 22, 2024
Civic Rooms 207/208 • 411 SW 9th Street

**COUNCIL
MEMBERS**

Ed Fitch
Mayor

Cat Zwicker
Council President

Tobias Colvin
Councilor

Clifford Evelyn
Councilor

John Nielsen
Councilor

Kathryn Osborne
Councilor

Shannon Wedding
Councilor

OCTOBER 22, 2024

WORKSHOP AGENDA

5:30 PM

I. CALL TO ORDER

II. PRESENTATIONS & DISCUSSIONS

- A. Update on DSL Infrastructure Study and Fairgrounds Master Plan
- B. Managed Camp Project Update
- C. Solid Waste Franchise Agreement Update from County
- D. Northpoint Development Status Update
- E. Elkhorn Park Annexation

III. 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.

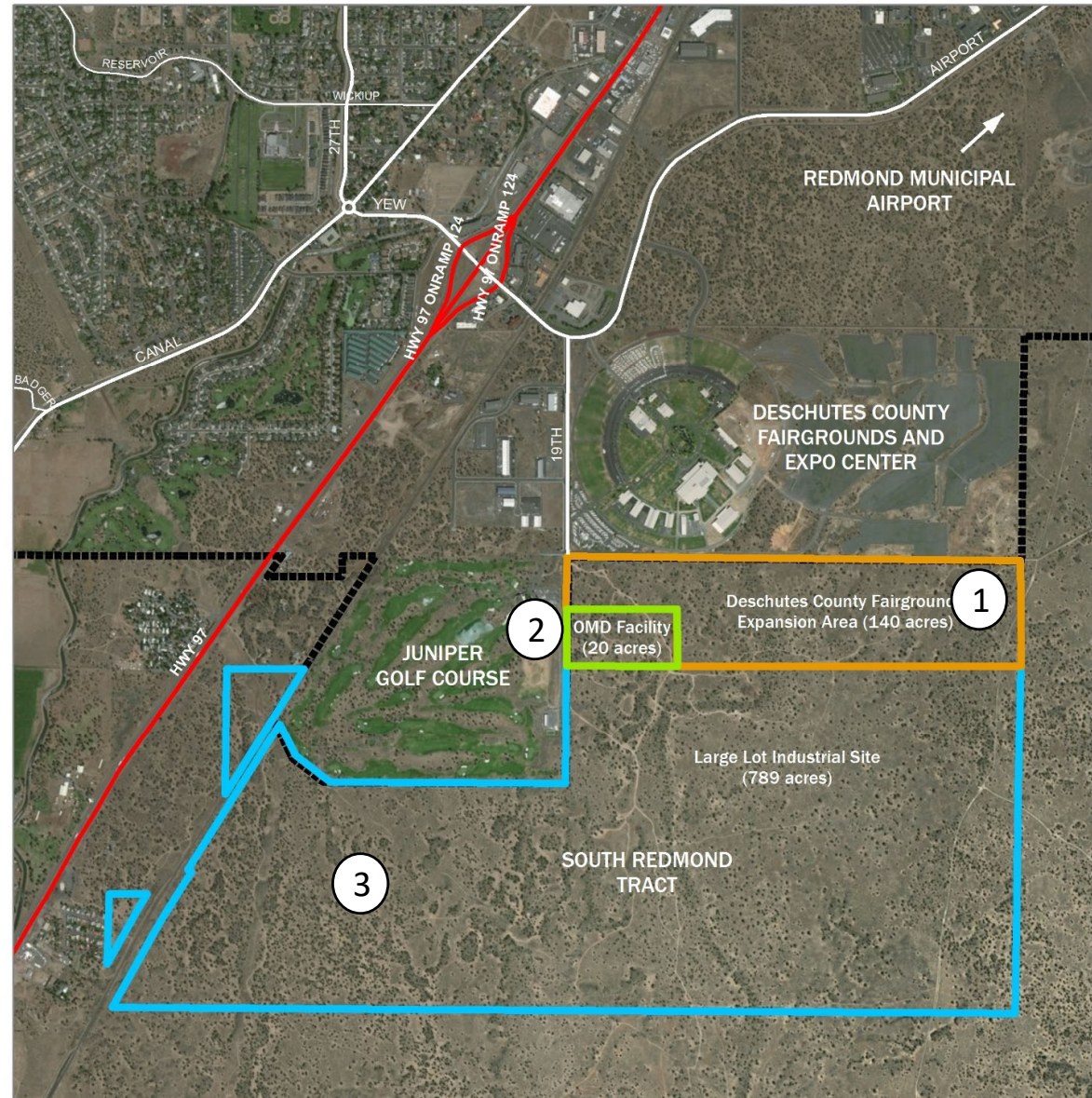
The City of Redmond encourages all citizens to participate in its programs and activities. This meeting location is accessible to people with disabilities. Requests for accommodation may include sign language interpreter service, assistive listening devices, materials in an alternate format or any other 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

SOUTH REDMOND TRACTS

- ① **140 ACRES**
Deschutes County Fairgrounds
- ② **20 ACRES**
Oregon Military Department
- ③ **789 ACRES**
DSL Large Lot Industrial

