CITY HALL
411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
FAX: 541.548.0706
info@redmondoregon.gov
redmondoregon.gov

JOINT WORKSHOP
REDMOND CITY COUNCIL / DESCHUTES COUNTY COMMISSIONERS

November 3, 2025
Civic Room 207 & 208 • 411 SW 9th Street

COUNCIL MEMBERS

Ed Fitch
Mayor

Shannon Wedding
Council President

Clifford Evelyn
Councilor

John Nielsen
Councilor

Kathryn Osborne
Councilor

Jay Patrick
Councilor

Cat Zwicker
Councilor

NOVEMBER 3, 2025 | MEETING AGENDA | 5:30 PM

I. CALL TO ORDER

A. Managed Camp Intergovernmental Agreement Amendment

B. Update on District Mapping Efforts

C. Solid Waste Franchise Update

D. Miscellaneous Items

II. 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

REVIEWED
LEGAL COUNSEL

INTERGOVERNMENTAL AGREEMENT
EAST REDMOND MANAGED CAMP

This INTERGOVERNMENTAL AGREEMENT ("Agreement") is made as of the date of the last signature affixed hereto ("Effective Date") by and between **DESCHUTES COUNTY ("County"),** a political subdivision of the State of Oregon, and **THE CITY OF REDMOND ("City"),** an Oregon municipal corporation, referred to hereinafter as "Party" or "Parties."

PROJECT DESCRIPTION

The City of Redmond and Deschutes County envision developing a managed camp ("Managed Camp") in East Redmond, which will provide an authorized location for identified individuals that are seeking a path out of homelessness.

The Managed Camp will endeavor to:

1. Provide temporary shelter, basic services, and case management in a safe environment for people experiencing homelessness; and
2. Advance the County's goal to complete a land exchange with the Department of State Lands by providing people camping on the property to be exchanged to an objectively reasonable alternative location; and
3. Advance the City's goals to eliminate homeless activity in the NE 17th Street right-of-way footprint; and
4. Support the mutual City/County/State of Oregon goal to establish CORE3.

RECITALS

1. By the authority granted in ORS 190.010, a unit of local government may enter into intergovernmental agreements for the performance of any or all functions and activities which a party to the Agreement, its officers or agencies have the authority to perform.

2. The Parties desire to enter into this Agreement to establish the Managed Camp.

3. The County owns certain real property located at 1002 NE 17th Street, Redmond, OR, and commonly known as the Map and Tax Lot 1513000000103, and containing +/- 1,636.93-acres as shown on Exhibit A, attached hereto and incorporated herein ("Property").

4. The Managed Camp footprint will be situated within the Property and will consist of +/- 9.98-acres as shown on Exhibits B and B1, attached hereto and incorporated herein ("Site").

5. The Managed Camp design includes four quadrants for a total of +/- 72 camp sites. The initial development phase will include the two most easternly quadrants of the Managed Camp footprint and will provide +/- 18 individual campsites in each of the two quadrants for a total of +/- 36 camp sites as shown on Exhibit C, attached hereto and incorporated herein.

6. The Site will be located within the East Redmond Campus, where essential projects are co-located with the common goal to provide space and a continuum of options for individuals seeking a path out of homelessness.

7. The County's FY 2026 Budget includes a total of $531,000 for capital costs to develop the Managed Camp. The City will contribute $250,000 towards the $531,000.

8. The Managed Camp will be constructed and operate pursuant to the City's Supportive Shelter Standards, which can be found in the City's Development Code.

9. The Managed Camp is expected to be operational by December 1, 2025. The opening will be dependent upon the completion of infrastructure investments, including the development of a portion of SE 21st Street which connects the Managed Camp to East Highway 126, and other variables.

10. The City and County endeavor to operate the Managed Camp for at least two years from the first day of occupancy. In all instances, Managed Camp operations will be dependent on funding.

11. Operational services will include centralized water and power, common kitchen area, trash service, portable toilet services, maintenance and grounds, snow removal, some level of case management and security services, and other reasonable provisions within the approved budget.

12. If budget/resources are available, the Managed Camp may include additional services including but not limited to, camp hosts, enhanced security/supervision, enhanced case management, and other needs identified by the County and City.

13. If development costs exceed the estimate of $531,000, County and City will discuss and collectively resolve how (if) to fund any shortfall.

14. Parties will collaborate on a mandatory Code of Conduct (CoC) for all Managed Camp occupants. Parties agree that the CoC will be developed prior to the first occupant and the Managed Camp becoming operational.

15. The County maintains the right to close the Managed Camp at any time during the Agreement, after first providing 72-hours advance notice to the City.

A. CITY OBLIGATIONS

1. City of Redmond FY 2026 Adopted Budget includes $250,000 towards the investment in permanent infrastructure and capital construction costs associated with the Managed Camp.

2. City will participate in field work related to working with the homeless population in the establishment of the Managed Camp through its Homelessness Resource staff, subject to staff availability.

3. Upon receiving invoice from County, City will promptly pay County for its funded portion of development costs.

4. City will participate in lobbying the Governor and the Oregon Legislature for capital funding and/or operational costs.

5. If requested by County, City will assist with drafting a Request for Proposal or other procurement documents to identify service providers for operational and case management services.

B. COUNTY OBLIGATIONS

1. County is prepared to invest $281,000 for permanent infrastructure and capital construction costs.

2. County will make good faith efforts to budget up to $250,000 per year, for not less than two years for Managed Camp operational costs. Note: This amount does not include case management or wraparound services.

3. Once the Managed Camp development is 15%-30% complete, the County will invoice the City for its portion of development funds as outlined in Section A.1.

4. County will issue an Invitation to Bid or like procurement process to identify a general contractor to develop the Managed Camp.

5. County will be the contracting entity for all applicable construction work.

6. County will issue a Request for Proposal or other procurement process to identify service providers for operational and case management services.

7. County will administer the contracts for services and provide insurance or be self-insured for the Managed Camp.

8. County will participate in lobbying the Governor and the Oregon Legislature for capital funding and/or operational costs.

[SIGNATURE PAGES FOLLOW]

INTERGOVERNMENTAL AGREEMENT
EAST REDMOND MANAGED CAMP

IN WITNESS WHEREOF, the Parties have caused this Agreement to be effective for all purposes as of the Effective Date.

