



CITY OF REDMOND

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

CITY COUNCIL

March 10, 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

MARCH 10, 2026

REGULAR MEETING AGENDA

6:00 PM

I. CALL TO ORDER / ESTABLISH A QUORUM

II. BLESSING - Pastor Thomas Bengé, Redmond Community Church

III. PLEDGE OF ALLEGIANCE

IV. CITY ANNOUNCEMENTS

V. CONSENT AGENDA

- A. Minutes of January 12, 2026, Council Workshop
- B. Minutes of January 13, 2026, Council Meeting
- C. Design Contract Amendment #1 with Hickman, Williams & Associates Inc. for the Cinder Hollow Improvements Project: WA2501: \$25,000
- D. Redmond Wetlands Complex Project (WW2001) Change Order #3 to the Contract with Taylor NW Construction: \$75,598
- E. March Recognitions

VI. PRESENTATIONS

- A. Housing Works Annual Report
- B. Desert Rise Industrial Park Update
- C. Redmond Wetlands Complex Project Update

VII. ACTION ITEMS

- A. Authorize to Purchase an Oshkosh Striker 6X6 for Airport Rescue and Fire Fighting: \$1,555,515
- B. Contract Award for Health Benefits Broker Request for Proposal to Alliant Insurance Services for \$275,000
- C. Special Event Street Closure Request for the Wild Ride Classic Car Show on April 18, 2026

VIII. 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.

- IX. CITY MANAGER COMMENTS**
- X. COUNCIL COMMENTS**
- XI. MAYOR'S COMMENTS**
- XII. 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

January 12, 2026

Workshop Minutes

Executive Conference Room & Remote Video Conferencing

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

Present: Clifford Evelyn, Ed Fitch, Kathryn Osborne, Jay Patrick, Shannon Wedding (Virtual), Cat Zwicker

Excused: John Nielsen

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; Police Chief Devin Lewis; Planning Manager Kyle Roberts; Special Projects and Natural Resource Program Manager Maria Ramirez; Public Works Operations Manager Joshua Wedding; Public Works Business & Strategic Initiatives Manager Lorelei Williams; Human Resources Director Jason Bavuso; Data and Asset Manager Levi Roberts; Assistant City Engineer Lindsey Crowsigt; Long-Range Planner Cory Murray; Public Works Operations Manager Ryan Kirchner

Media Present: None

CALL TO ORDER

Mayor Fitch called the meeting to order at 3:02 pm.

PRESENTATIONS

A. Planning Related Development Code Amendments (Coming to City Council on February 10, 2026)

Planning Director Kyle Roberts presented proposed Development Code amendments, noting when the continued hearings on the amendments will occur. Both the alley standards and planter strip landscaping standards will be addressed within the Standards and Specifications document. Townhouse rear setbacks generated the most interest with stakeholders as staff proposes increasing the current 5-foot rear setback to 20 feet for rear-loaded townhouses in order to accommodate vehicle parking and keep residents from parking into alleys and blocking access. Visual examples were displayed.

Council discussion regarded the importance of livability, including parking for visitors and safety for children playing in alleys. Councilor Zwicker suggested allowing variances with 24-foot-deep garages and 8-foot doors, for one garage space and 15-foot driveways for one driveway space.

Council consented to the proposed 20-foot setback and allowing variance options for longer, deeper garages with 15-foot setbacks.

B. Enterprise Asset Management Initiative (Contract coming to City Council on January 27, 2026)

Public Works Director/City Engineer Jessica MacClanahan and Data and Asset Manager Levi Roberts presented the Enterprise Asset Management Initiative and explained why Trimble Unity Maintain (formerly CityWorks) was selected as the software solution and Timmons Group as the software implementer. Examples were provided of how the Asset Management Initiative would be used in tracking urban forestry tree maintenance, streamlining wastewater system assets and records, and managing work orders more efficiently to help in making staffing decisions.

C. Public Works Related Code Changes (Coming to City Council on February 10, 2026)

Ms. MacClanahan and Assistant City Engineer Lindsey Crowsigt presented the proposed Public Works Code amendments to Urban Forestry Management, Irrigation Regulations, Cross Connection/Backflow Prevention, the Cemetery, and System Development Charges (SDC) which included housekeeping updates to align the Municipal Code with existing City practices.

The Council suggested the City provide pruning services for a fee or have a contract with a pruning service to address concerns about residents being able to reach a 14-foot pruning height. Extending the morning watering cutoff from 7:00 am to 8:00 am or 8:30 am was suggested to accommodate residents without automatic watering systems.

MISCELLANEOUS ITEMS

Mayor Fitch reported meeting with the Central Oregon Community College's (COCC) Real Estate Committee Thursday and providing the City's approximately \$125,000 proposal. Laura Cooper asked for time to consider the proposal, but he has not heard anything back. The COCC Board meeting is scheduled for Wednesday. He told COCC that the City needed a decision this week or a redesign would be necessary.

Public Works Director/City Engineer McClanahan provided a presentation on the Wastewater SDC Update, noting the Council adopted the Wastewater Collection System Master Plan in July 2025. The proposed maximum defensible SDC amount is \$8,085, about a 51% increase over current SDCs. Mayor Fitch noted the Council had discussed a tiered or staggered approach similar to the Transportation SDCs rather than starting at the maximum rate. Staff confirmed that the 90-day notice does not specify the amount but sets the public hearing date and also confirmed the methodology report will be available 60 days prior to hearing. The Council can continue discussions about implementing the SDCs. The Council concurred to proceed with the 90-day notice and begin outreach.

ADJOURNMENT

The meeting adjourned at 3:53 pm.

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

APPROVED by the City Council and SIGNED by the Mayor this 10th day of March 2026.

Ed Fitch, Mayor

ATTEST:

Kelly Morse, City Recorder

January 13, 2026

Redmond City Council

Regular Meeting Minutes

Council Chambers & Remote Video Conferencing

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

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

Excused: Shannon Wedding

Staff Present: City Manager Keith Witcosky; City Recorder Kelly Morse; City Attorney Keith Leitz; Deputy City Manager Steve Ashworth; Planning Director Kyle Roberts; Housing Coordinator Linda Cline; Public Works Director/City Engineer Jessica MacClanahan; Police Chief Devin Lewis; Deputy City Manager/Chief Financial Officer Jason Neff; Communications Director Heather Cassaro; Client Systems Administrator Tyler Roppe; Airport Operations Supervisor Mike Wilcox

Media Present: None

CALL TO ORDER/ESTABLISH A QUORUM

Mayor Fitch called the meeting to order at 6:00 pm. A quorum was established.

BLESSING

Pastor Ben Bernard, Redmond Christian Church led the blessing.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CITY ANNOUNCEMENTS

None.

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**

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

ACTION ITEMS

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

Deputy City Manager Steve Ashworth explained that the City is responsible for some of the utility trunk line infrastructure for the Northpoint Vista Project. The Council will receive a detailed update at the January 26, 2026, Council Workshop on Infrastructure Phase 1, financial performance projections, and revenue opportunities for reinvestment. Staff will also update and seek feedback about negotiations with local developers regarding property disposition.