SLIDE / 2



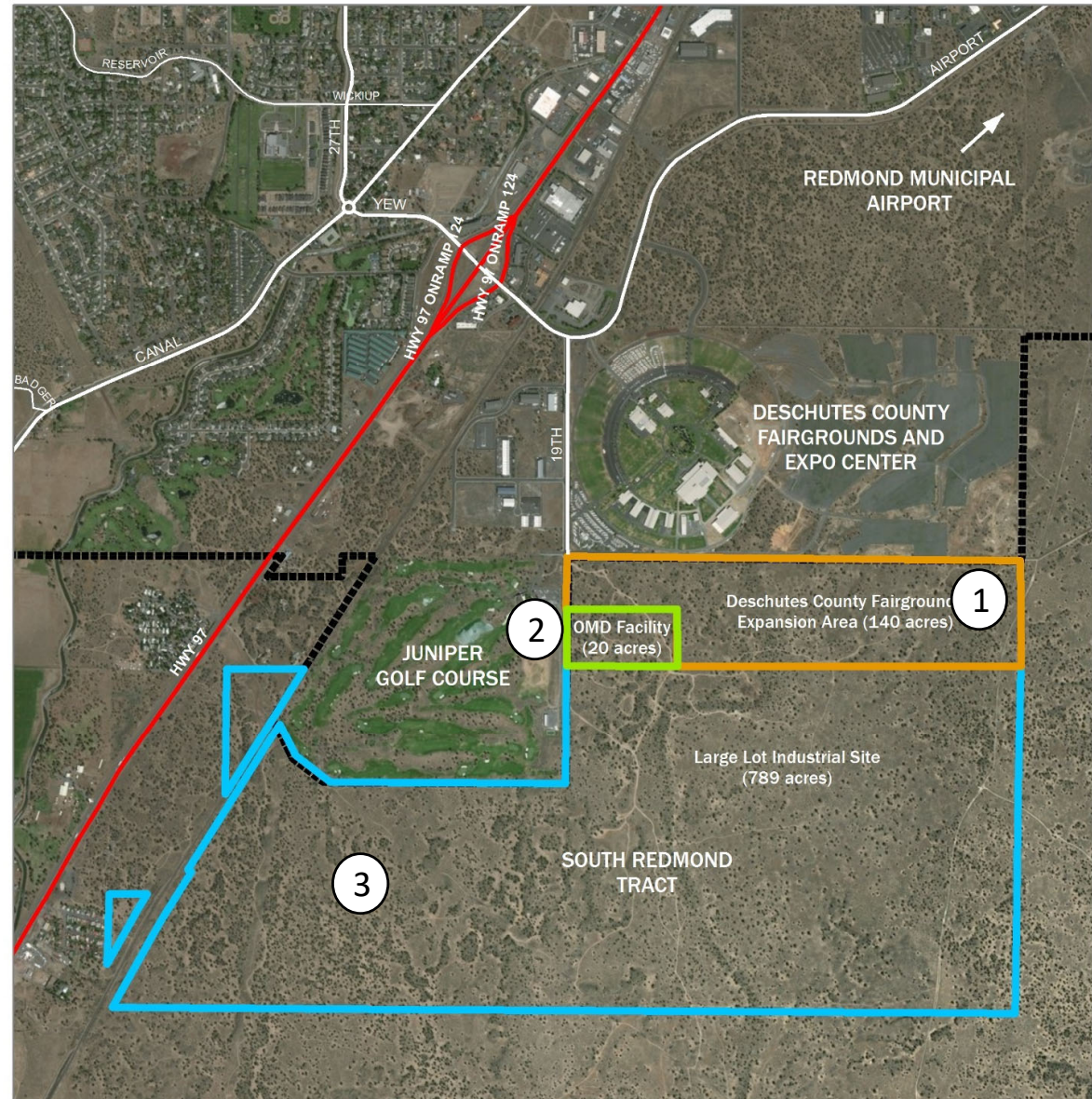
ESSENTIAL INFRASTRUCTURE

○ WATER

○ WASTEWATER

○ TRANSPORTATION

SLIDE / 3



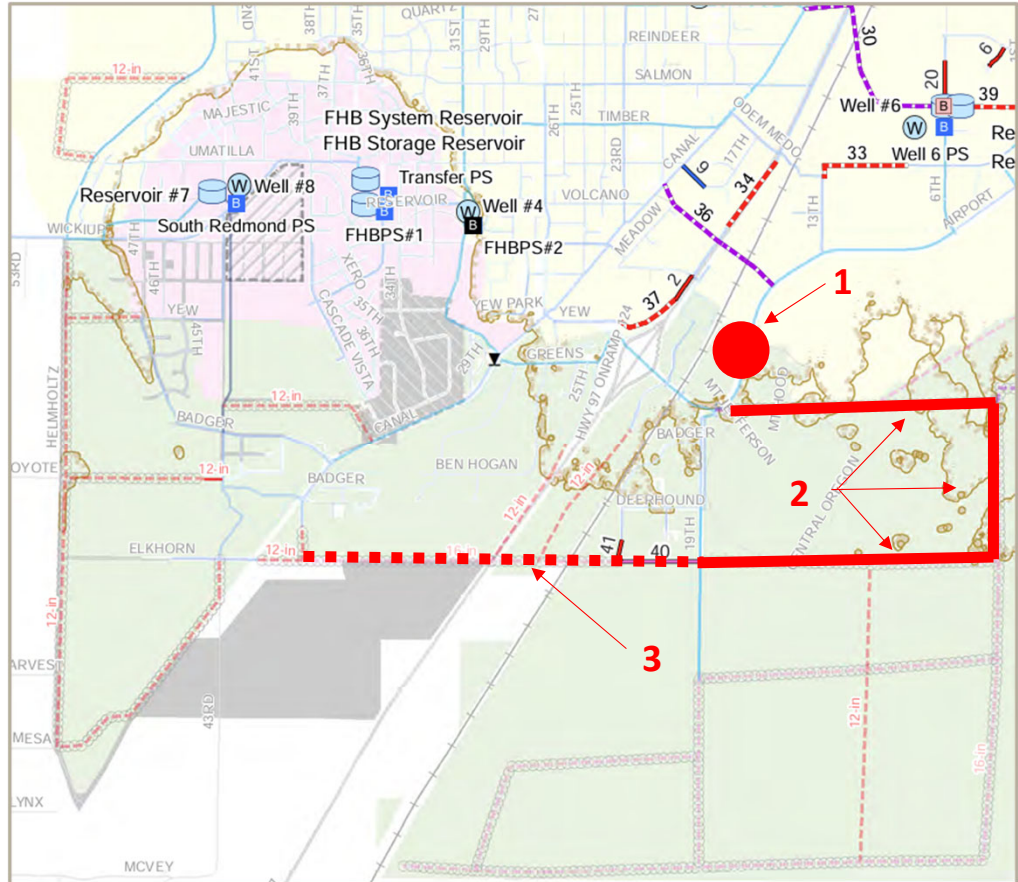
OFFSITE IMPROVEMENTS

1. Fire Pump (\$4M-\$5M)
2. Northern Loop (\$8M-\$10M)
3. Western Loop (\$8M-\$10M)

ONSITE IMPROVEMENTS

Developer funded projects
internal to SRT, to be
installed as each tract
develops

SLIDE / 4



WATER INFRASTRUCTURE

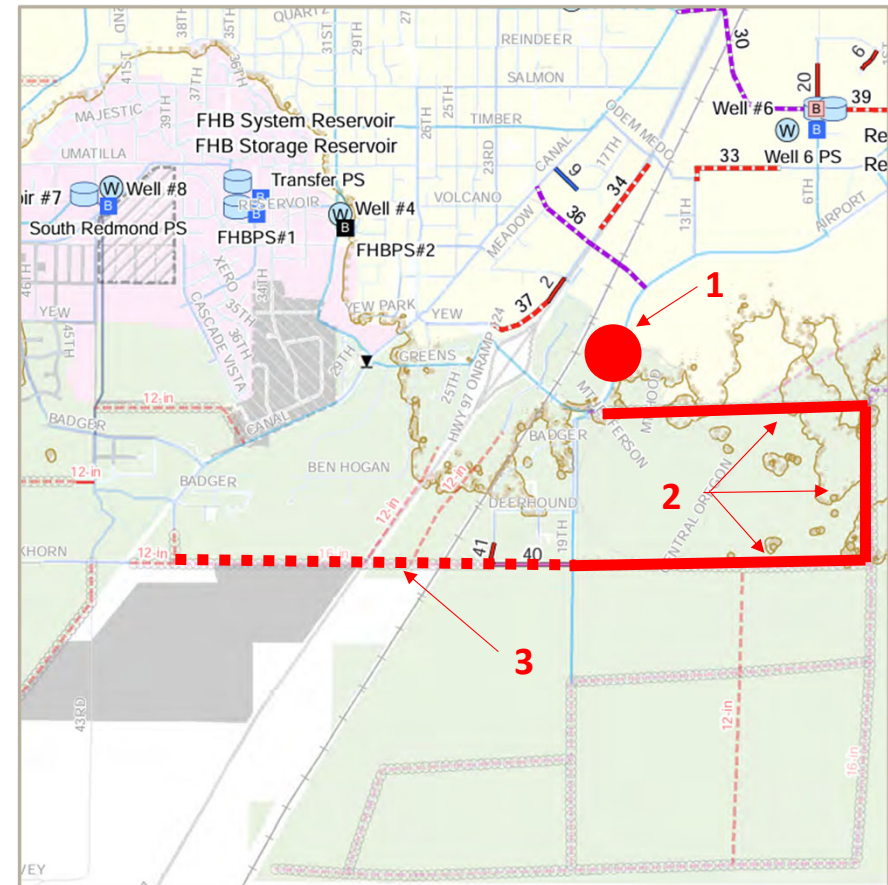
SYSTEM CAPACITY

- Improvements 1 & 2 = 700 gpm
 - Needed for initial 200-acre development
- Improvement 3 = 1,050 gpm
 - Needed when demand exceeds 700 gpm