COUNTY:

DATED this 21st day of July, 2025

BOARD OF COUNTY COMMISSIONERS
OF DESCHUTES COUNTY, OREGON

- OPPOSED -
ANTHONY DEBONE, Chair

Patti Adair
PATTI ADAIR, Vice-Chair

Recording Secretary

PHIL CHANG, Commissioner

[SIGNATURE PAGE FOLLOWS]

INTERGOVERNMENTAL AGREEMENT
EAST REDMOND MANAGED CAMP

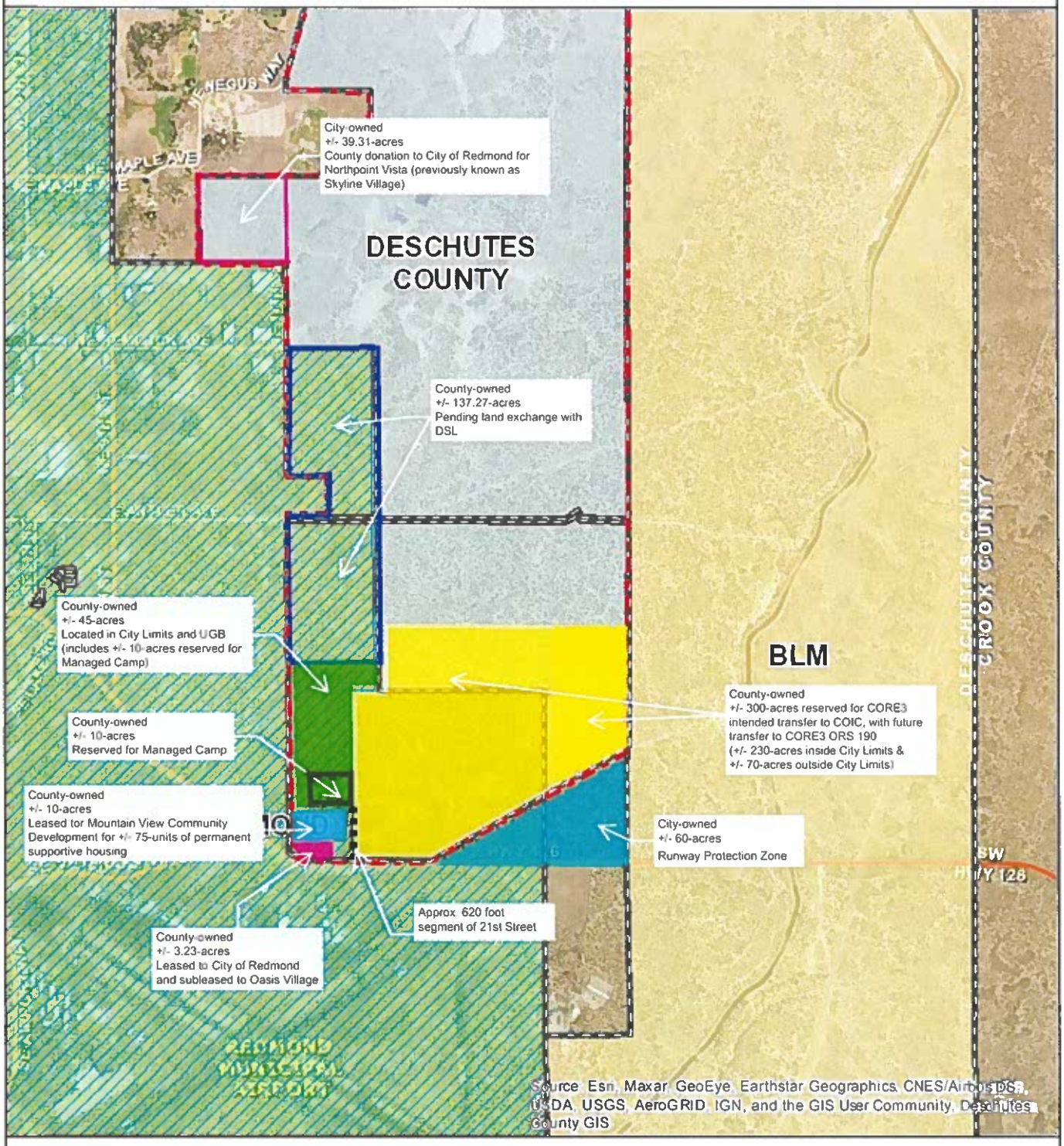
CITY:

DATED this 4th day of August, 2025 CITY OF REDMOND, OREGON

ATTEST

KEITH WITCOSKY, City Manager

County-owned Property
Exhibit A



N

0 1,250 2,500 5,000 ft

1 inch = 3,009 feet

Red dashed line = Property lines of County-owned property

As of July 2025

This map is for depiction purposes only and is not deemed to be accurate.