Housing Coordinator Linda Cline presented the funding request, noting that after the Council approved a \$380,000 deposit to pay for ordering electrical infrastructure parts, approximately \$400,000 in additional funding is needed to install the parts. Installing Cascade Natural Gas infrastructure is estimated at

\$200,000 with \$35,000 in connection fees to be refunded to the City and \$165,000 will be recovered through developer fees during property disposition.

Councilor Zwicker moved, seconded by Councilor Evelyn, to approve the funding of CEC and CNG power and natural gas infrastructure in an amount not to exceed \$600,000, motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-absent, Zwicker-yes)

COMMENTS FROM CITIZENS AT THE MEETING

A. Written Testimony from Rod Rhoades

Mayor Fitch confirmed Rod Rhoades was not present and that there were no citizen comments.

CITY MANAGER COMMENTS

City Manager Keith Witcosky reported on the complaint Central Oregon Builders Association filed with the Housing Production Office regarding the proposed Development Code amendments discussed at the January 12, 2026, Council Workshop. City Attorney Keith Leitz and Planning Director Kyle Roberts will review the complaint and follow up with the Council.

COUNCIL COMMENTS

Councilor Zwicker explained the Housing Production Office complaint was an example of the City's partners removing the ability of local elected officials to make decisions, on the behalf of and as directed by their constituents, to have a livable community. Citizens need to pay attention to whom they are moving into legislative seats to ensure citizens' voices matter.

MAYOR'S COMMENTS

Mayor Fitch characterized the Housing Production Office as an "anti-livability" agency but acknowledged the need to comply with rules and regulations, adding the Council will review the document and determine next steps.

ADJOURNMENT

The meeting adjourned at 6:12 pm.

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

APPROVED by the City Council and SIGNED by the Mayor this 10th day of March 2026.

Ed Fitch, Mayor

ATTEST:

Kelly Morse, City Recorder



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STAFF REPORT

DATE: March 10, 2026
TO: City Council
THROUGH: Keith Witcosky, City Manager
Jason Neff, Deputy City Manager/Chief Financial Officer
Jessica MacClanahan, Public Works Director/City Engineer
Jake Sherman, Principal Engineer
FROM: Evan Malone, Project Engineer
SUBJECT: Design Contract Amendment #1 with Hickman, Williams & Associates Inc. for the Cinder Hollow Improvements Project: WA2501: \$25,000

Report in Brief:

This item requests the City Council authorize a \$25,000 increase to contract #2025-67 with Hickman, Williams and Associates Inc. Cinder Hollow Improvements Project.

Background:

The City's Cinder Hollow Improvements Project upgrades 31st Street to current City standards, including sidewalks on both sides, project also extends sewer lines along 31st Street, Xero Avenue, and 34th Street, serving the new development and allowing deco Street and Xero Avenue.

On June 9, 2025, the City executed a direct appointment contract with HWA for survey and design services for the Cinder H

Discussion:

In coordination with the Central Oregon Irrigation District (COID), City staff has identified additional improvements that would bene COID canal that runs parallel with 31st Street, which allows for the installation of new sidewalk on the east side of 31st Street as w per City standards.

City staff also identified the need to remove and replace a deteriorating site wall along Wickiup Avenue. The wall has multiple area with a gradual slope behind the existing sidewalk.

These items were not included in HWA's original contract scope, so additional design work is required to incorporate them.

Per Oregon Administrative Rule (OAR) 137-048-200, the Direct Appointment Procedure only allows up to \$100,000 of professional proposals. However, OAR 125-247-0270 allows an additional 25% (up to \$125,000) if amended and approved by City Council. The to \$125,000 total contract award) for HWA to include design services for the previously mentioned items.

Fiscal Impact:

The project is identified in the 5-year Capital Improvement Plan and is funded by the Wastewater System Development Charges (S Sub-Fund (Rental Car Tax). The total project estimate is \$3.2 million over the course of Fiscal Year (FY) 2025/2026 and FY 2026/2 reasonable for the added scope of services with HWA. The amendment is being made through Redmond City Code Section 2.410

Cinder Hollow Improvements Project Design Expenditures:

HWA (Original Design Contract #2025-67)	\$ 100,000
Design Amendment #1	\$ 25,000
Total	\$ 125,000

Alternative Courses of Action:

1. Approve Amendment #1 to HWA's contract in the amount of \$25,000 for added services.
2. Request additional information.
3. Do not approve Amendment #1.

Recommendation / Suggested Motion:

"I move to approve Amendment #1 to the Cinder Hollow Improvements Project Design Contract # 2025-67 with Hickman, Williams amount of \$25,000, and authorize the City Manager to sign the amendment."



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STAFF REPORT

DATE: March 10, 2026
TO: City Council
THROUGH: Keith Witcosky, City Manager
Jason Neff, Deputy City Manager/Chief Financial Officer
Jessica MacClanahan, Public Works Director/City Engineer
Jake Sherman, Principal Engineer
FROM: Julie Thiessen, Project Engineer
SUBJECT: Redmond Wetlands Complex Project (WW2001) Change Order #3 to the Contract with Taylor NW Construction: \$75,598

Report in Brief:

This item requests the City Council grant authorization for change orders to the Taylor NW contract totaling \$75,598 on the Redmond Wetlands Complex (RWC).

Background:

The following is a chronology of key actions associated with the RWC:

The City's Water Pollution Control Facility (WPCF) was constructed in 1978. Since then, several expansions and upgrades have occurred to meet the community's growing needs. The population of Redmond and surrounding areas is continually increasing, together with commerce and industry as the region develops. As such, the need for future facility planning and expansions is vital to provide facilities to serve growth. In 2019, a Wastewater Facility Plan (WWFP) was developed to assess the existing capacity and consider current projected future 20-year service needs with respect to system capacity. The 2019 WWFP, however, did not consider the building limitations of the current constrained site of the existing mechanical treatment plant.

The City amended the 2019 WWFP in 2020, for the purpose of updating the design criteria to the year 2045, and adding an alternative for a lagoon treatment system with a constructed wetland treatment and disposal system to meet the City's needs. In March 2021, the City Council approved a contract with Anderson Perry and Associates, Inc. to commence with the preliminary design of the RWC. The scope of work (SOW) for preliminary design included exploring alternatives within the lagoon and wetland treatment process to find the best solutions to meet environmental requirements, current and future capacity demands, cost-effective construction, and cost-effective long-term operation and maintenance. This led to a contract amendment with Anderson Perry and Associates to complete final design and provide construction management and inspection services for the Project.

On May 27, 2025, the City Council approved the award of the construction contract to Taylor NW in the amount of \$76,964,000.

