



CITY OF REDMOND

CITY HALL
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info@redmondoregon.gov
redmondoregon.gov

CITY COUNCIL

December 9, 2025
Council Chambers • 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

DECEMBER 9, 2025

EXECUTIVE SESSION AGENDA

5:30 PM

I. EXECUTIVE SESSION

Oregon Law permits public bodies to meet in executive session to discuss specific matters which are not open to the public. Final actions or decisions on these matters will be made during regular 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.”

Under the provisions of the Oregon Public Meetings Law, the proceedings of this executive session are for background information only for media attending and not for publication or broadcast.

DECEMBER 9, 2025

REGULAR MEETING AGENDA

6:00 PM

I. CALL TO ORDER / ESTABLISH A QUORUM

II. BLESSING - Pastor Emily Nelson, Mountain View Fellowship

III. PLEDGE OF ALLEGIANCE

IV. CITY ANNOUNCEMENTS

- A. Employee Spotlight: Joyce Mumia-Stubbs

V. CONSENT AGENDA

- A. Minutes of November 3, 2025, Joint Workshop with Deschutes County
- B. Minutes of November 3, 2025 Council Meeting
- C. Recognitions

VI. PRESENTATIONS

- A. Redmond Public Safety Facility Construction Manager General Contractor Evaluation
- B. Redmond Municipal Airport Triennial Drill After-Action Review

VII. BID AWARDS / BID REJECTIONS

- A. Contract Award to Government Portfolio Advisors for Investment Advisory Services: \$300,000

VIII. PUBLIC HEARINGS

- A. Ordinance No. 2025-22: An Ordinance Amending Various Sections of the Redmond City Code, Chapter 8 (Development Code).

IX. ACTION ITEMS

- A. Resolution #2025-22: A resolution setting fees and charges imposed by the City of Redmond. **Public comment will be taken per ORS 294.160.**

X. COMMENTS FROM CITIZENS AT THE MEETING

Citizen comments are limited to three (3) minutes per person and will be accepted for a period of 30 minutes. Comments should be focused on City of Redmond business. Attendees are asked to refrain from interrupting, calling-out, or cheering during citizen comments.

XI. CITY MANAGER COMMENTS

XII. COUNCIL COMMENTS

XIII. MAYOR'S COMMENTS

XIV. 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



EMPLOYEE SPOTLIGHT

REDMOND CITY COUNCIL
DECEMBER 9, 2025



EMPLOYEE SPOTLIGHT

JOYCE MUMIA-STUBBS

*Paralegal
Team member since 2022*



SETTING THE STANDARD

As the City's first and only Legal Assistant and now Paralegal, Joyce has set the standard for a City legal professional.



SNAPSHOT OF WORK

- Ballot Measures
- Ordinances
- Contracts
- Public Records Requests
- Agreements
- Court (and DA) Filings
- Code Research
- Virtually Everything Legal Touches



EMPLOYEE SPOTLIGHT

Joyce is regularly recognized by City staff for her responsiveness and commitment to producing outstanding work.

We simply think she is
OUT OF THIS WORLD !



THANK YOU!

Redmond City Council
Joint Workshop with Deschutes County Commissioners Minutes
Civic Rooms 207 & 208 and Remote Video Conferencing
www.redmondoregon.gov/city-council

November 3, 2025

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

Excused: None

Staff Present: City Manager Keith Witcosky; City Recorder Kelly Morse; City Attorney Keith Leitz; Airport Director Zachary Bass; Public Works Director/City Engineer Jessica MacClanahan; Communications Director Heather Cassaro; Finance Director James Wood; Police Chief Devin Lewis; Assistant City Engineer Lindsey Crowsigt

Deschutes County Commissioners Present:
Phil Chang, Tony DeBone, Patti Adair

County Staff Present: County Administrator Nick Lelack; Strategic Initiatives Manager Jen Patterson; Road Department Director Chris Doty; Director of Solid Waste Tim Brownell

Media Present: Tracee Tuesday, KTVZ

CALL TO ORDER

Mayor Fitch called the workshop to order at 5:30 pm.

A. Managed Camp Intergovernmental Agreement Amendment

Mayor Fitch noted the amendment was approved last week by both the City and Deschutes County (County). Operating rules will be drafted, and Requests for Proposals to manage the camp will be issued this month and reviewed at the December 4, 2025, meeting. The Managed Camp is expected to open in late January.

B. Update on District Mapping Efforts

Deschutes County Strategic Initiatives Manager Jen Patterson updated the Council and Commissioners on district mapping efforts. Highlights included the background leading to those efforts, and how to find additional information or provide public comment. She noted Map A is no longer under consideration and that the dates on the Commissioner District Map Timeline slide were likely intended as 2026. The Deschutes Mapping Advisory Committee (DMAC) voted 4 to 3 to base the maps on voter registration, not population, but has not taken a final vote on the two drafted maps. If approved, implementation is expected in 2028.

Questions from the Council were addressed.

Councilors noted concerns about exacerbating the urban-rural divide, ensuring Redmond and every city has representation, and using the 2020 Census data, which was an under-count and did not reflect the area's growth. They added that when the districting goes to ballot, it should be made clear one votes according to which part of Redmond one lives; no one will not be voting county-wide.

Commissioners reported on DMAC voting to allow a 10 percent variance between districts based on the median/mean population number, not total voter registrations, and to reject the Missoula model. The five Commissioners would work towards cost-effective services for everybody. Concerns about parochialism and the disenfranchisement of using registered voters instead of populations were noted. Seeing voter registration information would be helpful to get a sense of whether the districts are balanced overall.

Mayor Fitch summarized that currently, the proposed measure that would go to voters in five districts where a citizen votes for just the candidate from their district. He supported the districting only if based on population, not total registered voters. The 10 percent is workable, and he agreed precincts should not be divided. He opined that district mapping would result in a diverse Board of Commissioners, which will benefit the County.

C. Solid Waste Franchise Update

Deschutes County Solid Waste Director Brownell updated the Council and Commissioners on the County's efforts since 2023 to develop standardized franchise agreements aligned with the landfill siting process and reviewed the objectives. Redmond currently has a franchise agreement, while other areas operate under Board orders or city codes. Negotiations with Republic Services have progressed, but Cascade Disposal declined to participate voluntarily, so the process is on hold. The County recently discussed options with Commissioners, including terminating current agreements and amendments to County Code, with further work sessions expected. Coordinating agreements with all cities will help ensure investments are secured.

Councilors and Commissioners discussed key performance indicators (KPIs) and recognized Cascade Disposal for excellent service, noting multiple problems had been reported with Republic Services. Concerns were raised about the need for greater transparency in hauler charges to residents with requirements and clear KPIs included in future contracts and about Cascade Disposals being sidelined despite following the rules.

D. Miscellaneous Items

Commissioner Adair reported on the Oregon Department of Transportation (ODOT) Region 4 meeting and cited many collisions at Helmholtz Way and Highway 126, hoping the intersection would be included.

Council agreed that SW 35th Street and Highland Avenue would be ODOT's number one priority.

ADJOURNMENT

The meeting adjourned at 6:32 pm.

Prepared by ABC Transcription Services, Inc.
Reviewed by Kelly Morse, City Recorder

APPROVED by the City Council and SIGNED by the Mayor this 9th day of December 2025.

Ed Fitch, Mayor

ATTEST:

Kelly Morse, City Recorder

**Redmond City Council
Special Meeting Minutes**

November 3, 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; Deputy City Manager Steve Ashworth; City Recorder Kelly Morse; City Attorney Keith Leitz; Deputy City Manager/Chief Financial Officer Jason Neff; Public Works Director/City Engineer Jessica MacClanahan; Communications Director Heather Cassaro; Police Chief Devin Lewis; Assistant City Engineer Lindsey Crooms; Planning Manager Kyle Roberts

Media Present: Tracee Tuesday, KTVZ

CALL TO ORDER / ESTABLISH A QUORUM

Mayor Fitch called the meeting to order at 6:45 pm.

PUBLIC HEARINGS

A. Ordinance #2025-20 - An ordinance approving High Desert Ranch Planned Unit Development, Tentative Subdivision, and Conditional Use Compliant with the 2040 Greater Redmond Area Comprehensive Plan and Zone Map.

Mayor Fitch opened the public hearing, noting the hearing does not pertain to Pershall Way in the Dry Canyon or any future park there. He noted the Urban Area Planning Commission (UAPC) recommended approval of the application to Council subject to conditions.

Mayor Fitch disclosed that he and other Councilors received ex-parte communication regarding the application in the form of phone calls and emails from members of the public and noted the emails will be included in the record.

Planning Director Kyle Roberts presented described the Applicant's proposal and requested applications. Key highlights included the deviations requested and benefits proposed by the Applicant, as well as public testimony at the UAPC's public hearing expressing concerns about water availability, traffic impacts, and urban expansion. Staff does not recommend the UAPC's modification to the pedestrian pathway condition of approval to explore a third option because no third alternative exists. Staff recommends approval with conditions.

AKS Engineering & Forestry's Joey Shearer presented the Applicant's proposal with key highlights including access, the sewer lift station, detached single-family lot size, urban-rural interface, front load and alley load elevations and the Applicant's coordination with the Central Oregon Irrigation District. The Applicant agreed to the UAPC's condition of a minimum 18-ft driveway or setback for townhouse lots.

The Council's comments noted limited street access serving the northwest area, the need to pace growth until infrastructure improvements are addressed, that larger lot sizes are more suitable for families, and that traffic circulation and roadway design, including the proposed S-curve, may need further review. The importance of incorporating commercial uses within developments to help reduce vehicle trips was also emphasized. Planning efforts to improve connectivity include the future extension of NW 27th Street between Hemlock and Maple Avenues.

- Redmond resident Sam Lowry stated his concern regarded Pershall, but that issue is off the table. He was in attendance to support people who feel harmed by the project's impact on the Dry Canyon.

- Redmond resident Eve Ponder expressed concerns about increased traffic, traffic safety, hazardous intersections, limited amenities in northwest Redmond, and potential impacts to the Dry Canyon, and the proposed Pershall Way connection. She raised issues regarding the homeowner's association (HOA) managing seven acres and urged the City to address infrastructure and park impacts, and to engage residents before approving the development.
- Redmond resident Patrice Lans raised concerns about traffic and parking impacts noting that most new streets would be dead ends except Pershall. She urged slowing the development given three other nearby projects already under construction, noted uncertainty about the proposed roundabout, and recommended the nature path along the north of the development as the best option since the High Desert walking path is not accessible.
- Redmond resident Angela Lautenslager opined Pershall Way should be completed before the proposed development to keep traffic from diverting into her Upas Way neighborhood, which already has heavy traffic and on-street parking. She does not oppose the development, but traffic impacts have not been adequately addressed.
- Redmond resident Trevor Johnson expressed concerns about constructing an arterial road through the Pershall Way/Dry Canyon community park area, citing ongoing annexations that lead to large subdivisions, increased traffic congestion, and reliance on driving to the city center. He suggested planning multi-zoned residential neighborhoods throughout Redmond and believed the proposal should be rejected.
- Redmond resident Travis Brodi also raised concerns about traffic diverting into his Upas Way neighborhood due to the right-turn only connection from Pershall Way to Northwest Way; the neighborhood lacking sufficient infrastructure; emergency access; and the subdivision only having two access points.

Mayor Fitch noted that future discussion will address the Pershall extension and its potential impact on the Dry Canyon and park; proposals follow the City's planning documents and state and local criteria; and the Northwest Area Plan identifies a commercial area at the southeast corner of NW Maple Avenue and NW 27th Street.

Staff confirmed the right-turn lane on Northwest Way provides northbound access into the subdivision, not outbound traffic from it.

Mayor Fitch confirmed there was no further public comment and called for the Applicant's rebuttal.

Mr. Shearer stated the application meets the City's Development Code and Transportation System Plan criteria, as well as Parks' coordination requirements. He noted Staff and UAPC recommendations for approval, coordination with the Fire Department to address access and safety concerns, and that the revised plans satisfy Fire's comments. The project meets the required density, and any change to density standards is outside the subject application. The transportation study was prepared by an engineer, reviewed by Staff, and includes required mitigations. The Applicant agreed to limit construction vehicle access through Pershall at Northwest Way and confirmed the 25th Street stub connection was planned with the Dry Canyon planned unit development. Regarding trail design, he stated an ADA-compliant eastern connection is not feasible and supported the northern trail alignment recommended by Staff.

Transight Consulting's Joe Bessman explained that the project includes extending the three-lane section of Northwest Way with new northbound right- and left-turn lanes, and that Pershall Way will serve as the primary arterial route, with only low traffic volumes expected through the 25th Street/Dry Canyon connection.

Mayor Fitch noted transportation typically lags development and that the Northwest Area Plan addressed transportation concerns. He expressed concern about Tract K and the HOA's incentive to maintain it.

Following discussion, the Council directed staff to add the following conditions:

- Indicate that Tract K must be maintained in accordance with the Dry Canyon Plan and other criteria.
- Sidewalks must be curb tight or xeriscaping installed between sidewalks and streets.

- Setbacks and driveways for townhomes will be 20 feet unless the topographical area necessitates reducing them to a minimum of 18 feet.
- No construction traffic through 25th Street.

Councilor Zwicker noted that solid, 6-foot wood fencing is typically not allowed along the Dry Canyon and requested that this restriction be included.

Mayor Fitch closed the public hearing.

Council directed staff to return with revised conditions for consideration at the November 18, 2025, meeting.

ACTION ITEMS

- A. Resolution #2025-18 - A resolution declaring certain territory as being annexed to and incorporated within the City of Redmond**
- B. Resolution #2025-19 - A resolution of the City of Redmond requesting the transfer of certain County rights-of-way from Deschutes County**

No Action Items were addressed.

ADJOURNMENT

The meeting adjourned at 8:48 pm.

Prepared by ABC Transcription Services, Inc.
Reviewed by Kelly Morse, City Recorder

APPROVED by the City Council and SIGNED by the Mayor this 9th day of December 2025.

Ed Fitch, Mayor

ATTEST:

Kelly Morse, City Recorder

RECOGNITIONS

The City Council recognizes the following events in our community:

- **International Day of Persons with Disabilities** – December 3, 2025
- **National Pearl Harbor Remembrance Day** – December 7, 2025
- **Human Rights Day and Human Rights Week** – December 10, 2025
- **Bill of Rights Day** – December 15, 2025
- **Homeless Persons' Memorial Day (Remembrance Day)** – December 21, 2025
- **Hanukkah** – December 15-22, 2025
- **Christmas** – December 25, 2025
- **National Drunk & Drugged Driving Prevention Month** – December 2025



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STAFF REPORT

DATE: December 9, 2025
TO: City Council
THROUGH: Keith Witcosky, City Manager
FROM: Devin Lewis, Police Chief
SUBJECT: Redmond Public Safety Facility Construction Manager General Contractor Evaluation

Report in Brief:

This presentation is an evaluation of the alternative contracting method, in this case (CMGC), used to build the recently completed Redmond Public Safety Facility (PSF).

Background:

Per ORS 279C.355, the City is required to present an evaluation of public improvement projects not contracted by competitive bidding to City Council. This evaluation provides City staff with the opportunity to evaluate how well the goals of the project were completed using the alternative contracting method.

Timeline July 2021 - December 2025:

- July 2021 - City Council sets an annual goal to advance the PSF project forward and approves \$2 million of General Fund towards the PSF.
- September - October 2021 - City Council approves \$2.9 million of American Rescue Plan Act (ARPA) funds towards the PSF.
- October 2021 - City purchases approximately 8 acres located at 2983 NW Canal Blvd, the site of the new PSF (\$2.3 million)
- February 2022 - City Council approves the \$40 million General Obligation (GO) Bond ballot measure for the construction of a new PSF.
- February 2022 - City Council sets a \$49 million cost cap for the PSF project.
- March 2022 - City Council approves an additional \$2.9 million of ARPA funds towards the PSF.
- May 2022 - Redmond voters approve the GO Bond ballot measure.
- August 2022 - City closes on the GO Bond marking full funding for the project.
- September 2022 - Council awards Owner's Representative services to Cumming (\$0.5 million).
- December 2022 - Council awards architectural design and engineering services to FFA Architecture + Interiors. (\$3.5 million).
- January 2023 - Council approves the CM/GC alternative delivery method and awards the contract for CM/GC services to Pence Contractors.
- December 2023 - Council approves an 'Early Work Scope Package' in an amount not to exceed \$4 Million, so work can begin on the construction of the PSF.
- May 2024 - Official groundbreaking of the PSF
- June 2024 - Council approves the Guaranteed Maximum Price (GMP) for the PSF in an amount not to exceed \$38,193,305.
- August 2025 - PSF is granted temporary occupancy, is at 98% completion, and Redmond PD staff moves into the new police department.
- September 2025 - Certificate of Final Occupancy is granted, and remaining "punch list" items are resolved as PD staff get completely moved in and operational.
- December 2025 - The Master budget is finalized with over \$3.4 million in budget savings, construction is complete, and the CMGC final report is presented to Council.

Discussion:

The CM/GC alternative delivery method produced a facility that met the expectations of the City Council and the Police Department. It was completed on-time and under budget.

One advantage of the CM/GC contracting method was increased collaboration and communication between the CM/GC team to include Cumming Group, FFA Architecture and Interiors, Pence Contractors and City staff. This team conducted weekly meetings throughout the project, focused on value-based engineering solutions, and reduced change orders and construction time.

The CM/GC team achieved all the project's goals. The team has continued to meet on-site since becoming operational, and have established a one-year builder's warranty to make any needed repairs or changes through July 2026.

The evaluation was conducted in relation to the findings presented by the City of Redmond through Resolution #2022-34, which allowed for the use of the CM/GC Method in the Redmond Public Safety Facility project.

The attached Project Evaluation Letter from Owner's Representative Wayne Powderly provides further details.

Fiscal Impact:

The funding for the \$49 Million PSF project included a \$40 Million General Obligation Bond, \$5.9 Million in ARPA funds, \$3 Million from State Lottery funds, and \$100,000 from bond interest earnings. At the conclusion of this project, secured through the CM/GC delivery method, the new PSF was completed under budget by more than \$3.4 million.

Separately, bond interest earnings were approximately \$600,000 more throughout the project, leaving approximately \$4.0 million in remaining funds from the project budget.

Alternative Courses of Action:

No action is required by City Council. City staff is reporting the CM/GC alternative delivery method was successful in the construction and completion of the new Redmond PSF.