DESCHUTES COUNTY MANAGED CAMP

EXHIBIT B

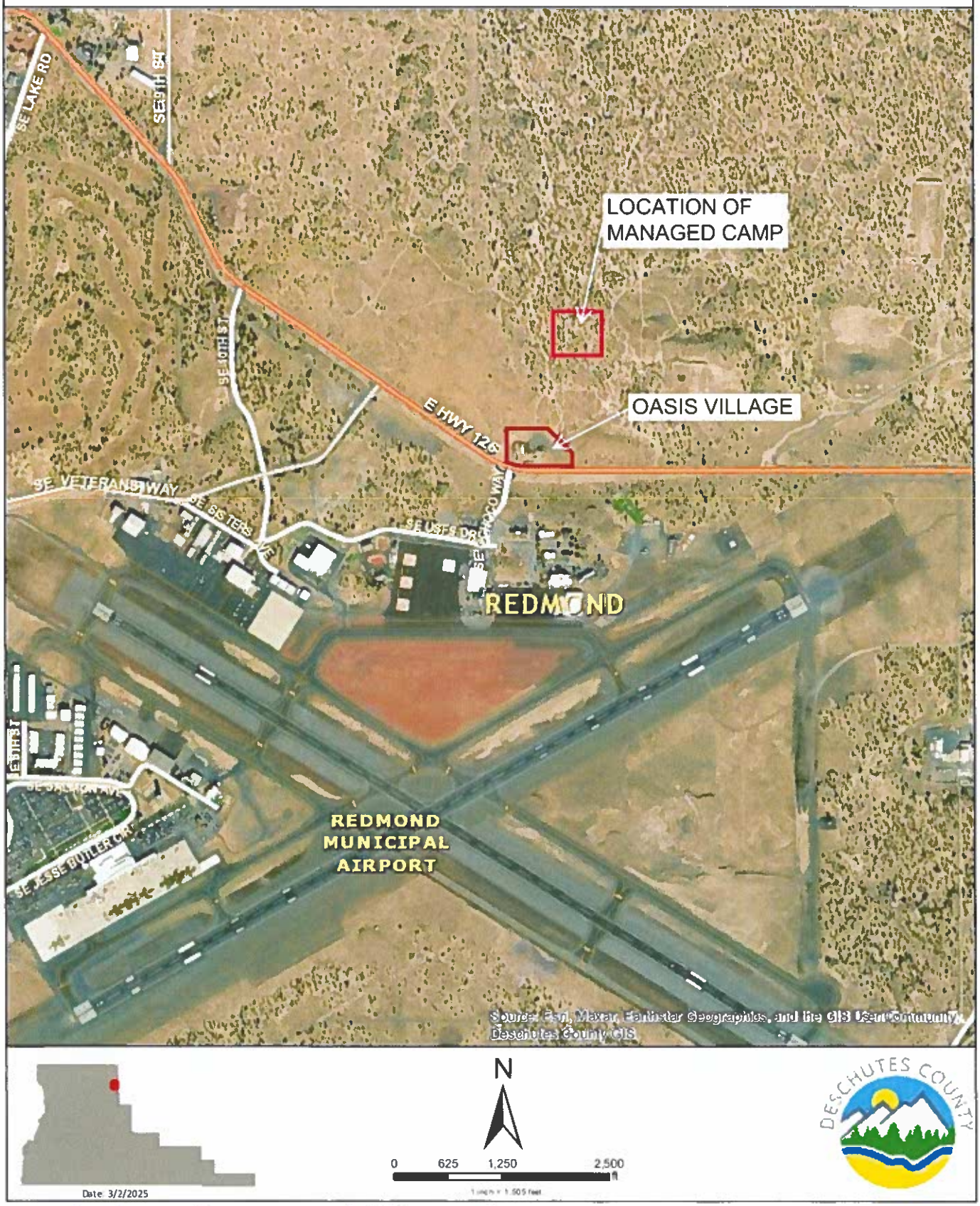
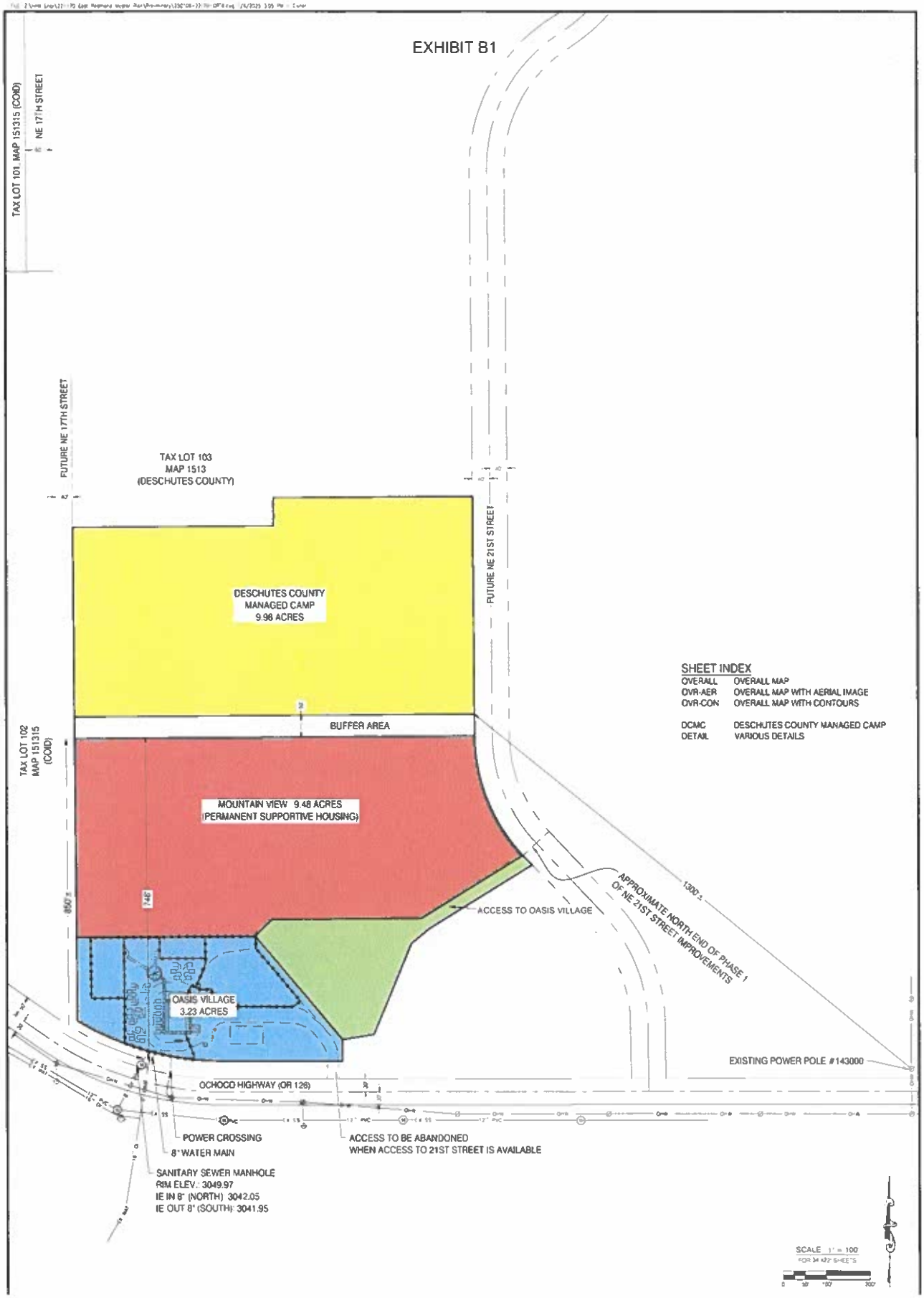


EXHIBIT B1



SHEET INDEX

OVERALL	OVERALL MAP
OVR-AER	OVERALL MAP WITH AERIAL IMAGE
OVR-CON	OVERALL MAP WITH CONTOURS
DCMC	DESCHUTES COUNTY MANAGED CAMP
DETAIL	VARIOUS DETAILS

OVERALL

DRAWING

SHEET TITLE
PRELIMINARY LAYOUT
OVERALL MAP
OPTION 8

PROJECT
DESCHUTES COUNTY MANAGED CAMP

PROJECT LOCATION
REDMOND, OR

CLIENT
DESCHUTES COUNTY

H.A. McCOY
ENGINEERING & SURVEYING, LLC

DRAWING STATUS	DATE	No	REVISION	DATE
PRELIM LAYOUT	01/06/25			

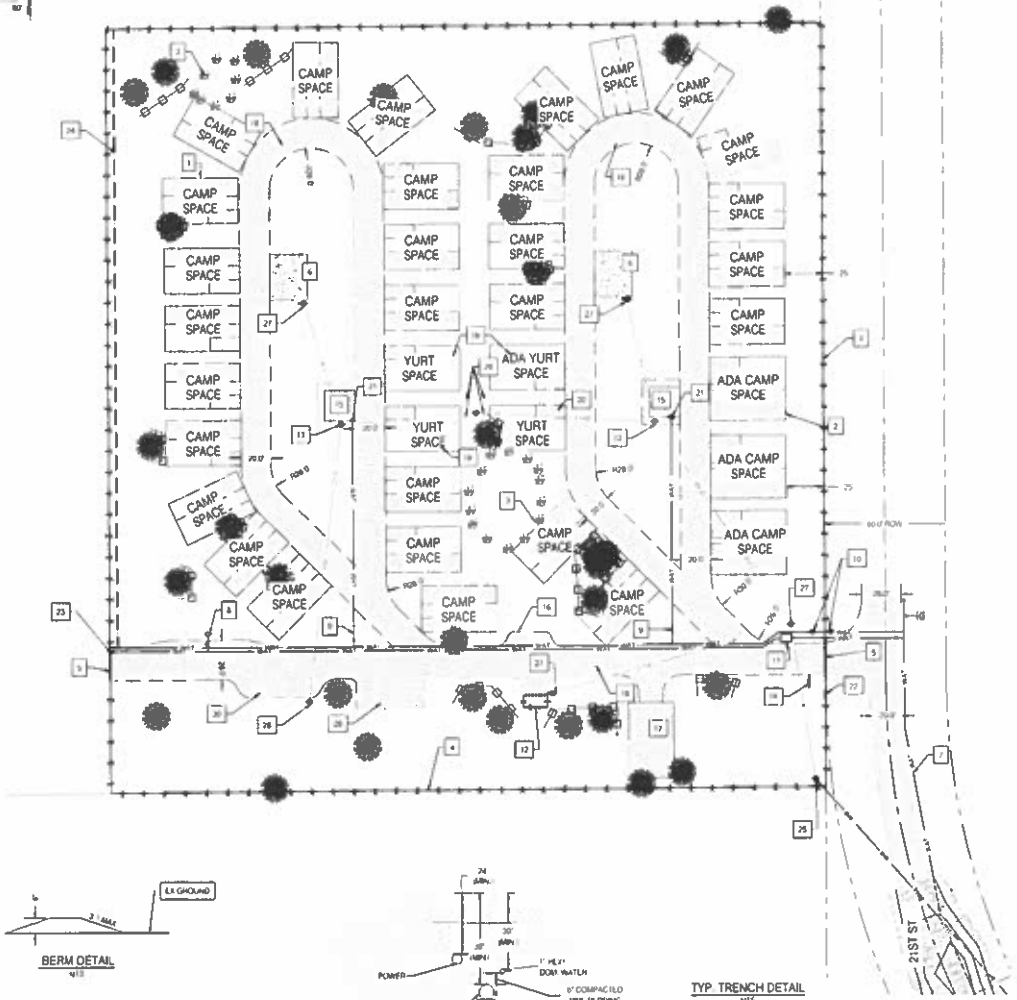
REGISTERED PROFESSIONAL ENGINEER
OREGON
PRELIMINARY
NATES A. McCOY
RENEWAL DATE: 12/31/26

