

**Redmond City Council
Workshop Minutes**

September 16, 2024

Executive Conference Room & Remote Video Conferencing

www.redmondoregon.gov/government/city-council

Present: Tobias Colvin, Clifford Evelyn, Ed Fitch, John Nielsen, Kathryn Osborne (virtual), Cat Zwicker

Excused: Shannon Wedding

Staff Present: City Manager Keith Witcosky, City Attorney Keith Leitz, City Recorder Kelly Morse, Finance Director James Wood, Public Works Director/City Engineer Jessica MacClanahan, Special Projects and Natural Resource Program Manager Maria Ramirez, Police Chief Devin Lewis, Budget Analyst Herlinda Corn, Urban Renewal Program Manager Chuck Arnold, Urban Renewal Program Analyst Meghan Gassner

Media Present: None

CALL TO ORDER

Mayor Fitch called the meeting to order at 3:00 pm.

PRESENTATIONS & DISCUSSIONS

A. Juniper Golf Course: Facilitated Discussion on the Juniper Golf Contract and Request for Proposal Expectations

Special Projects and Natural Resource Program Manager Maria Ramirez introduced golf industry consultants David Sams and Gene Krekorian noting they were recommended by the United States Golf Association.

Pro Forma Advisors David Sams and Gene Krekorian answered prepared questions about the City's golf course operator contract. They compared the CourseCo contract to other types of contracts, reported on what they have seen in golf course related Request for Proposals (RFP), but noted they have not seen a five-year contract where the course operator made a capital contribution of \$80,000. They further noted the majority of similar five-year contracts with extension options were extended. They recommended restructuring the incentive portion of the contract to some degree and performing a needs analysis of the property going forward for the next five years or so. They explained how Juniper Golf Course did not lend itself to leasing out the restaurant portion of the facility and addressed the pros and cons of doing an RFP.

Questions from the Council and Golf Committee Member Tom Majchrowski were addressed by the consultants with input from Juniper Golf General Manager Rob Malone.

The Council discussed Staff's next direction, noting concerns about the need for a better junior golf program and attracting youth golf, marketing of Juniper Golf Course and the restaurant, the relationship between CourseCo and the Golf Committee being too close, and deciding if Juniper would be a community course or a membership course.

Information was requested about how CourseCo performed in comparison to industry peers, as well as the percentage of Redmond residents that played the course daily.

The Council requested an opportunity to talk to CourseCo about their expectations in an informal meeting, which Golf Committee members should attend, with the understanding the discussion would be between the Council and CourseCo.

B. Downtown Ice Rink and a Family Entertainment Amenity: Status Report

Urban Renewal Program Manager Chuck Arnold noted the chiller unit at the existing ice rink has failed and sought the Council's input about investing in a new rink.

Urban Renewal Program Analyst Meghan Gassner presented examples of rinks in comparable communities, highlighting the size, scale, cost, uses, and amenities. Investment levels ranging from \$1 million to \$9 million and potential funding sources were shared. The Downtown Urban Renewal Advisory Committee has shown interest in and support of the rink being the catalytic family recreation one-time project that Urban Renewal would invest in.

Several Councilors liked the ribbon-type rink style, noting the convertible ribbon structure would fulfill community requests and the Council's goals for a family fun center while being a catalyst for attracting businesses and tourism. Lifespan of a rink and revenue options should be researched. Following further discussion of options and potential locations, the Council directed staff to look further into the medium to large category of rink to be located at the current police station site.

OTHER BUSINESS

There was no other business to discuss.

ADJOURNMENT

The meeting adjourned at 4:41 pm.

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

APPROVED by the City Council and SIGNED by the Mayor this 12th day of November 2024.

/s/ Ed Fitch
Ed Fitch, Mayor

ATTEST:

/s/ Kelly Morse
Kelly Morse, City Recorder