



CITY OF REDMOND

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CITY COUNCIL

January 13, 2026
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

JANUARY 13, 2026

REGULAR MEETING AGENDA

6:00 PM

I. CALL TO ORDER / ESTABLISH A QUORUM

II. BLESSING - Pastor Ben Bernard, Redmond Christian Church

III. PLEDGE OF ALLEGIANCE

IV. CITY ANNOUNCEMENTS

V. CONSENT AGENDA

- A. Minutes of November 17, 2025, Council Workshop
- B. Minutes of November 18, 2025, Council Meeting
- C. Minutes of December 23, 2025, Special Council Meeting
- D. Authorization to Purchase an RPM 220 Snowblower Attachment for the Airport Airfield Operations Division: \$173,334

VI. ACTION ITEMS

- A. Funding for Power and Natural Gas Utility Infrastructure for Northpoint Vista Project: Not to Exceed \$600,000

VII. 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.

- A. Written Testimony from Rod Rhoades

VIII. CITY MANAGER COMMENTS

IX. COUNCIL COMMENTS

X. MAYOR'S COMMENTS

XI. 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

Redmond City Council

November 17, 2025

Special Workshop Minutes

Executive Conference Room & Remote Video Conferencing

<https://www.redmondoregon.gov/city-council>

Present: Ed Fitch, John Nielsen, Kathryn Osborne, Jay Patrick, Shannon Wedding, Cat Zwicker, Clifford Evelyn (arrived at 3:15 pm)

Excused: None

Staff Present: City Manager Keith Witcosky; Deputy City Manager Steve Ashworth; City Recorder Kelly Morse; Airport Director Zachary Bass; City Attorney Keith Leitz; Deputy City Manager/Chief Financial Officer Jason Neff; Public Works Director/City Engineer Jessica MacClanahan; Communications Director Heather Cassaro; Economic Development/Urban Renewal Program Manager Chuck Arnold; Urban Renewal Program Analyst Meghan Gassner; Finance Director James Wood; Police Chief Devin Lewis; Planning Manager Kyle Roberts; Senior Long-Range Planner Cory Murray; Human Resources Director Jason Bavuso; Airport Property and Contracts Manager Leif Anderson

Media Present: None

CALL TO ORDER

Mayor Fitch called the meeting to order at 3:00 p.m.

PRESENTATIONS

A. America 250 Planning/July 4, 2026

Economic Development/Urban Renewal Program Manager Chuck Arnold and Lay It Out Events Event Producer Aaron Switzer provided an overview of the 250th celebration of the signing of the Declaration of Independence, outlining stages of the several day, possibly week-long themed celebration, including a barbecue with music on July 3, 2026, and a parade and fireworks on July 4, 2026. Staff will develop a list of key celebration items with rough cost estimates, including potential Urban Renewal investments in permanent street furniture, to inform discussion at a December or January meeting.

B. Public Safety Facility Savings Prioritization

Deputy City Manager/Chief Financial Officer Jason Neff reviewed and outlined options for using the \$4 million in savings from the Public Safety Facility (PSF) Project, noting at the December 9, 2025, meeting, he may recommend applying the funds toward the Eastside Arterial Project, essentially bolstering/increasing the General Fund Reserves by \$4 million.

The City Council directed staff to prepare a budget adjustment for an evidence storage building, PSF Reserve (1-year), and police radio replacement, with the remaining funds to be revisited at a later date. Information on the offset for the cost of evidence storage was requested.

C. Airport Hangar Reversion Deferral Policy

Airport Director Zachary Bass presented the Airport leasing policy update, highlighting the policy adopted in 2015/2021, the reversion clause and deferral fee, and the current fee calculation versus the calculation with proposed changes to the discount rate change, payment schedule, and one-use per ownership entity. Staff suggested not allowing the annual payment but offering a 5 percent discount for lump sum payment. The proposed changes will come before the Council for action in the next few weeks.

The Council consented to staff returning with an amendment for a 5 percent discount on the lump sum payment, but no annual payment option. Staff confirmed the discount would apply to the calculation.

D. Miscellaneous Budget Adjustments on November 18, 2025, & December 9, 2025, Agendas

Mr. Neff stated the public safety items will be presented December 9, 2025. The Council will consider some project-change orders, the Managed Camp, and closing out funds used to create the Internal Service Fund at tomorrow's Council meeting.