EXAMPLE DEMAND TYPES

Development Type	gpm/50 ac	gpm/789 ac
Warehouse / Distribution	25	395
Light Industrial	40	630
Heavy Industrial	50	789
Data Center	110	1,735

SLIDE / 5



WASTEWATER INFRASTRUCTURE

ALTERNATIVE 1 – GRAVITY INTERCEPTOR

- 16,900 LF 15” – 24” sewer main
- \$20M - \$25M

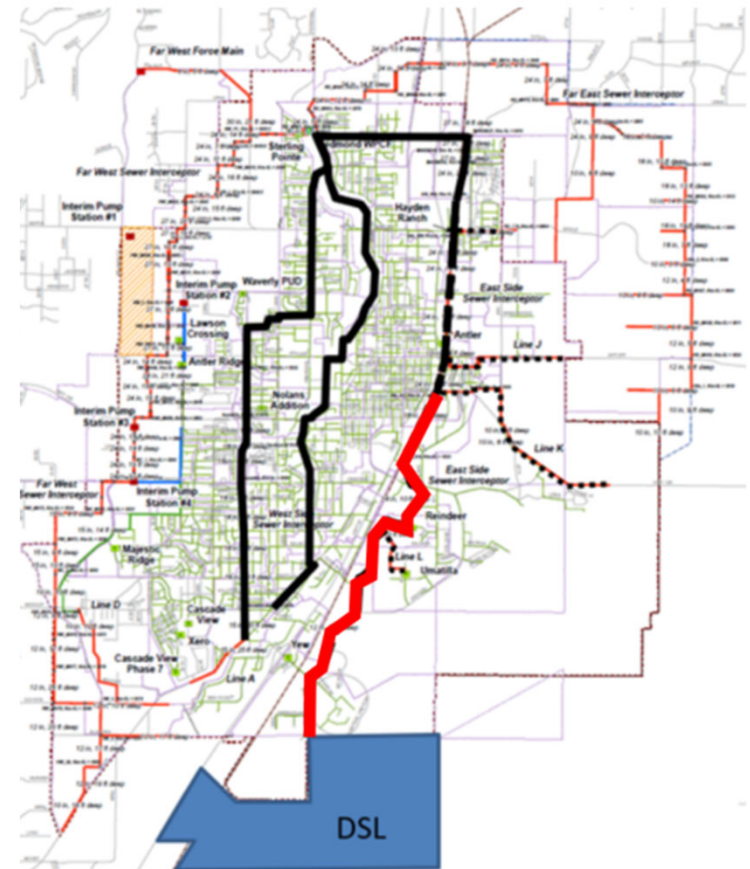
ADVANTAGES

- Long-term solution aligning with Collection System Master Plan
- Minimal O&M

DISADVANTAGES

- Construction Cost and Schedule
- Easement Acquisition

SLIDE / 6



WASTEWATER INFRASTRUCTURE

ALTERNATIVE 2 – PUMP STATION UPGRADES

- Yew Pump Station Upgrades / 3,900 LF 12” force main
- \$8M - \$10M

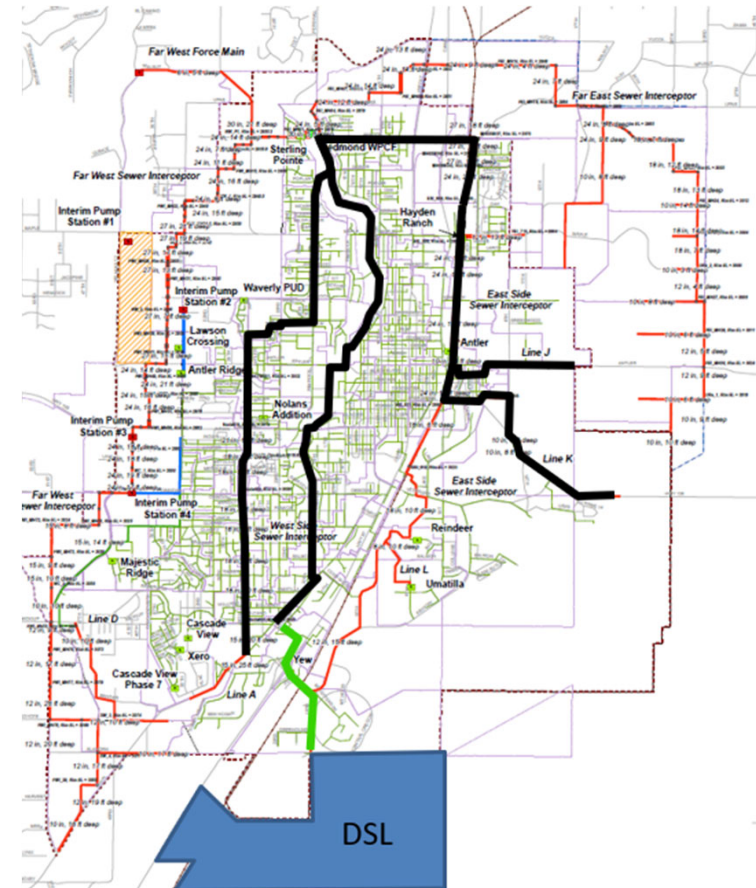
ADVANTAGES

- Construction Cost

DISADVANTAGES

- Capacity limits
- Increased O&M
- Complicated permitting

SLIDE / 7



WASTEWATER INFRASTRUCTURE

ALTERNATIVE 3 – ONSITE TREATMENT PLANT

- 0.35 MGD WWTP
- \$25M - \$30M (Class C)
- \$30M - \$35M (Class A)

