

REGULAR CITY COUNCIL MEETING OF THE CITY OF REDMOND WAS HELD JANUARY 14, 2020, IN THE CITY COUNCIL CHAMBERS.

COUNCIL MEMBERS PRESENT: Jon Bullock – Krisanna Clark-Endicott – George Endicott – Camden King – Ginny McPherson – Jay Patrick

COUNCIL MEMBERS EXCUSED: Joe Centanni

STAFF PRESENT: City Manager Keith Witcosky – Deputy City Manager John Roberts – City Attorney Keith Leitz – Airport Engineer Fred LeLacheur – Police Chief Dave Tarbet – Public Works Director Bill Duerden – City Engineer Mike Caccavano – City Recorder Kelly Morse – IT Manager Sheri Cleveland – Chief Financial Officer Jason Neff – Accounting and Financial Reporting Director Brooks Slyter – Senior Planner Scott Woodford

MEDIA PRESENT: None

Mayor Endicott called the meeting to order at 6:00 p.m. A quorum was established.

BLESSING

Pastor Mike Ferry from Cornerstone Christian Church offered the blessing.

PLEDGE OF ALLEGIANCE

Councilor King led the Pledge of Allegiance.

COMMENTS FROM CITIZENS AT THE MEETING

Redmond Resident Brian Johnson updated the Council on his cinematic and performing arts production activities.

MINUTES

A. Minutes of the December 17, 2019 Special Council Meeting

Councilor King moved, seconded by Councilor Bullock, to accept the Consent Agenda as presented, motion passed. (Bullock-yes, Centanni-absent, Clark-Endicott-yes, Endicott-yes, King-yes, McPherson-yes, Patrick-yes)

PROCLAMATIONS

A. School Choice Week

Councilor McPherson moved, seconded by Councilor Clark-Endicott, to approve the School Choice Week proclamation for January 26-February 1, motion passed. (Bullock-yes, Centanni-absent, Clark-Endicott-yes, Endicott-yes, King-yes, McPherson-yes, Patrick-yes)

Mayor Endicott read the proclamation.

PRESENTATIONS

A. Opportunity Foundation Programs

Opportunity Foundation of Central Oregon (OFCO) Executive Director Seth Johnson provided a presentation on OFCO whose mission is *Empowering People of Diverse Abilities*. Mr. Johnson shared his background and what inspired him to serve. OFCO serves individuals with intellectual and developmental disabilities throughout the region. Mr. Johnson shared OFCO's vision, values and history. Alicia Mickleson provided her "why" for working at OFCO and described the various OFCO programs

such as thrift stores, 24-hour residential support, behavior consultation, and supported employment. Lydia Hemsley shared details about the Supported Employment Program which supports 90 individuals in their jobs. Mr. Johnson reviewed area business sponsors adding that anyone can empower OFCO by shopping at the thrift stores, donating goods, volunteering, employing or sponsoring. Mayor Endicott toured the OFCO mill and was quite impressed.

B. Annual Audit Report

Auditor Rob Tremper provided the results of the annual audit of City finances. Mr. Tremper noted the City received a clean audit opinion. Areas identified for corrective misstatements were golf course Groupon's and utility billing revenue. Suggested areas for improvement practices occurred with Community Development Block Grant subrecipient agreements and monitoring and updating of program manuals/guides. One deficiency in control was discovered regarding reporting expenditures and completion of quarterly reports. Material weakness was found with recording revenues from Deferred System Development Charges Agreements in the appropriate fiscal year.

- i. Res. #2020-01 – A resolution to comply with House Bill 2174 (2015) after receipt of the FY 2018-19 audit report.

Accounting and Financial Reporting Director Brooks Slyter explained the purpose of Res. #2020-01 noting that corrective actions have already taken place to the noted deficiencies and material weakness presented by Mr. Tremper.