The Council consented to using the fire truck for the Starlight Parade and agreed not to create the Council resolution requested by Richard Lance because the sitting Council would have no input on the realignment of Pershall Way or any installation of a road through the park.

ADJOURNMENT

The meeting adjourned at 3:54 p.m.

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

APPROVED by the City Council and SIGNED by the Mayor this 13th day of January 2026.

Ed Fitch, Mayor

ATTEST:

Kelly Morse, City Recorder

**Redmond City Council
Regular Meeting Minutes**

November 18, 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 Recorder Kayla Duddy; City Attorney Keith Leitz; Deputy City Manager/Chief Financial Officer Jason Neff; Public Works Director/City Engineer Jessica MacClanahan; Communications Director Heather Cassaro; Finance Director James Wood; Client Systems Administrator Tyler Roppe; Police Chief Devin Lewis; Planning Manager Kyle Roberts; Human Resources Director Jason Bavuso; Police Lieutenant Curtis Chambers; Budget Analyst Herlinda Corn; Paralegal Joyce Mumia-Stubbs

Media Present: Tracee Tuesday, KTVZ

CALL TO ORDER / ESTABLISH A QUORUM

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

BLESSING

Pastor Jason Reeves with Redmond Heights Pentecostals led the blessing.

PLEDGE OF ALLEGIANCE

Councilor Patrick led the Pledge of Allegiance.

CITY ANNOUNCEMENTS

A. Committee / Commission Appointments and Reappointments

- i. **Airport Committee — Reappointment of Phil Chang as the Deschutes County Representative, and Mark Wunsch as the Jefferson County Representative, terms expiring December 31, 2029**
- ii. **Budget Committee — Reappointment of Aubrey Oslund, term expiring December 31, 2028, and appointment of Teri Lenahan, term expiring December 31, 2028**
- iii. **Bicycle and Pedestrian Advisory Committee — Appointment of Connor Cubic, term expiring December 31, 2028**
- iv. **Downtown Urban Renewal Advisory Committee — Reappointment of Liz Goodrich, term expiring December 31, 2029, and appointment of Larry Wright, term expiring December 31, 2029**
- v. **Historic Landmarks Commission — Reappointment of Megan Watkins, term expiring December 31, 2029, and Aspen Petersen as the Youth Ex-Officio, term expiring December 31, 2026**
- vi. **Juniper Golf Committee — Reappointment of Pam Garney and Vicki Sime, terms expiring December 31, 2029**
- vii. **Nuisance Appeals Board — Reappointment of Anne Graham, term expiring December 2027**
- viii. **Parks Committee — Reappointment of Erin Trimble and Eve Ponder, terms expiring December 31, 2029, and Alison Aguilar as the Youth Ex-Officio, term expiring December 31, 2026**
- ix. **Redmond Commission for Arts in Public Places — Reappointment of Scott Larson, Zia Estrella, Jennifer Palmer and Jac Wilson, terms expiring December 31, 2029**
- x. **Tourism and Lodging Committee — Reappointment of Eric Groom, LoriAnn Kuhn, and Aaron Switzer, terms expiring December 31, 2029**

Councilor Zwicker moved, seconded by Councilor Wedding, to approve the committee and commission appointments and reappointments, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

CONSENT AGENDA

- A. Minutes of September 23, 2025, Council Meeting
- B. Minutes of October 14, 2025, Council Meeting
- C. Minutes of October 20, 2025, Council Workshop
- D. Minutes of October 28, 2025, Council Meeting
- E. Two-Year OpenGov Reporting & Transparency Platform Renewal \$84,000
- F. Redmond Wetlands Complex Project (WW2001) Change Order #2 to the Contract with Taylor NW Construction: \$135,959.19
- G. Resolution #2025-20: Authorizing the City of Redmond to Apply for Land and Water Conservation Fund Grant from the Oregon Parks and Recreation Department for development of the Redmond Wetlands Complex Trail System and authorizing the City Manager to sign the application

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

ACTION ITEMS

- 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.

Planning Director Kyle Roberts provided an update on Ordinance #2025-20, which highlighted four additional conditions of approval regarding townhouse setbacks, curb-tight sidewalks, construction access, and maintenance of Tract K.