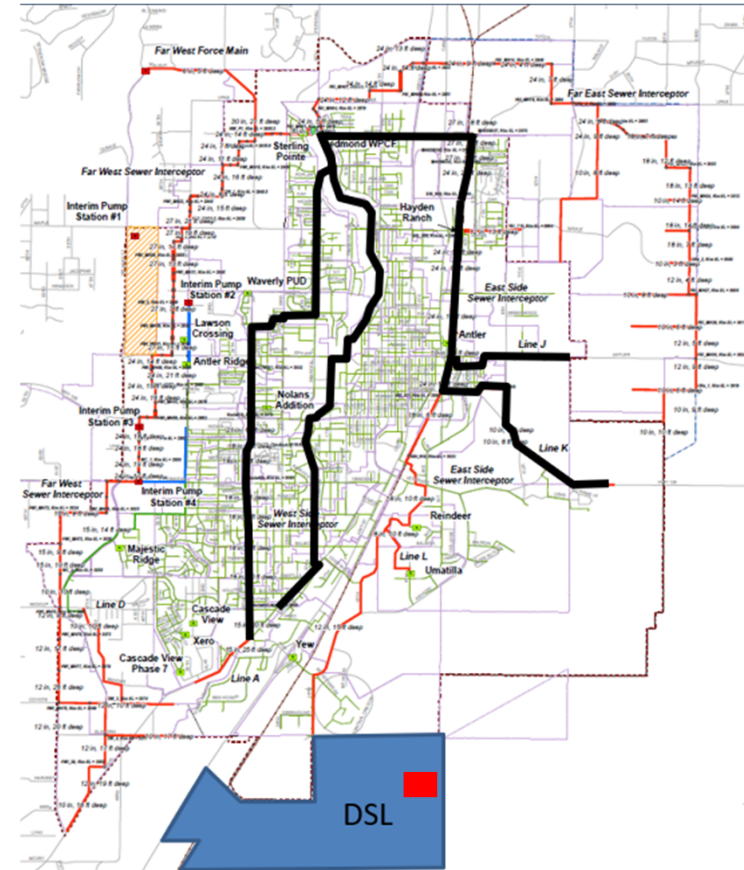
ADVANTAGES

- Flexible capacity (phased/expandable)
- Water conservation / reuse potential

DISADVANTAGES

- Anticipated footprint (10-20 acres)
- Construction cost
- Increased O&M

SLIDE / 8

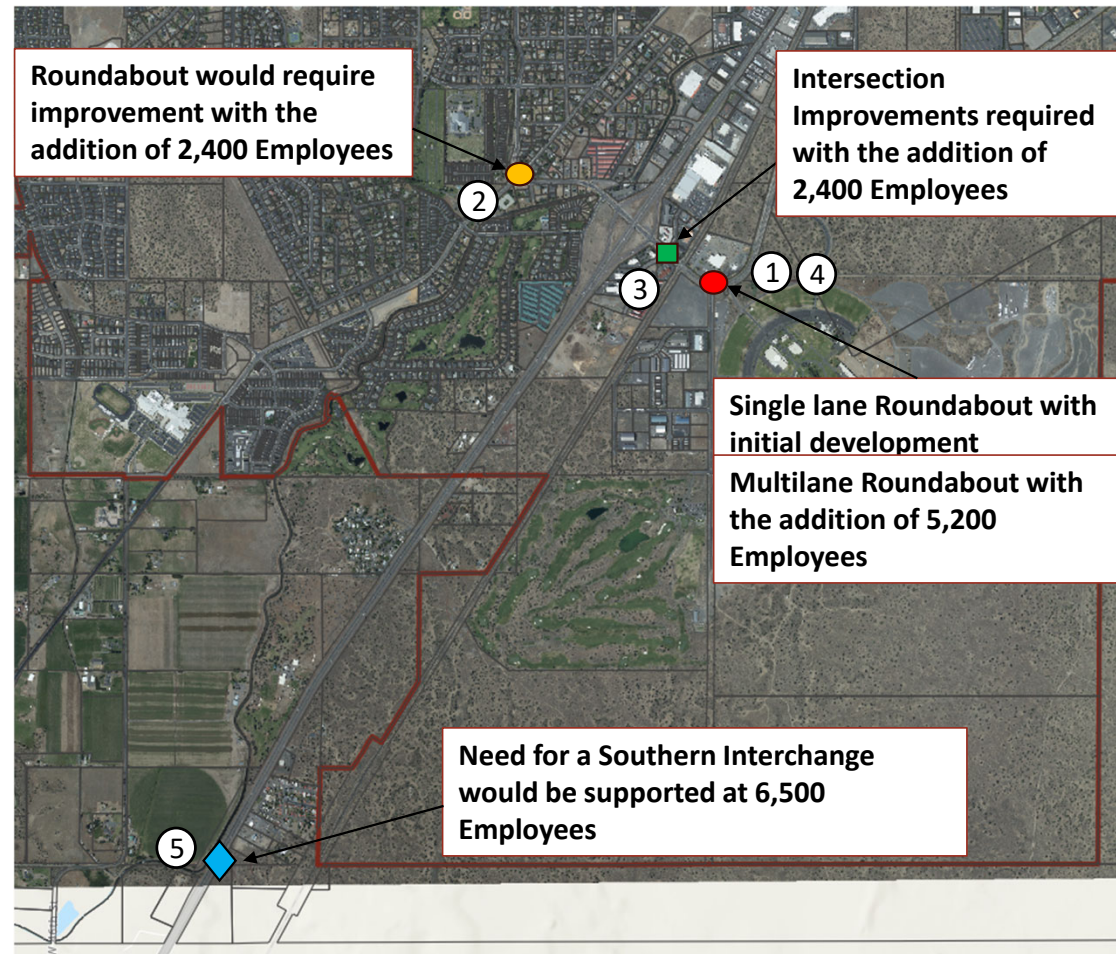


TRANSPORTATION INFRASTRUCTURE

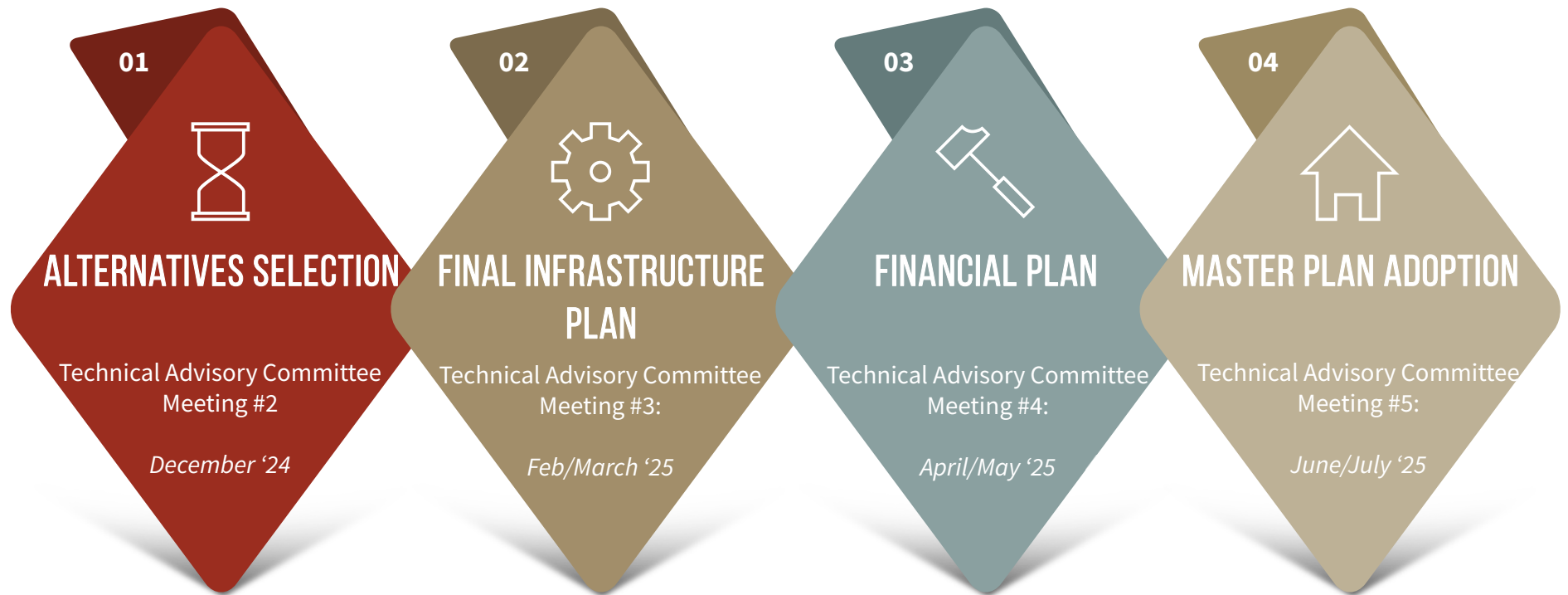
OFFSITE IMPROVEMENTS

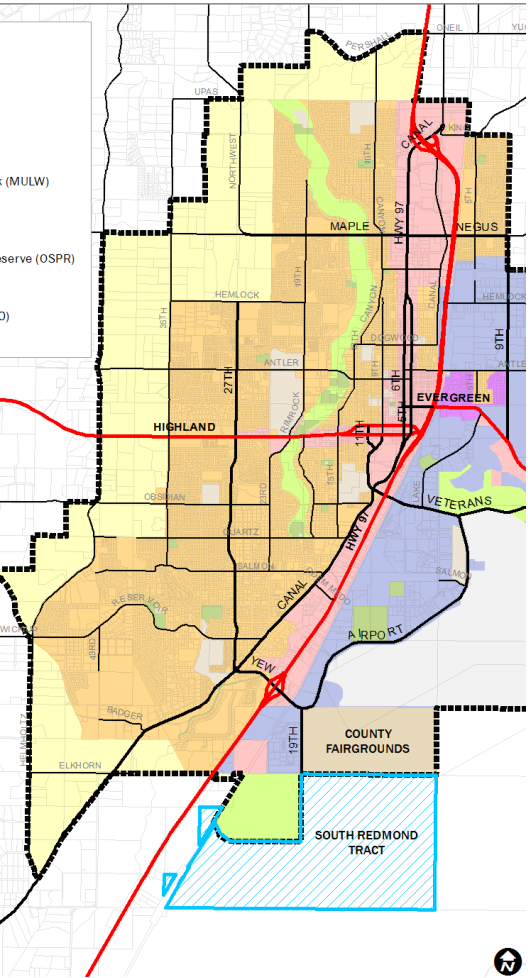
1. 19th/Airport Single Lane Roundabout (\$3M)
2. Canal Blvd/27th St./Yew Ave. Roundabout Improvements (\$3M)
3. 21st St./Airport Way Intersection Improvements (\$1M)
4. 19th/Airport Single Multi-Lane Roundabout (\$3M)
5. Southern Interchange (\$50M-\$80M)

SLIDE / 9



NEXT STEPS





QUESTIONS

SLIDE / 11



OCTOBER 21ST, 2024

DESCHUTES COUNTY BOARD OF COUNTY COMMISSIONERS / REDMOND CITY COUNCIL
JOINT MEETING PRESENTATION





Deschutes County Fair & Expo:

- Master-planned Multi-purpose Fair & Event Venue
- Opened 1999
 - One of the newest facilities of its type in the nation
- 320 Acre Facility
 - Currently the largest in the Northwest and one of the largest facilities of its type in the United States
- Over 300,000 Square Feet of total Indoor Space
 - Sisters Conference Center
 - Just under 40,000 sq feet across three unique facilities
 - Ability to seat up to 2,000 depending on configuration
 - First Interstate Bank Center
 - 4,000 fixed seat arena, largest building/arena of its type east of the Cascades
- Home to OSU Extension and 4H Office, and Gardens
- Home to almost 400 unique events annually:
 - Cascade Futurity, Fairwell Festival, USA BMX Northwest Nationals, Cascade Equinox, Overland Expo, Oregon State FFA Convention, Sanctuary Barrel Races, Gambler 500 High Desert Stampede, Columbia River Circuit Finals, Central Oregon Sportsmen's Show and many more





196

UNIQUE EVENTS HELD AT
DESCHUTES COUNTY FAIR &
EXPO IN 2023



283

TOTAL NUMBER OF "EVENT DAYS"
IN 2023



922,200

TOTAL VISITORS TO DESCHUTES
COUNTY FAIR & EXPO IN 2023



\$104,208,600

LOCAL ECONOMIC IMPACT GENERATED BY EVENTS AT
DESCHUTES COUNTY FAIR & EXPO IN 2023
(922,200 TOTAL VISITORS JAN 1 - DEC 31 2023)





2024 YTD OVERVIEW



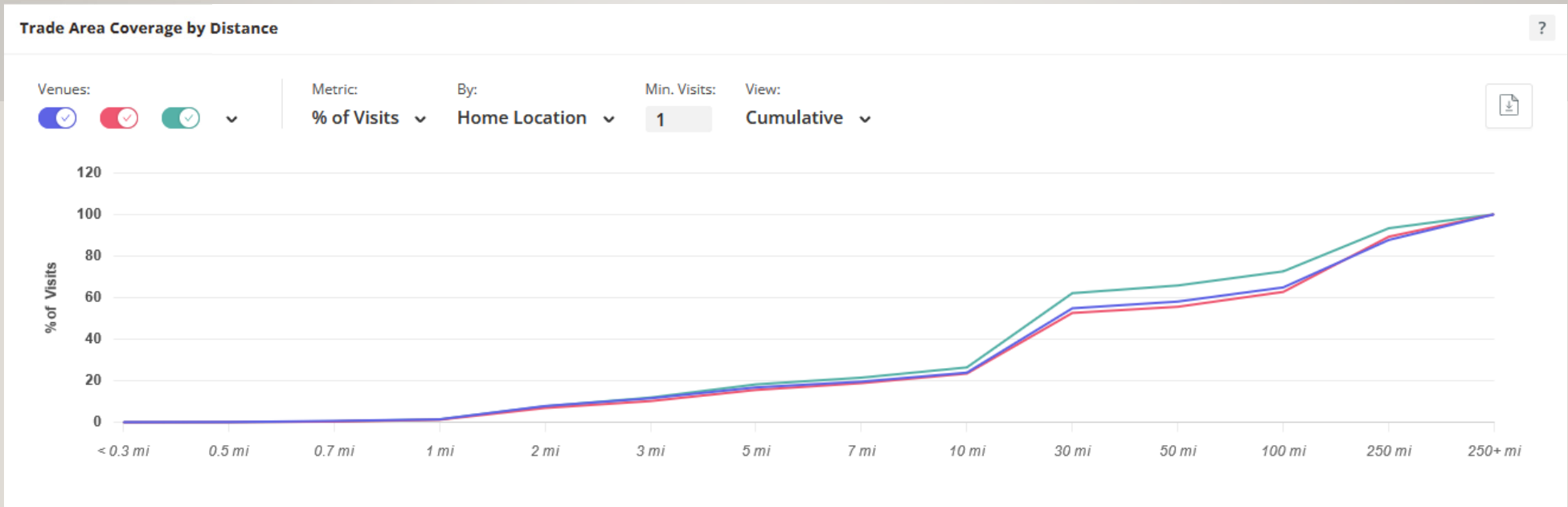


Multi-Year Visitation Comparison

Metrics			
Metric Name	Deschutes County Fair & Expo Center SE Airport Way, Redmond, OR	Deschutes County Fair & Expo Center SE Airport Way, Redmond, OR	Deschutes County Fair & Expo Center SE Airport Way, Redmond, OR
Visits	520.7K	577.6K	462.6K
Visitors	195.7K	223.5K	174.9K
Visit Frequency	2.73	2.6	2.67
Avg. Dwell Time	253 min	253 min	228 min
Panel Visits	29K	27.3K	20K
Visits YoY	-9.8%	+24.9%	+20.3%
Visits Yo2Y	+12.7%	+50.3%	+282.2%
Visits Yo3Y	+35.5%	+377.2%	+2.8%
Deschutes County Fair & Expo Center - Jan 1st, 2024 - Oct 13th, 2024 Deschutes County Fair & Expo Center - Jan 1st, 2023 - Oct 14th, 2023 Deschutes County Fair & Expo Center - Jan 1st, 2022 - Oct 14th, 2022			



Multi-Year Trade Area Comparison



Visitor:

- “Someone who comes from over 50 miles away, spends 2+ hours within a defined destination, and is observed at a defined place of impact” Zartico

