

**Redmond City Council
Regular Meeting Minutes**

March 25, 2025

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

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

Excused: Clifford Evelyn

Staff Present: City Manager Keith Witcosky, Deputy City Manager Steve Ashworth, Deputy City Manager/Chief Financial Officer Jason Neff, City Attorney Keith Leitz, Deputy City Recorder Kayla Duddy, Public Works Director/City Engineer Jessica MacClanahan, Finance Director James Wood, Communications Director Heather Cassaro, Client Systems Administrator Tyler Roppe, Airport Director Zachary Bass, Planning Director Kyle Roberts, Public Works Operations Manager Joshua Wedding, Airport Finance and Analytics Manager Steve Juba, Special Projects and Natural Resource Program Manager Maria Ramirez, Paralegal Joyce Mumia-Stubbs, Budget Analyst Herlinda Corn, Police Captain Stephen Lopez

Media Present: None

CALL TO ORDER / ESTABLISH A QUORUM

Mayor Fitch called the meeting to order at 6:00 p.m.

BLESSING

Father Saji Thomas with St. Thomas Catholic Church led the blessing.

PLEDGE OF ALLEGIANCE

Mayor Fitch led the Pledge of Allegiance.

CITY ANNOUNCEMENTS

There were no city announcements.

CONSENT AGENDA

- A. Minutes of January 28, 2025, Council Meeting**
- B. Minutes of February 3, 2025, Council Workshop**
- C. Replacement of City Hall HVAC (Heating, Ventilation, and Air Conditioning) Rooftop Units: \$172,240**
- D. Resolution #2025-02: Authorizing re-application and acceptance of a grant of up to \$1,000,000 from the Oregon Parks and Recreation Department for the development of the Redmond Wetlands Complex Trail System**

Item C was removed from the Consent Agenda.

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

City Manager Keith Witcosky provided an update on the current City Hall HVAC unit and explained the reasons it needs to be replaced. The current system has incurred repair costs of \$100,000-\$150,000.

Councilor Wedding moved, seconded by Councilor Zwicker, to approve the HVAC replacement, the motion passed. (Evelyn-absent, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

PRESENTATIONS

A. Panel Discussion: How Redmond Partners with Local, Regional and State Agencies when Disaster Occurs

Redmond Fire and Rescue Fire Chief Ryan Herrera, Oregon State Fire Marshal Emergency Response Manager Dennis Lee, Deschutes County Sheriff's Office Lieutenant Nathan Garibay, and Red Cross Central and Eastern Oregon Chapter Executive Director Morgan Schmidt, presented an overview of each organization's role in responding to a wildfire incident approaching Redmond from the east.

Airport Director Zachary Bass presented a brief overview of the Airport's triennial regional disaster response drill and reviewed the previous drill conducted on October 24, 2022. The next drill is scheduled for October 20, 2025.

B. CourseCo Investment Presentation

CourseCo President Michael Sharp, and Chief Operations Officer Tom Bugbee presented an overview of CourseCo, its accomplishments as the current operator of Juniper Golf Course, and the vision for Phase 1 of its enhanced \$150,000 capital investment in the driving range TopTracer technology.

Special Projects and Natural Resource Program Manager Maria Ramirez noted that the Juniper Golf Committee and CourseCo will present additional contract information to the Council in April.

PUBLIC HEARINGS

A. Marijuana Dispensaries

Mayor Fitch opened the public hearing.

Mr. Witcosky provided an overview of the November 2024 ballot measure results in favor of modifying the City Code to allow marijuana dispensaries and imposing a 3 percent tax on marijuana items, along with the Code actions required to move forward, maps of time, place, and manner (TPM) buffers, estimated revenues, and potential sequencing for adoption and implementation.

i. Ordinance #2025-02: An Ordinance of the City of Redmond imposing a three percent tax on the sale of marijuana items by a marijuana retailer

Finance Director James Wood reviewed the City's Marijuana Tax Program under proposed Ordinance #2025-02, which would offer minor exceptions, primarily for the Oregon Medical Marijuana Program.

ii. Ordinance #2025-03: An Ordinance of the City of Redmond amending the Redmond City Code, Chapter 8, regulating time, place, and manner for retail marijuana dispensaries

Planning Director Kyle Roberts provided an overview of Ordinance #2025-03, which would amend the City's Development Code to regulate TPMs for retail marijuana dispensaries in Redmond. The Urban Area Planning Commission (UAPC) recommends the Council adopt the TPMs as amended by Staff with its suggested modifications.