EXHIBIT C

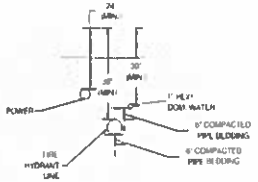
KEY NOTES

1. CAMPSPACE 30' X 50' (TYP) 8' MIN SEPARATION. SEE CAMPSPACE DETAIL SHEET C3.0
2. ADA CAMPSPACE 42' X 50' (TYP) SEE CAMPSPACE DETAIL C3.0
3. EXISTING ROCK OUTCROPPINGS TO REMAIN
4. 6' TALL FENCE WITH SIGHT OBSCURING SLATS
5. 24' WIDE ACCESS GATE WITH REDMOND FIRE AND RESCUE APPROVED KNOX BOX
6. GRAVEL PAD FOR PORTABLE RESTROOMS. COMPACTED 4" DEPTH 3/4"-0" REJECT AGGREGATE (OR APPROVED EQUAL)
7. PUBLIC WATER MAIN WITHIN 21ST ST ROW. SEE SHEET C2.0
8. INSTALL PRIVATE FIRE HYDRANT PER COR STD 4-12, 4-13. PLACE BOULDERS AROUND HYDRANT. CONSTRUCT 2' X 2' X 4' DEPTH CONCRETE PAD AROUND VALVE LID.
9. 2" WATER SERVICE LINE FROM BACKFLOW TO WESTERN END OF PROJECT. 1" SERVICE LINE TO COOKING AREAS PER DPSC AND TRENCH DETAIL THIS SHEET. CONTRACTOR TO OBTAIN PLUMBING PERMIT
10. 1" WATER METER PER SHEET C2.0. INSTALL 1" BACKFLOW PREVENTER.
11. INSTALL 6' DCDA (887-WA) VAULT PER COR STD DWG 4-22
12. PAD FOR TRASH / RECYCLING 16' X 8' SEE DETAIL ON SHEET C3.2. COMPACTED 4" DEPTH 3/4"-0" REJECT AGGREGATE (OR APPROVED EQUAL).
13. OVERHEAD POWER TO COOKING AREAS. INSTALL UTILITY POLES AND GUY ANCHORS (AS REQ) PER DETAIL ON SHEET C3.2 OR APPROVED EQUAL WITH RAB A17 SECURITY LIGHT (OR APPROVED EQUAL). CONTRACTOR TO EXTEND OVERHEAD SERVICE LINE PER ELECTRICAL CODE, OBTAIN PERMIT
14. INSTALL MANAGING AGENCY SIGN. NON- ILLUMINATED. BY OWNER
15. COOKING AREA PAD, 25' x 30' COMPACTED 4" DEPTH 3/4"-0" REJECT AGGREGATE (OR APPROVED EQUAL)
16. PARKING SPACE FOR SERVICE PROVIDER. 6" DEPTH COMPACTED AGGREGATE. PROOF ROLL WITH LOADED DUMP TRUCK OR WATER TRUCK UNDER ENGINEER'S SUPERVISION
17. (2) CONEX BOXES FOR STORAGE. CONSTRUCT GRAVEL PAD 6" DEPTH AGGREGATE.
18. 20' WIDE GRAVEL ROAD. 6" DEPTH COMPACTED AGGREGATE.
19. YURT CAMP SPACE. SEE CAMP SPACE DETAILS ON SHEET C3.0
20. MANAGER YURT SITE. SEE CAMP SPACE DETAILS ON SHEET C3.0
21. INSTALL FROST FREE HYDRANT AT COOKING AREA. SEE DETAIL ON SHEET C3.2
22. INSTALL 6' WIDE LOCKING MAN GATE.
23. EXTEND 6" C-900 FIRE LINE TO FIRE HYDRANT AND TO EDGE OF PROPERTY PER NFPA AND TRENCH DETAIL THIS SHEET.CONTRACTOR TO OBTAIN FIRE SERVICE LINE PERMIT. END LINE WITH CAP AND 6" GATE VALVE ON 2' X 2' X 4" DEPTH CONCRETE PAD
24. CONSTRUCT 6' TALL BERM ALONG LOW SIDE OF PROJECT TO RETAIN RUNOFF, 3:1 MAX SLOPES. SEE DETAIL THIS SHEET. CAN BE PLACED INSIDE OR OUTSIDE THE FENCE LINE
25. CONTRACTOR TO INSTALL SERVICE PANEL FOR ELECTRICAL SERVICE AS REQUIRED BY PACIFICORP. POLE BY PACIFICORP. SEE SHEET C3.2 FOR POLE AND METER INSTALLATION DETAIL
26. INSTALL 2" CONDUIT FROM OVERHEAD POLE TO YURTS PER ELECTRICAL CODE AND TRENCH DETAIL THIS SHEET.
27. CONTRACTOR TO INSTALL OVERHEAD UTILITY LINE AND INSTALL POLE WITH RAB A17 SECURITY LIGHT PER ELECTRICAL CODE AND POLE DETAIL ON SHEET C3.2, OR APPROVED EQUAL
28. CONTRACTOR TO INSTALL OVERHEAD UTILITY LINE AND POLE WITH 50 AMP SERVICE PER ELECTRICAL CODE AND POLE DETAIL ON SHEET C3.2 OR APPROVED EQUAL
29. ADDITIONAL PARKING SPACES. COMPACTED 4" DEPTH 3/4"-0" REJECT AGGREGATE (OR APPROVED EQUAL)
30. RV SPACE FOR PORTABLE SHOWER. COMPACTED 4" DEPTH 3/4"-0" REJECT AGGREGATE (OR APPROVED EQUAL) 50' X 12'

SCALE 1" = 40'
(ON 24"x36" SHEETS)



BERM DETAIL



TYP. TRENCH DETAIL

SITE PLAN

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 15, 2005
PETER A. MCCOY
RENEWAL DATE: 12/31/25