Councilor Nielsen moved, seconded by Councilor Wedding, to have a First and Second Reading of Ordinance #2025-20 by title only, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

City Attorney Keith Leitz provided the First and Second Reading of Ordinance #2025-20 by title only.

Councilor Nielsen moved, seconded by Councilor Evelyn, to adopt Ordinance #2025-20.

ROLL CALL VOTE

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

Nays: None

Motion Carried: 7 to 0.

- B. Resolution #2025-18: A resolution declaring certain territory as being annexed to and incorporated within the City of Redmond.

Councilor Evelyn moved, seconded by Councilor Wedding, to adopt Resolution #2025-18, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

- C. Resolution #2025-19: A resolution of the City of Redmond requesting the transfer of certain County rights-of-way from Deschutes County.

Councilor Wedding moved, seconded by Councilor Nielsen, to adopt Resolution #2025-19, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

D. Contract Approval for the Photo Traffic Enforcement System to Verra Mobility for \$4,375,200

Police Chief Lewis provided a presentation, highlighting the program's purpose, Phases 1 and 2 locations, contract specifics, financials, and next steps. The program could improve traffic safety and address traffic issues, which is the number one complaint the City receives.

Councilor Zwicker moved, seconded by Councilor Osborn, to authorize the City Manager to sign a five-year contract and notice to proceed with Verra Mobility for the implementation of Phases 1 and 2 of the Photo Traffic Enforcement System, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

PRESENTATIONS

A. 1st Quarter Fiscal Year 2025/2026 Financial Report

Deputy City Manager/Chief Financial Officer Jason Neff presented the 1st Quarter financial report, highlighting operating financial performance by department and confirming the City is doing well financially.

PUBLIC HEARINGS

A. Resolution #2025-21: A resolution of the City of Redmond to make Budget Adjustments.

Mr. Neff presented reviewed the Fiscal Year 2025/2026 budget adjustment, highlighting the increased Managed Camp contribution, transportation and water capital projects timing and change orders, public safety facility project timing, and the Internal Service Funds final consolidation.

Councilor Osborne moved, seconded by Councilor Nielsen, to adopt Resolution #2025-21, adjusting the City's Fiscal Year 2025/2026 Budget, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

Mayor Fitch opened the public hearing

Confirming there was no public comment, the Mayor closed the public hearing and reinstated the approval that previously took place.

ORDINANCES

A. Ordinance #2025-21: An ordinance amending the Redmond City Code to prohibit fireworks except on July 4th.

Mr. Leitz provided an overview of the recent City fireworks bans and explained the proposed ordinance would permanently amend the Code to allow fireworks only on July 4th.

Councilor Nielsen moved, seconded by Councilor Wedding, to have a First and Second Reading of Ordinance #2025-21 by title only, the motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

Mr. Leitz provided the First and Second Reading of Ordinance #2025-21 by title only.

Councilor Osborne moved, seconded by Councilor Nielsen, to adopt Ordinance #2025-21.

ROLL CALL VOTE

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

Nays: None

Motion Carried: 7 to 0.

COMMENTS FROM CITIZENS AT THE MEETING

- Redmond resident Trevor Johnson commented on improving lighting conditions along Airport Way from the Expo Center to the Airport and surrounding industrial areas.
- Redmond resident Eve Ponder commented on the High Desert Ranch Annexation.
- Redmond resident Richard Lance commented on the future reroute of NW Pershall Way.

CITY MANAGER COMMENTS

City Manager Keith Witcosky reported on the Redmond Airport parking spaces, the interceptor pipe for the Wetlands Project and upcoming Council meetings.

COUNCIL COMMENTS

Councilor Patrick reported on the Veterans Day Parade and reading *More Than a Carpenter* by Josh McDowell.

Councilor Zwicker reported on the Veterans Day Parade and donating to food banks.

Councilor Evelyn reported on the Veterans Day Parade and American Legion Post 44 hosting Thanksgiving Dinner To-Go.

Councilor Wedding reported on the Starlight Parade.

Councilor Osborne reported on the General Federation of Women's Clubs of Central Oregon event.

MAYOR'S COMMENTS

Mayor Fitch reported on Senator Wyden's visit to tour the Airport and expected budget cuts coming from the Oregon legislative short session in 2026.

ADJOURNMENT

The meeting adjourned at 7:10 p.m.