At the start of construction, it was known that the Department of Environmental Quality (DEQ) would be requiring three additional monitoring wells for the site, but the locations were unknown. Those locations have been identified and the installation of those three wells is now planned. The cost for that effort is compiled in Change Order #3.

Discussion:

Change Orders for projects, such as the RWC, are done on a contract-by-contract basis rather than an accumulation for the project overall.

Change Order #1 was a no-cost, no schedule change administrative revision to the bidding documents and was executed October 30, 2025.

Change Order #2, in the amount of \$135,959, was a compilation of three change order items on the project (two of which are for the Taylor NW contract). This change order included addition of trenching and conduit for the Central Electric Cooperative power realignment along NW Euston Lane; addition of an area drain and curbing on the interim biosolids pad; and inclusion of a code required fire damper in the Main Division Building. This change order does not add any time to the construction project.

Change Order #3, in the amount of \$75,598 adds the three new DEQ required monitoring wells on the site. This change order does not add any time to the construction project.

Per City policy, change orders that exceed \$100,000 or that are greater than 10% of the original contract require Council approval. This change order does not exceed \$100,000, but the previous cumulative changes have surpassed this amount. This change order is being made through Redmond City Code Section 2.410.3

Fiscal Impact:

The Fiscal Year 2025/2026 approved budget includes \$35 million for the project. The total estimated project cost is \$88.8 million and is funded through the following:

Department of Environmental Quality (DEQ) Loan*	\$73.5 million
DEQ Forgivable Loan**	\$0.5 million
Wastewater Operations	\$6.5 million
Wastewater System Development Charges (SDCs)	\$5.0 million
Grants	\$2.3 million
Deschutes County (in support of Terrebonne Sewer District)	\$1.0 million

* 30-year loan at 2.32% interest rate. The total annual debt service is estimated at \$3.5 million, which will be repaid from a combination of Wastewater ratepayer and SDCs.

** Forgiven with project completion.

Including Change Order #3 below is the breakdown of the latest project budget including in contingency:

Design	\$5.6 million
Construction Management & Inspection	\$2.0 million
Construction - Taylor Northwest	\$77.2 million
Construction - Other	\$1.0 million
Contingency	\$3.0 million

Alternative Courses of Action:

1. Approve Change Order #3 for the Taylor Northwest, LLC Contract in the amount of \$75,598.
2. Reject Change Order #3.
3. Request Additional information.

Recommendation / Suggested Motion:

"I move to approve Change Order #3 for the Taylor Northwest, LLC Contract in the amount of \$75,598 and authorize the City Manager to sign the Change Order."

RECOGNITIONS

The City Council recognizes the following events in our community:

- **World Hearing Day** – March 3, 2026
- **Employee Appreciation Day** – March 6, 2026
- **Harriet Tubman Day** – March 10, 2026
- **Girl Scouts of the USA Anniversary** – March 12, 2026
- **Global Recycling Day** – March 18, 2026
- **Greek Independence Day** – March 25, 2026
- **National Vietnam War Veterans Day** – March 29, 2026
- **Cesar Chavez Day** – March 31, 2026
- **National Poison Prevention Week** – March 15-21, 2026
- **Save Your Vision Month** – March 2026
- **American Red Cross** – March 2026
- **Women's History Month** – March 2026



We know the way home.

Presentation to Redmond City Council

March 10, 2026



Spencer Court Bike Parking

Housing Works



- Central Oregon Regional Housing Authority (CORHA)-
Re-branded as Housing Works in 2006
- ORS 456 – Public Corporation
- Established in 1977 by Deschutes and Jefferson Counties, Crook County Joined in 2001
- We are one of the largest landlords in the region
- We help house about 2 % of the households in the region

Our Core Program Centers



Supporting Our Community By Supporting Partners



Housing Choice Voucher Program Statistics

Redmond

- **621** Total vouchers
- **156** Households are elderly
- **240** Households are disabled
- **184** Households experiencing homelessness at admission
- **\$741,000+** monthly investment to landlords in Redmond



