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

CITY COUNCIL

March 16, 2026
Executive Conference Room • 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 16, 2026	SPECIAL MEETING AGENDA	3:00 PM

I. CALL TO ORDER / ESTABLISH A QUORUM

II. PRESENTATIONS

A. Discussion with Housing Accountability and Production Office

B. Discussion of restricting E-Bikes in City-owned Parks

C. Miscellaneous Updates: Central Oregon Irrigation District Piping, CORE 3, etc.

III. PUBLIC HEARINGS

A. Resolution #2026-04 - A resolution of the City of Redmond to make Budget Adjustments. (Fiscal Year 2025/2026 to General, Police, Wastewater, Capital Projects and Golf Funds)

IV. ADJOURN

MARCH 16, 2026	EXECUTIVE SESSION AGENDA	FOLLOWING SPECIAL MEETING

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. Real Property – ORS 192.660(2)(e) authorizes executive session “to conduct deliberations with persons designated by the governing body to negotiate real property transactions.”

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Meetings Law, the proceedings of this executive session are for background information only for media attending and not for publication or broadcast.

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

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STAFF REPORT

DATE:	March 16, 2026
TO:	City Council
THROUGH:	Keith Witcosky, City Manager
FROM:	Jason Neff, Deputy City Manager/Chief Financial Officer
SUBJECT:	Resolution #2026-04 - A resolution of the City of Redmond to make Budget Adjustments. (Fiscal Year 2025/2026 to General, Police, Wastewater, Capital Projects and Golf Funds)

Report in Brief:
The action requests the City Council authorize budget adjustments totaling $9.4 million to five funds due to unplanned resources and expenditures in the Fiscal Year (FY) 2025/2026 Budget.

Background:
Supplemental budgets are permitted under Oregon Revised Statutes 294.471 (ORS). Per the ORS, a notice of a supplemental budget hearing was published greater than or equal to five days in advance of this City Council meeting.

These items were previously discussed with the City Council on both February 23, 2026, and March 10, 2026.

Discussion:
The resolution includes budget adjustments for the following:

Desert Rise/17th Street Clean-Up/Restoration:
What is Desert Rise?: 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 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.

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 also close to the City's water infrastructure, Well 7, and an emergency dispatch radio tower. Further, this land is in close proximity to the City's Northpoint Affordable Housing Project, which is expected to have homes for sale in 2026.

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.

Funding for this initiative will come from the City's General Operating Funds reserves (made possible through savings on the Public Safety Facility Project). Below is the necessary budget adjustment at this time:

General Fund (General Sub-Fund)

	Resources	Expenditures
Transfers		$ 149,250
Reserve for Future Expenditure		($ 149,250)
Total Change		$ 0

Community Development Fund (CDD Operations Sub-Fund)

	Resources	Expenditures
Interfund Transfers	$ 149,250	
Community Development Organizational Unit (OU)		$ 149,250
Total Change		$ 149,250

Managed Camp System Development Charges (SDCs):
The City is working with Deschutes County and providers to establish a managed homeless camp on the east side of Redmond on County-owned property. The facility is anticipated to be operational in Summer 2025. This facility would support the Council's goal of taking concrete steps to find alternatives for people who are unhoused and unsheltered. To date, Council has approved $322,560 towards the construction of the facility (total construction cost estimated at $788,051). SDCs totaling $63,837 were not included in the construction cost estimates and are now due. It is proposed that the City and Deschutes County split the cost at $31,919. Funding will come from the City's General Operating Funds reserves (made possible through savings on the Public Safety Facility Project).

Below is the necessary budget adjustment:

General Fund (General Sub-Fund)

	Resources	Expenditures
Materials & Services		$ 31,919
Reserve for Future Expenditure		($ 31,919)
Total Change		$ 0

Police Vehicle & Equipment:
Staff is proposing police vehicle and equipment purchases (see table below) which are not anticipated to be financially feasible over the next 5 years given the financial capacity of the General Fund as well as the need for other regular purchases over that time period (i.e. replacements for police, transportation and parks vehicles and equipment). These purchases are intended to improve officer safety and efficiency, and are expected to generally last longer than the 5-year horizon. Funding will come from the City's General Operating Funds reserves (made possible through savings on the Public Safety Facility (PSF) Project).