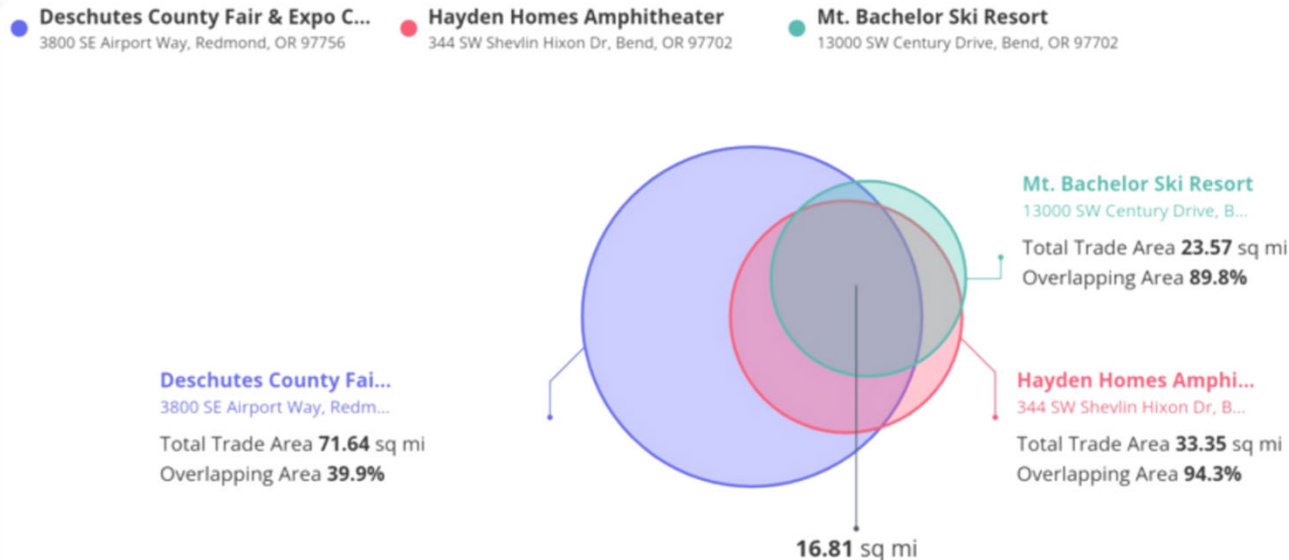
2024 YTD LOCAL LANDMARK OVERVIEW/COMPARISON



Metrics			
Metric Name	Deschutes County Fair & Expo Center SE Airport Way, Redmond, OR	Hayden Homes Amphitheater SW Shevlin Hixon Dr, Bend, OR	Mt. Bachelor Ski Resort SW Century Drive, Bend, OR
Visits	520.7K	253K	535.5K
Visitors	195.7K	153.6K	146.4K
Visit Frequency	2.73	1.66	3.66
Avg. Dwell Time	253 min	150 min	31 min
Panel Visits	29K	12.2K	20.6K
Visits YoY	-9.8%	+6.7%	-4.2%
Visits Yo2Y	+12.7%	+25.7%	-13%
Visits Yo3Y	+35.5%	+181%	-18.9%
Jan 1st, 2024 - Oct 13th, 2024 Data provided by Placer Labs Inc. (www.placer.ai)			



2024 YTD LOCAL LANDMARK TRADE AREA COMPARISON



Visitor:

•“Someone who comes from over 50 miles away, spends 2+ hours within a defined destination, and is observed at a defined place of impact”
Zartico

The Future



- Near Term
 - Continue to service existing events, while working to maximize utilization of the Fair & Expo space for Events of all types
 - Continual adjustment of use/revenue optimization vs community benefit
 - Focus on key growth categories
 - Festival/Lifestyle Events
 - Sports
 - Livestock/Equestrian
 - Maintain facility to keep in best in class condition
 - Focus on income generation for positive contribution to Facility Reserve Funds
 - Facility Operating Reserve currently underfunded by significant margin
- Mid Term
 - Market Research/Sort-Mid Term Strategic Plan
 - Facility Improvement/Micro Adjustments
- Long Term
 - 25/50/100yr Master Plan Development
 - Development