DRAWING STATUS	DATE
SITE PLAN	10/16/25

No.	REVISION	DATE
1		
2		
3		
4		
5		
6		

H.A.M. McCOY
ENGINEERING & SURVEYING, LLC
541-923-7554

PROJECT: EAST REDMOND MASTER PLAN
PROJECT LOCATION: REDMOND, OR
CLIENT: DESCHUTES CO. /CITY OF REDMOND

SHEET TITLE: SITE AND UTILITY PLAN

JOB NO. 22-170
DRAWN BY: MC
DRAWING: C1.2

CITY OF REDMOND

CITY HALL
411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
FAX: 541.548.0706
info@redmondoregon.gov
redmondoregon.gov

STAFF REPORT

DATE: October 14, 2025
TO: City Council
THROUGH:
FROM: Keith Witcosky, City Manager
SUBJECT: Amendment #1 to Intergovernmental Agreement with Deschutes County for the development and operation of a Managed Homeless Camp on County-owned land in East Redmond: $72,559.38

Report in Brief:
This item requests the City Council authorize an amendment to the existing Intergovernmental Agreement (IGA) with Deschutes County for the development and operation of a Managed Homeless Camp on County-owned land in East Redmond by increasing the City's share of the investment from $250,000 to approximately $322,559.38.

Background:
On July 22, 2025, the City Council authorized an IGA with Deschutes County which identified the roles, responsibilities and level of investment for both the City and County for the Managed Camp.

The County owns 45 acres at 1002 NE 17th Street, Redmond. The camp will be located on approximately 6 of those acres. The camp design includes four quadrants. Each quadrant will include up to 18 individual campsites, for a total of 72 sites. Two quadrants will be developed initially with a total of +/- 36 spaces.

The executed IGA sets the vision for the Managed Camp as follows:

- Provide temporary shelter, basic services, and case management in a safe environment for people experiencing homelessness; and
- Advance the County's goal to complete a land exchange with the Department of State Lands by providing people camping on the property to be exchanged to an objectively reasonable alternative location; and
- Advance the City's goals to eliminate homeless activity in the NE 17th Street right-of-way footprint; and
- Support the mutual City/County/State of Oregon goal to establish CORE3.

The County's Fiscal Year(FY) 2026 Budget includes a total of $531,000 for capital costs to develop the Managed Camp. The City will contribute $250,000 towards the $531,000 (with the County contributing $281,000).

Since the execution of the IGA, the County completed an invitation to bid procurement process.

The low bidder for the project was Taylor Northwest with a total bid amount of $676,118.75. This bid was approximately $145,118.75 more than the initial estimate. The proposed amendment to the IGA would result in the City and County splitting this capital cost increase, bringing the City's total contribution to approximately $322,559.38 and the County's to $353,559.38.

The County is expected to take action on this amendment on October 15, 2025.

Discussion:
Six companies bid on the Managed Camp procurement opportunity. This process has been managed by Deschutes County staff.

Name of Contractor	Amount
Taylor NW	$676,118.75
Rickabaugh Construction LLC	$752,056.50
Tim Bloom Construction Inc.	$837,657.00
Robinson & Owen Heavy Construction Inc.	$915,957.77
JAL Construction Inc.	$946,475.00
BDL Plumbing LLC	$958,920.00

Fiscal Impact:
The City's FY 2025/2026 Adopted Budget includes $250,000 towards the camp. Resources are available, and a budget adjustment will need to occur at a later date for this additional $72,559.38.

Alternative Courses of Action:
1. Approve Amendment #1 of the Intergovernmental Agreement with Deschutes County.
2. Do not approve the Amendment.
3. Take no Action and Request more information

Recommendation / Suggested Motion:
"I move to approve Amendment #1 to the Intergovernmental Agreement with Deschutes County for a Managed Homeless Camp on County Land in East Redmond."

BOARD OF COMMISSIONERS

AGENDA REQUEST & STAFF REPORT

MEETING DATE: October 15, 2025

SUBJECT: Notice of Intent to Award a contract to Taylor NW LLC to construct the Deschutes County East Redmond Managed Camp

RECOMMENDED MOTION:
Move approval of Document No. 2025-977, a Notice of Intent to Award a contract to Taylor NW LLC to construct the Deschutes County East Redmond Managed Camp.

BACKGROUND AND POLICY IMPLICATIONS:
In August 2025, Deschutes County and the City of Redmond executed an intergovernmental agreement (IGA) to develop a managed camp in East Redmond, which will provide an authorized location for identified individuals that are seeking a path out of homelessness.

A project team consisting of County and City elected officials and staff, community service providers, and H.A. McCoy Engineering & Surveying completed the design of a 36-unit managed camp. The East Redmond Managed Camp will feature perimeter fencing, 50'x30' graveled camp spaces with picnic tables, centralized power and water, cooking area, portable restrooms and handwashing stations, storage, and dumpsters. The design includes designated areas for up to four yurts for onsite hosts and/or onsite managers, visitor parking, and an RV space for use by service providers.

The Invitation to Bid for Construction Services-Deschutes County East Redmond Managed Camp, was issued on Wednesday, August 20, 2025 and closed at 2:00 pm on Thursday, September 18, 2025. A mandatory pre-bid meeting was held on Friday, August 29, 2025.

The Invitation to Bid was advertised on the Deschutes County website August 20, 2025, the Daily Journal of Commerce on August 20, 2025 and August 22, 2025, and the Bend Bulletin on August 20, 2025, August 21, 2025, and August 24, 2025.

County Property Management held a public bid opening and reviewed bids on Friday, September 18, 2025.

Six bids were submitted, as follows:

Results of Invitation to Bid Issued Wednesday, August 20, 2025 Closed Thursday, September 18, 2025	
Construction Services Deschutes County East Redmond Managed Camp	
Contractors	**Bid Amount**
Taylor NW LLC (*lowest bid*)	$676,118.75
Rickabaugh Construction LLC	$752,056.50
Tim Bloom Construction Inc.	$837,657.00
Robinson & Owen Heavy Construction Inc.	$915,957.77
JAL Construction Inc.	$946,475.00
BDL Plumbing LLC	$958,920.00

This action issues a Notice of Intent to Award the contract to the apparent low bidder, Taylor NW LLC, and allows seven days for concerned parties to protest the award. If there is no protest within the seven-day period, the contract will be awarded to the apparent low bidder.

BUDGET IMPACTS:

Original estimate included in the Fiscal Year 2026 Adopted budget is $531,000. Reallocated ARPA funds in the amount of $281,000 have been approved for the project and the City of Redmond has pledged $250,000. The unfunded amount is $145,119. Staff will be requesting approval to use additional recategorized ARPA funds earmarked for homelessness for a portion of the difference. Additionally, per the aforementioned IGA with the City of Redmond, the agencies agreed to discuss and collectively resolve how to fund any shortfall.