Evidence Van	$ 85,000
Radios - In Car (19 + 5 new vehicles)	$ 125,000
Radios - Portable	$ 150,000
UAF Drones	$ 100,000
CERT Night Vision	$ 66,000
DAS Tower	$ 30,000
Digital Key Box	$ 10,000
TOTAL	$ 566,000

Below is the necessary budget adjustment:

General Fund (General Sub-Fund)

	Resources	Expenditures
Transfers		$ 566,000
Reserve for Future Expenditure		($ 566,000)
Total Change		$ 0

Police Fund

	Resources	Expenditures
Interfund Transfers	$ 566,000	
Police OU		$ 566,000
Total Change		$ 566,000

Redmond Wetlands Complex - Project Timing:
The Redmond Wetlands Complex Project has begun construction and is progressing at a faster pace than originally budgeted. Total project expenditures in FY 2025/2026 are expected to be $43.5 million versus $35.0 million ($8.5 million higher). The total project budget of $88.8 million remains the same. This project is primarily funded through a Clean Water State Revolving Fund loan from the Oregon Department of Environmental Quality (DEQ). Therefore, the faster pace does not present a funding issue.

Below is the necessary budget adjustment:

Wastewater Fund (Capital Projects Sub-Fund)

	Resources	Expenditures
Long-Term Debt (DEQ loan)	$ 8,500,000	
Wastewater OU		$ 8,500,000
Total Change	$ 8,500,000	$ 8,500,000

Juniper Golf Course - Range Improvement Project
On February 10th, the City Council approved Juniper Golf Course Range Enhancements not-to-exceed $280,178. CourseCo has committed $150,000 toward the project and absorbing $2,795 within operations (both included in the FY 2025/2026 budget). The remaining amount is covered by utilizing the Golf Fund Capital Project Sub-Fund reserve ($127,383). Below is the necessary budget adjustment to add this reserve to an appropriated expense.

Upon completion, the range enhancements are projected to generate an additional $77,000 net cash flow in the first year. This additional cash flow is expected to exceed the $280,178 capital investment in 3.5 years (3.5 year return on investment).

Other future Juniper Golf Course infrastructure projects (such as $400,000 for bunker renovations) can be funded through positive operating cash flow and/or annual excess amounts from Lodging Taxes. Examples: **1)** the audited excess amount from the Lodging Tax as of the end of FY 2024/2025 is $116,794, which will be considered by the Budget Committee in May 2026. **2)** the estimated excess amount from the Lodging Tax as of the end of FY 2025/2026 is $243,000 which will be considered by the Budget Committee in May 2027.

Golf Fund (Capital Projects Sub-Fund)

	Resources	Expenditures
Golf OU	$	127,383
Reserve for Future Expenditure	($	127,383)
Total Change	$	0

Fiscal Impact:

The fiscal impact for adjustments to the Wastewater and Golf Funds are described above. The other 3 adjustments propose utilizing reserves in the General Fund made possible through savings on the PSF project. Below is a summary of how that reserve has been utilized:

General Fund Reserves made possible from PSF Project - Beginning	**$ 4,400,000**
Police Evidence Storage Building (Approved December 2025)	$ 500,000
Police Radio Replacements (Approved December 2025)	$ 580,000
Northpoint CEC Deposit (Approved June 2025)	$ 376,359
Northpoint Utilities (Approved January 2026)	$ 600,000
Managed Camp SDCs (Council Consideration March 2026)	$ 31,319
Desert Rise & 17th Street Clean-Up / Restoration (Council Consideration March 2026)	$ 149,250
Police Vehicles & Equipment (Council Consideration March 2026)	$ 566,000
General Fund Reserves made possible from PSF Project - Remaining	$ 1,597,072
General Fund Reserves made possible from PSF Project - Remaining w/ Northpoint Utilities Repaid	$ 2,573,431

Alternative Courses of Action:

1. Adopt Resolution #2026-04.
2. Do not adopt Resolution #2026-04.
3. Request more information.

Recommendation / Suggested Motion:

“I move to adopt Resolution #2026-04 adjusting the City’s Fiscal Year 2025/2026 Budget.”