Recommendation / Suggested Motion:

No action recommended.

CUMMING GROUP

2838 NW Crossing Drive, Suite 7
Bend, OR 97703

T 458 600 1284

cumming-group.com

December 3, 2025

Re: RPSF – Project Evaluation per ORS 279A.050 (3)(b)

Dear Police Chief Lewis,

Per the requirements of ORS 279A.050 (3)(b), the following is an evaluation of the public improvement contract for the Redmond Public Safety Facility.

- a) The actual project cost to date is \$48,009,536. The original project estimate was \$51,450,000, which included approximately \$2,450,000 of cost associated with System Development Charges (SDCs) and other site infrastructure (roadways, water pipes and sewer pipes). There will be approximately \$3.44 million coming back to the City in project savings.
- b) The original Guaranteed Maximum Price in Pence’s contract was \$38,193,305. Their final contract total was \$37,842,906.
- c) There were 25 Owner Change Orders in all, consisting of 89 approved Change Order Requests.
- d) Successes and Failures
 - a. The first and most obvious success is the fact the project is able to give back a significant amount of savings from unused contingency funds. This is a direct result of pulling together a great project team, early on, and working collaboratively and doing a great job on the planning, design, scheduling, and budgeting of the whole project.
 - b. Early on in the design process the team was able to go through a Value Engineering process to be efficient with the layout, the structure, the aesthetics, and the Mechanical/Electrical/Plumbing systems to save on cost (approximately \$8 million) without sacrificing the Police Department’s programming goals and needs.
 - c. There were no significant failures on this project. There were the typical construction hurdles that every construction project experiences, but whenever a “challenge” arose, the team worked collaboratively to analyze the situation, provide options to resolve it, and presented it to the City for their final decision.
- e) Assessment of the CMGC Delivery Method
 - a. The benefits of the CMGC Delivery Method, over the traditional hard bid, lump sum process were prevalent and apparent throughout the project. Bringing the whole team together early on in the process, the Owner’s Representative, the Design Team, the General Contractor, and the delegates from the City cemented the team approach and shared accountability from the onset of the project.
 - b. With the CMGC delivery method, the budget was fully transparent to the whole team, and reaffirmed by the Owner’s Representative estimating team. This provided the client with trust and confidence that that the project team were consistently being good stewards of public funds.
 - c. Quality control was also a high priority for this team, and it was great to have the Owner’s Representative, the Design Team, the Commissioning Agent, the General Contractor and their sub-contractors, all working together to make sure the appropriate materials, equipment, and installation methods met a high standard of quality so the building will last for decades to come.

Very truly yours,

Wayne Powderly

Director of Project Management



CMGC CONTRACTING FOR THE REDMOND
PUBLIC SAFETY FACILITY, WAS A KEY FACTOR IN
PROJECT SAVINGS.

\$3.4M UNDER
BUDGET



2025 TRIENNIAL DRILL



2025 RDM TRIENNIAL EMERGENCY DRILL

PURPOSE

SLIDE / 2

- Federally required for compliance purposes
- Provides realistic training opportunity for first responders, Airport staff and air carriers.
- Identifies key areas where additional planning and preparation are necessary
- Provides an inter-agency teambuilding opportunity for regional preparation and resiliency.





TRIENNIAL IMPROVEMENTS MADE

SLIDE / 3

2022 TRIENNIAL

- Bombardier Q400 37 passengers & crew onboard
- 4 months of interagency planning & coordination
- No cybersecurity element
- Police response to incident only
- Minimal air carrier participation
- Minimal participation from area hospitals

2025 TRIENNIAL

- Airbus A319 100 passengers & crew onboard
- 6 months of interagency planning & coordination
- Included Cybersecurity elements required by TSA
- Insider Threat criminal element for PD response
- Full air carrier scenario with injured passengers and affected friends & family
- St. Charles Healthcare conducted concurrent mass-casualty drill

2025 RDM TRIENNIAL EMERGENCY DRILL

SCENARIO

SLIDE / 4

On a foggy Sunday afternoon in October, a disgruntled airport staff member disables the airfield lighting and security access control systems, causing a collision between a small private aircraft and a commercial Airbus with 100 passengers and crew on board. The collision is witnessed by Air Traffic Control and toned out over the Emergency Response system.









2025 RDM TRIENNIAL EMERGENCY DRILL

DRILL FACTS

- Required for FAA & TSA compliance
- Annual table-top drill
- Live aircraft disaster drill every 3 years
- 130+ individual participants
- 30 participating agencies
- 75+ volunteer actors (injured, affected friends & family, responding air carrier staff)

2025 DRILL PARTICIPANTS & ATTENDEES

RDM Airport	Redmond Fire
Redmond PD	City IT
Unifi (DL/UA)	Envoy/American
Horizon/Alaska	Bend Fire
Sunriver Fire	BBR Fire
Sisters/Camp Sherman Fire	Airlink
Crooked River Ranch Fire	LifeFlight
Warm Springs Fire	TSA Regulatory
Cloverdale Fire	TSA Local
Hillsboro Aero Academy	DCSO
KOHD News	Red Cross
Des. County Public Health	OHA
Des. County Behavioral Health	
Des. County Emergency Management	
St. Charles Healthcare System	
Des. County 911	
Des. County Coroner's Office	
FAA/Air Traffic Control	



QUESTIONS?



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STAFF REPORT

DATE: December 9, 2025
TO: City Council
THROUGH: Keith Witcosky, City Manager
Jason Neff, Deputy City Manager/Chief Financial Officer
FROM: James Wood, Finance Director
SUBJECT: Contract Award to Government Portfolio Advisors for Investment Advisory Services: \$300,000

Report in Brief:

This action requests the City Council authorization to enter into a three-year, \$300,000 contract with Government Portfolio Advisors (GPA) for investment advisory services, with two optional one-year extensions (City options).

Background:

The City currently has approximately \$250 million in cash spread between 3 different accounts:

- A US Bank Checking Account, which is used for making payments and receiving revenue
- A Local Government Investment Pool (LGIP) Account which is managed by the State of Oregon (deposits limited to ~\$63M)
- A Principal Investment Account, which is used to make short-term investments, as outlined by our City Investment Policy.

Cash held by the City consists of day-to-day operational fund balances, capital improvement project reserves, debt payment reserves, unspent debt proceeds from the airport expansion project, and budgeted contingency/reserve funds. Cash balances are significant with the City currently working through its large capital improvement projects. With \$250M of cash on-hand, the City has the ability to earn a significant amount of interest on its cash deposits (Fiscal Year (FY) 2025/2026 budget estimates \$6.4M of interest earnings).

Traditionally, a savings account with a financial institution would be a natural solution to holding cash reserves, but interest rates paid on these types of accounts are minimal. Therefore, the City looks to invest in other alternatives. The State of Oregon provides a Local Government Investment Pool (LGIP) that pays a higher interest rate, but only allows an agency to invest up to ~\$63M, leaving the City with approximately ~\$180M to invest elsewhere. It is this ~\$180M that the City invests into its Principal Investment Account. Once within the account, the cash is then used to purchase various investments, pursuant to City policy and guidance from an investment advisor. With proper advisory services in place, the City can develop/implement an investment strategy that will prioritize the preservation of cash, maintain sufficient liquidity, and provide a reasonable amount of interest earnings.

The City continues to utilize an investment advisor for the following reasons:

- Improved Returns on Investment – The City looks to an investment advisor to meet or exceed a benchmark where funds can otherwise be invested.
- Increased Efficiency – An investment advisor brings extensive resources to the City's investment program. The investment advisor team comprises experts across various disciplines, including portfolio management, credit research, and governmental accounting. The investment advisor takes on the time-consuming tasks of monitoring the markets for opportunities and executing trades on the City's behalf. In addition, the investment advisor monitors the securities in the City's portfolio daily and provides comprehensive reporting, consistent and compliant with the City's Investment Policy.
- Proactive Management – The investment advisor also serves as a resource to the City, ensuring staff and the City Council are kept apprised of market events and legislation impacting the City's investments.

Services associated with the contract include:

- Provide full-time non-discretionary management of assets held in the City's safekeeping investment account, in accordance with Oregon Revised Statutes and the City's investment policy.
- Develop and implement investment strategies that seek to enhance portfolio performance under current and future market conditions within the parameters of the investment policy and cash flow needs.
- Conduct technical and fundamental market research, including yield curve analysis. Provide timely assessments of the market including market reaction to economic events.
- Establish appropriate benchmarks.
- Conduct credit and risk management analysis of the investments in the portfolio.
- Provide monthly investment reports for the portfolio detailing securities holdings, portfolio composition and sector analysis, and portfolio return.
- Review and provide recommended revisions of the City's investment policy as needed.
- Provide assistance with investment policy discussions and/or meetings with the City Council and/or Oregon Short-Term Investment Board.
- Work with City Staff to develop cash flow projections to ensure the investment strategy is consistent with the City's cash requirements and provide recommendations of change.
- Review the City's investment program and portfolio performance with the City Staff and City Council, as needed.
- Upon City request, provide an annual presentation to the City Council regarding market conditions, the City's investment program and portfolio performance.

Discussion:

In September 2025, staff solicited proposals for an investment advisor. Five responses were received:

- Insight Investment
- Piper Sandler
- Government Portfolio Advisors (GPA)
- U.S. Bancorp Asset Management, Inc., dba PFM Asset Management
- Clearwater Advisors

The proposals were evaluated in 3 categories: Understanding & Approach, Team Experience & Quality, and Fee Structure.

Total scoring results (out of 2100):

GPA	1872
Clearwater Advisors	1860
PFM	1630
Piper Sandler	1565
Insight Investment	1264

GPA was ranked highest in Understanding & Approach and Team Experience & Quality. GPA proposed the second-lowest Fee Structure.

Fiscal Impact:

Over the past three years, the City paid between \$105,000 to \$118,000 annually for investment advisory services, which averaged approximately 7.5 basis points (0.075%) of invested balances.

With the new contract, the City will pay 3.5 basis points (0.035%) for the first three years, and 4.0 basis points (0.040%) for the two option years. With the City's investment account at approximately \$224 million, this would equate to an annual fee of \$78,400 in the first year of the contract. Over the life of the contract, fees charged will be based on the amount invested, with a minimum annual fee for these services of \$39,900, but the total contract amount for the five years is anticipated to be less than \$300,000. The procurement was made through Redmond City Code 2.406 & ORS 279B.060.

Alternative Courses of Action:

1. Award Investment Advisor Services contract to Government Portfolio Advisors
2. Reject all proposals.
3. Request additional information.

Recommendation / Suggested Motion:

"I move to award the Investment Advisor Services Request for Proposal to Government Portfolio Advisors and authorize the City Manager to sign a three-year contract with two optional one-year extensions."

CONTRACT AWARD INVESTMENT ADVISORY SERVICES:

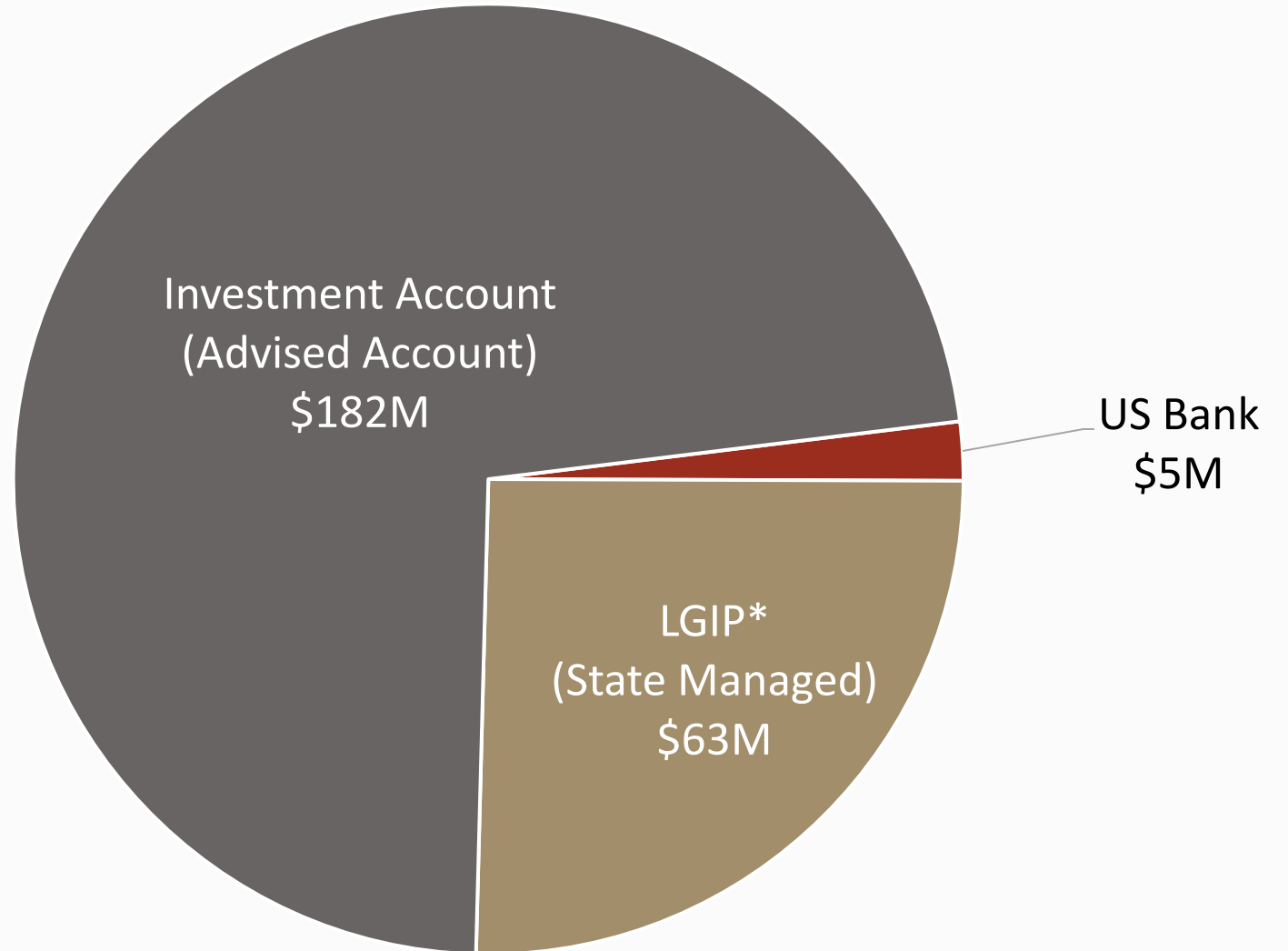
GOVERNMENT PORTFOLIO ADVISORS: \$300,000

DECEMBER 9, 2025



ALLOCATION OF CITY FUNDS

~\$250M





INVESTMENT ADVISOR REQUEST FOR PROPOSAL

SOLICITED FOR A 5-YEAR ADVISORY CONTRACT

RECEIVED 5 RESPONSES TO THE RFP

PROPOSAL GRADING CRITERIA:

- Understanding & Approach 30%
- Team Experience & Quality 30%
- Fee Structure 40%



REQUEST FOR PROPOSAL RESULTS

SCORING RESULTS

- Government Portfolio Advisors 1,872
- Clearwater Advisors 1,860
- PFM 1,630
- Piper Sandler 1,565
- Insight Investment 1,264

GOVERNMENT PORTFOLIO ADVISORS (GPA)

- Serves 32 Oregon public entities
- Estimated annual fee of \$78,400*
- 44% reduction in advisory costs/year



ACTION ITEM

1. Award contract to Government Portfolio Advisors (GPA).
2. Reject all proposals.
3. Request additional information.



CITY OF REDMOND

CITY HALL
411 SW 9th STREET
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541.923.7710
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STAFF REPORT

DATE: December 9, 2025
TO: City Council
THROUGH: Keith Witcosky, City Manager
Steve Ashworth, Deputy City Manager
FROM: Kyle Roberts, Planning Director
SUBJECT: Ordinance No. 2025-22: An Ordinance Amending Various Sections of the Redmond City Code, Chapter 8 (Development Code).

Report in Brief:

This item requests the City Council open and continue the public hearing for Ordinance #2025-22 to December 16, 2025.

Background:

Amendments to the development code require a first evidentiary hearing and recommendation from the Redmond Urban Area Planning Commission before the City Council hears and decides on the amendments. The Commission opened the first evidentiary hearing on November 19th and, after much discussion, voted to continue the hearing to December 10th.

Discussion:

Although no public testimony was provided at the November 19th hearing, comments were submitted by the Central Oregon Builders Association (COBA) and Hayden Homes. After the staff presentation, the Commission had a number of questions for staff and ultimately voted to continue the hearing to December 10, 2025. The Commission also directed staff to meet with COBA and Hayden Homes to discuss their concerns with the proposed amendments. It is anticipated that the Commission will make a recommendation to Council on December 10th.

As required by the City Charter, on December 4, 2025, a notice regarding this Ordinance was posted in three places. Copies of the Ordinance were available for review at City Hall.

Fiscal Impact:

N/A

Alternative Courses of Action:

N/A

Recommendation / Suggested Motion:

"I move to continue the hearing for Ordinance #2025-22 to December 16, 2025"



CITY OF REDMOND

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STAFF REPORT

DATE: December 9, 2025
TO: City Council
THROUGH: Keith Witcosky, City Manager
FROM: Kyle Roberts, Planning Director
Jessica MacClanahan, Public Works Director/City Engineer
James Wood, Finance Director
Jason Neff, Deputy City Manager/Chief Financial Officer
Steve Ashworth, Deputy City Manager
Herlinda Corn, Budget Analyst
SUBJECT: Resolution #2025-22: A resolution setting fees and charges imposed by the City of Redmond. **Public comment will be taken per ORS 294.160.**

Report in Brief:

This item requests the City Council approve fees and the Fee Schedule to become effective January 1, 2026. Public Comment needs to be taken per ORS 294.160

Background:

The purpose of this action is to establish fees and implement updates intended to correct errors, resolve inconsistencies, or support cost recovery necessary to maintain existing service levels.

The attached resolution updates the current City of Redmond Fee Schedule (Exhibit A). In Exhibit A, **strikethroughs** reflect deletions and words in **red** are fee schedule description clarifications and new fees added. All areas containing a change have been **highlighted in yellow**. The updated schedule becomes effective January 1, 2026.