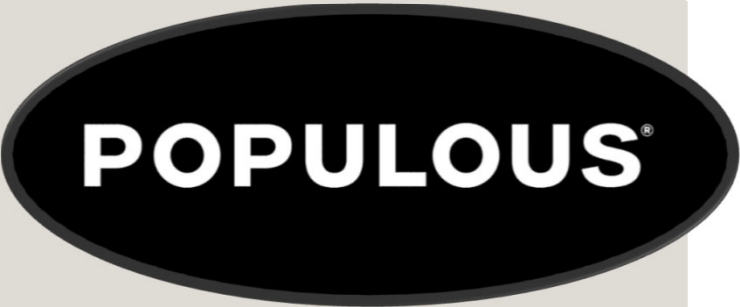


The Future

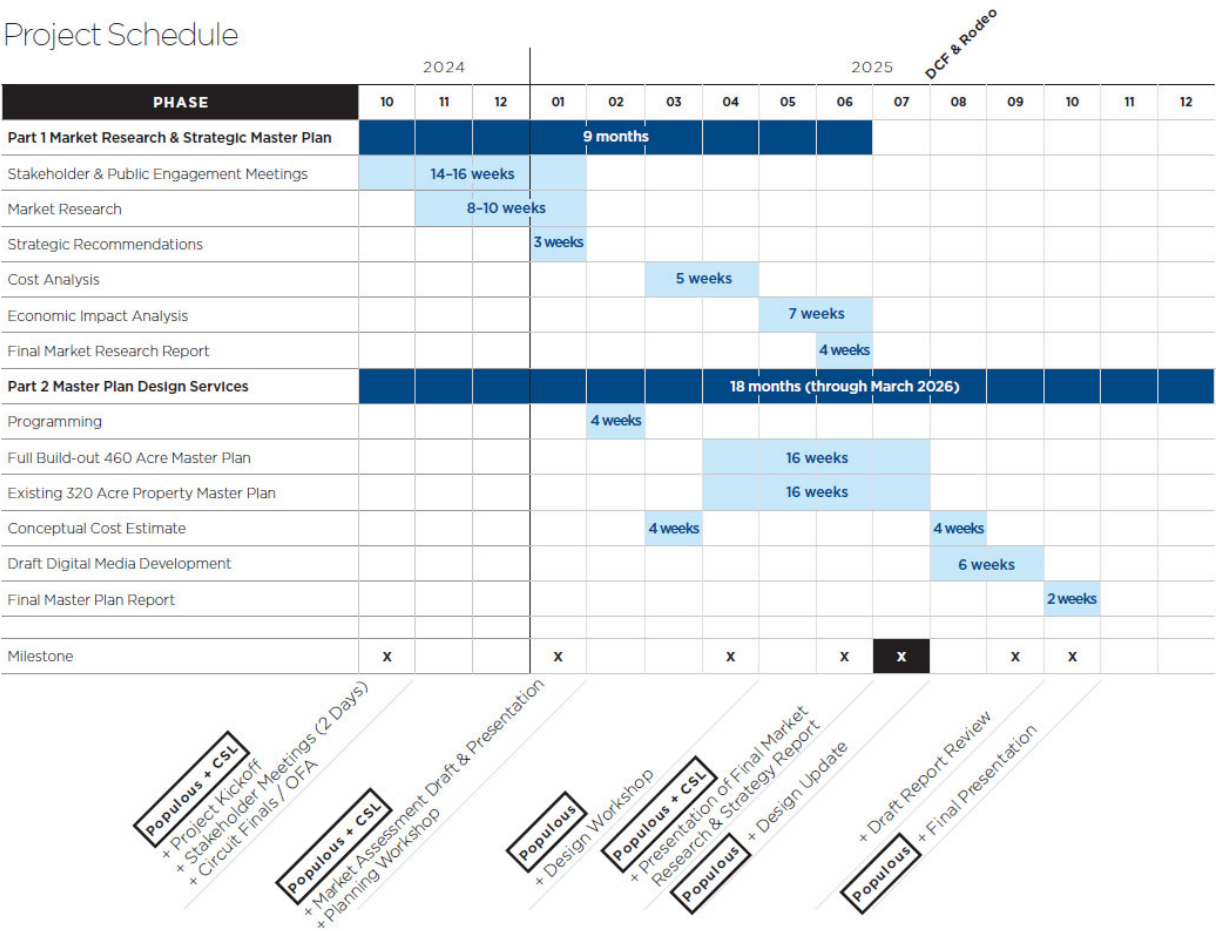


- Market Research, Strategic Master Plan Development
 - Populous, Worldwide leader in Master Plan & Multi Purpose Property Development
- 200 acres of existing property in semi-developed or undeveloped state
 - Primarily exists as parking today
- Future acquisition of 140 acres of additional space
- One-of-a-kind opportunity to plan and design 300+/- acres of land at Deschutes County Fair & Expo





Project Schedule





Deschutes County Board of County Commissioners /
Redmond City Council Joint Meeting Presentation



Geoff Hinds
Director, Deschutes County Fair & Expo
Geoff.Hinds@Deschutes.Org





Solid Waste Franchise Agreement Update

Joint Redmond City Council / Board of County Commissioners Meeting

October 22, 2024





New Franchise Agreement & IGA Development

- **Franchise Agreement**

- The County and City staff are developing a new Franchise Agreement to replace/update current County/City Orders and Codes
 - Addresses several areas that are loosely defined or not contemplated in existing agreements
 - ☐ Flow Control – Directs streams of materials to publicly supported facilities
 - ☐ Service Requirements – Establishes Service requirements with consequences for performance deficiencies as well as directs Public Education and Outreach efforts
 - ☐ Reporting Requirements – Financial and Service reporting
 - ☐ Rate Adjustment – Refines process for rate review process

- **Inter-Governmental Agreement (IGA)**

- Contemplates the County administering the new Franchise Agreements on the City's behalf
 - Defines City and County Responsibilities
 - Ability to Amend as deemed necessary
 - Addresses conflict resolution process and agreement termination



New Franchise Agreement Development

1. Flow Control

Guaranteed flow of material streams to will be important. The Franchise Agreement would establish the County as the Waste-shed Manager, thereby authorized to establish and determine what facilities were determined to be “Authorized Faculties” to which waste, recyclables, and compostable organic materials could be delivered to under all of the franchise agreement:

- A new landfill for the next 100+ years for affordable, guaranteed, and stable disposal of waste generated in the County
- New Processing Facilities to meet the diversion goals set by the state for this region. Flow control would allow for the economies of scale with the full estimated flow of materials to process Commingled Recycling materials as well as Construction and Demolition debris
- A new Composting Facility to process all of the organic debris collected and diverted in the County



New Franchise Agreement Development

2. Service Requirements:

- Establishes collection service expectations and consequences for failure to meet any service requirements
 - Liquidated Damages will be assessed for a variety of service failures or delays
- Default language is established and defined should there be significant deficiencies
 - Includes performance bonds should the need arise to replace a franchise for default to cover costs related to service transfer due to any reason
- Establishes education and outreach expectations and requires franchisee to meet City/County directed requirement as prescribed by State of Oregon:
 - Opportunity to Recycle Act (OTR), and
 - Recycling Modernization Act (RMA)



New Franchise Agreement Development

3. Reporting Requirements :

- Financial Reporting – creates expected financial reporting so that City/County can assess financial performance in regards to profitability and appropriateness of rate adjustment requests.
- Service Reporting – to assure that service requirements are being met on a daily, weekly and monthly basis.

4. Rate Adjustments:

- Codifies an acceptable Operating Margin of between 9-12%
- Creates a consistent process for rate adjustments on an annual basis
 - Annual CPI adjustment that is reduced if Operating Margin exceeds 12%
 - Process for “Extraordinary Rate Adjustment” process if Operating Margin falls below 9%



Inter-Governmental Agreement (IGA)

County Responsibilities

- Field all customer service complaints and service questions in regards to City Agreement.
 - Complaint Management and Resolution
 - Customer Questions regarding services and system
- Administer Recycling Modernization Act (RMA) and Opportunity to Recycle Act (OTR) Program Requirements.
- County will maintain and fund adequate staffing to provide all customer service, community outreach, and OTR/RMA compliance activities.
- County will identify inadequate service by Franchisee and either establish a Performance Improvement plan and/or assess Liquidated Damages for infractions.
- The County will fund all activities through the disposal fees charged to Franchisee and the general public.



Inter-Governmental Agreement

City Responsibilities

- The City will be responsible for all rate request adjustments requested by Franchisee as prescribed in the Franchise Agreement.
- The City will assign the responsibility for the administration of the customer service and public education components of their Franchise Agreements.
- The City will assign administration, DEQ consultation, and funding responsibilities to the County for meeting the requirements of both the OTR and RMA.
- City will retain control around the franchise/hauler areas, including the ability to reallocate service areas.
- The City will be responsible to declare default on the Franchise Agreement.
- The City will retain rights to terminate Agreement with six (6) year notification.



Inter-Governmental Agreement

IGA Amendment Process

- Either party can request a modification of the IGA at any time.
- If a modification request is submitted, both parties agree to meet within 30 days to the request.
- Both parties agree to resolve the request within an additional 30 days, or to extend discussions upon mutual agreement.
- If agreement is not attained on the request, the submitting party may rescind the request. If not rescinded, the IGA will terminate within 90 days.
- The agreement may be terminated at any time upon mutual agreement of both parties.