Investing In Our Families

The HomeQuest Program

Helping Families Become Homeowners

Redmond

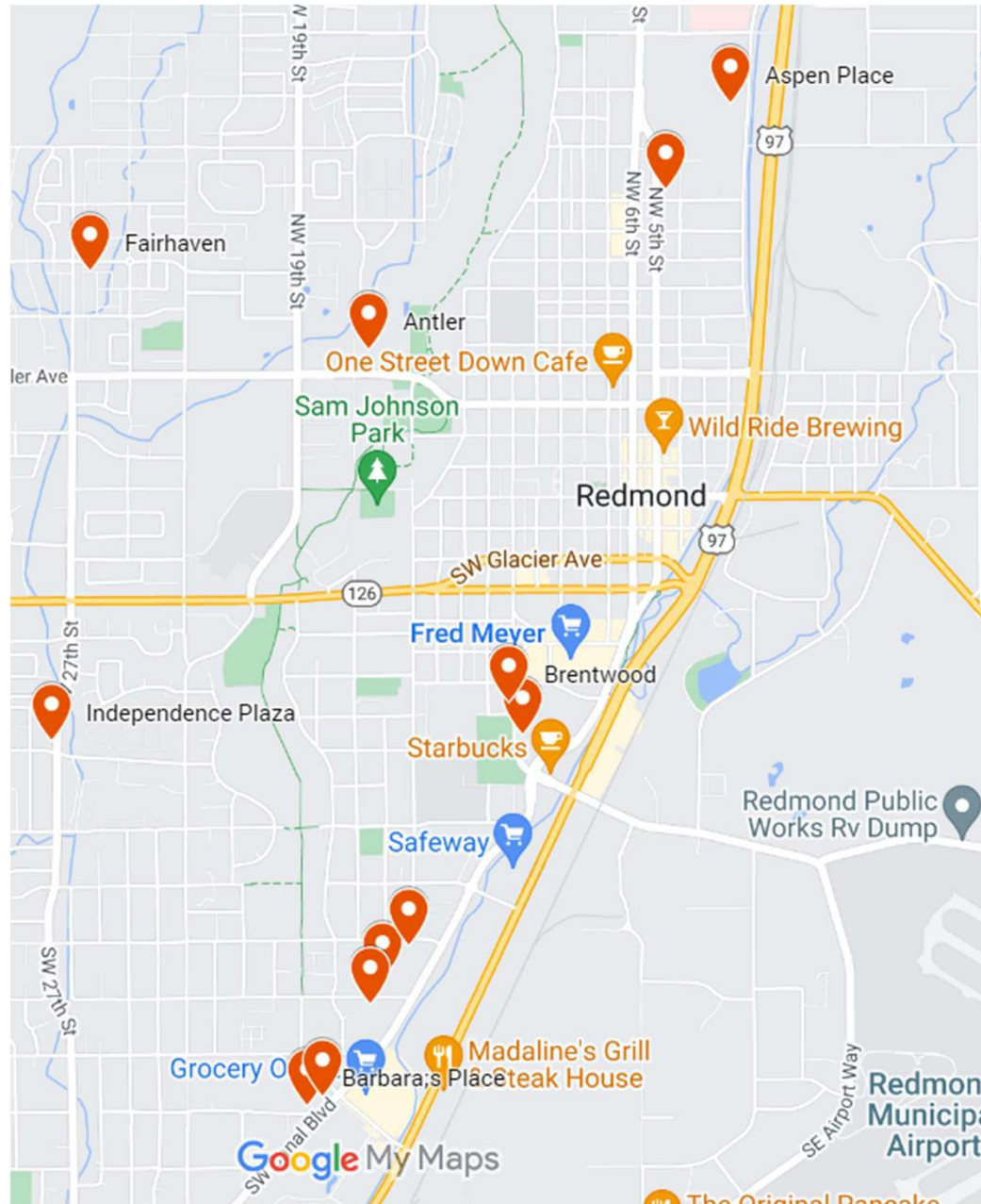
31 Total home owners since 2015

- 6 Homes owned by Housing Works (Tutor Home, etc.)
- Average income \$39,207
- Average buyer age 40
- 18 buyers released assistance at closing



1. Cook Crossing
(47 Senior Units)
2. Aspen Villas
(40 family Units)
3. Reindeer Meadows
(50 Senior Units)
4. Barbara's Place
(6 Special Needs)
5. Quartz Apts.
(5 Special Needs)
6. Brentwood Manor
(8 Senior Units)
7. Spencer Court
(60 Family Units)
8. Fairhaven Vista
(11 Family Units)
9. Independence Place
(2 Homeless Units)
10. Canyon Edge
(67 Family Units)
11. Liberty Lodge
(8 Special Needs)
12. Midtown Place
(47 Family)
13. Antler
(60 units planned)

Investing in Community

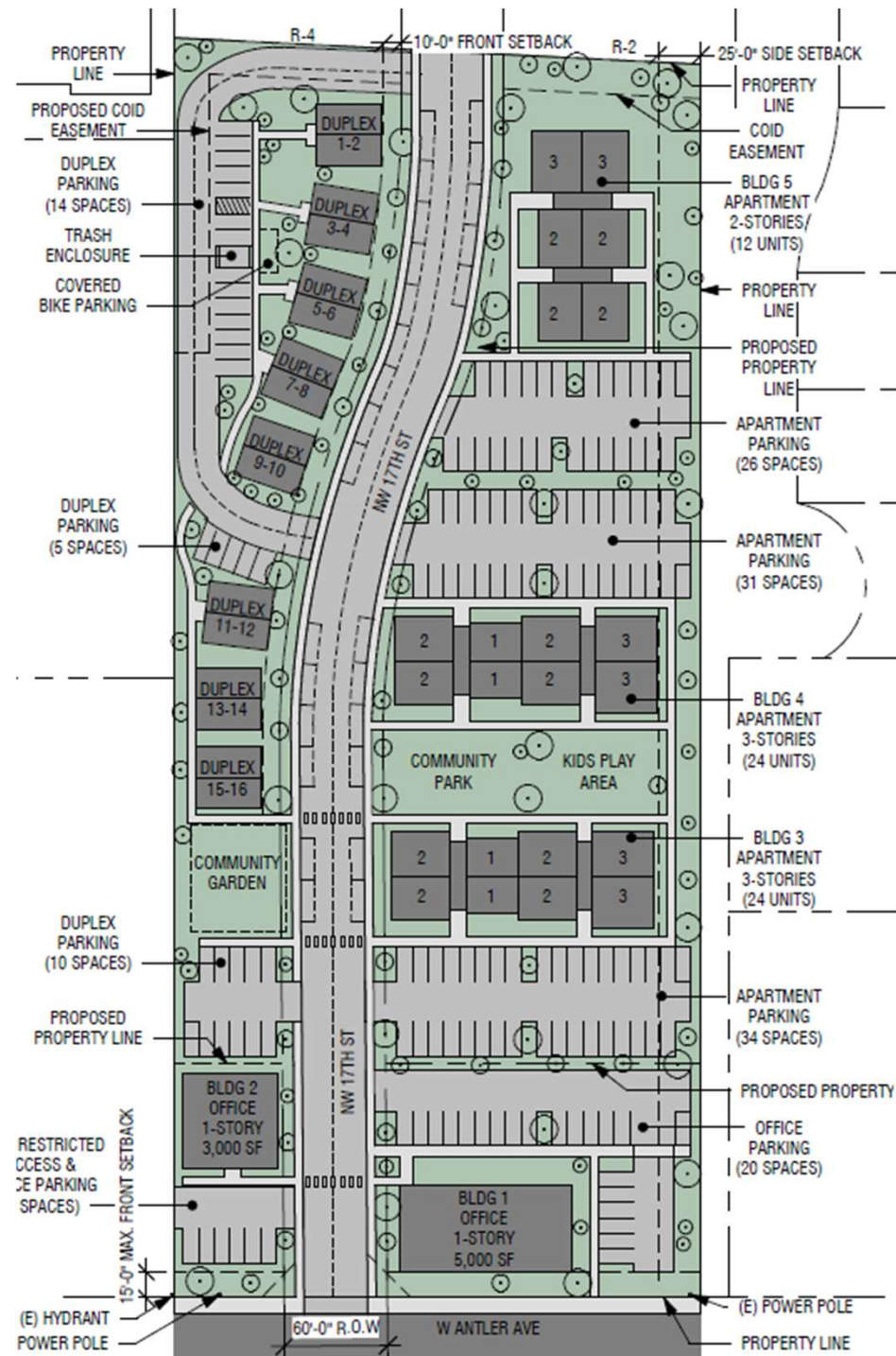


351 Rental units
plus another 192
units planned or
under
construction

Antler Campus

5 acres

- Housing Works offices (under construction!)
- Affordable multi-family (planned)
- Affordable ownership (Rooted Homes)
- Childcare (planned)



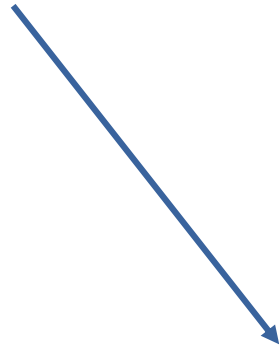
Housing Works



Antler Childcare and Services Hub - Planned

Northpoint Vista

Housing Works



\$23 mil
for 60 apartments

Developer Fee
\$1.2m

Cost of
Construction
\$17.9 mil

Legal & Loan Fees
\$1.4 mil

City & County Fees
\$670,000

Arch & Engineering
\$530,000

Land
\$1.3 mil

\$23 mil
for 60 apartments

Cash
Investment
of \$6 mil

Mortgage
75%
=
\$17 mil



1 br rent =
\$1,700

2 br rent =
\$2,000

3 br rent =
\$3,000

\$23mil
for 60 apartments



LIHTC
\$7.6 mil

Mortgage
26%
=
\$5.9 mil

Filling the Gap

Land Donations **\$1.2m**

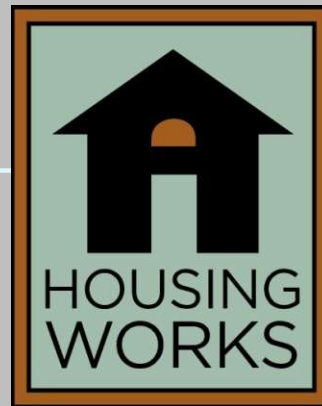
SDC Exemptions **\$579k**

State LIFT Grants **\$4m**

Local Gov't Grants ARPA **\$2m**

30% Basis Boost **\$1.8m**

THANK YOU.
QUESTIONS?