UAPC Chair Tobias Colvin reported on the UAPCs discussion of TPMs and noted public testimony regarding the difficulty in finding space for dispensaries, which could impact the City's tax revenue.

iii. Ordinance #2025-04: An ordinance of the City of Redmond amending the Redmond City Code, Chapter 11, the City Sign Code, as it relates to retail marijuana dispensaries

City Attorney Keith Leitz provided an overview of Ordinance #2025-04, which would add prohibitions specific to retail marijuana dispensaries to the Sign Code.

iv. Ordinance #2025-05: An ordinance of the City of Redmond amending the Redmond City Code, Chapter 7, regulating Business Licenses, as it relates to retail marijuana dispensaries

Mr. Leitz provided an overview of Ordinance #2025-05, which would allow an exception for marijuana dispensaries to comply with federal law to obtain a business license. The Ordinance also specifies the City may choose not to accept applications for a business license if one active marijuana retail business per 10,000 residents already exists.

Councilor Nielsen recommended consistent use of the term "retail marijuana" in the Ordinance to exclude grow operations.

Mayor Fitch called for public testimony.

- Redmond resident and marijuana retailer Jeremy Kwit supports 250-ft buffers between dispensaries and sensitive areas like shelters and treatment centers.

There being no further testimony, Mayor Fitch closed the public hearing.

Councilor Zwicker moved, seconded by Councilor Nielsen, to have a [First] Reading of Ordinance #2025-02, an Ordinance of the City of Redmond imposing a 3 percent tax on the sale of marijuana items by marijuana retailers, by title only, the motion passed. (Evelyn-absent, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-abstained, Wedding-yes, Zwicker-yes)

Councilor Patrick noted rather than voting no out of respect for the citizens' vote, his abstention is for health, safety, and moral reasons.

Mr. Leitz provided the First Reading of Ordinance #2025-02 by title only.

Councilor Nielsen moved, seconded by Councilor Osborne, to have a First Reading of Ordinance #2025-03 by title only, the motion passed. (Evelyn-absent, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-abstained, Wedding-yes, Zwicker-yes)

Councilor Patrick noted his abstention from the vote is in support of community members who oppose allowing the sale of marijuana, which requires TPMs.

Mr. Leitz provided the First Reading of Ordinance #2025-03 by title only.

Councilor Zwicker moved, seconded by Councilor Nielsen, to have a First Reading of Ordinance #2025-04 by title only, the motion passed. (Evelyn-absent, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-abstained, Wedding-yes, Zwicker-yes)

Councilor Patrick stated he hoped no large signage would be advertising a federally illegal substance and reiterated his reasons for abstaining from the vote.

Mr. Leitz provided the First Reading of Ordinance #2025-04 by title only.

Councilor Nielsen moved, seconded by Councilor Osborne, to have a First Reading of Ordinance #2025-05 by title only, the motion passed. (Evelyn-absent, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-abstained, Wedding-abstained, Zwicker-yes)

Councilor Patrick reiterated his reasons for abstaining from the vote, noting Oregon's high rates of overdose deaths, suicide, and drug addiction and lack of adequate addiction treatment. He also would not support circumventing federal law, which could risk loss of federal grants.

Mr. Leitz provided the First Reading of Ordinance #2025-05 by title only.

The City Council took a five-minute break.

B. Airport Bonds

- **Resolution #2025-01: Approving the Issuance of Tax-Exempt Debt in the Form of Full Faith and Credit (FFC) Bonds for Airport Projects**
- **Ordinance #2025-06: Authorizing the Issuance, Sale, Execution and Delivery of Bonds secured by the Full Faith and Credit of the City (FFC), Series 2025 for Airport Projects: \$105.7M**

Mayor Fitch opened the public hearing.

Deputy City Manager/Chief Financial Officer Jason Neff and Mr. Bass provided an overview of Resolution #2025-01 which complies with the Tax Code for the issuance of tax-exempt debt for portions of the Airport's projects and Ordinance #2025-06 which authorizes the debt issuance. Key highlights included confirmation the \$105.7 million in bonds would be paid through Airport revenues.

There being no public testimony, Mayor Fitch closed the public hearing.

Councilor Nielsen moved, seconded by Councilor Patrick to approve Resolution #2025-01, approving the issuance of tax-exempt debt in the form of full faith and credit bond for the purposes of satisfying the TEFRA (Tax Equity and Fiscal Responsibility Act of 1982) and Code requirements needed for the issuance of the portion of the bonds related for projects located at the Airport, the motion passed. (Evelyn-absent, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

Councilor Zwicker moved, seconded by Councilor Osborne, to have a First and Second Reading of Ordinance #2025-06 by title only, the motion passed (Evelyn-absent, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

Mr. Leitz provided the First and Second Reading of Ordinance #2025-06 by title only.