ATTENDANCE:

Erik Kropp – Deputy County Administrator
Kristie Bollinger – County Property Manager
Hayes McCoy – Owner, H.A. McCoy Engineering & Surveying

Joint Meeting with the City of Redmond
November 3, 2025

District Mapping Advisory Committee (DMAC)

Background on DMAC

- Ballot Measure #9-173, approved by voters in November 2024, expands the County Commissioners to a five-seat Board.
- The two new positions will be elected at-large in 2026 for an initial two-year term which will begin in January 2027.
- The Deschutes Board of County Commissioners (BOCC) met several times between November 2024 and May 2025 to discuss BOCC interest in creating Commissioner Districts in place of having five at-large Commissioner Positions.
- On March 31, 2025, the BOCC voted to move forward to develop a process to draw commissioner districts for voter consideration as a ballot measure in 2026.
- On May 5, the majority of the BOCC voted to establish a committee to draft a district map. The committee was formed by BOCC appointments.
- The County contracted with Neil Bryant to facilitate and chair the DMAC.

DMAC Members

DMAC Member:	Appointed By:
Bernie Brader	Commissioner DeBone
Ned Dempsey	Commissioner DeBone
Matt Cyrus	Commissioner Adair
Phil Henderson	Commissioner Adair
Andrew Kaza	Commissioner Chang
Carol Loesche	Commissioner Chang
Melanie Kebler	Commissioner Chang

Commissioner District Map Timeline

August 2025

Board of County Commissioners (BOCC) appoint the District Mapping Advisory Committee (DMAC). DMAC has orientation kickoff meeting.

September 10, 2025 – November 19, 2025 (as needed)

DMAC holds weekly meetings to determine process and draft one county map with five commissioner districts.

December – January (exact date TBD)

BOCC reviews draft map created by DMAC. If approved the map will be referred to the clerk's office as a ballot title.

February 27, 2025

Deadline for publication of notice for ballot title.

May 19, 2025

Primary election day.

DMAC Map Drafting Criteria

1. Each district, as nearly as practicable, shall:

- Be contiguous
- Utilize existing precinct lines
- Not unreasonably divide communities of common interest & geographic boundaries
- Consider current growth patterns

2. No district shall be drawn for the purpose of favoring any political party, incumbent elected official or other person.

3. No district shall be drawn for the purpose of diluting the voting strength of any language or ethnic minority group.

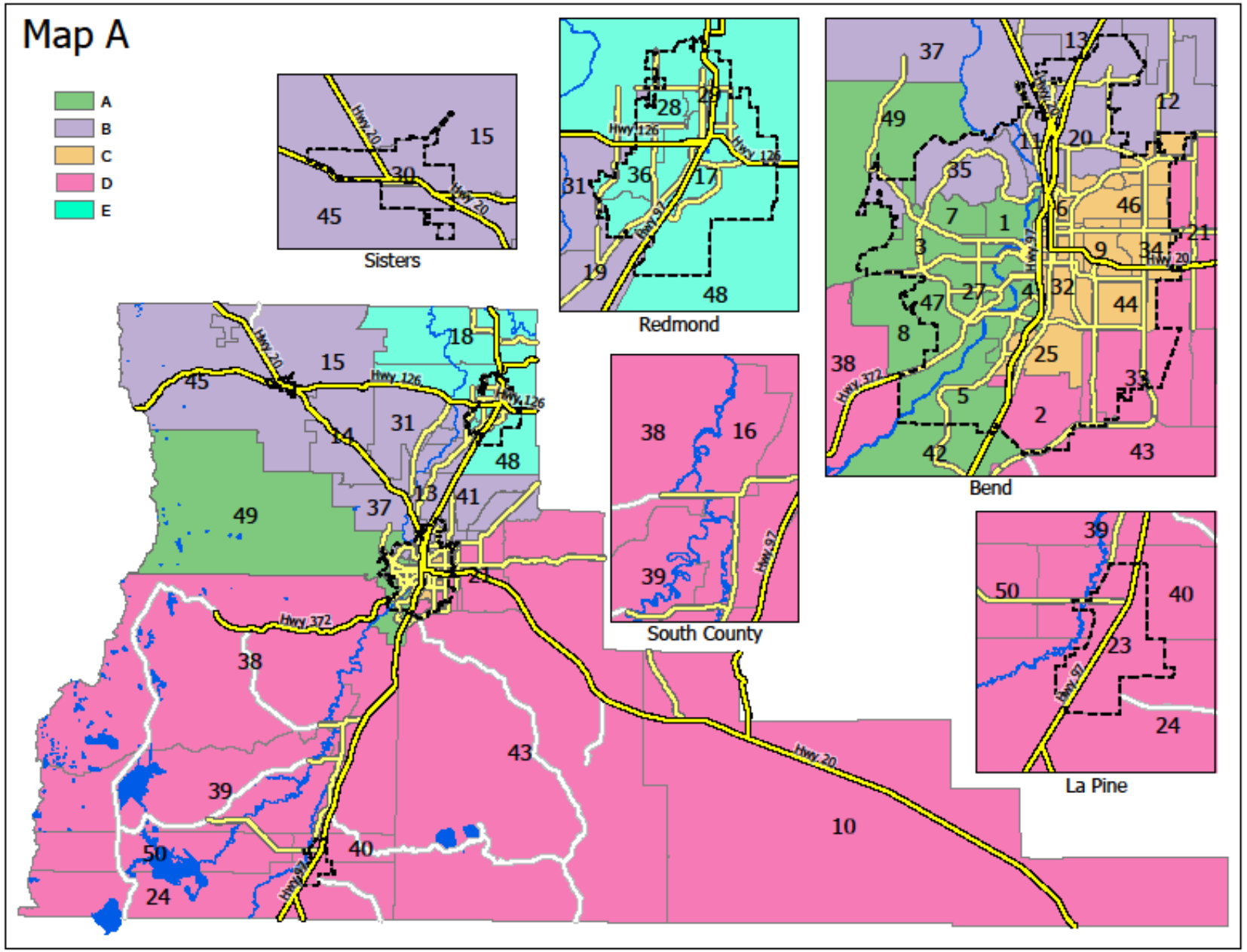
4. Population:

- Maps should be drawn to approximately equal population size, to be within a 10% range between the largest and smallest district.

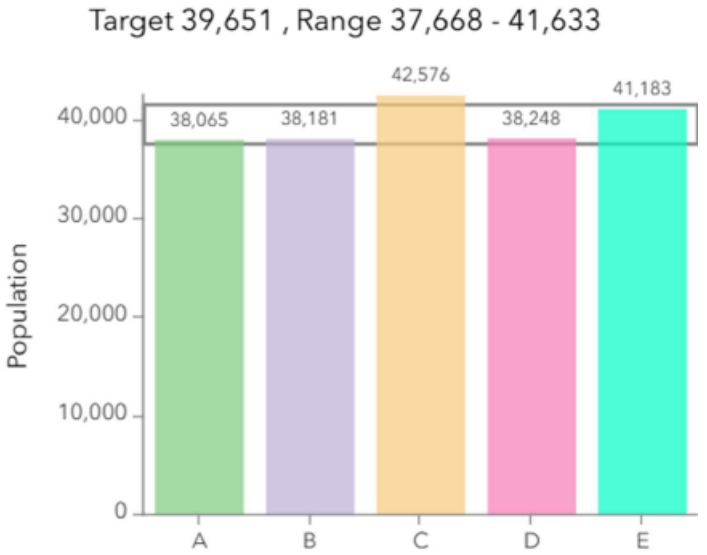
5. Draft map will have five districts.