If your household of 4 earns this:

150% AMI
\$185,250

Family Physician
\$221,355

...you can afford this**:

RENT \$4,631
HOME PRICE \$678,500

120% AMI
\$148,200

Computer & Information Systems Manager
\$150,941

RENT \$3,705
HOME PRICE \$541,000

100% AMI
\$123,500

Human Resources Manager
\$141,180

Lawyer
\$127,123

Marketing Manager
\$128,018

RENT \$3,088
HOME PRICE \$449,900

80% AMI
\$91,440

Veterinarian
\$122,911

Nurse
\$117,039

Civil Engineer
\$101,214

Dental Hygienist
\$103,415

RENT \$2,286
HOME PRICE \$330,000

60% AMI
\$68,580

Social Worker
\$82,341

Forrester
\$77,244

Teacher
\$78,798

Probation Officer
\$77,435

Paralegal
\$68,772

RENT \$1,715
HOME PRICE \$245,100

Nursing Assistant
\$46,659

Recreation Worker
\$39,817

Salesperson
\$40,753

Fitness Trainer
\$51,078

Restaurant Server
\$33,470

*Beacon Report April 2025

**Numbers based on 10% down payment, 6.75% interest over 30 years, tax assumptions, no mortgage insurance, no HOA, good credit, and no debt. Median Wages from State of Oregon Employment Department 2024 Wages for Central Oregon



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STAFF REPORT

DATE: March 10, 2026
TO: City Council
THROUGH: Keith Witcosky, City Manager
FROM: Jason Neff, Deputy City Manager/Chief Financial Officer
SUBJECT: Desert Rise Industrial Park Update

Report in Brief:

A presentation on the Desert Rise Industrial Park and current issues on the site.

Background:

What is Desert Rise Industrial Park?

In 2004, the City purchased 122 acres from Deschutes County with the goal of creating an industrial business complex. Typically, businesses have purchased land at below market prices in exchange for job creation minimums/growth and adhering to certain covenants, conditions and restrictions (CC&Rs) specific to the Desert Rise industrial business complex. Since 2004, Desert Rise has seen the development of 7 businesses, over 430 jobs and about \$18 million of private investment (\$80,000 of annual property tax post exemption). Examples of companies in Desert Rise include Medline, Composite Approach, Fuel Safe, Parr Door-Millwork and BridgeMasters. There is approximately 56 acres of marketable land remaining in Desert Rise. Broadly speaking, the overall value of the remaining undeveloped land is estimated at \$10-\$20 million.

Discussion:

Current Issues:

Homeless encampments on Desert Rise and the adjacent 17th Street (Greenwood Avenue to Kingwood Avenue) have rendered undeveloped land unmarketable to prospective businesses in its current state. Established Desert Rise businesses have been patient with the encampment situation and one business has participated in the Safe Parking program. The encampments also have created an inordinate number of public health and safety issues, including fires, shootings and other law enforcement calls. This property is located near to the City's water infrastructure, Well 7, and an emergency dispatch radio tower. This land is in close proximity to the City's Northpoint Affordable Housing Project.

Desert Rise / 17th Street Clean-Up/Restoration:

Staff is proposing a clean-up/restoration cost for Desert Rise and 17th Street at an amount not-to-exceed \$149,250. Estimated costs include:

Information Signs	\$	3,000
Mapping Flyers & Posters	\$	250
Dumpster / Trash Service	\$	20,000
Bio Solutions Clean-Up	\$	65,000
Towing Services	\$	15,000
Miscellaneous Supplies	\$	10,000
Fencing / Barricades	\$	15,000
Signage	\$	5,000
17th Street Striping	\$	16,000
TOTAL	\$	149,250

Notification and Outreach Timeline (90 days):

- Day 0–30 (March 2 – March 31): Individual outreach.
- Day 31 (April 1): Initial notice (reason, map, clean-up window, services information).
- Day 31-60 (April 1 – April 30): Reminder notice plus outreach.
- Day 60 (May 1): Final notice (specific dates, property tagging, towing information).
- Day 75-90 (May 16 – May 31): Cleanup and towing/demolition.
- Day 90 (June 1): All areas closed and cleaned.

Fiscal Impact:

Funding for the clean-up / restoration initiative will come from the City's General Operating Funds reserves (made possible through savings on the Public Safety Facility Project). A budget adjustment hearing is scheduled for March 16, 2026.

Alternative Courses of Action:

No action.

Recommendation / Suggested Motion:

None.



DESERT RISE INDUSTRIAL PARK

REDMOND CITY COUNCIL
MARCH 10, 2026



WHAT IS DESERT RISE?