CITY OF REDMOND
RESOLUTION NO. 2026-04

A RESOLUTION OF THE CITY OF REDMOND TO MAKE BUDGET ADJUSTMENTS.

WHEREAS, the City of Redmond will have unexpected and unbudgeted resources and expenditures for Fiscal Year (FY) 2025/2026; and

WHEREAS, Supplemental budgets are permitted under Oregon Revised Statutes 294.471.

NOW, THEREFORE, be it resolved by the City Council for the City of Redmond as follows:

SECTION ONE: The City of Redmond City Council hereby adopts the following Budget Adjustments for FY 2025/2026, in the following funds with the following changes, now on file at City Hall.

SECTION TWO: The amounts for the fiscal year beginning July 1, 2025, are hereby adjusted as follows:

GENERAL FUND	Resources	Expenditures
Transfers		$ 149,250
Reserve for Future Expenditure		($ 149,250)
Change to General Fund		**$ 0**
Change to General Fund – Total Appropriations		**$ 149,250**

COMMUNITY DEVELOPMENT FUND	Resources	Expenditures
Interfund Transfers	$ 149,250	
Community Development Organizational Unit (OU)		$ 149,250
Change to Community Development Fund		**$ 149,250**
Change to Community Development Fund – Total Appropriations		**$ 149,250**

Notes: Desert Rise / 17th Street Clean-up / Restoration

GENERAL FUND	Resources	Expenditures
Materials & Services		$ 31,919
Reserve for Future Expenditure		($ 31,919)
Change to General Fund		**$ 0**
Change to General Fund – Total Appropriations		**$ 31,919**

Notes: Managed Camp System Development Charges

GENERAL FUND	Resources	Expenditures
Transfers		$ 566,000
Reserve for Future Expenditure		($ 566,000)
Change to General Fund		**$ 0**
Change to General Fund – Total Appropriations		**$ 566,000**

POLICE FUND	Resources	Expenditures
Interfund Transfers	$ 566,000	
Police Organizational Unit (OU)		$ 566,000
Change to Police Fund		**$ 566,000**
Change to Police Fund – Total Appropriations		**$ 566,000**

Notes: Police vehicle and equipment.

WASTEWATER FUND	Resources	Expenditures
LTD Notes & Notes Payable	$ 8,500,000	
Wastewater Organizational Unit (OU)		$ 8,500,000
Change to Wastewater Fund		**$ 8,500,000**
Change to Wastewater Fund – Total Appropriations		**$ 8,500,000**

Notes: The Redmond Wetlands Complex Project has begun construction and is progressing at a faster pace than anticipated within the approved budget of $35,000,000. In addition, the project needs to frontload some expenditures. This project is primarily funded through a Clean Water State Revolving Fund (CWSRF) loan from the Oregon Department of Environmental Quality (DEQ).

GOLF FUND	Resources	Expenditures
Golf Organizational Unit (OU)		$ 127,383
Reserve for Future Expenditure		($ 127,383)
Change to Golf Fund		**$ 0**
Change to Golf Fund – Total Appropriations		**$ 127,383**

Notes: Juniper Golf Course Driving Range Improvement project.

SECTION THREE: This resolution shall be effective on this 16th day of March 2026.

ADOPTED by the City Council and **SIGNED** by the Mayor this 16th day of March 2026.