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

APPROVED by the City Council and SIGNED by the Mayor this 13th day of January 2026.

Ed Fitch, Mayor

ATTEST:

Kelly Morse, City Recorder

**Redmond City Council
Special Meeting Minutes**
Executive Conference Room
<https://www.redmondoregon.gov/city-council>

December 23, 2025

Present: Ed Fitch, Jay Patrick, Shannon Wedding, Cat Zwicker

Excused: Clifford Evelyn, John Nielsen, Kathryn Osborne

Staff Present: City Manager Keith Witcosky; Deputy City Recorder Kayla Duddy; City Attorney Keith Leitz; Deputy City Manager/Chief Financial Officer Jason Neff; Public Works Director/City Engineer Jessica MacClanahan; Communications Director Heather Cassaro; Finance Director James Wood

Media Present: None

EXECUTIVE SESSION

A. Labor Negotiations – ORS 192.660(2)(d) authorizes executive sessions "to conduct deliberations with persons designated by the governing body to carry on labor negotiations."

Mayor Fitch convened the Council into Executive Session at 4:00 p.m. and adjourned Executive Session at 4:13 p.m.

CALL TO ORDER / ESTABLISH A QUORUM

Mayor Fitch called the meeting to order at 4:14 p.m.

MOTIONS AS A RESULT OF EXECUTIVE SESSION

Councilor Zwicker moved, seconded by Councilor Wedding, to authorize the City Manager to sign a four-year successor collective bargaining agreement between the City and AFSME Local 3704 effective upon ratification by both parties, the motion passed. (Evelyn-absent, Fitch-yes, Nielsen-absent, Osborne-absent, Patrick-yes, Wedding-yes, Zwicker-yes)

ADJOURNMENT

The meeting adjourned at 4:15 p.m.

Prepared by Kayla Duddy, Deputy City Recorder

APPROVED by the City Council and SIGNED by the Mayor this 13th day of January 2026.

Ed Fitch, Mayor

ATTEST:

Kelly Morse, City Recorder



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STAFF REPORT

DATE: January 13, 2026
TO: City Council
THROUGH: Keith Witcosky, City Manager
FROM: Zachary Bass, Airport Director
SUBJECT: Authorization to Purchase an RPM 220 Snowblower Attachment for the Airport Airfield Operations Division: \$173,334

Report in Brief:

This item requests the City Council (Council) authorize purchase of an RPM 220 Snowblower attachment from Tenco - The Alamo Group Snow & Ice Team for \$173,334 through a Sourcewell cooperative purchase agreement.

Background:

As Central Oregon rapidly increases in population, so too has the passenger counts at Redmond Municipal Airport (Airport). Over the past ten years, passenger traffic has increased from 500,000 to 1.3 million, with the forecast for it to reach 1.8 million by 2036.

As part of the Federal Aviation Administration (FAA) mandated Snow and Ice Control Plan for the Airport, there are nine Priority 1 surfaces that require clearance times of no greater than one hour per the minimum airfield standards and clearance times. One of the Priority 1 surfaces, as defined by the FAA, is the Terminal Ramp, with the current location for snow discharge within the increased footprint from the terminal expansion, which will require snow to be removed off-site. This attachment allows snow to be ingested into current equipment, allowing for off-site snow removal.

Discussion:

Staff evaluated available replacement options and determined that the RPM 220 Snowblower ST5 attachment best meets the Airport's Snow and Ice Control Plan performance, reliability, and fleet compatibility needs. The purchase will be made from Tenco - The Alamo Group Snow & Ice Team through a Sourcewell cooperative purchase agreement (Quote #Q-47351, dated November 7, 2025), reflecting a discounted purchase price of \$173,334.

Fiscal Impact:

The fiscal impact of this equipment purchase is \$173,334, funded entirely through local Airport funds (i.e. parking revenue) and is part of the Airport's capital needs plan. The procurement is to be made through Redmond City Code 2.406 and Oregon Revised Statute 279B.060.

Alternative Courses of Action:

1. Approve the purchase
2. Do not approve the purchase
3. Request more information

Recommendation / Suggested Motion:

"I move to authorize the purchase of an RPM 220 Snowblower Attachment from Tenco - The Alamo Group Snow & Ice Team for \$173,334 and authorize the City Manager to sign the purchase agreement."