Councilor Wedding moved, seconded by Councilor Nielsen, to approve Ordinance #2025-06 to authorize the City to issue, sell, execute, and deliver the Series 2025 Bonds; execute and deliver the financing and legal documents relating to the Series 2025 Bonds; and any further actions required for the issuance of the Series 2025 Bonds and to delegate authority to the authorized representatives.

Ayes: Fitch, Nielsen, Osborne, Patrick, Wedding, Zwicker

Nays: None

Motion Carried: 6 to 0.

BID AWARDS / BID REJECTIONS

A. Central Dry Canyon Project Bid Award to Keeton King, LLC, Project #PK2102: \$3,995,188.96

Special Projects and Natural Resource Program Manager Maria Ramirez requested approval of a \$3,995,188.96 contract award to Keeton King for construction services for the Central Dry Canyon Project. The project design underwent a comprehensive public outreach campaign. Five bids were received, with Keeton King submitting the lowest responsible bid. The Engineer's estimate was \$6,400,000.

Councilor Wedding moved, seconded by Councilor Patrick, to award the Central Dry Canyon improvement project to Keeton King, LLC, in the amount of \$3,995,188.96 and authorize the City Manager to sign the contract, the motion passed. (Evelyn-absent, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

B. Central Dry Canyon Design Contract Amendment #5 with Environmental Science Associates, Project #PK2102: \$78,370

Ms. Ramirez requested approval of the amendment to extend the City's contract with Environmental Science Associates to provide Engineer of Record services throughout the construction process.

Councilor Zwicker moved, seconded by Councilor Nielsen, to approve Amendment #5 to Contract 2023-09 with Environmental Services [Science] Associates for services during construction of the Central Dry Canyon Project in the amount of \$78,370 and authorize the City Manager to sign the amendment, motion passed (Evelyn-absent, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

C. Crack Seal Maintenance Project Bid Award to C.R. Contracting LLC, DBA C.R. Contracting, Project #TR2429: \$225,890

D. Slurry and Chip Seal Maintenance Project Bid Award to VSS International, Inc., Project #TR2429: \$1,048,325

Public Works Director/City Engineer Jessica MacClanahan requested approval of contract award to C.R. Contracting in the amount of \$225,890 for the crack seal maintenance project and to VSS International in the amount of \$1,048,325 for the slurry and chip seal maintenance project. She highlighted program operation changes based on feedback received on the 2024 projects.

Three bids were received for the crack seal maintenance project and the Engineer's estimate was \$248,395. Four bids were received for the slurry and chip seal maintenance project and the Engineer's estimate was \$1,306,661.

Councilor Nielsen moved, seconded by Councilor Wedding, to award the crack seal maintenance project to C.R. Contracting LLC, doing business as C.R. Contracting in the not-to-exceed amount of \$225,890 and authorize the City Manager to sign the contract, the motion passed. (Evelyn-absent, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

Councilor Wedding moved, seconded by Councilor Nielsen, to award the slurry and chip seal maintenance project contract to VSS International, Inc., in the not-to-exceed amount of \$1,048,325 and authorize the City Manager to sign the contract, the motion passed. (Evelyn-absent, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

ACTION ITEMS

A. Public Safety Facility Supplemental Land Acquisition: Authorization of a Purchase and Sale Agreement for ODOT land adjacent to the Public Safety Facility: \$460,200

Mr. Neff requested authorization for the purchase of 4.8 acres between the Public Safety Facility construction site and Highway 97, in the amount of \$460,200.

Councilor Nielsen moved, seconded by Councilor Zwicker, to authorize the City Manager to sign a purchase and sale agreement and to execute all necessary subsequent actions to complete the conveyance for the real property located adjacent to 115 Teak Avenue (Deschutes County Assessor Map 151304AA, tax lots 400 and 500), in the amount of \$460,200 plus closing costs, and to pursue necessary due diligence, the motion passed. (Evelyn-absent, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

COMMENTS FROM CITIZENS AT THE MEETING

Redmond resident Marty Nelson commented on Redmond's disaster preparedness and evacuation plans.

CITY MANAGER COMMENTS

There were no City Manager comments.

COUNCIL COMMENTS

Councilor Osborne expressed gratitude for the advocacy and hard work of the Council, Staff, and local partners on multiple City projects.

Councilor Zwicker reported on advocating for CORE3 and emergency preparedness on Salem.

Councilor Nielsen commended Staff their work on the meeting's full agenda.

MAYOR'S COMMENTS

Mayor Fitch commented on funding cuts to many Central Oregon projects.

ADJOURNMENT

The meeting adjourned at 8:23 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