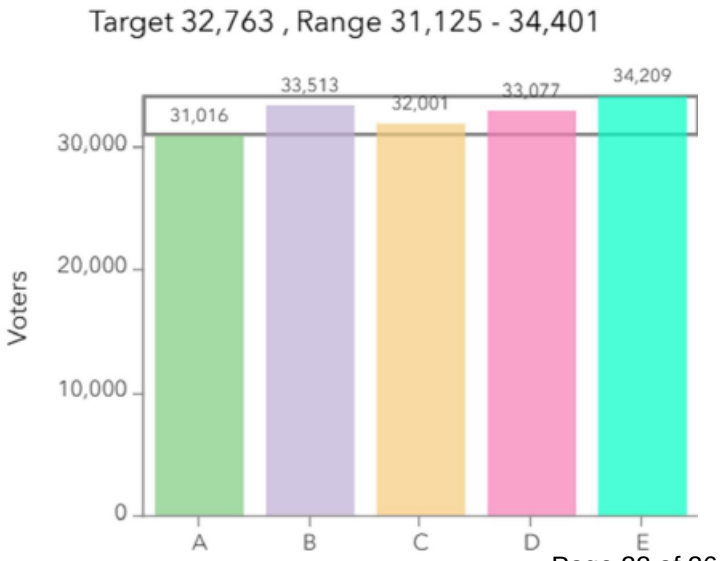
DMAC Draft Maps

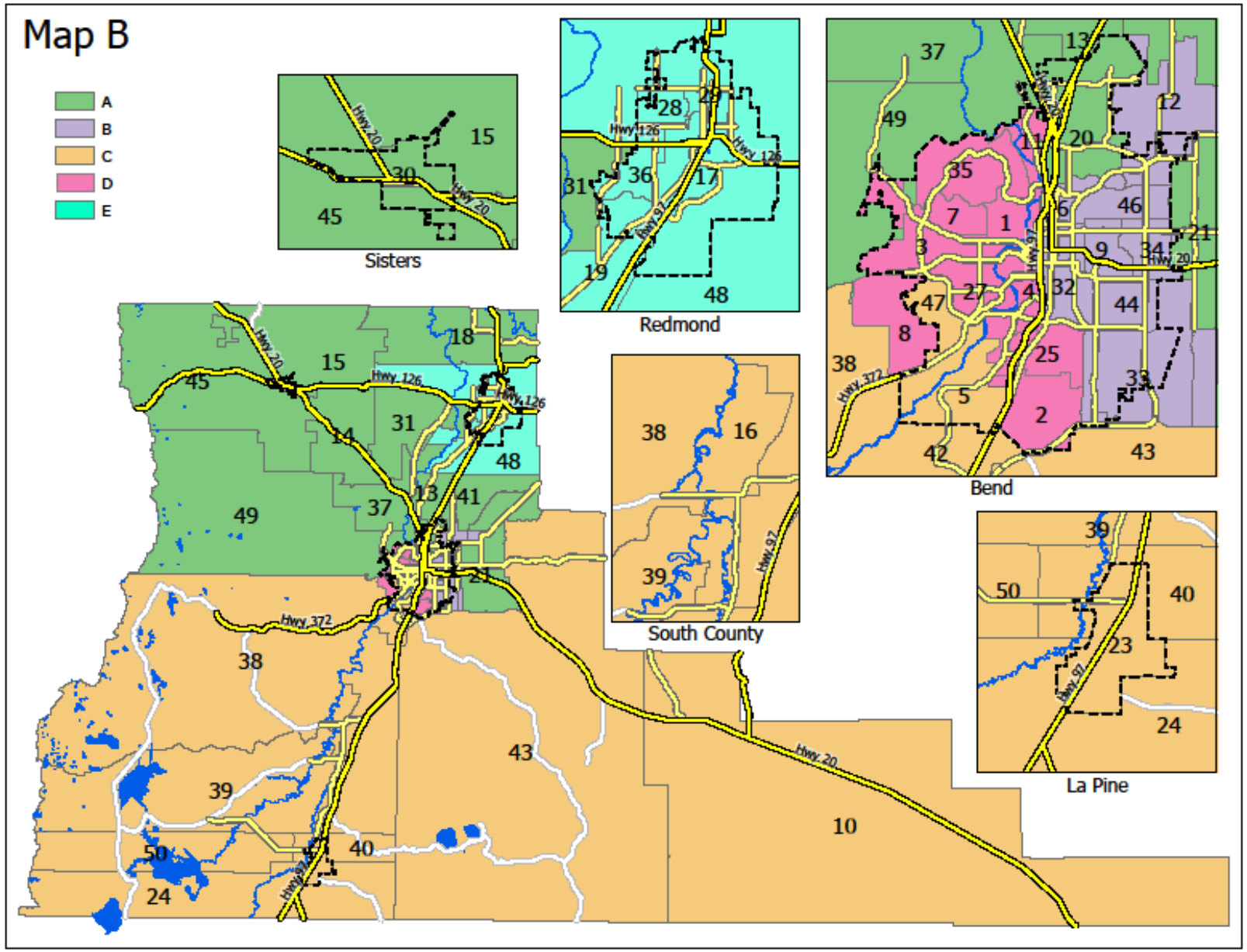
- As of October 28, 2025, the DMAC has three draft maps that they are actively working on.
- Ultimately one map will be selected and recommended to the BOCC for consideration.
- The following three slides show the three draft maps along with the corresponding data.
- The DMAC is using current Voter Registration data for equal population representation for each district.
- The DMAC also has precinct level data from the 2020 Census.



