

**Redmond City Council
Regular Meeting Minutes**

August 12, 2025

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

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

Excused: None

Staff Present: City Manager Keith Witcosky, City Attorney Keith Leitz, Deputy City Manager/Chief Financial Officer Jason Neff, Public Works Director/City Engineer Jessica MacClanahan, Deputy City Recorder Kayla Duddy, Communications Director Heather Cassaro, Planning Director Kyle Roberts, Human Resources Director Jason Bavuso, Economic Development/Urban Renewal Program Manager Chuck Arnold, Client Systems Administrator Tyler Roppe, Police Captain Jesse Petersen, Police Chief Devin Lewis, Assistant City Engineer Lindsey Crowsigt, Long Range City Planner Claressa Davis, Housing Program Analyst Linda Cline

Media Present: None

EXECUTIVE SESSION

- A. Labor Negotiations – ORS 192.660(2)(d) authorizes executive sessions "to conduct deliberations with persons designated by the governing body to carry on labor negotiations."**
- B. Litigation – ORS 192.660(2)(h) authorizes executive sessions "to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed."**

Mayor Fitch convened the Council into Executive Session in accordance with ORS 192.660(2)(d) authorizes executive sessions "to conduct deliberations with persons designated by the governing body to carry on labor negotiations" and ORS 192.660(2)(h) authorizes executive sessions "to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed" at 5:29 p.m.

Mayor Fitch adjourned the Executive Session at 5:49 p.m.

CALL TO ORDER / ESTABLISH A QUORUM

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

BLESSING

Pastor Thomas Bengé with Redmond Community Church led the blessing.

PLEDGE OF ALLEGIANCE

Councilor Osborne led the Pledge of Allegiance.

CITY ANNOUNCEMENTS

- A. Historic Landmarks Commission - Appointment of Aspen Petersen as the Youth Ex-Officio, term expiring December 31, 2025**

Councilor Zwicker moved, seconded by Councilor Patrick, to approve the appointment of Aspen Petersen as the Youth Ex-Officio to the Historic Landmarks Commission, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

CONSENT AGENDA

- A. Minutes of June 24, 2025, Council Meeting**
- B. Minutes of July 1, 2025, Council Meeting**

C. Minutes of July 8, 2025, Council Meeting

D. Authorize Neighborhood Stabilization Program Lien Subordination Under Certain Conditions

Mayor Fitch removed Item D from the Consent Agenda.

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

Housing Program Analyst Linda Cline provided an overview of the authorization of the Neighborhood Stabilization Program (NSP) lien subordination, which would put the City in the third lien position, allowing borrowers to leverage some equity for home improvements. This has been requested by two borrowers in the last six months.

Councilor Evelyn moved, seconded by Councilor Osborne, to allow the Community Development Director to approve a subordinate lien position on NSP loans, where the new second lien shall not exceed the value of the City's lien on the subject property nor maximum cumulative loan of value of 85 percent on all liens.

Councilors Nielsen and Zwicker shared concerns with the City being in a third position and recommended a combined loan-to-value cap and extracting City's funds to return to the Community Development Block Grant Fund.

It was suggested the homeowners refinance at current rates and repay the City, obtaining cash out for improvements. Support was expressed for flexibility within the 85 percent cap if directed to repairs, while acknowledging enforcement challenges once funds are disbursed.

The motion failed. (Evelyn-yes, Fitch-yes, Nielsen-no, Osborne-abstain, Patrick-yes, Wedding-no, Zwicker-no)

PRESENTATIONS

A. Fiscal Year 2024/2025 4th Quarter Financial Report

Deputy City Manager/Chief Financial Officer Jason Neff presented the unaudited 4th Quarter Financial Overview dashboard, noting confidence in the data while staff keeps working on projections.

PUBLIC HEARINGS

A. Ordinance #2025-12 - An ordinance approving Cinderview West Master Development Plan and Tentative Subdivision Compliant with the 2040 Greater Redmond Area Comprehensive Plan and Zone Map (continued from July 8th)

Mayor Fitch reconvened the public hearing from the July 8, 2025, Council meeting.

Planning Director Kyle Roberts provided an overview of the Cinderview West Master Development, describing the Applicant's original proposal and revised proposal incorporating the Council's prior feedback and noting the alley pavement width was increased from 20 ft to 24 ft. Staff recommended approval subject to conditions.

The Council recommended the City, and the developer collaborate to ensure the development meets aesthetic standards, commended the Applicant for the revisions, and suggested review of speed adjustments, mitigations, and additional safety measures on 10th Street and the corner of Pershall Way.

H.A. McCoy Engineering's Civil Engineer Hayes McCoy reported that the footprints were finalized for the alley-loaded dwellings, which comprise a significant portion of the project, and will include two car garages, further mitigating parking concerns.