SLIDE / 2



**Purchased from
County in 2004**



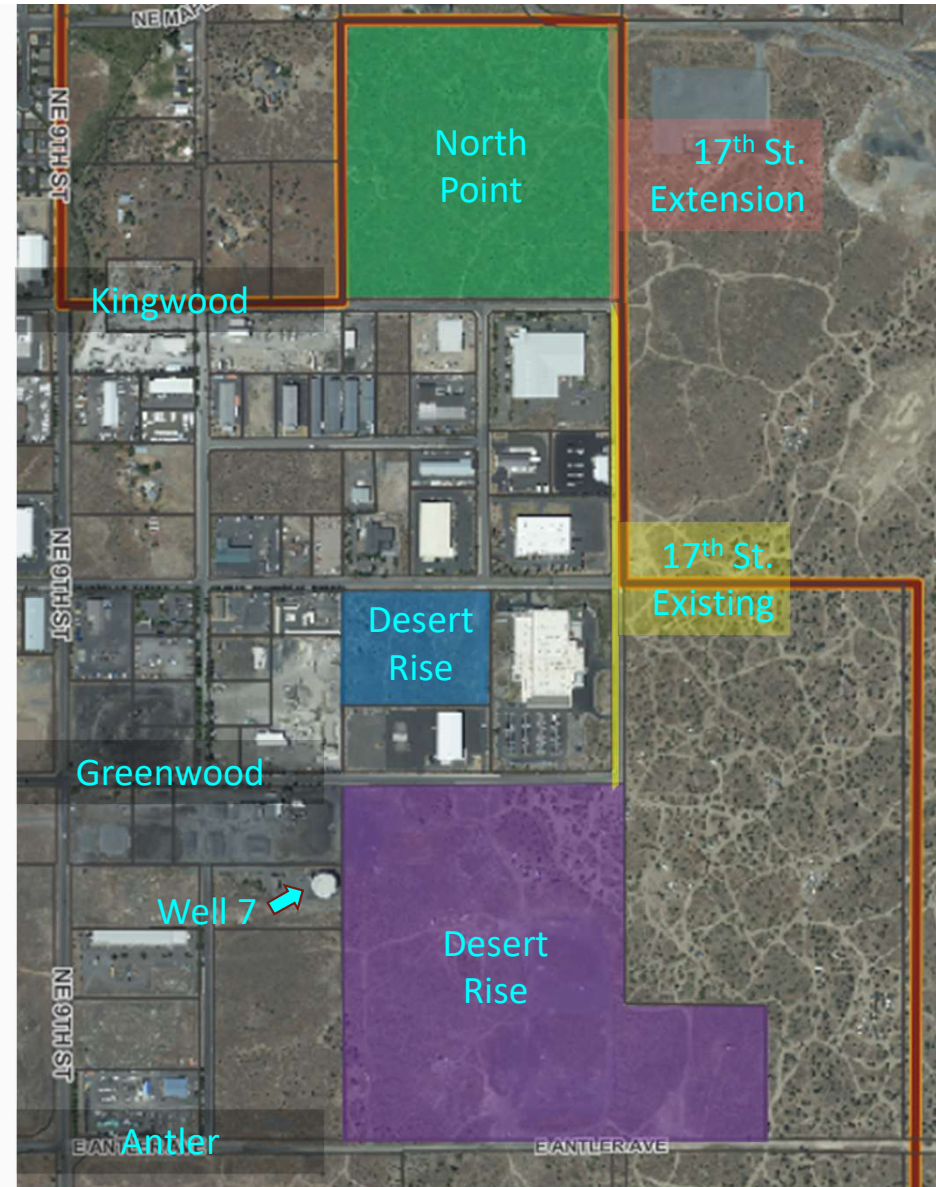
**122 acres of
industrial land
(56 acres remains)**



**Below market
prices for job
creation**



**Deeds carry
covenants,
conditions &
restrictions
(CC&Rs)**





7 BUSINESSES

Economic Diversity



437 JOBS

Average Manufacturing
Job = \$52k/year



\$18M PRIVATE
INVESTMENT

Annual Property Taxes
Post Exemption = \$80k

DESERT RISE BY THE NUMBERS

SLIDE / 3



COMPOSITE APPROACH





DESERT RISE & 17TH STREET

CURRENT ISSUES

SLIDE / 4



UNMARKETABLE TO
PROSPECTIVE
BUSINESSES



PUBLIC SAFETY



CALLS FOR SERVICE

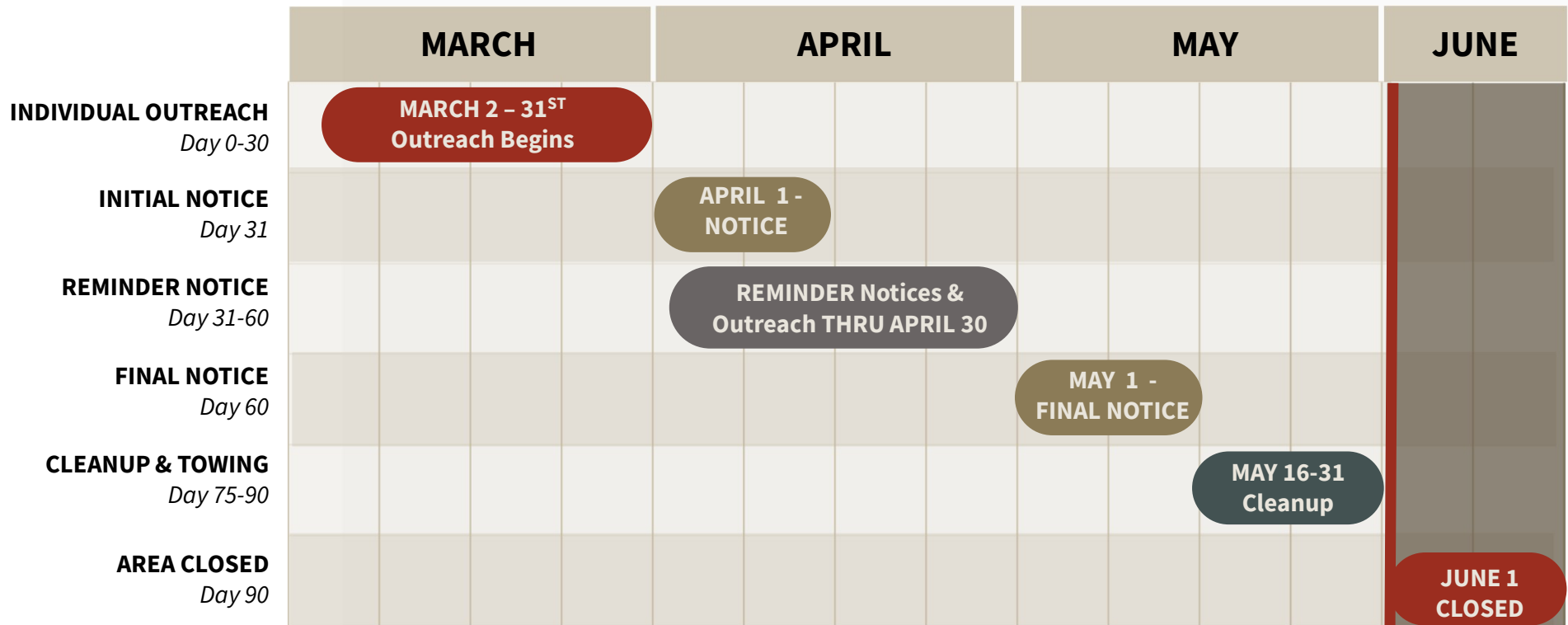


POTENTIAL GROWTH
IN ISSUES AND
FURTHER STRAIN ON
RESOURCES





NOTIFICATION AND OUTREACH TIMELINE



DESERT RISE
/ 17TH ST.
CLEAN-UP /
RESTORATION

\$149K

Information Signs	3,000
Mapping Flyers & Posters	250
Dumpster / Trash Service	20,000
Bio Solutions Clean-Up	65,000
Towing Services	15,000
Misc. Supplies	10,000
Fencing / Barricades	15,000
Signage	5,000
17th Street Striping	16,000
Total	149,250





CITY OF REDMOND

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

STAFF REPORT

DATE: March 10, 2026
TO: City Council
THROUGH: Keith Witcosky, City Manager
Jason Neff, Deputy City Manager/Chief Financial Officer
FROM: Zachary Bass, Airport Director
SUBJECT: Authorize to Purchase an Oshkosh Striker 6X6 for Airport Rescue and Fire Fighting: \$1,555,515

Report in Brief:

This item requests the City Council (Council) authorize purchase of an Oshkosh Striker 6X6 Roof Turret SO291 from Hughes Fire Equipment for \$1,555,515 through a Sourcewell cooperative purchase agreement.