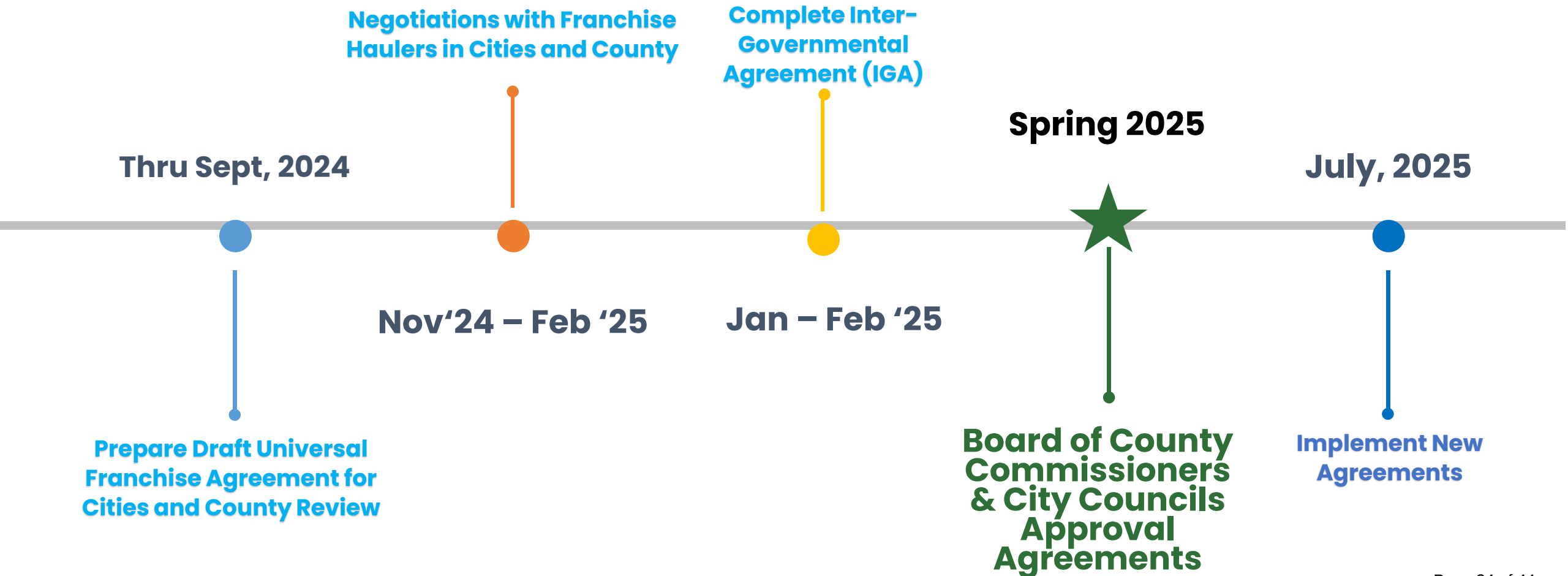
Inter-Governmental Agreement

Conflict Resolution

- If there is a conflict in the interpretation or in the expected execution of any of the responsibilities assigned within this agreement, both parties agree to meet in good faith to solve the conflict. Both the City Manager and the County Administrator will be involved in the discussion.
- If resolution to the conflict cannot be found, both parties mutually agree to terminate the agreement.



Franchise Agreement and IGA Timeline





Questions?





NORTHPOINT MIXED-INCOME NEIGHBORHOOD

REDMOND CITY COUNCIL/DESCHUTES COUNTY BOARD
OCT. 22, 2024

← Walmart

Negus/Maple

High Desert
Sports Complex

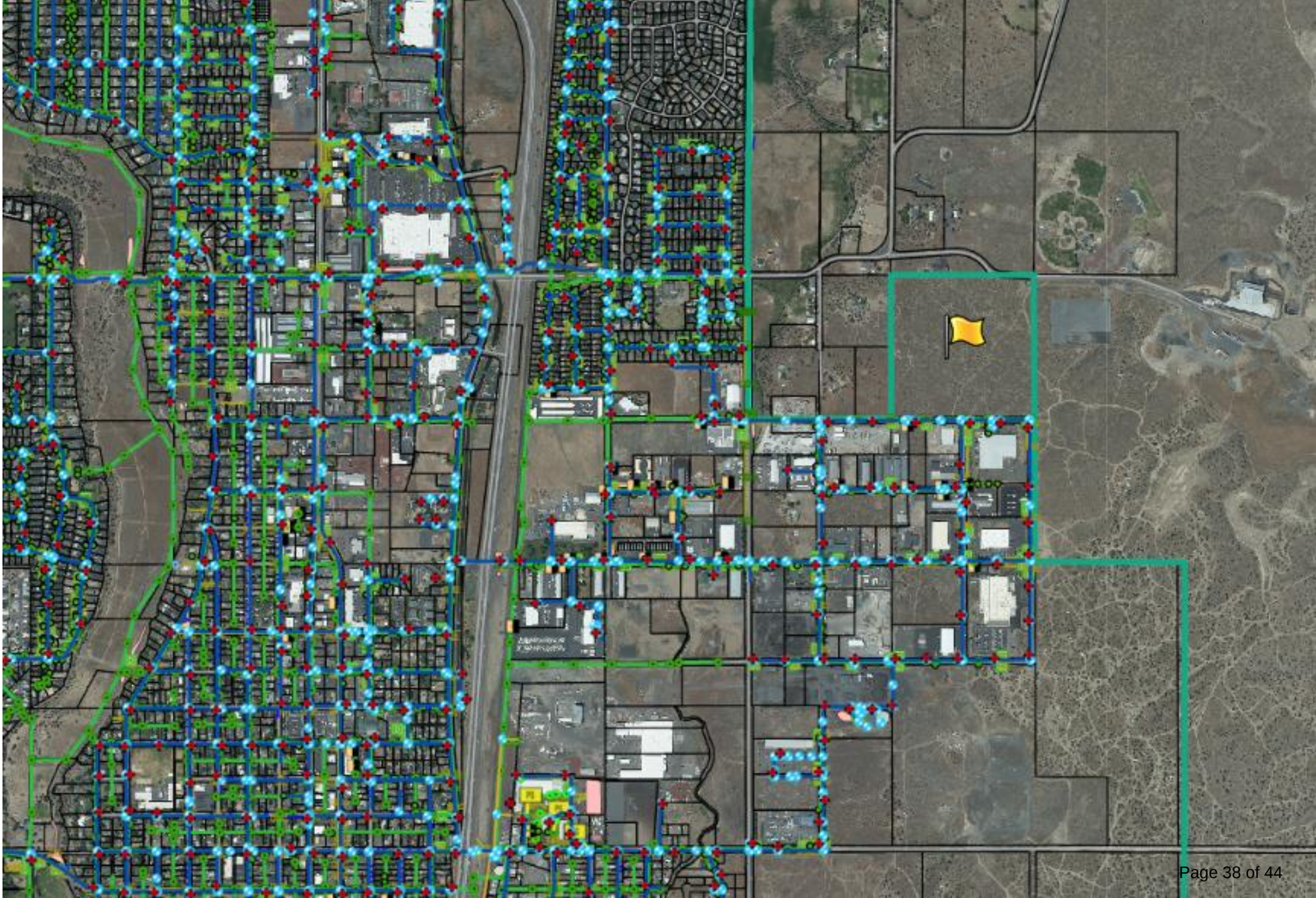
Radlands ↗

NORTHPOINT

NE Kingwood

NE 15th St

NE 17th St





BENCHMARKS

Infrastructure Finances

June 2022

\$950K ARPA
Funding for Sewer
Extension

August 2023

\$5M Lottery Funding
for Infrastructure

May 2024

\$2.5M SB 1530
Funding for Sewer,
Water, & Stormwater

01

02

03

04

05

06

Infrastructure Development

December 2023

Sewer Interceptor
Constructed

Under Contract:
Master &
Infrastructure
Planning

August 2024

Under Contract:
Infrastructure
Planning,
Engineering, &
Project
Management

**Jan. – Nov.
2025**

Phase 1
Infrastructure
Contracting &
Construction



WATER, SEWER, STORMWATER & STREETS 2025 CONSTRUCTION





BENCHMARKS

Northpoint Goals:
400-435 total units of housing
At least 1/3 must be Affordable ($\leq 80\%$ AMI)

Housing Finances

August 2024

LIFT Application for
RootedHomes
Ownership 1.0

01

**Phase 1: Affordable
Housing Development**

02

Early 2025

Subdivision
Application, Planned
Use Development
(PUD), & Rezone

03

March 2025

LIFT Application for
RootedHomes
Ownership 2.0

04

Summer 2025

LIFT Application for
Affordable Multi-
family Rentals

05

December 2026: 30
units of affordable
homeownership

June 2027: 120 units
affordable rental units



EXAMPLES OF PLANNED AFFORDABLE HOUSING



RootedHomes: Affordable Homeownership



Housing Works: Affordable Rentals



EXAMPLES OF WORKFORCE HOUSING



QUESTIONS / COMMENTS