Ed Fitch, Mayor

ATTEST:

Kelly Morse, City Recorder

FISCAL YEAR 2025/26 BUDGET ADJUSTMENT

REDMOND CITY COUNCIL

MARCH 16, 2026

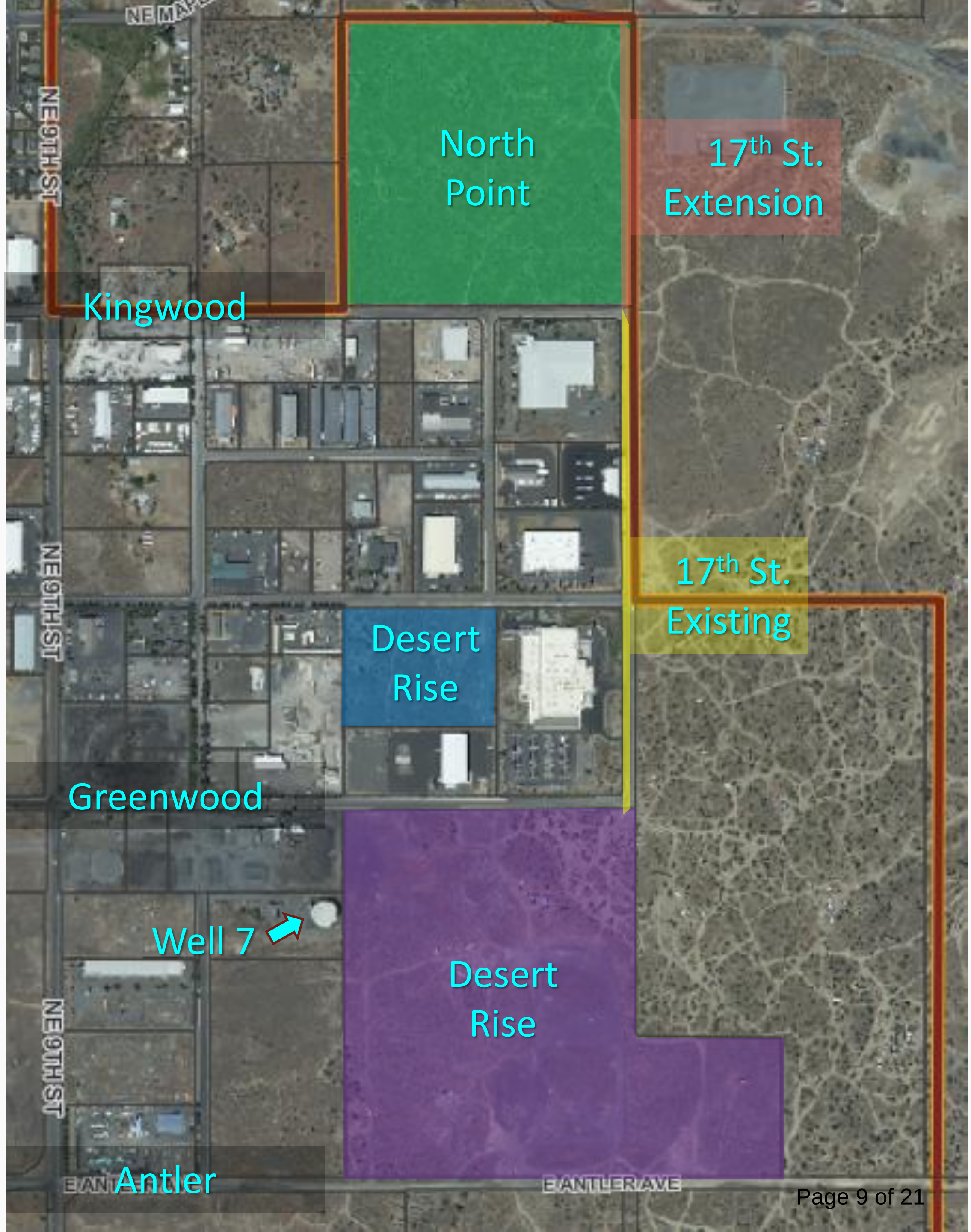
WHAT IS DESERT RISE?

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)



DESERT RISE BY THE NUMBERS

7 BUSINESSES
Economic Diversity

437 JOBS
Average Manufacturing Job = $83k/year

$18M PRIVATE INVESTMENT
Annual Property Taxes Post Exemption = $80k

SLIDE / 3

DESERT RISE & 17TH ST.