Background:

The Redmond Municipal Airport (Airport) is a Code of Federal Regulations (CFR) Part 139, Index B commercial service airport and is required by the Federal Aviation Administration (FAA) to have onsite Airport Rescue and Fire Fighting (ARFF) services available to protect the safety of passengers and the general public. To maintain commercial service, the Airport is required to have an operational ARFF vehicle on-site, which has a normal lifespan of 15 years before they meet their useful end of life.

ARFF 2 is one of the Airport's two operational ARFF vehicles, which was purchased in 1996. At 30 years old, ARFF 2 is well beyond its reliable service life, experiencing increasing rates of failure and escalating maintenance costs. Replacement parts for a unit of this age have become increasingly difficult to source and require extended lead times. The result of which is a reduction in availability of the vehicle and an elevated risk of the Airport being out of compliance with FAA ARFF requirements.

Discussion:

ARFF 2 has reached the end of its reliable service life and is close to no longer meeting current FAA Part 139 operational requirements. The acquisition of a new ARFF truck will provide the airport with a modern, fully compliant vehicle that meets all FAA aircraft index requirements and response and operational performance. The purchase of a new Oshkosh Striker allows improved safety, new technology, and increased reliability that support the Airport's emergency preparedness and overall operational resilience. The purchase will be made from Oshkosh via Hughes Fire Equipment through a Sourcewell cooperative purchase agreement, reflecting a purchase price of \$1,555,515. The procurement is to be made through Redmond City Code 2.406 & Oregon Revised Statute 279A.205.

Fiscal Impact:

The purchase (\$1,555,515) is funded entirely through local Airport funds and is part of the Airport's capital needs plan. The airport's reserve is estimated at \$48.5 million at the end of Fiscal Year (FY) 2025/2026 (purchase of ARFF vehicle included). The City is receiving a discount of approximately \$16,000 by paying for the vehicle upon completion, versus delivery date.

This purchase can be absorbed within the existing FY 2025/2026 budget as a result of other projects (i.e. the Quick Turn Around (QTA) Rental Car Facility) shifting into FY 2026/2027. As such, a budget adjustment is not necessary.

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 Oshkosh Striker 6X6 Roof Turret SO291 from Hughes Fire Equipment for \$1,555,515 and authorize the City Manager to sign the purchase agreement."

ARFF TRUCK PURCHASE: \$1,555,515
(AIRCRAFT RESCUE FIRE FIGHTING)

CITY COUNCIL MEETING
MARCH 10, 2026



- **FAA Required ARFF Response**
 - 24/7 (3 Minute Response time)
 - 1 Certified Truck/Personnel (1 backup)
 - If unavailable: No commercial traffic
- **ARFF 1**
 - Oshkosh Stryker 3000
- **ARFF 2 Truck**
 - '95 Oshkosh T-1500 (31 yrs old)
 - Currently Inoperable
 - \$42K Turret Replacement

LAST 3 YEARS

- **New Truck Acquisition Efforts**
 - **FAA Recommends replacing ARFF trucks every 15 years**
 - **7+ Years on FAA CIP for Funding Consideration (Unsuccessful)**
 - **Normally an 18-Month Build Cycle**
- **Operational Readiness Issues**
 - **3 Situations With No Operable Back-up**
 - **June 2025 – Both Vehicles Down – Emergency Plan implemented (Not required)**
 - **ARFF 2 Currently Down**
- **Annual ARFF Truck Maintenance Costs**
 - **Averaged \$55K over last 3 years**

NEW PURCHASE

- **2026 Oshkosh Stryker**
 - \$1,555,515
 - Currently Being Finished
 - Receive Late Spring/Summer 2026
- **Replace 31-Year-Old ARFF 2**
- **Fiscal Impact**
 - Airport Funded
 - Sourcewell Cooperative Agreement
 - Cost Absorbed in 2025/26 Budget
- **15+ Year Lifespan & Reduced Maintenance Costs**





QUESTIONS



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STAFF REPORT

DATE: March 10, 2026
TO: City Council
THROUGH: Keith Witcosky, City Manager
FROM: Jason Bavuso, Human Resources Director
SUBJECT: Contract Award for Health Benefits Broker Request for Proposal to Alliant Insurance Services for \$275,000

Report in Brief:

This item requests the City Council authorize a two-year contract with three one-year options (the City's option) with Alliant Insurance Services for Health Benefits Broker services. Total contract cost, if all extensions occur, would be \$275,000.

Background:

Employee health benefits is one of the City's largest operating expenses at \$7 million annually or 12% of the City's operating budget. The City has had a Health Benefits Broker since 2003. The Health Benefits Broker assists the City with selecting and negotiating the City's employee Health Insurance policies and corresponding rates, and annual open enrollment for employees. The benefits broker also assists the City with its Life Insurance and voluntary products.

On January 5, 2026, the City issued a Request for Proposals (RFP) for Broker of Record for Health Benefits Services — Medical Insurance, Dental Insurance, Vision Insurance, Life Insurance, Long Term Disability Insurance, Accidental Death and Dismemberment Insurance and Voluntary Product Services. Three responses were received. An Evaluation Committee comprised of City Staff evaluated the proposals. Criteria included: Project Understanding and Approach (200pts); Project Team (200pts); Experience and Qualifications (200pts); and Cost (200pts).

Members of the Evaluation Committee met on February 19, 2026, to provide scoring of proposals received. Alliant Insurance Services received the highest average point totals for the scoring processes.

RFP Proposal Scoring Averages	Average of Scores (800 Points Possible)
Proposal #1 — Alliant Ins Svcs	732.25
Proposal #2 — Brown and Brown	716.00
Proposal #3 — The Partners Group	667.50

Discussion:

Under the Health Benefits Services Broker contract, Alliant Insurance Services will perform services that include:

- Research and present in-depth information on plans for alternate types of plan design and financing covering city benefit needs. The agent must have experience in researching and instituting alternative financing and plan designs for benefits for public agencies.
- Monitor claims trends, identify high claims areas and develop solutions, if applicable.
- Provide quarterly experience reports indicating medical and dental premiums versus claims.
- Market the renewals of City's benefit program in a timely manner to receive the best coverage and prices available in the market.
- Review policy forms, coverage and pricing for all quotations submitted to the agent for City consideration. Investigate and determine adequacy of financial strength of the proposed carriers. Make recommendations on City choice of proposals.
- Be available to City's Human Resources Department, or other staff, for general benefit and insurance related issues and assistance. This will be by telephone, e-mail, virtual and in person as requested by City.
- Meet with City staff and City's Health Insurance Committee to explain insurance procedures and coverage.