Councilor King moved, seconded by Councilor Clark-Endicott, to adopt Res.#2020-01 setting forth corrective measures for deficiencies identified in the City of Redmond Fiscal Year 2019-2019 Audit Report, motion passed. (Bullock-yes, Centanni-absent, Clark-Endicott-yes, Endicott-yes, King-yes, McPherson-yes, Patrick-yes)

BID AWARDS / BID REJECTIONS

A. Airport Parking Lot Expansion Project (AP1902)

Airport Engineer Fred LeLacheur requested Council approval of a bid award for the Airport Parking Lot Expansion Project. Thirteen bids were received with James Dean Construction being deemed the lowest responsible bidder with bid of \$2,495,653.10. The Engineer's estimate of probable costs is \$3,218,205.00. The three-phase project will take approximately 120 days to complete and is necessary to accommodate substantial growth (350+ on-site employees and 150 transient airline employees). Mr. LeLacheur answered questions from the Council.

Councilor Clark-Endicott moved, seconded by Councilor McPherson, to award the contract for construction of the Airport Parking Lot Expansion Project to James Dean Construction in the amount of \$2,495,653.10 and authorize the City Manager to sign the contract, motion passed. (Bullock-yes, Centanni-absent, Clark-Endicott-yes, Endicott-yes, King-yes, McPherson-yes, Patrick-yes)

PUBLIC HEARING

- A. Ord. #2020-01 - An ordinance approving an amendment to reconfigure the Redmond Urban Growth Boundary to remove approximately 156 acres of property from the UGB (exclusion property) and include an equivalent area into the UGB (inclusion property) and an amendment to the Redmond Comprehensive Plan and the Redmond Zoning Map to rezone the inclusion property from Deschutes County Zone EFU-AL (Exclusive Farm Use-Alfalfa Subzone) to City of Redmond zones M-1 (Light Industrial) and M-2 (Heavy Industrial) for property owned by Deschutes County located at 2525 W. Highway 126 (Deschutes County Tax Lot #151300000103) Redmond, OR 97756.

Mayor Endicott opened the public hearing.

Senior Planner Scott Woodford requested approval of Ord. #2020-01 which amends the Redmond Comprehensive Plan and reconfigures the Redmond Urban Growth Boundary (UGB) with a 156-acre land "swap". The applicant, Deschutes County, has requested to remove 156-acres of "exclusion land" currently located inside city limits and take a separate 156-acre parcel of "inclusion land" located in the UGB and annex it into the City. The land swap is currently undergoing a concurrent process at the County level. The exclusion property consists of 111 acres of M-1 (Light Industrial) and 45 acres of M-2 (Heavy Industrial). The property is undeveloped and has significant limitations on any future development due to lack of sewer and water availability. The inclusion property contains 156-acres currently zoned EFU-AL (Exclusive Farm Use-Alfalfa Subzone). The property is currently undeveloped and unfarmed and would be more readily developable due to utilities and access. Redmond Economic Development, Inc. supports this land swap.

Deschutes County Property Manager James Lewis thanked staff and introduced the various consultants that have worked on the project. The Deschutes County Hearings Officer approved the request.

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

Councilor McPherson moved, seconded by Councilor King, to have a first and second reading of Ord. #2020-01 by title only, motion passed. (Bullock-yes, Centanni-absent, Clark-Endicott-yes, Endicott-yes, King-yes, McPherson-yes, Patrick-yes)

City Attorney Keith Leitz read the first and second reading of Ord. #2020-01 by title only.

Councilor McPherson moved, seconded by Councilor King, to approve Ord. #2020-01, motion passed. (ROLL CALL: Bullock-yes, Centanni-absent, Clark-Endicott-yes, Endicott-yes, King-yes, McPherson-yes, Patrick-yes)

ACTION ITEMS

A. Enterprise Zone Extended Abatement Agreement with BasX Solutions, LLC

Redmond Economic Development, Inc. Manager Jon Stark described the purpose and requirements for Enterprise Zone Extended Abatement Agreements. Currently at 127 employees, BasX is the fastest growing company in Redmond and one of the fastest in Oregon. BasX requested an extended abatement for a 50,000 square foot expansion of their current 105,000 square foot facility. The total project cost is \$6.5 million (\$3 million in construction and \$3.5 million in equipment). BasX has committed to create 15 new jobs in Redmond by the first year of exemption (approximately 2021). This extended abatement agreement is for one additional year.