CURRENT ISSUES

- UNMARKETABLE TO PROSPECTIVE BUSINESSES
- PUBLIC SAFETY
- CALLS FOR SERVICE
- POTENTIAL GROWTH IN ISSUES AND FURTHER STRAIN ON RESOURCES

NOTIFICATION AND OUTREACH TIMELINE

	MARCH	APRIL	MAY	JUNE
INDIVIDUAL OUTREACH *Day 0-30*	MARCH 2 – 31ST Outreach Begins			
INITIAL NOTICE *Day 31*		APRIL 1 - NOTICE		
REMINDER NOTICE *Day 31-60*		REMINDER Notices & Outreach THRU APRIL 30		
FINAL NOTICE *Day 60*			MAY 1 - FINAL NOTICE	
CLEANUP & TOWING *Day 75-90*			MAY 16-31 Cleanup	
AREA CLOSED *Day 90*				JUNE 1 CLOSED

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**

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

GENERAL FUND	Resources	Expenditures
Transfers		$ 149,250
Reserve for Future Expenditure		($ 149,250)
Change to General Fund		**$ 0**
Change to General Fund – Total Appropriations		**$ 149,250**

COMMUNITY DEVELOPMENT FUND	Resources	Expenditures
Interfund Transfers	$ 149,250	
Community Development Organizational Unit (OU)		$ 149,250
Change to Community Development Fund		**$ 149,250**
Change to Community Development Fund – Total Appropriations		**$ 149,250**

GENERAL FUND

MANAGED CAMP CONTRIBUTION

GENERAL FUND	Resources	Expenditures
Materials & Services		$ 31,919
Reserve for Future Expenditure		($ 31,919)
Change to General Fund		**$ 0**
Change to General Fund – Total Appropriations		**$ 31,919**

POLICE VEHICLE & EQUIPMENT

$566K

Evidence van	85,000
Radios - In Car (19 + 5 new vehicles)	125,000
Radios - Portable	150,000
UAF Drones	100,000
CERT Night Vision	66,000
DAS Tower	30,000
Digital Key Box	10,000
Total	**566,000**

POLICE FUND

VEHICLES & EQUIPMENT

GENERAL FUND	Resources	Expenditures
Transfers		$ 566,000
Reserve for Future Expenditure		($ 566,000)
Change to General Fund		**$ 0**
Change to General Fund – Total Appropriations		**$ 566,000**

POLICE FUND	Resources	Expenditures
Interfund Transfers	$ 566,000	
Police Organizational Unit (OU)		$ 566,000
Change to Police Fund		**$ 566,000**
Change to Police Fund – Total Appropriations		**$ 566,000**

PUBLIC SAFETY FACILITY PROJECT SAVINGS

$4.4 MILLION

General Fund Reserves from PSF - Beginning		4,400,000
Item	Approval	
Police Evidence Storage Building	Dec. 2025	500,000
Police Radio Replacements	Dec. 2025	580,000
Northpoint CEC Deposit	Jun. 2025	376,359
Northpoint Utilities	Jan. 2026	600,000
Managed Camp SDCs	Not Approved	31,319
Police Vehicles & Equipment	Not Approved	566,000
Desert Rise & 17th Street Clean-Up	Not Approved	149,250
General Fund Reserves from PSF Project - Remaining		1,597,072
Remaining w/ Northpoint Utilities Repaid		2,573,431

WASTEWATER FUND

REDMOND WETLANDS COMPLEX - PROJECT TIMING

WASTEWATER FUND	Resources	Expenditures
LTD Notes & Notes Payable	$ 8,500,000	
Wastewater Organizational Unit (OU)		$ 8,500,000
Change to Wastewater Fund		**$ 8,500,000**
Change to Wastewater Fund – Total Appropriations		**$ 8,500,000**

GOLF FUND

RANGE IMPROVEMENT PROJECT

GOLF FUND	Resources	Expenditures
Golf Organizational Unit (OU)		$ 127,383
Reserve for Future Expenditure		($ 127,383)
Change to Golf Fund		**$ 0**
Change to Golf Fund – Total Appropriations		**$ 127,383**