There being no further testimony, Mayor Fitch closed the public hearing at 6:30 p.m.

Councilor Zwicker moved, seconded by Councilor Nielsen, to have a First and Second Reading of Ordinance #2025-12 by title only, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

City Attorney Keith Leitz provided the First and Second Reading of Ordinance #2025-12 by title only.

Councilor Wedding moved, seconded by Councilor Zwicker, to approve Ordinance #2025-12.

ROLL CALL

Ayes: Evelyn, Fitch, Nielsen, Osborne, Patrick, Wedding, and Zwicker.

Nays: None

Motion Carried: 7 to 0.

B. Ordinance #2025-16 - An ordinance approving Colton Crossing Master Development Plan, Tentative Subdivision, and Minor Subdivision Variance Compliant with the 2040 Greater Redmond Area Comprehensive Plan and Zone Map

Mayor Fitch opened the public hearing.

Long Range Planner Claressa Davis provided an overview of the Colton Crossing Master Development Plan. The Urban Area Planning Commission and staff recommend the Council approve the applications subject to the conditions of approval.

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

Councilor Zwicker moved, seconded by Councilor Osborne, to have a First and Second Reading of Ordinance #2025-16 by title only, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

Mr. Leitz provided the First and Second Reading of Ordinance #2025-16 by title only.

Councilor Nielsen moved, seconded by Councilor Wedding, to approve Ordinance #2025-16.

ROLL CALL

Ayes: Fitch, Nielsen, Osborne, Patrick, Wedding, Zwicker, and Evelyn.

Nays: None

Motion Carried: 7 to 0.

ACTION ITEMS

A. Special Event Permit for What's Your Wild Ride Car Show, August 16, 2025

Economic Development/Urban Renewal Program Manager Chuck Arnold requested approval of a special Event Permit for the What's Your Wild Ride Car Show, August 15, 2025. He confirmed that 5th Street would be closed from 6:00 a.m. to 4:00 p.m. for the event, noting that all businesses have been notified and the notifications documented.

Councilor Nielsen moved, seconded by Councilor Wedding, to approve the Public Assembly Permit and Fee Schedule for the What's Your Wild Ride Car Show on August 16, 2025, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

B. Resolution #2025-13 - A resolution declaring certain territory as being annexed to and incorporated within the City of Redmond

Councilor Osborne moved, seconded by Councilor Zwicker, to adopt Resolution #2025-13, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

C. Resolution #2025-14 - A resolution of the City of Redmond requesting the transfer of certain County rights-of-way from Deschutes County

Councilor Evelyn moved, seconded by Councilor Nielsen, to adopt Resolution #2025-14, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

D. Resolution #2025-15 - A resolution declaring certain territory as being annexed to and incorporated within the City of Redmond

Councilor Zwicker moved, seconded by Councilor Wedding, to adopt Resolution #2025-15, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

E. Resolution #2025-16 - A resolution of the City of Redmond requesting the transfer of certain County rights-of-way from Deschutes County

Councilor Nielsen moved, seconded by Councilor Wedding, to approve the adoption of Resolution #2025-16, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

COMMENTS FROM CITIZENS AT THE MEETING

Energy Trust of Oregon's Central Oregon Outreach Manager Nate Merrill provided an overview of the organization and invited submission of public comments by September 15, 2025, on Energy Trust's first, multi-year plan for 2026-2030. He invited the Council to the annual Board of Directors meeting at SCP Redmond Hotel on September 25, 2025, along with the accompanying Central Oregon tour and community outreach event.

CITY MANAGER COMMENTS

City Manager Keith Witcosky reported on upcoming detours associated with the Eastside Arterial Project's roundabout installations and commended the Redmond Police Department for its recent achievements and events.

COUNCIL COMMENTS

Councilor Nielsen reported on the Public Safety Building ribbon-cutting and explained his vote against the NSP lien subordination.

Mr. Witcosky suggested staff revise the NSP lien subordination motion for Council's reconsideration at the August 26, 2025, meeting.

Councilor Osborne reported on the National Night Out event.

Councilor Evelyn reported on the Public Safety Facility.

Councilor Zwicker reported on the Public Safety Facility coming in under budget and the results from Oregon State University's report on statewide childcare capacity.

Councilor Patrick reported on the Public Safety Facility, National Night Out, and road work following development-related pavement restoration.

MAYOR'S COMMENTS

Mayor Fitch reported on citizen comments about traffic in northeast Redmond, the Eastside Arterial Project, and the redevelopment of the old police station and commended Redmond Police and City staff.

ADJOURNMENT

The meeting adjourned at 7:09 p.m.

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

APPROVED by the City Council and SIGNED by the Mayor this 23rd day of September 2025.

/s/ Ed Fitch
Ed Fitch, Mayor

ATTEST:

/s/ Kelly Morse
Kelly Morse, City Recorder