

**Redmond City Council
Workshop Minutes**

March 17, 2025

Executive Conference Room & Remote Video Conferencing

<https://www.redmondoregon.gov/city-council>

Present: Clifford Evelyn, Ed Fitch, John Nielsen, Kathryn Osborne, Jay Patrick, Shannon Wedding (virtual), Cat Zwicker

Excused: None

Staff Present: City Manager Keith Witcosky, Deputy City Manager Steve Ashworth, City Attorney Keith Leitz, City Recorder Kelly Morse, Public Works Director/City Engineer Jessica MacClanahan, Chief Financial Officer/Deputy City Manager Jason Neff, Finance Director James Wood, Housing Programs Analyst Linda Cline, Human Resources Director Jason Bavuso, Airport Director Zachary Bass, Planning Director Kyle Roberts, Public Works Operations Manager Ryan Kirchner

Others Present: Anderson Perry Senior Engineer Josh Robertson, Kittleson & Associates' Associate Engineer Matt Kittelson

Media Present: None

CALL TO ORDER

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

PRESENTATIONS

A. System Development Charge Sequencing Strategy

Public Works Director/City Engineer Jessica MacClanahan provided an overview of the City of Redmond master plans in progress, project process, and master plan and system development charge (SDC) updates. Council's feedback was sought on prioritizing the updates, starting with the 2008 Collection System Master Plan, followed by the 2018 Parks Master Plan, and then the Water and Transportation Master Plans.

Council consented to the sequence of master plan updates as presented.

B. Collection Systems Master Plan

Ms. MacClanahan provided an update on the Wastewater Collection System Master Plan. Key highlights included flow projections, capacity analysis, build-out planning service area deficiencies, western area expansions, existing system condition assessment, integration with the Capital Improvement Plan, stakeholder outreach, and next steps. The Wastewater Collection System Master Plan recommends a permanent flow monitoring program.

C. Transportation System Plan Update

Ms. MacClanahan presented an update on the Transportation System Plan (TSP). Key highlights included the history of the TSP, South Redmond transportation planning and projects, Large Lot Industrial transportation evaluation and infrastructure, proposed TSP changes, stakeholder outreach, next steps, and a projected 6 to 10-year timeline for a southern interchange.

The Council discussed their decreased confidence in the Oregon Department of Transportation (ODOT), following its recent financial audit revealing a billion-dollar discrepancy.

City Manager Keith Witcosky noted the importance of SDC phasing to avoid exceeding the Council's established limits and encouraged prioritization of SDC adjustments.

D. Northpoint Land Sale Strategy Discussion

Deputy City Manager Steve Ashworth provided an update on the Request for Proposal (RFP) process for the market rate portion of Northpoint. The City received proposals from Hayden Homes, Pahlisch Homes, and Woodhill Homes. The initial review of the RFPs raised additional questions, which were addressed in developer interviews. The selection team is conducting written evaluations and expects to present a developer recommendation at the April 14, 2025, City Council workshop. The RFP committee anticipates the Council moving toward a development agreement resolution in early May.

Mr. Witcosky suggested drafting a term sheet to outline the Council's development agreement priorities.

Mayor Fitch shared aspirational and long-term master planning efforts for 1,000 acres of County land in northeast Redmond, which includes ongoing coordination with DTJ Design.

ADJOURNMENT

The meeting adjourned at 4:18 p.m.

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

APPROVED by the City Council and **SIGNED** by the Mayor this 13th day of May 2025.

/s/ Ed Fitch
Ed Fitch, Mayor

ATTEST:

/s/ Kayla Duddy
Kayla Duddy, Deputy City Recorder