Discussion:

The proposed Fee Schedule changes, including the addition of new fees, are intended to correct errors, resolve inconsistencies, and ensure cost recovery necessary to maintain existing service levels. The following are the more noteworthy or significant fee changes:

Section 2 — Community Development (Planning and Engineering Land-Use):

- Added **Item 2.1.07.1 — Minor Site Plan** – this fee takes an existing application and replaces it with a new application that better aligns with City Code.
- Engineering **Items 2.5.12 — Stormwater/Grading Inspection Fees** were increased to more accurately reflect the cost associated with staff's and Wallace Group's time.

Section 5 — Miscellaneous:

- **Section 5.3 — Room Fees** updates were made to support cost recovery for Priority 4 users, ensuring the City can maintain current service levels.
- **Item 5.3.07 – Cleaning fee for Civic Rooms** was updated for cost recovery and to designate the cleaning fee as non-refundable.
- Added **Item 5.4.01.3 – Retail Marijuana Item Tax 3%**, which was approved by the City Council on April 8, 2025.

Section 8 - Public Works:

- Wastewater (Sewer) **Items 8.3.11 to 8.3.25** (item descriptions listed below) were revised to better reflect the City's cost recovery needs; some fees had not been updated since 2021.

Item 8.3.11 – Sewer Reconnection Fee
 Item 8.3.12 – Service Call – Same day or after hours
 Item 8.3.13 – Sewer Tap Fee
 Item 8.3.14 – Dye Testing
 Item 8.3.15 – Existing Sewer Line Inspection
 Item 8.3.16 – New Sewer Line Inspection
 Item 8.3.17 – Wastewater Monitoring
 Item 8.3.18 – Significant Industrial User
 Item 8.3.19 – Short Duration Discharge
 Item 8.3.20 – Source Detection Inspection
 Item 8.3.22 – Wastewater Interceptor Maintenance and Fats, Oils, and Grease (FOG) Discharge Violations
 Item 8.3.23 – Wastewater Non-Permittee Reporting Violations
 Item 8.3.24 – Wastewater Permittee Reporting Violations — **See Table 1-A (below)**
 Item 8.3.25 – Wastewater Penalty Appeal Fee

Table 1-A – Industrial Wastewater Pre-Treatment Program Penalties. These fees were established during the approval of the City's Pre-treatment Program in 2018 and were last updated in 2023. The goal of increasing the City's Pre-treatment fees is to pass through and/or recoup a portion of these costs from the specific Industrial User. These penalties only provide a small revenue source (the 5-year average is under \$3,000 annually) for the program. The overarching goal of the Pre-treatment Program is to establish penalties at a rate that encourages compliance with the program instead of users just paying to pollute/violate.

- Transportation **Items 8.5.01 to 8.5.02** (item descriptions listed below) were revised to reflect the provider's fee increase and the City's need to recover its cost to maintain services.

Item 8.5.01 – Asphalt
 Item 8.5.02 – Sand

Section 9 – Golf (New):

Section 9 is dedicated to Juniper Golf Course fees for the calendar year beginning January 1, 2026. These fees were approved by the Golf Committee on November 25, 2025, and will be effective from January 1, 2026, through December 31, 2026. The average fee increase is 4%. Section 9 includes the following subsections:

- 9.1 – Green Fees
- 9.2 – Green Fees (Redmond Resident)
- 9.3 – Annual Pass
- 9.4 – Other Fees

Other

Minor corrections, administrative cleanup, and renumbering have been highlighted for ease in identifying all changes to the Fee Schedule. All fees are assumed to be non-refundable, unless specifically identified as refundable.

Fiscal Impact:

The proposed fee changes continue to help balance the City's budget, support long-term fiscal sustainability and infrastructure project feasibility, and offset costs associated with the increasing demands on public services.

Alternative Courses of Action:

1. Take public comment per ORS 294.160 and adopt Resolution #2025-22.
2. Take public comment per ORS 294.160 and do not adopt Resolution #2025-22.
3. Request more information.

Recommendation / Suggested Motion:

"I move to adopt Resolution #2025-22."

**CITY OF REDMOND
RESOLUTION NO. 2025-22**

A RESOLUTION SETTING FEES AND CHARGES IMPOSED BY THE CITY OF REDMOND.

WHEREAS, it is necessary to review fees and charges imposed by the City of Redmond to ensure that revenues are comparable with costs of services provided; and

WHEREAS, staff has identified the need to amend the City's fee schedule; and

WHEREAS, it should be understood that these charges are an important part of the resources for the operation of the City; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDMOND, OREGON, AS FOLLOWS:

Section 1. The fees and charges on the attached Exhibit A are hereby established effective January 1, 2026. All other fees contained within the City's Fee Schedule which have not been modified as part of this resolution will remain in effect.

Section 2. The fees are adopted until next review is presented to Council.

ADOPTED by the City Council and **SIGNED** by the Mayor this 9th day of December 2025.

Ed Fitch, Mayor

ATTEST:

Kelly Morse, City Recorder

**CITY OF REDMOND
EXHIBIT A
FEE SCHEDULE**

Effective July 01, 2025 January 01, 2026

		Effective July 01, 2025	Proposed Effective January 01, 2026		Percent Change	
Item #	Department / Item Description	Fee	Fee			Unit
1	AIRPORT					
1.2	Customer Facility Charge (CFC) for Rental Car					
1.2.01	Customer Facility Charge	\$ 5.00				per day
1.3	Landing Fees					
1.3.01	Landing Fees	\$ 3.54				per 1,000 lbs. landed weight (Part 125, 135, and 137)
1.4	Leases-Airside					
1.4.01	Aircraft Fuel	\$ 0.08				per gallon
1.4.02	Aircraft Tiedown	\$ 50.00				per month
1.4.03	Single	\$ 15.00				per night
1.4.04	Twin	\$ 25.00				per night
1.4.05	Helicopter	\$ 15.00				per night
1.4.06	Jet	\$ 35.00				per night
1.4.07	Assignment of Lease	\$ 500.00				each
1.5	Leases - Terminal					
1.5.01	Passenger Facility Charge (PFC)	\$ 4.50				per passenger
1.7	Parking					
1.7.01	Parking/Vehicle					
1.7.01.1	0-30 minutes	No Charge				
1.7.01.2	31-60 minutes	\$ 2.00				
1.7.01.3	Each additional hour	\$ 2.00				
1.7.01.4	Per day	\$ 24.00				
1.7.02	Insufficient Funds Late Fee	\$ 50.00				plus legal fees if not paid within 10 calendar days
1.7.03	Airport Parking Violations-See Bail Fees (Police Department Fees)	See Bail Fees (Item 7.10)				
1.7.04	Transient Airline Employees					
1.7.04.1	Per quarter	\$ 100.00				
1.7.04.2	Per year	\$ 325.00				
1.7.05	Transient Airline Employees Parking Card Replacement	\$ 25.00				each
1.8	Parking – Employee					
1.8.01	Employee Parking Card Replacement	\$ 25.00				each

CITY OF REDMOND

EXHIBIT A
FEE SCHEDULE

Effective July 01, 2025 January 01, 2026

		Effective July 01, 2025	Proposed Effective January 01, 2026		Percent Change	
Item #	Department / Item Description	Fee	Fee			Unit
1.9	Parking – Terminal Tenants					
1.9.01	Terminal Tenants Parking Card	\$ 10.00				each
1.9.02	Terminal Tenants Parking Card Replacement	\$ 25.00				each
1.10	Security					
1.10.01	Airport Operations Area (AOA) Badge	\$ 50.00				each
1.10.02	SIDA/Sterile Fingerprinting for CHRC	\$ 50.00				each
1.10.03	Security Access Card	\$ 25.00				each
1.10.04	SIDA/Sterile Badge with fingerprinting	\$ 100.00				each
1.10.05	AOA/Sterile/SIDA Badge Replacement – Lost/Stolen	\$ 100.00				each
1.10.06	Unreturned Badge Penalty	\$ 250.00				each
1.11	Ground Transportation					
1.11.01	Annual Application	\$ 100.00				per year
1.11.02	Gate Access	\$ 3.00				per gate access
1.11.03	Gate Access Badge	\$ 15.00				each
1.11.04	Gate Access Badge Replacement – Lost/Stolen	\$ 25.00				each
1.11.05	Gate Access Badge Reactivation	\$ 10.00				each
2	COMMUNITY DEVELOPMENT DEPARTMENT (CDD)					
2.1	Planning and Engineering Land-Use Fees (Long range surcharge and Engineering long range surcharge of 7% each is included)					
2.1.01	Amendments:					
2.1.01.1	Combined Comp Plan Map / Zoning Map Amendments	\$ 14,870.00				each
2.1.01.2	Comp Plan Map Amendment	\$ 12,242.00				each
2.1.01.3	Comp Plan Text Amendment	\$ 18,347.00				each
2.1.01.4	Redmond Development Code Text Amendment	\$ 7,773.00				each
2.1.01.5	Zoning Map Amendment	\$ 8,885.00				each
2.1.01.6	Annexation (Includes City Recorder’s Fee)	\$ 1,122.00				each
2.1.02	Appeals:					
2.1.02.1	First Appeal to a Hearings Body	\$ 250.00				each
2.1.02.2	Appeal of Hearings Body Decision	\$ 5,227.00				each
2.1.03	(Reserved)					
2.1.04	Conditional Use:					
2.1.04.1	Residential, Public, Semi-Public	\$ 6,319.00				each
2.1.04.2	Commercial, Industrial	\$ 7,602.00				each
2.1.04.3	Billboard Relocation	\$ 1,910.00				each
2.1.04.4	Communication Tower					

CITY OF REDMOND

EXHIBIT A
FEE SCHEDULE

Effective July 01, 2025 January 01, 2026

Item #	Department / Item Description	Effective July 01, 2025	Proposed Effective January 01, 2026	Percent Change	Unit
		Fee	Fee		
2.1.04.4.1	Residential/Public Zone (Includes a flat fee for conditional use review and hearings officer decision of \$7,677.89, and a deposit of \$11,433.14 for appeal fees, which will be calculated on actual costs of service.)	\$ 23,765.00			each
2.1.04.4.2	Commercial/Industrial Zone (Does not include Public Hearing Fees)	\$ 7,602.00			each
2.1.04.5	Declaratory Ruling	\$ 3,824.00			each
2.1.05	Major Development Application Types:				
2.1.05.2	Master Development Plan (Including Comp Plan Map Amendment and Zoning Map Amendment - Does not include Public Hearing Fees)	\$ 48,229.00			each
2.1.05.3	Partial Master Development Plan (Including Comp Plan Map Amendment and Zoning Map Amendment - Does not include Public Hearing Fees)	\$ 28,269.00			each
2.1.05.4	Planned Unit Development (PUD) (Does not include Final Plat, Conditional Use Permit, or Public Hearing Fees)	\$ 11,289.00			each
2.1.05.4.1	PUD Residential	\$ 141.00			per dwelling unit
2.1.05.4.2	PUD Commercial	\$ 0.29			per square foot
2.1.05.5	Urban Growth Boundary or Urban Reserve Area Expansion	\$ 48,495.00			each
2.1.06	Sign Permits:				
2.1.06.1	Sign Permit (Does not include Building Permit Fee if Required)	\$ 214.00			each
2.1.06.2	Sign Requiring a Building Permit (See Community Development Building Division Fees Below)				
2.1.06.3	Sign Permit - Temporary	NO CHARGE			
2.1.06.4	Sign Permit - Daily Display	\$ 214.00			each
2.1.07	Site Plan:				
2.1.07.1	Minor Site Plan		\$ 2,432.00		each
2.1.07.4.2	Residential				
2.1.07.4.2.1	3 - 20 Units	\$ 7,639.00			each
2.1.07.4.2.2	21- 50 Units	\$ 11,319.00			each
2.1.07.4.2.3	51 + Units	\$ 15,166.00			each
2.1.07.2.3	Commercial/Industrial				
2.1.07.2.3.1	Up to 3,499 Square Feet	\$ 4,590.00			each
2.1.07.2.3.2	3,500-50,000 Square Feet	\$ 9,170.00			each
2.1.07.2.3.3	50,001-200,000 Square Feet	\$ 21,843.00			each
2.1.07.2.3.4	200,001 + Square Feet	\$ 28,389.00			each
2.1.07.3.4	Conversion of Existing Residential Structure and Site to Commercial	\$ 5,825.00			each
2.1.07.4.5	Minor Alteration to Site Plan	\$ 2,432.00			each
2.1.07.5.6	Partition (up to 3 lots)	\$ 5,554.00			each

CITY OF REDMOND

EXHIBIT A
FEE SCHEDULE

Effective July 01, 2025 January 01, 2026

Item #	Department / Item Description	Effective July 01, 2025	Proposed Effective January 01, 2026	Percent Change	Unit
		Fee	Fee		
2.1.08	Subdivision:				
2.1.08.1	4 - 20 Lots	\$ 15,459.00			each
2.1.08.2	21 - 50 Lots	\$ 18,340.00			each
2.1.08.3	51 > Lots	\$ 23,938.00			each
2.1.08.4	Replat	\$ 11,575.00			each
2.1.08.5	Transcript Preparation Fee	\$ 88.00			per hour
2.1.09	Temporary Use Permit	\$ 677.00			each
2.1.10	Variance:				
2.1.10.1	Minor	\$ 3,818.00			each
2.1.10.2	Major	\$ 7,077.00			each
2.1.11	Zoning Verification	\$ 88.00			per hour
2.1.12	Other Related Development Fees				
2.1.12.1	Middle Housing or Expedited Land Divisions	\$ 14,554.00			each
2.1.12.2	Extension Request	\$ 1,150.00			each
2.1.12.3	Final Plan Review (required for filing final plats)	\$ 1,425.00			each
2.1.12.3.1	and per lot	\$ 100.00			per lot
2.1.12.4	Hearing (Specially Set); Non-Hearings Officer DEPOSIT ONLY (Fee May Be Higher Based on Actual Cost of Services)	\$ 4,529.00			each
2.1.12.5	Hearing (Specially Set); Hearings Officer DEPOSIT ONLY (Fee May Be Higher Based on Actual Cost of Services)	\$ 3,751.00			each
2.1.12.6	Improvement Agreements (Initial Agreement Included in Fee)	\$ 1,098.00			each
2.1.12.7	Lot Line Adjustment	\$ 1,715.00			each
2.1.12.8	Lot of Record Verification	\$ 686.00			each
2.1.12.9	Modification of Application	\$ 1,128.00			each
2.1.12.10	Modification of Approval (Land Use)	\$ 2,432.00			each
2.1.12.11	Modification or Alteration of a Non-Conforming Use or Structure	\$ 1,729.00			each
2.1.12.12	Parking and Mobility Improvement Fee	\$ 12,666.00			per parking stall
2.1.12.13	Pre-Development Services				
2.1.12.13.1	Inside City Limits	NO CHARGE			
2.1.12.13.2	Outside City Limits	\$ 423.00			per meeting
2.1.12.14	Re-Review Fee (Building Permits)	\$ 91.00			each
2.1.12.15	Re-Inspection Fee	\$ 91.00			each
2.1.12.16	Historical Landmarks Alteration	NO CHARGE			
2.1.12.17	Temporary Residences for Medical Hardship	\$ 500.00			each
2.1.12.18	Actual Cost of Service (for services not listed above)	\$ 88.00			per hour
2.1.12.19	Tree Replacement Waiver - fee in lieu	\$ 531.00			each
2.1.12.20	DMV Letter	\$ 37.00			each

**CITY OF REDMOND
EXHIBIT A
FEE SCHEDULE**

Effective July 01, 2025 January 01, 2026

Item #	Department / Item Description	Effective July 01, 2025 Fee	Proposed Effective January 01, 2026 Fee Percent Change		Unit
2.2	CDD Building Division Fees (see Tables 3-A through 3-M)				
2.2.01	Addressing/Street Numbering	\$ 95.00			per building permit-new structures only, permit applications without addresses
2.2.02	Code Compliance (Charged at Time of Building Permit Issuance)	0.07%			of Building Valuation
2.2.03	Master Development Plan Program:				
2.2.03.1	Upon completion of Master Development Plan Approval, additional units charged as follows:	Half of the original plan review fee			
2.2.04	Planning Division - Residential Design Review Fee (Charged at Time of Building Permit Issuance)	35%			of Building Permit Fee
2.2.05	Sign Requiring a Building Permit - Building Fee Based on Valuation Table (See Table 3-A) in addition to Planning Fee	See Table 3-A			
2.2.06	Planning Review Fee - Commercial Tenant Improvement Building Permit	\$ 88.00			per hour
2.3	CDD Service Fees				
2.3.01	Revocable Permit Application Fee	\$ 306.00			each
2.3.02	Rebuild Letter Fee	\$ 61.00			each
2.3.03	Code Enforcement Hearing (Specially Set); Hearings Officer DEPOSIT ONLY [Section 5.351(2)(C)(2)] - Fee may be higher based on actual cost of services	\$ 1,039.00			each
2.3.04	Appeal Fee – Citation Hearing [Section 2.797]	\$ 306.00			each
2.3.05	Appeal Fee – Interpretation of City Code & Hearing [Section 5.359]	\$ 306.00			each
2.4	CDD Product Fees				
2.4.01	Comprehensive Plan Copy	\$ 17.00			each
2.4.02	Comprehensive Plan Addendum Copy	\$ 28.00			each
2.4.03	Development Code Copy	\$ 62.00			each
2.4.04	Sign Code Copy	\$ 11.00			each
2.4.05	Extra Small Map (8 ½ x 11)	\$ 11.00			each
2.4.06	Small Map (11 x 17)	\$ 13.00			each
2.4.07	Large Map (17 x 24)	\$ 17.00			each
2.4.08	Extra Large Map (32 x 38)	\$ 28.00			each
2.4.09	Custom Map (\$20.00 minimum)	\$ 62.00			per hour
2.5	Engineering Service Fees				
2.5.01	Plan Reviews - Public Improvement Plans:				
2.5.01.1	Submittal Fee	\$ 1,542.00			each
2.5.01.2	Storm Water and Grading / per sheet	\$ 501.00			per sheet