MAP A Summary

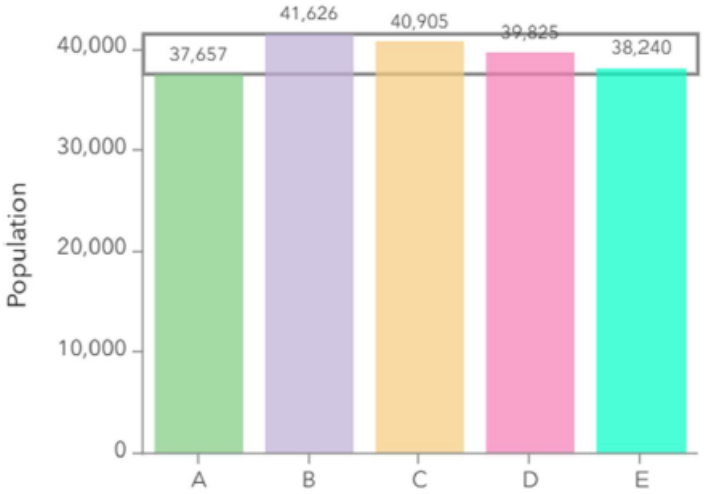




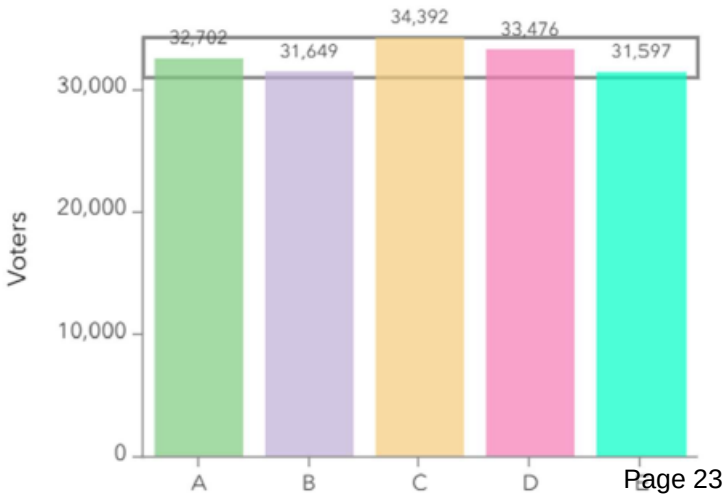


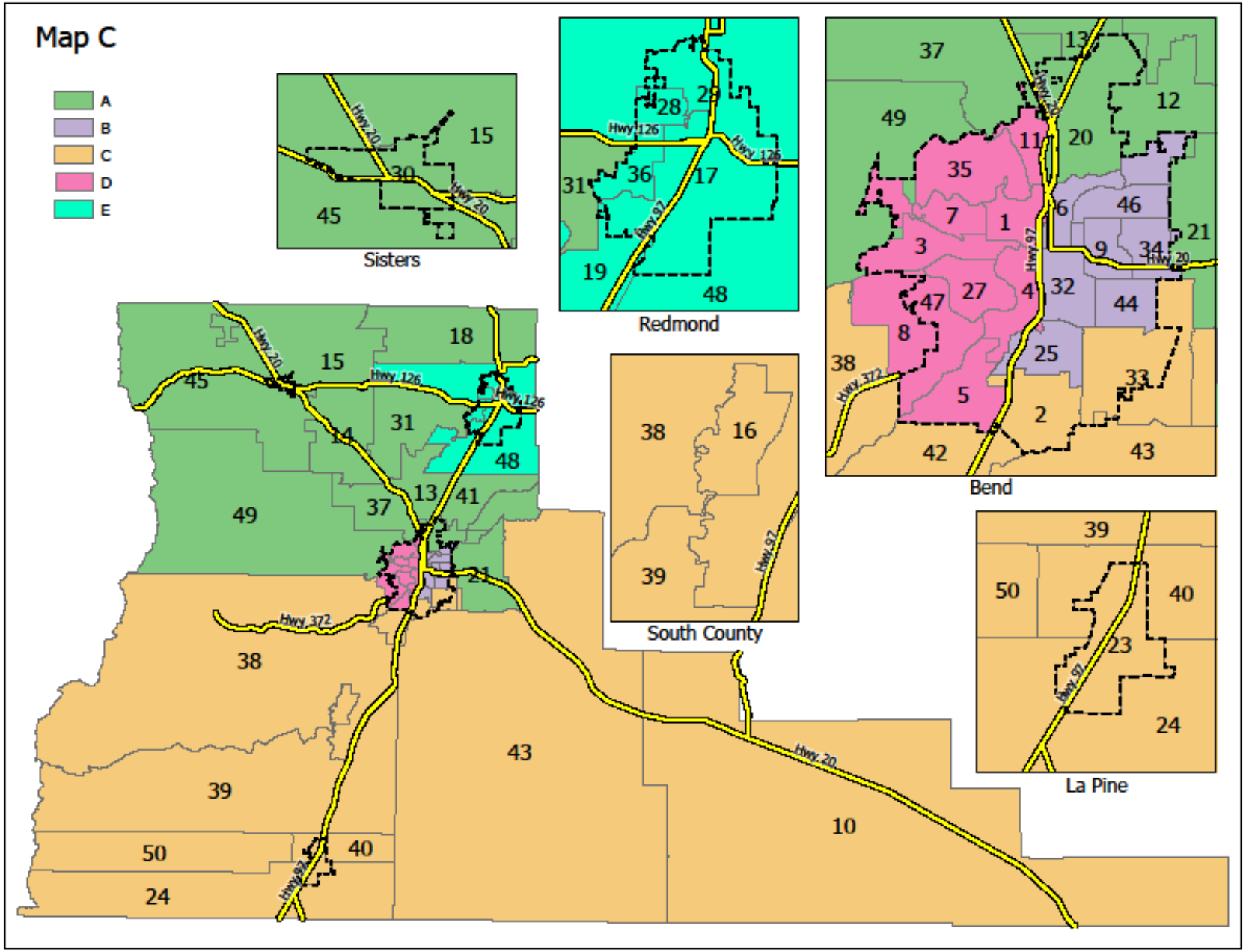
MAP B Summary

Target 39,651 , Range 37,668 - 41,633



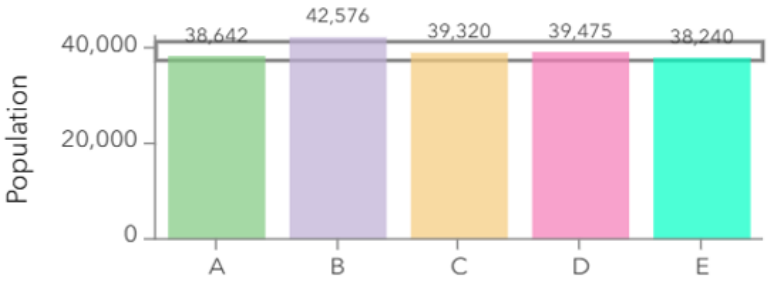
Target 32,763 , Range 31,125 - 34,401



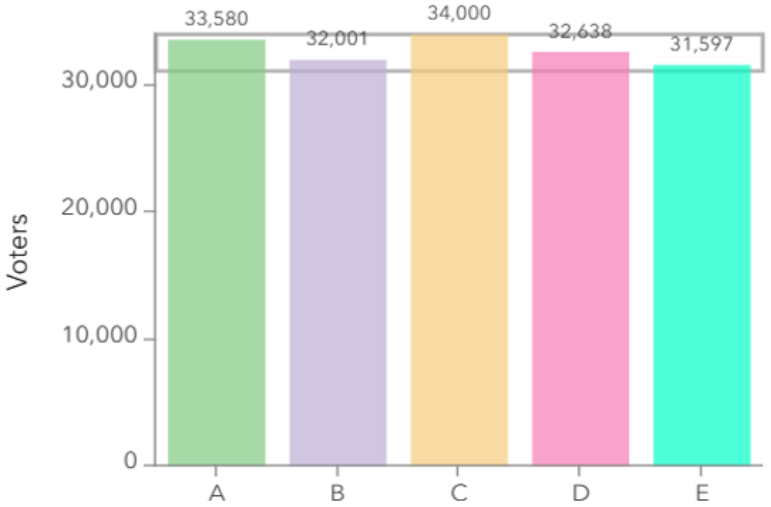


MAP C Summary

Target 39,651 , Range 37,668 - 41,633



Target 32,763 , Range 31,125 - 34,401



Public Comment

- To submit written public comments please email: dmac@deshcutes.org.

- Every DMAC meeting opens with up to 30 minutes of public comments The DMAC meets 1 p.m. every Wednesday at the Deschutes Service Building, 1300 NW Wall Street, Barnes Sawyer Room, Bend.

More Information

Please visit the DMAC website for all meeting materials, meeting recordings, public comments, schedules, and announcements.

Deschutes.org/DMAC