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STAFF REPORT

DATE: January 13, 2026
TO: City Council
THROUGH: Keith Witcosky, City Manager
Jason Neff, Deputy City Manager/Chief Financial Officer
Steve Ashworth, Deputy City Manager
FROM: Linda Cline, Housing Program Analyst
SUBJECT: Funding for Power and Natural Gas Utility Infrastructure for Northpoint Vista Project: Not to Exceed \$600,000

Report in Brief:

This item requests the City Council authorize funds not to exceed \$600,000 to pay Central Electric Cooperative (CEC) for the extension of electrical infrastructure and Cascade Natural Gas (CNG) for the extension of natural gas infrastructure to enable the development and occupancy of housing units at Northpoint Vista.

Background:

The extension of electrical and natural gas backbone infrastructure is essential to enable the development and occupancy of housing units at Northpoint Vista. This cost is usually paid for by the developer. However, because the City is the property owner, and no development or disposition agreements have been executed, this cost falls on the City at this time.

CEC, a not-for-profit member-owned utility, is the designated electrical service provider for the area. A deposit of \$376,359 was authorized in June 2025 to order components for the backbone infrastructure to be installed in the public right-of-way. An additional payment not to exceed \$400,000 is needed to undertake installation.

CNG is the designated natural gas provider for the area. A payment of \$200,000 is needed for the installation of natural gas backbone infrastructure in the public right-of-way to serve the development of Northpoint Vista.

Discussion:

While the backbone electrical and natural gas infrastructure will be in the public right-of-way, each will technically be owned by the utility providers, and therefore is not eligible for reimbursement by the City's current infrastructure grants.

- Both are required utilities to **support all new housing**.
- Both are installed in the **public right-of-way** and are part of the utility network serving the broader community.
- These utilities are needed to address a **critical infrastructure barrier** to achieving the State's stated housing goals attached to this House Bill 4079 Affordable Housing pilot project.
- If not paid by the City, this **puts at risk the construction of all housing** in the early phases of housing construction.

Fiscal Impact:

This item will require up-front financing not to exceed \$600,000 from the General Fund. A portion of the CNG costs will be credited back to the City after gas tie-in and services are activated. The remainder for both CNG and CEC is expected to be proportionally recovered during the disposition of parcels over the next one to five years.

The cost will need to be covered by General Fund reserves and will necessitate a budget adjustment at the January 27, 2026, City Council meeting. General Fund reserves are available via funds saved from the Public Safety Facility project in Fiscal Year 2025/2026. This procurement is being made through Redmond City Code 2.410, and in coordination with the "Northpoint Mixed-Income Neighborhood Project Master Developer Request for Qualifications" awarded to deChase Miksis Development on February 28, 2023.

Alternative Courses of Action:

1. Approve the funding of CEC and CNG power and natural gas infrastructure.
2. Do not approve the funding.
3. Take no Action and Request more information

Recommendation / Suggested Motion:

"I move to approve an amount not to exceed \$600,000 to Central Oregon Cooperative and Cascade Natural Gas for needed power and natural gas infrastructure development for the Northpoint Vista Mixed-Income Neighborhood project, and authorize the City Manager or designee to sign the contracts."



NORTHPOINT VISTA

POWER AND NATURAL GAS INFRASTRUCTURE: \$600,000

REDMOND CITY COUNCIL

JAN 13, 2026



NORTHPOINT VISTA

Backbone Infrastructure (CEC shown)





NORTHPOINT VISTA

COST RECOVERY

Central Electric Cooperative

Funding

Current Estimate from CEC: $\leq$ \$400,000

Previous Estimate from CEC: \$376,357

Cost Recovery

Fees paid by developers during transfers/sales of parcels

Cascade Natural Gas

Funding

Current Estimate: \$200,000

Cost Recovery

\$35,000 CNG refund for end-user service connections

\$165,000 fees paid by developers during transfers/sales of parcels



DISCUSSION & MOTION

Kayla Duddy

From: Rod Rhoades [REDACTED]
Sent: Monday, December 29, 2025 1:48 PM
To: Public Testimony
Subject: Road coating

[EXTERNAL]: This email originated from outside of the city. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The contractor that recoated the streets is not good in Redmond. Loose rocks get tracked everywhere.
Sent from my iPhone