CITY OF REDMOND

EXHIBIT A
FEE SCHEDULE

Effective July 01, 2025 January 01, 2026

			Effective July 01, 2025	Proposed Effective January 01, 2026 Percent Change		
Item #	Department / Item Description	Fee	Fee		Unit	
2.5.01.3	Sewer / per sheet	\$ 299.00			per sheet	
2.5.01.4	Streets / per sheet	\$ 348.00			per sheet	
2.5.01.5	Waterline / per sheet	\$ 348.00			per sheet	
2.5.01.6	Additional Plan Reviews (over 3) / per sheet	\$ 149.00			per sheet	
2.5.01.7	Change Order Submittal	\$ 220.00			each	
2.5.01.8	Change Order / per sheet	\$ 199.00			per sheet	
2.5.02	Plan Reviews - Commercial Site Plans:					
2.5.02.1	Submittal	\$ 740.00			each	
2.5.02.2	Sewer and Water Connections / per sheet	\$ 100.00			per sheet	
2.5.02.3	Grading Review / per sheet	\$ 199.00			per sheet	
2.5.02.4	Storm Review / per sheet	\$ 199.00			per sheet	
2.5.02.5	Fire Line Review / per sheet	\$ 199.00			per sheet	
2.5.02.6	Revision	\$ 108.00			each	
2.5.03	Plan Reviews - Building/Structural (STR) Permits:					
2.5.03.1	Commercial Tenant Improvement (TI)/Remodel	\$ 100.00			each	
2.5.03.2	Commercial/Industrial Addition	\$ 100.00			each	
2.5.03.3	New Commercial/Industrial	\$ 100.00			each	
2.5.03.4	New Multi-Family	\$ 100.00			each	
2.5.03.5	Revision	\$ 100.00			each	
2.5.04	Plan Reviews - Residential					
2.5.04.1	New Construction	\$ 100.00			each	
2.5.04.2	Remodel/Alteration	\$ 100.00			each	
2.5.04.3	Addition	\$ 100.00			each	
2.5.04.4	Revision	\$ 100.00			each	
2.5.05	Plan Review - Grading Permit	\$ 337.00			each	
2.5.06	Plan Review - Stormwater Repair / Upgrade	\$ 343.00			each	
2.5.06.1	Revision	\$ 100.00			each	
2.5.07	Plan Reviews - Minor Site Development Permit	\$ 959.00			each	
2.5.07.1	Revision	\$ 100.00			each	
2.5.08	Plan Review - Traffic Control Plan	\$ 100.00			each	
2.5.09	Infrastructure Allocation Analysis (Sewer/Water)	\$ 918.00			each	
2.5.10	Transportation System Analysis Application					
2.5.10.1	Trip Generation Report					
2.5.10.1.1	Less than 20 PM Peak Trips and 200 Average Daily Trips	\$ 213.00			each	
2.5.10.2	Transportation Impact Analysis					
2.5.10.2.1	Up to 99 PM Peak Trips	\$ 2,124.00			each	
2.5.10.2.2	100-199 PM Peak Trips	\$ 6,372.00			each	
2.5.10.2.3	200+ PM Peak Trips	\$ 8,495.00			each	
2.5.11	Site Development Public Inspection:					
2.5.11.1	\$0-\$100,000 value	3.75%			of Estimated Construction Cost	

CITY OF REDMOND

EXHIBIT A
FEE SCHEDULE

Effective July 01, 2025 January 01, 2026

Item #	Department / Item Description	Effective July 01, 2025	Proposed Effective January 01, 2026	Percent Change	Unit
		Fee	Fee		
2.5.11.2	\$100,001-\$250,000 value	2.25%			of Estimated Construction Cost
2.5.11.3	\$250,001-\$500,000 value	2.00%			of Estimated Construction Cost
2.5.11.4	\$500,001-\$1,000,000 value	1.50%			of Estimated Construction Cost
2.5.11.5	>\$1,000,000 value	\$15,000 + 1.00% project cost over \$1M			of Estimated Construction Cost over \$1 Million
2.5.12	Stormwater/Grading Inspection Fees:				
2.5.12.1	Stormwater Repair/Upgrade Inspection	\$ 140.00	\$ 680.00	386%	
2.5.12.2	Stormwater Inspection Fee Estimate - Drywell Testing	\$ 564.00	\$ 630.00	12%	per drywell
2.5.12.3	Stormwater Reinspection Fee - Drywell	\$ 564.00	\$ 630.00	12%	per drywell
2.5.12.4	Stormwater Inspection Fee Estimate - Swale Testing	\$ 140.00	\$ 680.00	386%	per pond
2.5.12.5	Stormwater Reinspection Fee - Swale	\$ 140.00	\$ 680.00	386%	per pond
2.5.12.6	Grading Fee Estimate	\$ 220.00			per 10,000 square feet
2.5.13	Inspection Time Billing Rate	\$ 85.00			per hour
2.5.14	Reimbursement District Application Fee	\$ 225.00			each
2.5.15	Street Vacation Application Fee	\$ 676.00			each
2.5.16	Small Wireless Facilities				
2.5.16.1	Up to five (5) small wireless facilities in the same application	\$ 500.00			each
2.5.16.2	Each small wireless facility beyond five (5) in the same application	\$ 112.00			each
2.5.16.3	Installation of non-recurring new pole to support small wireless facility in the right-of-way	\$ 1,129.00			each
2.5.16.4	Extension (1-year)	\$ 846.00			each
2.5.17	Expedited and/or Third-Party Professional Review (\$125.00 minimum)	Actual cost of service			
2.6 Engineering Product Fees					
2.6.01	Driveway Approach				
2.6.01.1	Commercial	\$ 178.00			each
2.6.01.2	Residential	\$ 178.00			each
2.6.01.3	Existing Driveway Approach Replacement	\$ 88.00			each
2.6.01.4	Reinspection Fee (each after 2 inspections)	\$ 88.00			each
2.6.02	Sidewalk Permit	\$ 178.00			each
2.6.02.1	Existing Sidewalk Replacement	\$ 88.00			each
2.6.02.2	Reinspection Fee (each after 2 inspections)	\$ 88.00			each
2.6.03	System Development Charge (SDC) Credit Transfer/Authorization	\$ 47.00			each
2.6.04	City of Redmond Construction Specifications				
2.6.04.1	Picked Up At Public Works	\$ 103.00			per copy

CITY OF REDMOND

EXHIBIT A
FEE SCHEDULE

Effective July 01, 2025 January 01, 2026

Item #	Department / Item Description	Effective July 01, 2025 Fee	Proposed Effective January 01, 2026		Unit
			Fee	Percent Change	
2.6.04.2	Mailed	\$ 123.00			per copy
2.6.05	Sewer & Water Master Plans				
2.6.05.1	Picked up at Public Works	\$ 50.00			per copy
2.6.05.2	Mailed	\$ 57.00			per copy
2.6.06	Public Facilities Plan				
2.6.06.1	Picked up at Public Works	\$ 50.00			per copy
2.6.06.2	Mailed	\$ 62.00			per copy
2.6.07	Record Drawing Copies	\$ 5.00			per copy
2.7	GIS Service Fee				
2.7.01	GIS Staff Rate	\$ 83.00			per hour
2.8	GIS Product Fee - Digital Photogrammetric Products				
2.8.01	1/4 Section Tiles				
2.8.01.1	1/4 Section Planimetric & Contour CAD File	\$ 250.00			per tile
2.8.01.2	1/4 Section Orthophotography (Mr. Sid, TIFF)	\$ 100.00			per tile
2.8.02	Planimeter Packages				
2.8.02.1	Urban Reserve Area 1/4 Sections Package (37 tiles)	\$ 5,000.00			each
2.8.02.2	Urban Growth Boundary 1/4 Section Package (71 Tiles)	\$ 5,000.00			each
2.8.02.3	North Mapping Area 1/4 Section Package (32 Tiles)	\$ 2,500.00			each
2.8.02.4	Entire Redmond Area (140 Tiles)	\$ 10,000.00			each
2.8.03	Orthophotography Mosaics				
2.8.03.1	Redmond Mosaic (UGB & URA)	\$ 2,500.00			each
2.8.03.2	Wastewater Effluent Areas	\$ 1,000.00			each
2.8.04	Hard Copy Photogrammetric Plots				
2.8.04.1	1/4 Planimetric or Orthophoto Plot (1"=100')	\$ 10.00			each
2.8.05	City of Redmond Hard Copy Map Series				
2.8.05.1	18" x 24" GIS Color Map	\$ 10.00			each
2.8.05.2	30" x 36" GIS Color Map	\$ 15.00			each
2.8.05.3	26" x 48" GIS Color Map	\$ 20.00			each
2.8.06	Custom Hard Copy Map Series				
2.8.06.1	8.5" x 11" or 11" x 17" Color Map	\$ 5.00			each plus Technician Time at \$83.00 per hour
3	CEMETERY FEES				
3.1	Recording Fee	\$ 50.00			per lot
3.2	Adult Lot	\$ 850.00			per lot
3.3	Adult Lot Perpetual Maintenance	\$ 150.00			per lot
3.4	Infant Lot (includes Perpetual Maintenance)	\$ 75.00			per lot
3.5	Ash Lot	\$ 350.00			per lot

CITY OF REDMOND

EXHIBIT A
FEE SCHEDULE

Effective July 01, 2025 January 01, 2026

		Effective July 01, 2025	Proposed Effective January 01, 2026		Percent Change	
Item #	Department / Item Description	Fee	Fee			Unit
3.6	Ash Lot Perpetual Maintenance	\$ 150.00				per lot
3.7	Adult Open/Close *	\$ 700.00				each
3.8	Infant Open/Close *	\$ 85.00				each
3.9	Ash Placement *	\$ 200.00				each
3.10	Adult Liner	\$ 700.00				each
3.11	Infant Liner	\$ 110.00				each
3.12	Columbarium Niche	\$ 800.00				each
3.13	Columbarium Niche Perpetual Maintenance	\$ 100.00				each
3.14	Columbarium Name Plaque and One Name Bar	\$ 350.00				each
3.15	Columbarium Second Name Bar	\$ 200.00				each
3.19	Marker Placement Permit (Contractor)	\$ 75.00				each
3.20	Weekday Overtime	\$ 94.00				per hour
3.21	*Saturday Service Fee (in addition to the above charges)	\$ 450.00				
	*There shall be no services on Sundays or Holidays					
4 CITY RECORDER FEES						
4.1	Research Fee (City Staff)	\$ 79.00				per hour
4.2	Public Records Review Fee (City Attorney)	\$ 157.50				per hour
4.3	Audio Tapes	\$ 17.00				per tape
5 MISCELLANEOUS						
5.1 Licenses						
5.1.01	Business License	\$ 75.00				per year
5.1.01.3	Employees	\$ 1.50				per employee (for each over 5)
5.1.01.4	Non-Profit Organization	\$ 37.50				per year
5.1.02	Liquor License*					
5.1.02.1	Initial original application	\$ 100.00				each
5.1.02.2	Change in ownership, change in location, or change in privilege application	\$ 75.00				each
5.1.02.3	Renewal or temporary application	\$ 35.00				per year
5.1.03	Social Gaming License [Section 7.298]	\$ 300.00				per year
5.1.03.1	Investigation Fee [Section 7.284(1)]	\$ 70.00				per application
5.1.04	Circus/Tent Show License [Section 7.344(1)]	\$ 275.00				per day
5.1.05	Theatrical Tent Show License [Section 7.344(2)]	\$ 100.00				per day
5.1.06	Street Vendor License [Section 7.510(2)]	\$ 83.00				per cart
5.1.07	Merchant Police License [Section 7.614]	\$ 55.00				each
5.1.08	Vehicle For Hire License					
5.1.08.1	1-2 Drivers	\$ 75.00				per year
5.1.08.2	3-5 Drivers	\$ 125.00				per year

CITY OF REDMOND

EXHIBIT A
FEE SCHEDULE

Effective July 01, 2025 January 01, 2026

Item #	Department / Item Description	Effective July 01, 2025	Proposed Effective January 01, 2026	Percent Change	Unit
		Fee	Fee		
5.1.08.3	6-15 Drivers	\$ 250.00			per year
5.1.08.4	16-50 Drivers	\$ 500.00			per year
5.1.08.5	51+ Drivers	\$ 1,000.00			per year
5.1.09	Pawn Broker License	\$ 165.00			per year
5.1.10	Marijuana License *				
5.1.10.1	Initial original dispensary application	\$ 1,500.00			each
5.1.10.2	Renewal application	\$ 500.00			per year
	* Subject to a City of Redmond Business License				
5.2	Permits				
5.2.01	Itinerant Merchant Permit	\$ 50.00			each
5.2.02	Temporary Business Permit	\$ 250.00			per 180 days
5.2.03	Amusement Machines [Section 7.042(1)]	\$ 60.00			per machine
5.2.04	Assembly / Special Event Permit (100+ people)				
5.2.04.1	Application Fee when street closures are not being requested	\$ 75.00			per assembly
5.2.04.2	Application Fee when street closures are requested	\$ 150.00			per assembly
5.2.04.3	Application Fee when closing 5 th or 6 th Street is requested	\$ 200.00			per assembly
5.2.04.4	Assembly Traffic Control Plan review - Low to Medium impacts (alleys and/or local streets)	\$ 100.00			each
5.2.04.5	Assembly Traffic Control Plan review - High impacts (collector and/or arterial streets)	\$ 250.00			each
5.2.04.6	Assembly Traffic Control Plan review - Engineered (Stamped Engineered Plan when required by City Engineer)	\$ 500.00			each
5.2.04.7	Deposit for trash, restrooms clean up, etc. (Refundable)	\$ 250.00			per assembly
5.2.04.8	Public Works Personnel	See Public Works Personnel Reimbursement Rates (Item 8.6)			
5.2.05	Drivers Permit	\$ 10.00			per year
5.2.06	Tow Driver Permit	\$ 25.00			per year
5.2.07	Ice Cream Truck Driver Permit	\$ 25.00			per year
5.2.08	City Park Alcohol Consumption Permit	\$ 25.00			per event
5.3	Room Fees				
5.3.01	City Hall Civic Room 207				
5.3.01.1	Priority 1, 2 and 3	No Charge			
5.3.01.2	Priority 4 - first 3 hours	\$ 50.00			each
5.3.01.3	Priority 4 - each additional hour	\$ 10.00	\$ 25.00	150%	per hour
5.3.02	City Hall Civic Room 208				
5.3.02.1	Priority 1, 2 and 3	No Charge			

CITY OF REDMOND

EXHIBIT A
FEE SCHEDULE

Effective July 01, 2025 January 01, 2026

Item #	Department / Item Description	Effective July 01, 2025 Fee	Proposed Effective January 01, 2026 Fee	Percent Change	Unit
5.3.02.2	Priority 4 - first 3 hours	\$ 50.00			each
5.3.02.3	Priority 4 - each additional hour	\$ 10.00	\$ 25.00	150%	per hour
5.3.03	City Hall Civic Rooms 207 & 208				
5.3.03.1	Priority 1, 2 and 3	No Charge			
5.3.03.2	Priority 4 - first 3 hours	\$ 75.00	\$ 100.00	33%	each
5.3.03.3	Priority 4 - each additional hour	\$ 10.00	\$ 50.00	400%	per hour
5.3.07	Cleaning Fee for Civic Rooms *				
5.3.07.1	Priority 1 and 2	No Charge			
5.3.07.2	Priority 3 - for 50 or less attendees	\$ 25.00	\$ 50.00	100%	each
5.3.07.3	Priority 3 - for more than 50 attendees	\$ 50.00	\$ 75.00	50%	each
5.3.07.4	Priority 4 - for 50 or less attendees	\$ 25.00	\$ 50.00	100%	each
5.3.07.5	Priority 4 - for more than 50 attendees	\$ 100.00	\$ 150.00	50%	each
	*Non-Refundable fee				
5.4	Other Fees				
5.4.01	Other Tax				
5.4.01.1	Transient Room Tax / Additional Req. [Section 7.102] - 9% and rounded up to the next full cent for any portion of a cent equal to or greater than \$.005. Each transient lodging provider may retain 5% of their tax revenues collected as a collection reimbursement charge.	9%			
5.4.01.2	Rental Car Tax [Section 7.052] - 12.5% and rounded up to the next full cent for any portion of a cent equal to or greater than \$.005. Each rental car operator may retain 5% of their tax revenues collected as a collection reimbursement charge.	12.5%			
5.4.01.3	Retail Marijuana Items Tax [Section 7.172] - 3% and rounded up to the next full cent for any portion of a cent equal to or greater than \$.005. Each retail marijuana provider may retain 2% of their tax revenues collected as a collection reimbursement charge.		3.0%		
5.4.02	Electronic Lien Check	\$ 35.00			
5.4.03	Hazardous Vegetation Abatement (\$100.00 minimum)	Full Cost Reimbursement			
5.4.04	Xerox Copies	\$ 0.25			per page
5.4.05	Fax Charges	\$ 1.00			per page
5.4.06	Returned Item/Non-sufficient Funds Charge	\$ 25.00			each
5.4.07	Check Re-issuance Fee	\$ 35.00			each
5.4.08	Delinquent Utility Charge	1.50%			per month (18% APR)
5.4.09	Delinquent Fees / Lien Charge	10%			per year

**CITY OF REDMOND
EXHIBIT A
FEE SCHEDULE**

Effective July 01, 2025 January 01, 2026

Item #	Department / Item Description	Effective July 01, 2025	Proposed Effective January 01, 2026	Percent Change	Unit
		Fee	Fee		
5.4.10	Reimbursement Agreements				
5.4.10.1	Application Fee (Due at time of application)	\$ 200.00			each
5.4.10.2	Reimbursements and Reconveyances (Due upon approval of application)	\$ 35.00			per property
5.4.10.3	Notification and Postage (Due upon approval of application)	\$ 5.00			per property
5.4.11	Collection Agency Referral Fee on Outstanding Debt - not to exceed the percentage retained by the private collection agency	35%			
5.4.12	Utility Deposits for Tenant/Renters				
5.4.12.1	Commercial	\$ 300.00			each or an amount equal to 2½ times the average monthly billing for a commercial account, whichever is greater per initiation of service.
5.4.13	Elections - Fee in Lieu of Signature Collection				
5.4.13.1	Mayor	\$ 100.00			each election
5.4.13.2	Councilor	\$ 50.00			each election
6 GARBAGE RATES					
6.1 Residential Garbage Service					
6.1.01	35 Gallon Cart *				
6.1.01.1	Curb Weekly	\$ 18.00			per month
6.1.01.3	Curb Weekly (Low Income)	\$ 13.50			per month
6.1.01.5	Curb Every Other Week	\$ 13.50			per month
6.1.01.7	Curb Every Other Week (Low Income)	\$ 10.11			per month
6.1.02	65 Gallon Cart *				
6.1.02.1	Curb Weekly	\$ 27.15			per month
6.1.02.3	Curb Weekly (Low Income)	\$ 20.35			per month
6.1.02.5	Curb Every Other Week	\$ 20.35			per month
6.1.02.7	Curb Every Other Week (Low Income)	\$ 15.27			per month
6.1.03	95 Gallon Cart *				
6.1.03.1	Curb Weekly	\$ 33.04			per month
6.1.03.3	Curb Weekly (Low Income)	\$ 24.79			per month
6.1.03.5	Curb Every Other Week	\$ 24.79			per month
6.1.03.7	Curb Every Other Week (Low Income)	\$ 18.60			per month
6.1.04	Additional Weekly Garbage				
6.1.04.1	First Extra Cart	\$ 6.06			each
6.1.04.2	Each Additional Cart	\$ 3.97			each
6.1.04.5	Extra Bag	\$ 4.16			each
6.1.04.6	Yard Service	\$ 10.39			per month