Councilor King moved, seconded by Councilor McPherson, to approve the Agreement for Oregon Enterprise Zone Extended Abatement for BasX, motion passed. (Bullock-yes, Centanni-absent, Clark-Endicott-yes, Endicott-yes, King-yes, McPherson-yes, Patrick-yes)

B. Enterprise Zone Extended Abatement Agreement with Integrated 3D, LLC

Mr. Stark explained that Integrated 3D, LLC is a manufacturing company from The Dalles that will be relocating into a new facility this spring and anticipates having 15 employees. The number of employees and average wage allows for a potential fourth- and fifth-year exemption. The company uses lasers to heat powder to create metal which is then layered into three dimensional parts.

Councilor King moved, seconded by Councilor Patrick, to approve the Agreement for Oregon Enterprise Zone Extended Abatement for Integrated 3D, LLC, motion passed. (Bullock-yes, Centanni-absent, Clark-Endicott-yes, Endicott-yes, King-yes, McPherson-yes, Patrick-yes)

At the request of Mayor Endicott, Mr. Stark explained why these programs are so important to businesses and the community.

C. Addendum #23 to City Contract #2015-39 with Morrison Maierle for Engineering Construction Management Services for the Airport Parking Lot Expansion Project (AP1902)

Mr. LeLacheur requested approval of Addendum #23 to City Contract #2015-39 with Morrison Maierle which authorizes construction management services for the Airport parking lot expansion project. The maximum amount of the addendum is \$147,000.00.

Councilor Clark-Endicott moved, seconded by Councilor Patrick, to authorize the City Manager to execute Addendum #23 to City Contract #2015-39 with Morrison Maierle, Inc. in the maximum amount of \$147,000.00, motion passed. (Bullock-yes, Centanni-absent, Clark-Endicott-yes, Endicott-yes, King-yes, McPherson-yes, Patrick-yes)

MAYOR'S COMMENTS

Mayor Endicott recommended the re-appointment of Tim Moor as a Redmond representative to the Airport Committee, term expiring December 31, 2023, motion passed. (Bullock-yes, Centanni-yes, Clark-Endicott-yes, Endicott-yes, King-yes, Patrick-yes; McPherson-yes)

Mayor Endicott will be attending a meeting in Salem with Reprehensive Paul Evans regarding Oregon emergency management.

COUNCIL COMMENTS

Councilor Bullock stated he would like an update on the City's intentions of moving forward with a full-time housing coordinator and setting some metrics to measure progress towards meeting the needs of all levels of affordable housing and homelessness. He would also like to see an inventory of affordable lands, with or without infrastructure, that the City owns or has access to and can leverage for creative solutions. Regarding the recent alleged brutal beating of a 70-year old Redmond hotel owner, Councilor Bullock offered his condolences to the victim and her family. He added his hope is the Redmond community will stand together and oppose hate.

Councilor King echoed Councilor Bullock's comments adding he would like to make sure the Council's discussion of diversity takes place as well.

Councilor Patrick announced that the Annual Chamber Awards Banquet is this Friday at Eagle Crest.

Councilor McPherson encouraged drivers to slow down so accidents can be averted and reminded them to obey stop signs and traffic lights.

Councilor Clark-Endicott encouraged sports fans to continue supporting Redmond's high school teams.

CITY MANAGER COMMENTS

City Manager Keith Witcosky requested Council direction to move forward with a full-time Housing Policy position; Council concurred. Mr. Witcosky commented regarding Council's goal setting and follow up from staff on affordable housing and homelessness. Regarding the recent hate crime, Redmond has only had one hate crime (classified as intimidation) since 2012.

At the request of Councilor Patrick, Chief Tarbet shared there was approximately a dozen calls regarding fireworks.

ADDITIONAL COMMENTS FROM CITIZENS AT THE MEETING

There were no additional comments from citizens at the meeting.

There being no further business, the meeting was adjourned at 8:12 p.m.

Prepared by Kelly Morse, City Recorder

APPROVED by the City Council and SIGNED by the Mayor this 22nd day of September 2020.

/s/ George Endicott
George Endicott, Mayor

ATTEST:

/s/ Kelly Morse
Kelly Morse, City Recorder