Fiscal Impact:

The current contract is approximately \$36,500 annually. This contract includes compensation in the amount of \$50,000 for Fiscal Year (FY) 2026/2027. The cost is allocated across the City's various funds/departments and represents under 1% of the budgeted annual cost of health insurance related costs. The procurement was made through Redmond City Code 2.406 & ORS 279B.060.

FY 2026/27 - \$50,000

FY 2027/28 - \$52,500

FY 2028/29 - \$55,000

FY 2029/30 - \$57,500

FY 2030/31 - \$60,000

Alternative Courses of Action:

1. Authorize Alliant Insurance Services as the Health Benefits Broker for the City.
2. Do not authorize the request.
3. Request for more information.

Recommendation / Suggested Motion:

"I move to award a two-year contract with three optional one-year extensions for Health Benefits Broker Services to Alliant Insurance Services and authorize the City Manager to execute the contract."



BROKER OF RECORD FOR HEALTH BENEFIT SERVICES CONTRACT AWARD TO ALLIANT SERVICES

**REDMOND CITY COUNCIL
MARCH 10, 2026**



REQUEST FOR PROPOSAL (RFP) – BROKER OF RECORD

PURPOSE & CONTRACT

- Broker services for health and wellness insurance, life insurance, and voluntary benefits.
- Two-year contract; fiscal impact: \$50,000 (FY 2026/27).

RFP TIMELINE

- February 6, 2026: Proposals Due
- February 19, 2026: Evaluation Committee Proposal Scoring Finalized
- March 3, 2026: Intent to Award Issued
- *March 10, 2026: Council Award Consideration*



BROKER OF RECORD PROPOSALS SCORED

PROPOSALS

Bidder	Points
Alliant Insurance Services	732.25
Brown and Brown	716.00
The Partners Group	667.50

- **Scoring Criteria:** Qualifications, Cost, Timelines, etc.
- **Budgeted Amount:** \$50,000 (FY 2026/27)
- **Funding Sources:** Internal Service Fund Transfers from City Departments



HUMAN
QUESTIONS?
RESOURCES



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STAFF REPORT

DATE: March 10, 2026
TO: City Council
THROUGH: Keith Witcosky, City Manager
Steve Ashworth, Deputy City Manager
FROM: Chuck Arnold, Economic Development/Urban Renewal Program Manager
SUBJECT: Special Event Street Closure Request for the Wild Ride Classic Car Show on April 18, 2026

Report in Brief:

This item requests the City Council to take testimony and consider approval of a Public Assembly Permit/Street Closure for the Wild Ride Classic Car Show, scheduled for April 18, 2026.

Background:

Special events involving the closure of any portion of 5th and 6th Streets require approval from the City Council. These streets serve as the spine of Redmond's primary commercial and downtown corridor. Closures can have unanticipated impacts. Therefore, prior to approving a closure, it is important to provide the community with the opportunity to offer input as well as increase public awareness of the event.

Discussion:

Public Assembly Permit applications are reviewed for City Code compliance to ensure public safety, transportation, parking, sanitation, trash removal, marketing, fire protection, medical services and public notice concerns are addressed. Each application is routed to impacted City departments and partner agencies for comments. Fees are established per the City's Fee Schedule to recover City costs for supporting the event.

This will be the sixth year of the Wild Ride Classic Car Show. As such, the street closures, parking plan and detour routes were reviewed by the City's Public Works and Police departments, and Redmond Fire and Rescue. Businesses potentially impacted by the proposed closure were contacted by the event producer and made aware of this meeting and the event.

The permit application requests closure of SW 5th Street between Forest and Black Butte Avenues. The closure will be from 5:00 a.m. through 5:00 p.m. on Saturday, April 18, 2026. It was conveyed to the applicant the requirement that Evergreen Avenue remain open during the event.

Two detour options will be set-up around the street closure:

- 1) SW 4th Street will remain open for fire/medical emergency response and allow through traffic from Forest Avenue to Black Butte Avenue; and
- 2) SW 7th Street will remain open for both north and southbound traffic. SW 6th Street will remain open for southbound traffic.

The attached map shows how the event will control access, vendors, parking, traffic, and detours.

Below is a matrix of items evaluated per City Policy CM 101 (which governs special events):

Review Item From Policy	Staff Assessment
Who benefits or is adversely impacted from the event?	<i>Beneficiaries: Event Organizer, General Community, adjacent Businesses</i> <i>Impacted: Businesses, General Community</i>
What are the benefits and impacts?	<i>Benefits: Increased pedestrian traffic, downtown awareness and</i>

	<i>enhanced customer visitation habits Impacts: Reduced vehicular access for customers and business owners, potential to cause regular customers to avoid downtown on event day</i>
Is there another street closure in the vicinity around the event date?	No
Does permitting this event result in closing 5th or 6th Streets more than twice in a month?	<i>No other event is scheduled to close 5th or 6th Streets during April 2026.</i>
What is the duration of the closure and expected attendance? (City Policy provides guidelines for event duration and size)	<i>The request is for a 12-hour closure with approximately 500 participants expected in attendance.</i>
How event itself benefit the community? Is there a community charity supported?	<i>The event plans to attract approximately 500 participants downtown, raising awareness of businesses, goods, and services available. Proceeds from the event will support local veterans.</i>
Have all permit requirements been met?	Yes

Fiscal Impact:

Cost recovery fees per the City's Fee Schedule are as follows:

- Permit Fee (event with street closures on 5th or 6th Streets): \$200;
- Deposit: \$250 refundable cleaning deposit is being held

Alternative Courses of Action:

1. Approve the Public Assembly Permit and SW 5th Street closure for the Wild Ride Classic Car Show (with an understanding that Evergreen Avenue will remain open).
2. Request more information.
3. Deny the public assembly permit.

Recommendation / Suggested Motion:

"I move to approve the Public Assembly Permit and fee schedule for the Wild Ride Classic Car Show on April 18, 2026."

CASCADE CAR SHOW 5TH ST CLOSURE FOREST REDMOND OR



Drafting Date: 1/13/2025
TCP Author: Josh Meguiar
TCC Job Number: Original Plan 2023-0058
TCP Drafters: Traffic Control Consultants
Phone: (541) 548-3165
Email: tcp@trafficcontrolconsultants.com
Comments: All traffic control MUST meet MUTCD and OTCH specifications.
 This plan is the property of Traffic Control Consultants LLC.

Contractor: Central Oregon Motors
Project: Cascade Car Show
Est. Start Date: TBD
Permit #: TBD

SIGN SPACING AND BUFFER LENGTHS (FEET)				
POSTED SPEED	SPACING BETWEEN SIGNS			BUFFER SPACE
	A	B	C	
20				50
25				75
30				100
35				125
40				150
45				180
50				210
55				250
60				285
65				325
70				360



SPECIAL EVENT STREET CLOSURE

CASCADE CAR SHOW – APRIL 18, 2026

CITY COUNCIL MEETING
MARCH 10, 2026

SLIDE / 1

QUESTIONS