CITY OF REDMOND

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FEE SCHEDULE

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Item #	Department / Item Description	Effective July 01, 2025	Proposed Effective January 01, 2026	Percent Change	Unit
		Fee	Fee		
6.1.04.7	Yard Service (Disabled)	No Charge			per month
6.1.05	95 Gallon Cart Every Other Week (EOW) Yard Debris Collection				
6.1.05.1	Curbside EOW	\$ 6.63			per month
	* Includes: 95 Gallon Recycle every other week and 18 Gallon Glass every other week				
6.2 Commercial Garbage Service					
6.2.01	35 Gallon Cart – Curb	\$ 18.91			per month
6.2.02	65 Gallon Cart – Curb	\$ 32.51			per month
6.2.03	95 Gallon Cart – Curb	\$ 46.11			per month
6.2.04	Containers:				
6.2.04.1	1 yard/once per week	\$ 91.83			per month
6.2.04.1.1	Additional weekly dumps	\$ 81.04			per month
6.2.04.2	1-1/2 yard/once per week	\$ 122.77			per month
6.2.04.2.1	Additional weekly dumps	\$ 111.34			per month
6.2.04.3	2 yards/once per week	\$ 164.34			per month
6.2.04.3.1	Additional weekly dumps	\$ 148.72			per month
6.2.04.4	3 yards/once per week	\$ 226.89			per month
6.2.04.4.1	Additional weekly dumps	\$ 208.93			per month
6.2.04.5	4 yards/once per week	\$ 282.89			per month
6.2.04.5.1	Additional weekly dumps	\$ 261.28			per month
6.2.04.6	5 yards/once per week	\$ 334.24			per month
6.2.04.6.1	Additional weekly dumps	\$ 307.82			per month
6.2.04.7	6 yards/once per week	\$ 379.06			per month
6.2.04.7.1	Additional weekly dumps	\$ 345.84			per month
6.2.05	95 Gallon Cart – Food Waste Weekly	\$ 33.48			per month
6.2.05.1	Additional service weekly	\$ 7.24			per service
6.3 Other Garbage Service					
6.3.01	Bulk Rate for the Collection of Bulk Refuse	\$ 17.30			per service
6.3.03	Late Out / Go Back Charge	\$ 7.41			each
6.3.04	Yard Debris Recycling	\$ 6.63			each
6.3.05	Service Interrupt	\$ 42.14			each
6.3.06	Service Reinstatement	\$ 32.51			each
6.3.08	Advance Deposit	Up to 3 months of service			
6.3.09	Non-recovered Cart	\$ 78.26			per cart

**CITY OF REDMOND
EXHIBIT A
FEE SCHEDULE**

Effective July 01, 2025 January 01, 2026

		Effective July 01, 2025	Proposed Effective January 01, 2026		Percent Change	
Item #	Department / Item Description	Fee	Fee			Unit
7	POLICE DEPARTMENT FEES					
7.1	Police Reports					
7.1.01	First ten (10) pages	\$ 25.00				each
7.1.02	Each additional page	\$ 0.25				per page
7.02	Large Report / Video Redaction Requests / Research on Individuals					
7.2.01	Large Report / Research on Individuals / Premise History Search - first 30 minutes	No Charge				
7.2.01.1	Each additional 30 minutes	\$ 27.00				30 minute increments
7.2.01.2	50% advanced deposit Required over \$100	50%				Calculated actual costs of service
7.2.02	Video Redaction Requests First 30 minutes	No Charge				
7.2.02.1	Each additional 30 minutes	\$ 37.50				30 minute increments
7.2.02.2	50% advance deposit required over \$100	50%				Calculated actual costs of service
7.3	Clearance					
7.3.01	Clearance Letter	\$ 30.00				each
7.4	Tapes					
7.4.01	Video	\$ 30.00				each
7.4.02	Audio	\$ 30.00				each
7.4.03	CD's	\$ 30.00				each
7.5	Finger Printing					
7.5.01	One Card	\$ 20.00				each
7.5.02	Additional Cards	\$ 5.00				each
7.6	Vehicle Storage					
7.6.01	Vehicle Storage Fee	\$ 30.00				per day
7.7	Research Fee / Records Check					
7.7.01	Research Fee / Records Check Fee	\$ 25.00				each
7.8	Police Impound Tow					
7.8.01	Police Impound Tow Administrative Fee	\$ 125.00				each

CITY OF REDMOND

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Item #	Department / Item Description	Fee	Fee		Unit
7.9	Alarm Fees				
7.9.01	Unpermitted Alarm System (per calendar year)				
7.9.01.1	1 st Response (Fee waived if permit obtained within 30 days of alarm response, and successful completion of alarm class)	\$ 250.00			each
7.9.01.2	2 nd Response	\$ 250.00			each
7.9.01.3	3 rd & more Responses	\$ 500.00			each
7.9.02	Permitted Alarm System (per calendar year)				
7.9.02.1	1 st False Alarm	Warning			
7.9.02.2	2 nd False Alarm	\$ 100.00			each
7.9.02.3	3 rd & more False Alarms	\$ 250.00			each
7.9.03	Alarm Permit Fees				
7.9.03.1	Initial Permit	\$ 40.00			per three years
7.9.03.2	Transfer	\$ 40.00			each
7.9.03.3	Permit Renewal	\$ 10.00			per three years
7.10	Bail Fees				
7.10.01	Parking Violations [Section 6.200]				
7.10.01.1	2-Hour Parking Violation (on street):				
7.10.01.1.1	First Overtime	\$ 15.00			each
7.10.01.1.2	Each Additional Overtime Unit	\$ 10.00			each
7.10.01.2	Violation for Employer/Employees	\$ 50.00			each
7.10.01.3	Airport Parking Violation	\$ 150.00			each
7.10.01.4	All Other Parking Violations	\$ 25.00			each
7.10.01.5	If Not Paid Within 5 Days of Ticket	\$ 10.00			each
7.10.01.6	Prohibited Parking Violation [Section 6.167]	\$ 40.00			each
7.10.02	Administrative Infractions: [Section 2.782(3)]				
7.10.02.1	Class 'C'	\$ 100.00			each
7.10.02.2	Class 'B'	\$ 250.00			each
7.10.02.3	Class 'A'	\$ 500.00			each
7.10.02.4	Class 'F'				each
7.10.02.4.1	1st Infraction	\$ 1,500.00			
7.10.02.4.2	Each Infraction thereafter increases by \$250.00, maximum amount \$6250.00				
7.10.03	Court Cost [Section 2.706(1)]	\$ 10.00			each
7.10.04	Court Cost [Section 2.706(4)]	\$ 15.00			each
7.10.05	Civil Infractions: [Section 2.782(3)]				
7.10.05.1	Class 'C'	\$ 100.00			each
7.10.05.2	Class 'B'	\$ 250.00			each
7.10.05.3	Class 'A'	\$ 500.00			each

**CITY OF REDMOND
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FEE SCHEDULE**

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			Fee	Percent Change	
7.10.05.4	Class 'F'				each
7.10.05.4.1	1st Infraction	\$ 1,500.00			
7.10.05.4.2	Each Infraction thereafter increases by \$250.00, maximum amount \$6250.00				
7.10.06	Duty to Send Children to School [Section 5.137]				
7.10.06.1	Superintendent Citation, up to	\$ 100.00			each
7.10.07	Fail to License Dog [Section 5.255]	\$ 250.00			each
7.10.08	Animals at Large [Section 5.265]	\$ 250.00			each
7.10.09	Animal Nuisances [Section 5.270]	\$250.00 or \$500.00			each
7.10.10	Noise Violations [Section 5.335(14)(A) and ORS 467.100]	\$ 250.00			each
8 PUBLIC WORKS FEES					
8.1 Parks Division Fees					
8.1.01	Parks Amenity Reservations				
8.1.01.1	Resident	\$ 40.00			per reservation
8.1.01.2	Non-Resident	\$ 60.00			per reservation
8.1.02	Sports Court Reservations				
8.1.02.1	Resident	\$ 20.00			per court per day
8.1.02.2	Non-Resident	\$ 30.00			per court per day
8.1.03	Sports Field Reservations				
8.1.03.1	Local Nonprofits, Government and Education Organizations and Private Redmond Residents	\$ 40.00			per field per day
8.1.03.2	Local Nonprofit Youth Club Sports and Recreation League Season Rate	\$ 75.00			per field per month
8.1.03.3	Commercial Use	\$ 25.00			per game per field
8.1.03.4	All Other Uses	\$ 75.00			per field per day
8.1.05	Additional Staff Support	\$ 59.00			per hour
8.2 System Development Charges (SDCs):					
8.2.01	Sewer – Meter Size (Water):				
8.2.01.1	5/8"				
8.2.01.1.1	Improvement	\$ 3,860.00			each
8.2.01.1.2	Reimbursement	\$ 1,502.00			each
8.2.01.2	1"				
8.2.01.2.1	Improvement	\$ 9,650.00			each
8.2.01.2.2	Reimbursement	\$ 3,754.00			each
8.2.01.3	1-1/2"				
8.2.01.3.1	Improvement	\$ 19,303.00			each
8.2.01.3.2	Reimbursement	\$ 7,506.00			each

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EXHIBIT A
FEE SCHEDULE

Effective July 01, 2025 January 01, 2026

		Effective July 01, 2025	Proposed Effective January 01, 2026		Percent Change	
Item #	Department / Item Description	Fee	Fee			Unit
8.2.01.4	2"					
8.2.01.4.1	Improvement	\$ 30,883.00				each
8.2.01.4.2	Reimbursement	\$ 12,010.00				each
8.2.01.5	3"					
8.2.01.5.1	Improvement	\$ 61,769.00				each
8.2.01.5.2	Reimbursement	\$ 24,021.00				each
8.2.01.6	4"					
8.2.01.6.1	Improvement	\$ 96,513.00				each
8.2.01.6.2	Reimbursement	\$ 37,534.00				each
8.2.01.7	6"					
8.2.01.7.1	Improvement	\$ 193,028.00				each
8.2.01.7.2	Reimbursement	\$ 75,066.00				each
8.2.02	Water – Meter Size:					
8.2.02.1	5/8"					
8.2.02.1.1	Improvement	\$ 5,556.00				each
8.2.02.1.2	Reimbursement	\$ 421.00				each
8.2.02.2	1"					
8.2.02.2.1	Improvement	\$ 13,889.00				each
8.2.02.2.2	Reimbursement	\$ 1,052.00				each
8.2.02.3	1-1/2"					
8.2.02.3.1	Improvement	\$ 27,778.00				each
8.2.02.3.2	Reimbursement	\$ 2,102.00				each
8.2.02.4	2"					
8.2.02.4.1	Improvement	\$ 44,446.00				each
8.2.02.4.2	Reimbursement	\$ 3,365.00				each
8.2.02.5	3"					
8.2.02.5.1	Improvement	\$ 88,890.00				each
8.2.02.5.2	Reimbursement	\$ 6,730.00				each
8.2.02.6	4"					
8.2.02.6.1	Improvement	\$ 138,892.00				each
8.2.02.6.2	Reimbursement	\$ 10,514.00				each
8.2.02.7	6"					
8.2.02.7.1	Improvement	\$ 277,784.00				each
8.2.02.7.2	Reimbursement	\$ 21,029.00				each
8.2.02.8	8"					
8.2.02.8.1	Improvement	\$ 444,455.00				each
8.2.02.8.2	Reimbursement	\$ 33,646.00				each
8.2.03	Parks (Residential units only)					
8.2.03.1	Single Family					
8.2.03.1.1	Improvement	\$ 5,110.00				per dwelling unit
8.2.03.1.2	Reimbursement	\$ 1,572.00				per dwelling unit

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Effective July 01, 2025 January 01, 2026

Item #	Department / Item Description	Effective July 01, 2025	Proposed Effective January 01, 2026	Percent Change	Unit
		Fee	Fee		
8.2.03.2	Multi-Family				
8.2.03.2.1	Improvement	\$ 3,962.00			per dwelling unit
8.2.03.2.2	Reimbursement	\$ 1,219.00			per dwelling unit
8.2.04	Transportation				
8.2.04.1	Improvement	\$ 10,469.00			per PM peak hour trip
8.2.04.2	Reimbursement	\$ 850.00			per PM peak hour trip
8.2.05	SDC Installment Payment Contract Application Fee	\$ 170.00			each
8.3 Miscellaneous Water, Wastewater, Stormwater, and Transportation Fees:					
8.3.01	Meter Installation Fee				
8.3.01.1	5/8" x 3/4" Meter	\$ 411.00			each
8.3.01.2	1" Meter	\$ 533.00			each
8.3.01.2.1	Adapter for 1" Meter Installed in a 2" Service	\$ 268.00			each
8.3.01.3	1-1/2" Meter	\$ 1,321.00			each
8.3.01.4	2" Meter Installation Fee	\$ 1,118.00			each
8.3.01.5	3" and Larger Meters	Call for Current Quote			
8.3.02	Automatic Meter Reading (AMR) Tampering Fee	\$ 411.00			each
8.3.03	Water Tap Fee				
8.3.03.1	3/4"	\$ 317.00			each
8.3.03.2	1"	\$ 346.00			each
8.3.03.3	2"	\$ 1,038.00			each
8.3.03.4	3" and larger, Fire Hydrant, Fire Line installation (Material and tap provided by other)	\$ 577.00			each
8.3.04	Meter Test	Call for Current Quote			
8.3.05	Hydrant Flow Test	\$ 288.00			per hydrant
8.3.06	Utility New Account Service Fee	\$ 20.00			each
8.3.08	Shut Off Notice Fee	\$ 5.00			each
8.3.09	Utility Deposits as Required by City Manager [Section 4.013]:				
8.3.09.1	Residential	\$ 150.00			each or an amount equal to two and one-half (2-1/2) times the average monthly billing, whichever is greater
8.3.09.2	Non-Residential	\$ 150.00			each or an amount equal to two and one-half (2-1/2) times the average monthly billing, whichever is greater
8.3.10	Water Re-Connection Service [Section 4.015(3)]				

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Item #	Department / Item Description	Effective July 01, 2025 Fee	Proposed Effective January 01, 2026 Fee	Percent Change	Unit
8.3.10.1	Before services are restored, during regular business hours	\$ 45.00			each
8.3.10.2	Meter replacement, during regular business hours	\$ 69.00			each
8.3.10.3	Same day, after regular working hours, weekends, holidays	\$ 125.00			each
8.3.11	Sewer Reconnection Fee [Section 4.344(8)]	\$ 309.00	\$ 324.45	5%	each
8.3.12	Service Call - same day or after business hours	\$ 129.00	\$ 135.45	5%	each
8.3.13	Sewer Tap Fee				
8.3.13.1	4" service	\$ 505.00	\$ 530.00	5%	each
8.3.13.2	6" service	\$ 541.00	\$ 568.00	5%	each
8.3.14	Dye Testing				
8.3.14.1	Service Discharges into Manhole	\$ 103.00	\$ 108.00	5%	each
8.3.14.2	Service Discharges into Sewer Main	\$ 361.00	\$ 379.00	5%	each
8.3.15	Existing Sewer Line Inspection				
8.3.15.1	Minimum Charge	\$ 600.00			each
8.3.15.2	Additional Charge per lineal foot over 400 feet	\$ 2.00			per lineal foot
8.3.16	New Sewer Line Inspection				
8.3.16.1	Minimum Charge	\$ 1,320.00	\$ 1,400.00	6%	each
8.3.16.2	Additional Charge per lineal foot over 400 feet	\$ 3.00			per lineal foot
8.3.16.3	Inspection Request - Not Ready	\$ 110.00	\$ 115.00	5%	each
8.3.17	Wastewater Monitoring				
88	Labor charge	\$ 300.00	\$ 325.00	8%	per sampling event
8.3.17.2	Analysis and shipping charges	Pass-through to user			per sampling event
8.3.18	Significant Industrial User				
8.3.18.1	Wastewater Permit - per issuance and upon permit renewal date	\$ 1,500.00	\$ 1,550.00	3%	per year
8.3.18.2	Wastewater Permit Annual Fee	\$ 1,330.00	\$ 1,350.00	2%	per year
8.3.18.3	Wastewater Permit Modification Requested by User	\$ 400.00			each
8.3.18.4	Wastewater Permit/Control Mechanism User Inspection Fee	\$ 150.00	\$ 175.00	17%	per year
8.3.18.5	Non-Discharging Categorical Industrial User control mechanism issuance or renewal	\$ 300.00	\$ 325.00	8%	per event
8.3.19	Short Duration Discharge				
8.3.19.1	Wastewater Permit	\$ 150.00	\$ 200.00	33%	each
8.3.19.2	Discharge Permit Issuance (fee may be adjusted based on strength of discharged wastewater)	\$ 0.32	\$ 0.33	3%	per gallon
8.3.20	Source Detection Inspection (user with no control mechanism)	\$ 105.00	\$ 110.00	5%	per hour
8.3.21	Maximum Wastewater Administrative and Civil Penalties	\$ 10,000.00			per violation per day
8.3.22	Wastewater Interceptor Maintenance and Fats, Oils, and Grease (FOG) Discharge Violations (amount due doubles if unpaid after 30 days)				
8.3.22.1	First Offense - if City established compliance schedule is not met	\$ 150.00	\$ 200.00	33%	per violation per day
8.3.22.2	Second Offense	\$ 350.00	\$ 400.00	14%	per violation per day

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Effective July 01, 2025 January 01, 2026

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			Fee	Percent Change	
8.3.22.3	Third Offense	\$ 700.00	\$ 800.00	14%	per violation per day
8.3.22.4	Fourth Offense	\$ 1,400.00	\$ 1,600.00	14%	per violation per day
8.3.22.5	Fifth Offense	\$ 2,000.00			per violation per day
8.3.22.6	Sixth and Subsequent Offense	\$ 2,500.00			per violation per day
8.3.23	Wastewater Non-Permittee Reporting Violations	\$ 150.00	\$ 200.00	33%	per violation
8.3.24	Wastewater Permittee Violations	See Table 1-A			
8.3.25	Wastewater Penalty Appeal Fee	\$ 60.00	\$ 75.00	25%	per appeal
8.3.26	Flow Testing	\$ 419.00			per location
8.3.27	Recreational Vehicle (RV) Dump Station	\$ 6.00			per use
8.3.28	Residential Sewer Account RV Token (limit 10 per year)	\$ 4.00			per token
8.3.29	Street Cut				
8.3.29.1	Excavating Contractors not working for a franchise utility				
8.3.29.1.1	Street Cut Deposit (Returned when all work is completed and accepted by the City)	\$ 10.00			per square foot of anticipated street and curb disturbance
8.3.29.2	Franchise Utilities				
8.3.29.2.1	Street Cut Deposit	\$ 2,500.00			per franchise
8.4 Public Works Equipment Reimbursement Rates:					
8.4.01	Use of Vehicles and Equipment	Unless otherwise specified, use of vehicles and equipment will be charged at current Federal Emergency Management Agency (FEMA) rate, per the FEMA Schedule of Equipment Rates.			
8.4.02	CCTV Sewer Inspection Truck	\$ 88.00			per hour
8.5 Public Works Material Reimbursement Rates:					
8.5.01	Asphalt	\$ 100.00	\$ 103.00	3%	per ton
8.5.02	Sand	\$ 18.00	\$ 23.50	31%	per ton
8.5.03	Street light shield	\$ 222.00			each

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Item #	Department / Item Description	Fee	Fee			Unit
8.6	Public Works Personnel Reimbursement Rates:					
8.6.01	Personnel (Billed at the nearest ¼ hour. Billed per person at an average budgeted total cost per position classification)*	Actual Cost of Service				Billed in the nearest quarter (1/4) hour
8.7	Emergency and Non-Scheduled Work Equipment and Personnel Hourly Rate Multiplier					
8.7.01	Personnel Hourly Rate Multiplier	1.5				per hour
8.8	Monthly Sewer Rates:					
8.8.01	Residential (2 or less dwelling units that are attached or detached)	\$ 37.03				per unit
8.8.02	Multi-Family Residential (3 or more attached dwelling units served by one water meter)	\$ 28.79				per unit
8.8.03	Commercial / Industrial:					
8.8.03.1	Strength Category:					
8.8.03.1.1	Low	\$ 37.02				per account
8.8.03.1.1.01	Low - per 100 cubic feet winter months average water usage above 700 cu. ft.*	\$ 3.23				per 100 cubic feet
8.8.03.1.2	Medium	\$ 37.02				per account
8.8.03.1.2.01	Medium - per 100 cubic feet winter months average water usage above 700 cu. ft.*	\$ 3.98				per 100 cubic feet
8.8.03.1.3	High	\$ 37.02				per account
8.8.03.1.3.01	High - per 100 cubic feet winter months average water usage above 700 cu. ft.*	\$ 4.78				per 100 cubic feet
8.8.03.1.4	Very High	\$ 37.02				per account
8.8.03.1.4.01	Very High - per 100 cubic feet winter months average water usage above 700 cu. ft.*	\$ 5.52				per 100 cubic feet
	* Winter months average is calculated by averaging usage outside of the irrigation months.					
8.9	Monthly Stormwater Rates:**					
8.9.01	Residential	\$ 9.03				per unit
8.9.02	Multi-Family Residential	\$ 8.54				per unit
8.9.03	Non-Residential	\$ 7.43				per account
8.9.04	Non-Residential - daily trip end (based on current Institute of Transportation Engineers Trip Generation Manual)	\$ 0.070				per daily trip end
	**Properties served by City water: Residential rate applies to two or less dwelling units that are attached or detached. Multi-Family Residential rate applies when three or more attached dwelling units are served by one water meter.					

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		Effective July 01, 2025	Proposed Effective January 01, 2026		Percent Change	
Item #	Department / Item Description	Fee	Fee			Unit
	Properties not served by City water: Residential rate applies to two or less dwelling units that are attached or detached. Multi-Family Residential rate applies when three or more attached dwelling units exist per tax lot.					
8.10 Monthly Water Rates:						
8.10.01	Fixed Rate Based on Meter Size (Plus Consumption Charge)					
8.10.01.1	5/8"	\$ 19.41				per meter per account
8.10.01.2	3/4"	\$ 24.99				per meter per account
8.10.01.3	1"	\$ 36.30				per meter per account
8.10.01.4	1-1/2"	\$ 64.36				per meter per account
8.10.01.5	2"	\$ 98.16				per meter per account
8.10.01.6	3"	\$ 188.09				per meter per account
8.10.01.7	4"	\$ 289.42				per meter per account
8.10.01.8	6"	\$ 570.48				per meter per account
8.10.01.9	Or larger	By Negotiation				
8.10.01.10	Consumption per 100 cubic feet of water used	\$ 1.57				per 100 cubic feet
8.10.02	Standpipe Water Accounts					
8.10.02.1	Base Rate	\$ 26.13				per month
8.10.02.2	Consumption per 100 cubic feet of water used	\$ 1.57				per 100 cubic feet
8.10.03	Fire Hydrant Use Permit					
8.10.03.1	Permit Fee	\$ 138.85				each
8.10.03.2	Relocation Fee	\$ 138.85				each
8.10.03.3	Base Rate	\$ 98.16				per month
8.10.04	Non-Metered Residential Accounts	\$ 47.34				per month
8.10.05	Fire Standby Charge	\$ 3.27				per inch per month
8.10.06	Irrigation Rate Per Ten (10) Square Feet (April 1 through October 30)	\$ 0.072				per 10 square feet
8.10.07	Backflow Assembly Testing Services	\$ 1.40				per month
9 Golf						
9.1 Green Fees						
9.1.01	Off-Season (December/January/December)					
9.1.01.1	18 Holes (Any time)	\$ 41.00	\$ 43.00		5%	
9.1.01.2	9 Holes (Any Time)	N/A	N/A			
9.1.02	Spring Shoulder Season (March 1 - April 30)					
9.1.02.1	18 holes (Prime - before 2pm)	\$ 65.00	\$ 67.00		3%	
9.1.02.2	18 holes (Twilight - 2pm - 5pm)	\$ 54.00	\$ 56.00		4%	
9.1.02.3	18 holes (Super Twilight - after 5pm)	\$ 47.00	\$ 49.00		4%	
9.1.02.4	9 holes (Prime - before 2 pm)	\$ 44.00	\$ 45.00		2%	
9.1.02.5	9 holes (Twilight - 2pm - 5pm)	\$ 37.00	\$ 38.00		3%	
9.1.02.6	9 holes (Super Twilight - after 5pm)	\$ 22.00	\$ 23.00		5%	
9.1.03	Fall Shoulder Season (October 16 - November 30)					

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9.1.03.1	18 holes (Prime - after 2pm)	\$ 65.00	\$ 67.00	3%			
9.1.03.2	18 holes (Twilight - after 2pm)	\$ 54.00	\$ 56.00	4%			
9.1.03.3	9 holes (Prime - after 2 pm)	\$ 44.00	\$ 46.00	5%			
9.1.03.4	9 holes (Twilight - after 2 pm)	\$ 37.00	\$ 39.00	5%			
9.1.04	Summer Seasons (May 1 - October 15)						
9.1.04.1	18 holes (Prime - before 3pm)	\$ 93.00	\$ 96.00	3%			
9.1.04.2	18 holes (Twilight - 3pm - 5pm)	\$ 64.00	\$ 66.00	3%			
9.1.04.3	18 holes (Super Twilight - after 5pm)	\$ 40.00	\$ 42.00	5%			
9.1.04.4	9 holes (Prime - before 3 pm)	\$ 60.00	\$ 62.00	3%			
9.1.04.5	9 holes (Twilight - 3pm - 5pm)	\$ 45.00	\$ 47.00	4%			
9.1.04.6	9 holes (Super Twilight - after 5 pm)	\$ 34.00	\$ 36.00	6%			
9.2	Green Fees (Redmond Resident)						
9.2.01	Off-Season (December/January/December)						
9.2.01.1	18 Holes (Any time)	\$ 38.00	\$ 39.00	3%			
9.2.01.2	9 Holes (Any Time)	N/A	N/A				
9.2.02	Spring Shoulder Season (March 1 - April 30)						
9.2.02.1	18 holes (Prime - before 2pm)	\$ 45.00	\$ 46.00	2%			
9.2.02.2	18 holes (Twilight - 2pm - 5pm)	\$ 35.00	\$ 36.00	3%			
9.2.02.3	18 holes (Super Twilight - after 5pm)	\$ 30.00	\$ 31.00	3%			
9.2.02.4	9 holes (Prime - before 2 pm)	\$ 37.00	\$ 38.00	3%			
9.2.02.5	9 holes (Twilight - 2pm - 5pm)	\$ 22.00	\$ 23.00	5%			
9.2.02.6	9 holes (Super Twilight - after 5pm)						
9.2.03	Fall Shoulder Season (October 16 - November 30)						
9.2.03.1	18 holes (Prime - before 2pm)	\$ 45.00	\$ 46.00	2%			
9.2.03.2	18 holes (Twilight - after 2pm)	\$ 30.00	\$ 31.00	3%			
9.2.03.3	9 holes (Prime - before 2 pm)	\$ 37.00	\$ 38.00	3%			
9.2.03.4	9 holes (Twilight - after 2 pm)	\$ 22.00	\$ 23.00	5%			
9.2.04	Summer Seasons (May 1 - October 15)						
9.2.04.1	18 holes (before 3pm)	\$ 65.00	\$ 66.00	2%			
9.2.04.2	18 holes (3pm - 5pm)	\$ 45.00	\$ 46.00	2%			
9.2.04.3	18 holes (after 5pm)	\$ 37.00	\$ 38.00	3%			
9.2.04.4	9 holes (before 3 pm)	\$ 45.00	\$ 46.00	2%			
9.2.04.5	9 holes (3pm - 5pm)	\$ 35.00	\$ 36.00	3%			
9.2.04.6	9 holes (after 5 pm)	\$ 32.00	\$ 33.00	3%			
9.3	Annual Pass						
9.3.01	Single Member Pass						
9.3.01.1	7-Day Pass Monthly	\$ 220.00	\$ 227.00	3%	Per Month		
9.3.01.2	7-Day Pass Annual	\$ 2,420.00	\$ 2,497.00	3%	Per Year		
9.3.01.3	4-Day Pass Monthly	\$ 180.00	\$ 185.00	3%	Per Month		

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		Fee	Fee		
9.3.01.4	4-Day Pass Annual	\$ 1,980.00	\$ 2,035.00	3%	Per Year
9.3.02	Family Member Pass				
9.3.02.1	7-Day Pass Monthly	\$ 275.00	\$ 283.00	3%	Per Month
9.3.02.2	7-Day Pass Annual	\$ 3,025.00	\$ 3,113.00	3%	Per Year
9.3.02.3	4-Day Pass Monthly	\$ 225.00	\$ 232.00	3%	Per Month
9.3.02.4	4-Day Pass Annual	\$ 2,475.00	\$ 2,552.00	3%	Per Year
9.3.03	Intermediate Single Member Pass (<40)				
9.3.03.1	7-Day Pass Monthly	\$ 170.00	\$ 175.00	3%	Per Month
9.3.03.2	7-Day Pass Annual	\$ 1,870.00	\$ 1,925.00	3%	Per Year
9.3.03.3	4-Day Pass Monthly	\$ 140.00	\$ 144.00	3%	Per Month
9.3.03.4	4-Day Pass Annual	\$ 1,540.00	\$ 1,584.00	3%	Per Year
9.3.04	Intermediate Family Member Pass				
9.3.04.1	7-Day Pass Monthly	\$ 200.00	\$ 206.00	3%	Per Month
9.3.04.2	7-Day Pass Annual	\$ 2,200.00	\$ 2,266.00	3%	Per Year
9.3.04.3	4-Day Pass Monthly	\$ 170.00	\$ 174.00	2%	Per Month
9.3.04.4	4-Day Pass Annual	\$ 1,870.00	\$ 1,914.00	2%	Per Year
9.3.05	Business Member Range Pass				
9.3.05.1	7-Day Pass Monthly	\$ 495.00	\$ 510.00	3%	Per Month
9.3.05.2	7-Day Pass Annual	\$ 5,445.00	\$ 5,610.00	3%	Per Year
9.3.05.3	4-Day Pass Monthly	\$ 434.00	\$ 447.00	3%	Per Month
9.3.05.4	4-Day Pass Annual	\$ 4,774.00	\$ 4,917.00	3%	Per Year
9.3.06	Single Social Pass	\$ 175.00	\$ 185.00	6%	
9.3.07	Family Social Pass	\$ 210.00	\$ 225.00	7%	
9.3.08	Player Development Program (PDP)				
9.3.08.1	Single Monthly	\$ 49.00	\$ 49.00	0%	Per Month
9.3.08.2	Family Monthly	\$ 59.00	\$ 59.00	0%	Per Month
9.3.08.3	Per Round (18 holes)	\$ 23.00	\$ 24.00	4%	Per use
9.3.09	Single Annual Range Pass	\$ 210.00	\$ 240.00	14%	Per Year
9.3.10	Family Annual Range Pass	\$ 220.00	\$ 250.00	14%	Per Year
9.3.11	Business Annual Range Pass	\$ 550.00	\$ 600.00	9%	Per Year
9.3.12	Non-Pass Holder Single Annual Range Pass	\$ 400.00	\$ 450.00	13%	Per Year
9.3.13	Non-Pass Holder Family Annual Range Pass	\$ 600.00	\$ 650.00	8%	Per Year
9.3.14	Cart Passes				
9.3.14.1	Single				
9.3.14.1.1	7-Day Pass Monthly	\$ 85.00	\$ 88.00	4%	Per Month
9.3.14.1.2	7-Day Pass Annual	\$ 935.00	\$ 968.00	4%	Per Year
9.3.14.1.3	4-Day Pass Monthly	\$ 70.00	\$ 72.00	3%	Per Month
9.3.14.1.4	4-Day Pass Annual	\$ 770.00	\$ 792.00	3%	Per Year
9.3.14.2	Family				

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		Fee	Fee		
9.3.14.2.1	7-Day Pass Monthly	\$ 115.00	\$ 118.00	3%	Per Month
9.3.14.2.2	7-Day Pass Annual	\$ 1,265.00	\$ 1,298.00	3%	Per Year
9.3.14.2.3	4-Day Pass Monthly	\$ 95.00	\$ 98.00	3%	Per Month
9.3.14.2.4	4-Day Pass Annual	\$ 1,045.00	\$ 1,078.00	3%	Per Year
9.3.14.3	Corporate				
9.3.14.3.1	7-Day Pass Monthly	\$ 120.00	\$ 124.00	3%	Per Month
9.3.14.3.2	7-Day Pass Annual	\$ 1,320.00	\$ 1,364.00	3%	Per Year
9.3.14.3.3	4-Day Pass Monthly	\$ 100.00	\$ 103.00	3%	Per Month
9.3.14.3.4	4-Day Pass Annual	\$ 1,100.00	\$ 1,133.00	3%	Per Year
9.3.14.4	A la Carte				
9.3.14.4.1	7-Day Pass Monthly	\$ 100.00	\$ 103.00	3%	Per Month
9.3.14.4.2	7-Day Pass Annual	\$ 1,100.00	\$ 1,133.00	3%	Per Year
9.3.14.4.3	4-Day Pass Monthly	\$ 85.00	\$ 88.00	4%	Per Month
9.4	Other Fees				
9.4.01	Cart Rental				
9.4.01.1	18 holes	\$ 22.00	\$ 23.00	5%	per rider
9.4.01.2	9 holes	\$ 17.00	\$ 18.00	6%	per rider
9.4.02	Range Balls				
9.4.02.1	Small (30 Balls)	\$ 7.00	\$ 8.00	14%	30 Balls
9.4.02.2	Large (60 Balls)	\$ 10.00	\$ 11.00	10%	60 Balls

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TABLE 1-A
INDUSTRIAL WASTEWATER PRETREATMENT PROGRAM PENALTIES

All penalty amounts are doubled for large volume discharges (>5% of POTW hydraulic or organic load design capacity)												
Description of Violation		Level I Penalty			Level II Penalty			Level III Penalty				
		No Harm	Proposed Effective January 01, 2026	Percent Change	No Harm	Proposed Effective January 01, 2026	Percent Change	Criteria	SNC or Evidence of Harm	Proposed Effective January 01, 2026	Percent Change	SNC Criteria
Unauthorized Discharges (No Permit)												
Unpermitted Discharge (per day)		\$150 (\$0 if 1st violation)	\$200 (\$0 if 1st violation)	33%	\$900	\$1,000	11%	e	\$3,000	\$3,300	10%	C,D,H
Discharge Violations												
Excess of limit	Limit exceedance (penalties per pollutant per day) includes debris, accumulations and/or violation of prohibited discharge standards outlined in current city code.	\$150	\$200	33%	\$900	\$1,000	11%	a,b,c,d	\$3,000	\$3,300	10%	A,B,C,D,H
	Reported slug (per event)	\$150	\$200	33%	\$900	\$1,000	11%	c,e	\$3,000	\$3,300	10%	A,B,C,D,H

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TABLE 1-A

INDUSTRIAL WASTEWATER PRETREATMENT PROGRAM PENALTIES

All penalty amounts are doubled for large volume discharges (>5% of POTW hydraulic or organic load design capacity)											
Description of Violation		Level I Penalty			Level II Penalty			Level III Penalty			
		No Harm	Proposed Effective January 01, 2026	Percent Change	No Harm	Proposed Effective January 01, 2026	Percent Change	Criteria	SNC or Evidence of Harm	Proposed Effective January 01, 2026	SNC Criteria
Monitoring and Reporting Violations											
Reporting Violation	Improperly signed or certified (per event)	\$150	\$200	33%	\$900	\$1,000	11%	c,d,e	\$1,800	\$2,000	F
	Improperly signed or certified after notice (per day)	\$150	\$200	33%	\$900	\$1,000	11%	c,d,e	\$1,800	\$2,000	F
	Isolated, not significant error (late, incomplete, etc.)	\$150 (\$0 if 1st violation)	\$200 (\$0 if 1st violation)	33%	\$900	\$1,000	11%	c,d,e	\$1,800	\$2,000	F
	Significant error in report (per event)	\$150	\$200	33%	\$900	\$1,000	11%	c,d,e	\$1,800	\$2,000	F
	Failure to immediately report spill, slug, non-compliance or changed discharge (per event)	\$600	\$750	25%	\$1,800	\$2,000	11%	c,e	\$3,000	\$3,300	G,H
	Falsification of any kind (per event)	\$1,200	\$1,300	8%	\$2,400	\$2,600	8%	c,e	\$3,000	\$3,300	H
Failure to monitor all pollutants required by permit (per day)		\$150	\$200	33%	\$900	\$1,000	11%	c,e	\$3,000	\$3,300	H
Improper sampling (per event)		\$150	\$200	33%	\$900	\$1,000	11%	c,e	\$3,000	\$3,300	H
		\$150	\$200	33%	\$900	\$1,000	11%	c,e	\$1,800	\$2,000	H
Failure to report additional monitoring (per event)		\$600	\$750	25%	\$900	\$1,000	11%	c,e	\$1,800	\$2,000	H
Failure to install monitoring	< 30 days (per day)	\$150	\$200	33%	\$900	\$1,000	11%	c,d,e	\$3,000	\$3,300	E
	> 30 days (per day)	\$300	\$400	33%	\$1,200	\$1,300	8%	c,d,e	\$3,000	\$3,300	E
Compliance schedules	< 30 days, no impact on final (per compliance deadline)	\$150	\$200	33%	\$900	\$1,000	11%	c,d,e	\$1,800	\$2,000	E
	> 30 days OR will affect final (per compliance deadline)	\$300	\$400	33%	\$1,200	\$1,300	8%	c,d,e	\$2,400	\$2,600	E
All penalty amounts are doubled for large volume discharges (>5% of POTW hydraulic or organic load design capacity)											
Description of Violation		Level I Penalty			Level II Penalty			Level III Penalty			
		No Harm	Proposed Effective January 01, 2026	Percent Change	No Harm	Proposed Effective January 01, 2026	Percent Change	Criteria	SNC or Evidence of Harm	Proposed Effective January 01, 2026	SNC Criteria
Failure to renew or apply within time frame given (per event)		\$150	\$200	33%	\$900	\$1,000	11%	c,d,e	\$1,800	\$2,000	H
Failure to apply after given notice (per day)		\$300	\$400	33%	\$1,200	\$1,300	8%	c,d,e	\$2,400	\$2,600	H
Failure to mitigate or correct (per day)		\$1,200	\$1,300	8%	\$1,800	\$2,000	11%	c,d,e	\$3,000	\$3,300	C,D,H
Failure to operate and maintain pretreatment (per day)		\$600	\$750	25%	\$1,800	\$2,000	11%	c,d,e	\$3,000	\$3,300	C,D,H
Use of dilution instead of treatment (per event)		\$600	\$750	25%	\$1,800	\$2,000	11%	c,d,e	\$3,000	\$3,300	H
Site Visit Violations											
Entry denial	Entry denied or revoked (per event)	\$3,000	\$3,300	10%	\$3,000	\$3,300	10%	c,d,e	\$3,000	\$3,300	H
	Records denied (per event)	\$3,000	\$3,300	10%	\$3,000	\$3,300	10%	c,d,e	\$3,000	\$3,300	H

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**TABLE 1-A
INDUSTRIAL WASTEWATER PRETREATMENT PROGRAM PENALTIES**

Level II Penalty Criteria Definitions:

a Repeated violations of wastewater discharge limits, defined here as those in which sixty-six percent (66%) or more of all of the measurements taken during a three-month period exceed (by any magnitude) the daily maximum limit or the average limit for the same pollutant parameter.

b Thirty-three percent (33%) or more of all of the measurements for each pollutant parameter taken during a three-month period equal or exceed the product of the daily maximum limit or the average limit multiplied by the applicable magnitude factor (1.4 for BOD, TSS, fats, oil, and grease, and 1.2 for all pollutants except pH).

c No change or an increase in the magnitude of non-compliance for a given pollutant, or no change or an increase in the number of violations or non-compliance events after a Level I enforcement action and implementation of compliance measures.

d Failure to meet, within 60 days after the schedule date, a reporting, correction or application due date, or a compliance schedule milestone contained in a local control mechanism or enforcement order for starting construction, completing construction, or attaining final compliance.

e Continued non-compliance with the intent to impede or delay the implementation of the IPP and permitting requirements, as determined by the Control Authority.

Level III Penalty & SNC Criteria Definitions (from 40 CFR 403.8(f)(2)(viii)):

A Chronic violations of wastewater discharge limits defined here as those in which sixty-six (66%) or more of all of the measurements taken during a six-month period exceed (by any magnitude) the daily maximum limit or the average limit for the same pollutant

B Technical Review Criteria (TRC) violations, defined here as those in which thirty-three percent (33%) or more of all of the measurements for each pollutant parameter taken during a six-month period equal or exceed the product of the daily maximum limit or the average limit multiplied by the applicable TRC (TRC=1.4 for BOD, TSS, fats, oil, and grease, and 1.2 for all other pollutants except pH)

C Any other violation of a pretreatment effluent limit (daily maximum or longer-term average) that the Control Authority determines has caused, alone or in combination with other discharges, interference or pass through (including endangering the health of POTW personnel or the general public).

D Any discharge of a pollutant that has caused imminent endangerment to human health, welfare or to the environment or has resulted in the POTW's exercise of its emergency authority under paragraph (f)(1)(vi)(B) of this section to halt or prevent such a discharge.

E Failure to meet, within 90 days after the schedule date, a compliance schedule milestone contained in a local control mechanism or enforcement order for starting construction, completing construction, or attaining final compliance.

F Failure to provide, within 30 days after the due date, required reports such as baseline monitoring reports, 90-day compliance reports, periodic self-monitoring reports, and reports on compliance with compliance schedules.

G Failure to accurately report non-compliance.

H Any other violation or group of violations which the Control Authority determines will adversely affect the operation or implementation of the local pretreatment program.

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**TABLE 3-A
BUILDING PERMIT FEES**

**Effective
July 01, 2025**

Item #	ITEM DESCRIPTION	Fee	Unit
9	TOTAL VALUATION		
9.1	\$ 1.00 to \$ 10,000.00	\$ 90.00	Minimum Fee
9.2	\$ 10,000.01 to \$ 50,000.00	\$ 90.00	for the first \$10,000.00 plus
9.2.01	each additional \$1,000.00 or fraction thereof, to and including \$50,000.00	\$ 6.48	each additional \$1,000.00 to and including \$50,000.00
9.3	\$ 50,000.01 to \$100,000.00	\$ 349.20	for the first \$50,000.00 plus
9.3.01	each additional \$1,000.00 or fraction thereof, to and including \$100,000.00	\$ 4.08	each additional \$1,000.00 to and including \$100,000.00
9.4	\$100,000.01 to \$200,000.00	\$ 553.20	for the first \$100,000.00 plus
9.4.01	each additional \$1,000.00 or fraction thereof, to and including \$200,000.00	\$ 3.24	each additional \$1,000.00 to and including \$200,000.00
9.5	\$200,000.01 to \$500,000.00	\$ 877.20	for the first \$200,000.00 plus
9.5.01	each additional \$1,000.00 or fraction thereof, to and including \$500,000.00	\$ 3.00	each additional \$1,000.00 to and including \$500,000.00
9.6	\$500,000.01 and up	\$ 1,777.20	for the first \$500,000.00 plus
9.6.01	each additional \$1,000.00 or fraction thereof	\$ 2.80	for each additional \$1,000.00 or fraction thereof
9.7	Other Inspections and Fees:		
9.7.01	Residential Standalone Fire Suppression Includes Plan Review	See Table 3-G	

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9.7.01.1	Commercial Sprinkler/Alarms/Fire Lines	Based on valuation refer to item #9	
9.7.02	Inspections outside of normal business hours, per hour (minimum charge – two hours)	\$ 90.00	per hour
9.7.03	Re-Inspection fees (each) / Ea. additional inspection beyond allowable	\$ 90.00	each
9.7.04	Inspections for which no fee is specifically indicated, per hour (minimum charge – two hours)	\$ 50.00	per hour
9.7.05	Investigation Fee (work commenced without permit), per hour (minimum charge – one hour)	\$ 150.00	per hour
9.7.06	Additional plan review required by changes, additions or revisions to approve plans, per hour (minimum charge – one hour)	\$ 90.00	per hour
9.7.07	Phased Permit Fee	\$ 300.00	each
9.7.07.1	of the total building project permit fee, for each phase of work. Not to exceed \$1,500.00 per phase.	10%	of the total building project permit fee, for each phase of work.
9.7.08	Deferred Permit Fee (minimum \$100.00)	65%	of the value of the building permit fee calculated using the valuation for the deferred portion
9.7.09	Structural Plan Review Fee (Residential)	65%	of the building permit fee
9.7.10	Structural Plan Review Fee (Commercial/Industrial)	100%	of the building permit fee
9.7.11	Fire Life and Safety Plan Review Charge	40%	of the building permit fee
9.7.12	Temporary Certificate of Occupancy (TCO) – Commercial TCO fee for 120 days	Based on Permit Valuation	
9.7.12.1	\$1.00 to \$100,000	\$ 250.00	each
9.7.12.2	\$100,001 to \$500,000	\$ 500.00	each
9.7.12.3	\$500,001 to \$750,000	\$ 750.00	each
9.7.12.4	\$750,001 and up	\$ 1,000.00	each
9.7.13	Temporary Certificate of Occupancy (TCO) – Residential -120 days	\$ 350.00	each
9.7.14	Permit Reinstatement - Subject to State surcharge	\$ 68.00	each
9.7.15	Septic Authorization Review Fee (Not a Building Fee)	\$ 105.00	each

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**TABLE 3-B
SOLAR STRUCTURAL INSTALLATION PERMIT FEES**

		Effective July 01, 2025	
Item #	ITEM DESCRIPTION		Unit
10.1	Solar Photovoltaic (prescriptive) includes Plan Review and Permit Fee	\$ 175.00	each
10.3	Solar Photovoltaic (non-prescriptive) Permit Fee - is subject to standard Structural fees (review/inspection) in Table 3-A	Based on valuation of the project (Refer to Table 3-A)	

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**TABLE 3-C
ELECTRICAL PERMIT FEES**

		Effective July 01, 2025	
Item #	ITEM DESCRIPTION		Unit
11.1	NEW Residential Single or Multi-Family Dwelling, Service Include:		
11.1.01	1,000 sq. ft. or less	\$ 193.20	each
11.1.02	Each additional 500 square feet or portion thereof	\$ 42.00	per each additional 500 sq.ft. or portion thereof
11.1.03	Multi-family (largest unit uses above sq. ft. and each additional unit 50%)		
11.1.04	Limited Energy (residential w/above sq. ft.)	\$ 42.00	each
11.1.05	Limited Energy (multi-family w/above sq. ft.) – per floor for each	\$ 42.00	each
11.1.06	Each Manufactured Home or Modular Dwelling Service	\$ 103.20	each
11.2	Limited Energy (without above sq. ft.)		
11.2.01	Residential	\$ 55.20	each
11.2.02	Commercial (each system)	\$ 55.20	each
11.3	Services or Feeders – Installations, Alterations, Relocation		
11.3.01	200 amp or less	\$ 103.20	each
11.3.02	201 amps to 400 amps	\$ 130.80	each
11.3.03	401 amps to 600 amps	\$ 206.40	each
11.3.04	601 amps to 1000 amps	\$ 276.00	each
11.3.05	Over 1000 amps or volts	\$ 607.20	each
11.3.06	Reconnect only	\$ 90.00	each
11.4	Temporary Services or Feeders – Installation, Alterations or Relocation		
11.4.01	200 amps or less	\$ 82.80	each
11.4.02	201 amps to 400 amps	\$ 96.00	each
11.4.03	401 amps to 600 amps	\$ 172.80	each
11.4.04	601 amps to 1000 amps	\$ 206.40	each
11.4.05	Over 1000 amps or volts	\$ 276.00	each
11.5	Branch Circuits with purchase of service of feeder		

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11.5.01	Each branch circuit	\$	9.60	each
11.6	Branch Circuits without purchase of service or feeder fee			
11.6.01	First Branch Circuit	\$	82.80	each
11.6.02	Each additional branch circuit	\$	9.60	each
11.7	Miscellaneous (service or feeder not included)			
11.7.01	Each pump or irrigation circuit	\$	68.40	each
11.7.02	Each sign or outline lighting	\$	68.40	each
11.7.03	Signal Circuit(s) or a limited energy panel, alteration, or extension	\$	68.40	each
11.7.05	Residential Plan Review (does not include surcharge)		25%	of permit fee charged
11.7.6	Commercial Plan Review (does not include surcharge)		25%	of permit fee charged
11.8	Other inspections and fees:			
11.8.01	Inspection outside of normal business hours (minimum charge - two hours)	\$	90.00	per hour
11.8.02	Re-inspection Fee / Ea. additional inspection beyond allowable	\$	90.00	each
11.8.03	Inspection for which no fee is specifically indicated, (minimum charge – two hours)	\$	90.00	per hour
11.8.04	Investigation fee (work commenced without permit), per hour (minimum charge – one hour)	\$	150.00	per hour
11.8.05	Additional plan review required by changes, additions or revisions to approved plans, per hour (minimum charge – one hour)	\$	90.00	per hour
11.9	Master Permit Fee			
11.9.01	Master Permit Fee (one-time setup)	\$	100.00	each
11.10	Master Permit Inspection Fee			
11.10.01	Master Permit Inspection Fee	\$	90.00	each
11.11	Renewable Electrical Energy:			
11.11.01	5 KVA or less	\$	115.00	each
11.11.02	5.01 to 15 KVA	\$	150.00	each
11.11.03	15.01 to 25 KVA	\$	190.00	each
11.11.05	Solar Generation Systems	\$	190.00	each
11.11.05.1	Plus each additional KVA (Not to exceed \$940.00) (100 KVA maximum)	\$	10.00	per additional KVA
11.11.06	Wind Generation Systems:			
11.11.06.1	25.01 to 50 KVA	\$	240.00	each
11.11.06.2	50.01 to 100 KVA	\$	480.00	each

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11.11.06.3	Over 100 KVA	Calculated based on Service or Feeder sizes and Branch Circuits	
11.12	Minimum Permit Fee		
11.12.01	Minimum Permit Fee	\$ 90.00	each

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**TABLE 3-D
RESIDENTIAL MECHANICAL PERMIT FEES**

		Effective July 01, 2025	
Item #	ITEM DESCRIPTION		Unit
12.1	Furnaces		
12.1.01	For the installation or relocation of each forced-air or gravity-type	\$ 16.80	each
12.1.02	For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance over 100,000 Btu/h (29.3 k W)	\$ 21.60	each
12.1.03	For the installation or relocation of each floor furnace, including vent	\$ 16.80	each
12.1.04	For the installation or relocation of each suspended heater, recessed wall heater or floor-mounted unit heater	\$ 16.80	each
12.2	Appliance Vents		
12.2.01	For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	\$ 10.80	each
12.3	Repairs or Additions		
12.3.01	For the repair of, alteration of, or addition to each heating appliance, refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system	\$ 15.60	each
12.4	Hydronic Heating Systems		
12.4.02	Hydronic hot water system	\$ 16.80	each
12.5	Evaporative Coolers		
12.5.01	For each evaporative cooler other than portable type	\$ 14.40	each
12.6	Other Fuel Appliances		
12.6.01	Chimney liner/flue/vent	\$ 10.80	each
12.6.02	Flue vent for water heater or gas fireplace	\$ 10.80	each
12.6.03	Gas fireplace	\$ 16.80	each
12.6.04	Log lighter (gas)	\$ 16.80	each
12.6.05	Mini Split	\$ 16.80	each
12.6.06	Water heater	\$ 16.80	each

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12.6.07	Wood/pellet stove	\$	16.80	each
12.6.08	Wood fireplace/insert	\$	16.80	each
12.6.09	Other	\$	16.80	each
12.7	Ventilation and Exhaust			
12.7.01	For each ventilation fan connected to a single duct	\$	10.80	each
12.7.02	For each ventilation system which is not a portion of heating or air-conditioning system authorized by a permit	\$	14.40	each
12.7.03	For the installation of each hood which is served by mechanical exhaust, including the ducts for such hood	\$	14.40	each
12.8	Miscellaneous			
12.8.01	For each appliance or piece of equipment regulated by the Mechanical Code but not classed in other appliance categories, or for which no other fee is listed in the code	\$	14.40	each
12.9	Gas Piping			
12.9.01	For each gas-piping system of one to four outlets	\$	6.60	each
12.9.02	For each gas-piping system, additional outlets over five, each	\$	1.20	each
12.10	Other Inspections and Fees:			
12.10.01	Residential Plan Review Fee (Does not include surcharge):		25%	of permit fee charged
12.10.01.1	Inspection outside of normal business hours, per hour (minimum charge – two hours)	\$	90.00	each
12.10.01.2	Re-inspection fees (each) / Ea. additional inspection beyond allowable	\$	90.00	each
12.10.01.3	Inspection for which no fee is specifically indicated (per hour)	\$	90.00	each
12.10.01.4	Investigation Fee (work commenced without permit), per hour (minimum charge – one hour)	\$	150.00	each
12.10.01.5	Additional plan review required by changes, additions, or revisions to approve plans, per hour (minimum charge – one hour)	\$	90.00	each
12.11	Minimum Permit Fee			
12.11.01	Minimum Permit Fee	\$	90.00	each

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**TABLE 3-E
COMMERCIAL MECHANICAL PERMIT FEES**

		Effective July 01, 2025	
Item #	ITEM DESCRIPTION		Unit
13	TOTAL VALUATION		
13.1	\$ 1.00 to \$ 10,000.00	\$ 90.00	each
13.3	\$ 10,000.01 to \$ 50,000.00	\$ 90.00	for the first \$10,000.00 plus
13.3.01	for each additional \$100.00 or fraction thereof, to and including \$50,000.00	\$ 1.50	for each additional \$100.00 to and including \$50,000.00
13.4	\$ 50,000.01 to \$100,000.00	\$ 690.00	for the first \$50,000.00 plus
13.4.01	for each additional \$100.00 or fraction thereof, to and including \$100,000.00	\$ 0.78	for each additional \$100.00 to and including \$100,000.00
13.5	\$100,000.01 and up	\$ 1,080.00	for the first \$100,000.00 plus
13.5.01	for each additional \$100.00 or fraction thereof	\$ 0.60	for each additional \$100.00 or fraction thereof
13.6	Commercial Plan Review (Does not include surcharge)	25%	of permit fee charged
13.7	Other Inspections and Fees:		
13.7.01	Inspections outside of normal business hours (minimum charge – two hours)	\$ 90.00	per hour
13.7.02	Re-inspection fee (each) / Each additional inspection beyond allowable	\$ 90.00	each
13.7.03	Inspections for which no fee is specifically indicated (minimum charge – two hours)	\$ 90.00	per hour
13.7.04	Investigation Fee (work commenced without permit) (minimum charge – one hour)	\$ 150.00	per hour
13.7.05	Additional Plan review required by changes, additions or revisions to approved plans (minimum charge – one hour)	\$ 90.00	per hour

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**TABLE 3-F
PLUMBING PERMIT FEES**

		Effective July 01, 2025	
Item #	ITEM DESCRIPTION		Unit
14	NEW One and Two Family		
	"Includes first 100 feet of water, storm and sewer lines, hose bibbs, icemakers, underfloor low point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter systems [storm]" – see Division 50 918-050-0100(1)(a)(A). There is no charge by fixture count.		
14.1	One and Two Family: 1 Bath & 1 Kitchen	\$ 135.60	each
14.2	One and Two Family: 2 Bath & 1 Kitchen	\$ 218.40	each
14.3	One and Two Family: 3 Bath & 1 Kitchen	\$ 256.80	each
14.4	Each Additional Bath or Kitchen	\$ 54.00	each
14.5	One and Two Family: Solar (when connected with potable water)	\$ 56.40	each
14.6	Fire Sprinklers (multi-purpose/continuous loop 13D systems)	See Table 3-G	
14.7	Fee Fixture		
14.7.01	Absorption valve	\$ 19.80	each
14.7.02	Backflow preventer	\$ 19.80	each
14.7.03	Backwater valve	\$ 19.80	each
14.7.04	Clothes washer	\$ 19.80	each
14.7.05	Dishwasher	\$ 19.80	each
14.7.06	Drinking fountain	\$ 19.80	each
14.7.07	Ejectors/sump	\$ 19.80	each
14.7.08	Expansion tank	\$ 19.80	each
14.7.09	Fixture/sewer cap	\$ 19.80	each
14.7.10	Floor drain/floor sink/hub	\$ 19.80	each
14.7.11	Garbage disposal	\$ 19.80	each
14.7.12	Hose bib	\$ 19.80	each
14.7.13	Ice maker	\$ 19.80	each
14.7.14	Interceptor/grease trap	\$ 19.80	each
14.7.15	Primer	\$ 19.80	each

**CITY OF REDMOND
EXHIBIT A
FEE SCHEDULE**

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14.7.16	Roof drain (commercial)	\$	19.80	each
14.7.17	Sink/basin/lavatory	\$	19.80	each
14.7.18	Tub/shower/shower pan	\$	19.80	each
14.7.19	Urinal	\$	19.80	each
14.7.20	Water closet	\$	19.80	each
14.7.21	Water heater	\$	19.80	each
14.7.22	Other	\$	19.80	each
14.8	Water Service/Sanitary/Storm Sewer:			
14.8.01	Water Service (first 100 feet or fraction thereof)	\$	57.12	first 100 feet
14.8.02	Water Service (each additional 100 feet or fraction thereof)	\$	31.50	each additional 100 feet
14.8.03	Building Sewer (first 100 feet or fraction thereof)	\$	57.12	first 100 feet
14.8.04	Building Sewer (each additional 100 feet or fraction thereof)	\$	31.50	each additional 100 feet
14.8.05	Storm Sewer or Rain Drain (first 100 feet or fraction thereof)	\$	57.12	first 100 feet
14.8.06	Storm Sewer or Rain Drain (each additional 100 feet or fraction thereof)	\$	31.50	each additional 100 feet
14.8.07	Alternate Potable Water Heating Systems (coil, extractor, heat pumps, etc.)	\$	57.12	each
14.9	Manufactured Homes (M/H)			
14.9.01	M/H park sewer connection and Water Distribution System (per space)	\$	72.00	each
14.9.02	M/H service connection (sewer, water and storm) not within a M/H park	\$	72.00	each
14.10	Other Inspections and Fees:			
14.10.02	Residential Plan Review Fee (does not include surcharge)		25%	of permit fee charged
14.10.03	Commercial Plan Review (does not include surcharge)		25%	of permit fee charged
14.10.04	Re-Inspection Fee / Ea. additional inspection beyond allowable	\$	90.00	each
14.10.05	Investigation Fee (work commenced without permit) (minimum charge – one hour)	\$	150.00	per hour
14.10.06	Additional Plan review required by changes, additions or revision to approved plans (minimum charge –one hour)	\$	90.00	per hour
14.11	Commercial Medical Gas		See Table 3-H	
14.12	Minimum Permit Fee	\$	90.00	each

**CITY OF REDMOND
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**TABLE 3-G
STRUCTURAL – RESIDENTIAL FIRE SUPPRESSION SYSTEMS
STANDALONE**

	PLUMBING – RESIDENTIAL FIRE SUPPRESSION SYSTEMS (MULTI-PURPOSE/CONTINUOUS LOOP SYSTEMS)		
	Fee includes plan review	Effective July 01, 2025	
Item #	ITEM DESCRIPTION		Unit
15.1	Up to 2,000 square feet	\$ 163.50	each
15.2	2,001 to 3,600 square feet	\$ 220.50	each
15.3	3,601 to 7,200 square feet	\$ 277.50	each
15.4	7,201 square feet and greater	\$ 330.00	each

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**TABLE 3-H
COMMERCIAL PLUMBING – MEDICAL GAS SYSTEMS**

		Effective July 01, 2025	
Item #	ITEM DESCRIPTION		Unit
16	VALUATION		
16.1	\$ 1.00 to \$ 5,000.00	\$ 292.50	each
16.2	\$ 5,001.00 to \$10,000.00	\$ 292.50	for the first \$5,000.00 plus
16.2.01	for each additional \$100.00 or fraction thereof, to and including \$10,000.00	\$ 1.50	for each additional \$100.00 to and including \$10,000.00
16.3	\$10,001.00 to \$25,000.00	\$ 367.50	for the first \$10,000.00 plus
16.3.01	for each additional \$100.00 or fraction thereof, to and including \$25,000.00	\$ 1.20	for each additional \$100.00 to and including \$25,000.00
16.4	\$25,001.00 to \$50,000.00	\$ 547.50	for the first \$25,000.00 plus
16.4.01	for each additional \$100.00 or fraction thereof, to and including \$50,000.00	\$ 1.05	for each additional \$100.00 to and including \$50,000.00
16.5	\$50,001.00 and up	\$ 810.00	for the first \$50,000.00 plus
16.5.01	for each additional \$100.00 or fraction thereof	\$ 0.90	for each additional \$100.00 or fraction thereof

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**TABLE 3-K
MANUFACTURED DWELLING
INSTALLATION FEES**

		Effective July 01, 2025	
Item #	ITEM DESCRIPTION		Unit
19.1	Manufactured Dwelling Installation Permit Fee – includes concrete slab, runners or foundation, skirting, electrical feeder and plumbing connections and all cross-over connections up to 30 lineal feet of all utility connections	\$ 192.00	each
19.2	Plumbing Fees: Refer to Plumbing fees Table 3-F		
19.2.04	Inspections outside of normal business hours (minimum charge – two hours)	\$ 90.00	per hour
19.3	Other Inspections and Fees:		
19.3.01	Re-Inspection (each) Each additional inspection beyond allowable	\$ 90.00	each
19.3.02	Inspections for which no fee is specifically indicated (minimum charge – one half hour)	\$ 90.00	per hour
19.3.03	Investigation Fee (work commenced without permit) (minimum charge – one hour)	\$ 150.00	per hour
19.3.04	Additional Plan review required by changes, additions or revisions to approve plans (minimum charge – one hour)	\$ 90.00	per hour
19.3.05	Statewide Fee as Required by ORS 455.220(2) to be collected by the jurisdiction and remitted to the BCD	\$ 30.00	each

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**TABLE 3-L
MANUFACTURED DWELLING PARK PERMIT FEES**

		Effective July 01, 2025	
Item #	ITEM DESCRIPTION		Unit
20	TOTAL VALUATION		
20.1	\$1.00 to \$500.00	\$ 26.40	each
20.2	\$501.00 to \$2,000.00	\$ 26.40	for the first \$500.00 plus
20.2.01	for each additional \$100.00 or fraction thereof, to and including \$2,000.00	\$ 3.30	for each additional \$100.00 to and including \$2,000.00
20.3	\$2,001.00 to \$25,000.00	\$ 75.90	for the first \$2,000.00 plus
20.3.01	for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00	\$ 15.00	for each additional \$1,000.00 to and including \$25,000.00
20.4	\$25,001.00 to \$50,000.00	\$ 420.90	for the first \$25,000.00 plus
20.4.01	for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00	\$ 10.80	for each additional \$1,000.00 to and including \$50,000.00
20.5	50,001.00 to \$100,000.00	\$ 690.90	for the first \$50,000.00 plus
20.5.01	for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00	\$ 7.50	for each additional \$1,000.00 to and including \$100,000.00
20.6	\$100,001.00 to \$500,000.00	\$ 1,065.90	for the first \$100,000.00 plus
20.6.01	for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00	\$ 6.00	for each additional \$1,000.00 to and including \$500,000.00
20.7	\$500,001.00 to \$1,000,000.00	\$ 3,465.90	for the first \$500,000.00 plus
20.7.01	for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00	\$ 5.10	for each additional \$1,000.00 to and including \$1,000,000.00

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20.8	\$1,000,001.00 and up	\$ 6,015.90	for the first \$1,000,000.00 plus
20.8.01	for each additional \$1,000.00 or fraction thereof	\$ 3.30	for each additional \$1,000.00 or fraction thereof
20.9	Valuation of Mobile Home or Manufactured Home Park	Valuation as determined in Table 2 of OAR 918-600-0030 and applied to Table 3-L above	
20.10	Other Inspections and Fees:		
20.10.01	Manufactured Home Park Plan review Fee (does not include surcharge)	\$ 0.65	of permit fee charged
20.10.02	Inspections outside of normal business hours (minimum charge – two hours)	\$ 90.00	per hour
20.10.03	Re-Inspection fees assessed under provisions of Section 305.8	\$ 90.00	each
20.10.04	Inspections for which no fee is specifically indicated (minimum charge – one-half hour)	\$ 90.00	per hour
20.10.05	Additional plan review required by changes, additions or revisions to plans (minimum charge – one-half hour)	\$ 42.00	per hour

**CITY OF REDMOND
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Effective ~~July 01, 2025~~ January 01, 2026

**TABLE 3-M
RECREATIONAL VEHICLE PARK PERMIT FEES**

		Effective July 01, 2025	
Item #	ITEM DESCRIPTION		Unit
21	TOTAL VALUATION		
21.1	\$1.00 to \$500.00	\$ 26.40	each
21.2	\$500.01 to \$2,000.00	\$ 26.40	for the first \$500.00 plus
21.2.01	for each additional \$100.00 or fraction thereof, to and including \$2,000.00	\$ 3.30	for each additional \$100.00 to and including \$2,000.00
21.3	\$2,000.01 to \$25,000.00	\$ 75.90	for the first \$2,000.00 plus
21.3.01	for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00	\$ 15.00	for each additional \$1,000.00 to and including \$25,000.00
21.4	\$25,000.01 to \$50,000.00	\$ 420.90	for the first \$25,000.00 plus
21.4.01	for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00	\$ 10.80	for each additional \$1,000.00 to and including \$50,000.00
21.5	\$50,000.01 to \$100,000.00	\$ 690.90	for the first \$50,000.00 plus
21.5.01	for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00	\$ 7.50	for each additional \$1,000.00 to and including \$100,000.00
21.6	\$100,00.01 to \$500,000.00	\$ 1,065.90	for the first \$100,000.00 plus
21.6.01	for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00	\$ 6.00	for each additional \$1,000.00 to and including \$500,000.00
21.7	\$500,000.01 to \$1,000,000.00	\$ 3,465.90	for the first \$500,000.00 plus
21.7.01	for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00	\$ 5.10	for each additional \$1,000.00 to and including \$1,000,000.00

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21.8	\$1,000,000.01 and up	\$ 6,015.90	for the first \$1,000,000.00 plus
21.8.01	for each additional \$1,000.00 or fraction thereof	\$ 3.30	for each additional \$1,000.00 or fraction thereof
21.9	Valuation of Recreational Vehicle (RV) Park	Valuation of Park determined per OAR 918-600-0030 Table 2-Rv and applied to Table 3M above	
21.10	Other Inspections and Fees:		
21.10.01	Inspections outside of normal business hour (minimum charge – two hours)	\$ 90.00	per hour
21.10.02	Re-Inspection fees assessed under provisions of Section 305.8	\$ 90.00	each
21.10.03	Inspections for which no fee is specifically indicated (minimum charge – one-half hour)	\$ 90.00	per hour
21.10.04	Additional plan review required by changes, additions or revisions to plans (minimum charge – one-half hour)	\$ 90.00	per hour



FISCAL YEAR 25/26 FEE SCHEDULE MID-YEAR UPDATE: RESOLUTION 2025-22

REDMOND CITY COUNCIL
DECEMBER 9, 2025



NOTABLE FEE ADJUSTMENTS

01

MARIJUANA RETAIL ITEMS TAX

02

PUBLIC WORKS UPDATES

03

SEWER (WASTEWATER) UPDATES

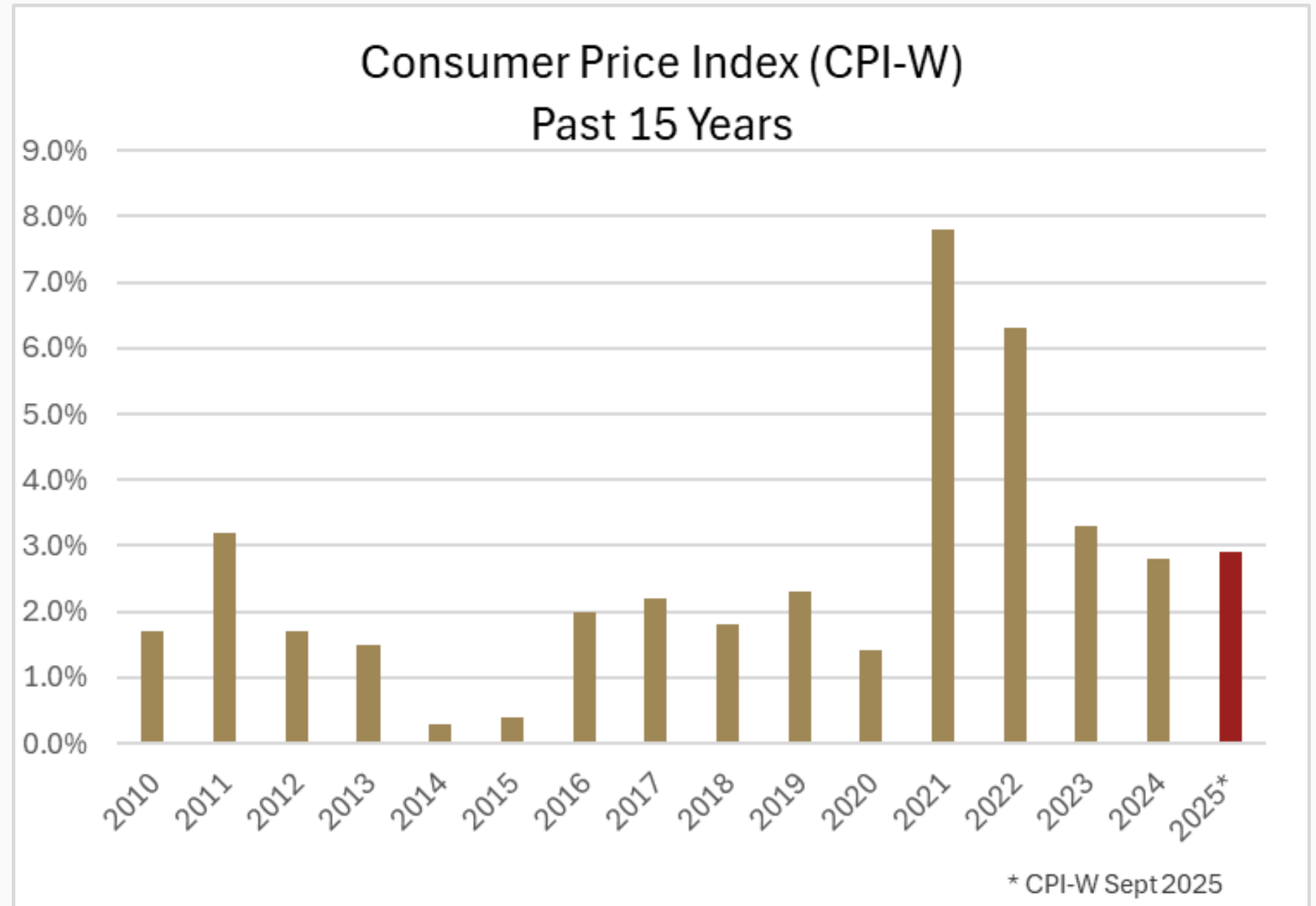
04

GOLF COURSE FEES



CONSUMER PRICE INDEX (CPI-W)

PAST 15 YEARS





WASTEWATER FEES

LAST FEE UPDATE 2021 / 2023

SMALL REVENUE SOURCE

PENALTIES FOR COMPLIANCE

A photograph of a golf course under a clear blue sky. In the foreground, a woman in a black sleeveless top and white shorts walks on a path. Behind her, a man and a woman stand near a golf cart. Several other golf carts are parked in the background on a grassy area. A small building is visible in the distance, and mountains are on the horizon.

GOLF COURSE FEES

FEE SCHEDULE INCLUSION

4% - AVERAGE INCREASE

GOLF COMMITTEE APPROVAL

REDMOND CITY HALL

