

Redmond City Council
Joint Workshop City Council / Deschutes County Commission Minutes
Executive Conference Room & Remote Video Conferencing
<https://www.redmondoregon.gov/city-council>

February 17, 2026

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; Airport Director Zachary Bass; City Attorney Keith Leitz; Deputy City Manager/Chief Financial Officer Jason Neff; Finance Director James Wood; Communications Director Heather Cassaro; Client Systems Administrator Tyler Roppe; Police Chief Devin Lewis; Planning Director Kyle Roberts

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

County Staff Present: County Administrator Nick Lelack, Deputy County Administrator Erik Kropp; County Property Manager Kristie Bollinger

Media Present: Spencer Sacks, KTVZ News

CALL TO ORDER

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

Council Members, County Commissioners, and staff introduced themselves.

PRESENTATIONS & DISCUSSIONS

A. 1,200 Acres: Informational Item

City Manager Keith Witcosky noted Mayor Fitch has been working with a Colorado firm on a preliminary master plan and concepts for growth in the area east of Redmond, and that the presentation is to familiarize attendees with the project and gauge County interest in next steps involving State coordination, legislation, and further land use and housing capacity studies.

Mayor Fitch noted the master planning effort has been ongoing for six to eight months, privately funded by Chuck Coon and Hayden Watson, and aims to balance long-term growth between the east and west sides of Redmond.

DTJ Design Chief Executive Officer Chris Moore presented the Redmond Community Conceptual Site Study via PowerPoint, overviewing the 1,200 acre site context, project intent, and evaluation considerations, including joint management, Redmond's Comprehensive Plan, Statewide Planning Goals, and the June 5, 2025, SWOT analysis. He then highlighted the Conceptual Plan, which included strategic development opportunities and features that meet many state, region, and city smart growth goals and provides approximately 8,400 housing units, more than one million square feet of commercial and office space and significant open space connectivity. He concluded with potential next steps by moving forward with a phased development approach.

The Council and Commissioner comments suggested potential long-term expansion farther east beyond current Bureau of Land Management (BLM) land boundaries; expressed concern about relocating the transfer station given the recent significant investment; suggested maintaining a grid-aligned roadway system to support future connectivity; and discussed bringing the 1,200 acres into the Urban Growth Boundary (UGB) through a comprehensive legislative approach rather than piecemeal expansion.

Mayor Fitch stated no decision was being requested and asked the County to consider including elements of the project in their 2026–2027 Budget, noting the 1,200 acre project is an early-stage effort that will require public engagement and should be considered a long-term part of Redmond’s planning.

Commissioner DeBone stated the master plan represents a large-scale vision to support future population growth from approximately 40,000 to 60,000.

Commissioner Chang noted the need for a better understanding of the timing relative to west side development before proceeding with a feasibility study, including whether the project would occur ahead of, in parallel with, or after west side growth, as well as the amount of remaining land in the UGB on the west side.

Commissioner Adair commended the City for its forward-thinking approach, noting the city's growth, affordability, and expanding manufacturing industry as factors attracting families.

B. CORE3 Project Update

Commissioner DeBone noted the public-private partnership potential at CORE3 (Central Oregon Ready, Responsive, Resilient) site and the need for discussion. He envisioned private car activity in combination with public safety training, which would require some CORE3 land to be a slightly different land use. However, sufficient Council support on whether such land uses fit in the area is needed to proceed with the conversation and then develop a proposal for further consideration.

Discussion noted concerns about the feasibility of adding private use, maintaining the facility’s primary purpose for public safety and as a disaster shelter, the need for continuous operational funding not yet secured, while continuing the discussion would provide opportunity to better understand how different private/public partnerships could be utilized and to consider all the options and what is best for the community with emergency personnel. Adding private use would provide additional benefits for long-term operational funding and vibrant economic activity.

Some Councilors noted they had not seen the unsolicited proposal discussed with the County and suggested a formal proposal and possible Request for Proposal (RFP) process, along with stakeholder input from public safety agencies, and information from Texas and Georgia, which already have private/public partnerships for disaster preparedness centers.

Mayor Fitch noted the Council will review the proposal and continue the discussion at a future work session with emergency service agencies at that table.

Mayor Fitch called for a short meeting break.

C. Airport Terminal Project Update

Airport Director Zachary Bass provided an update which included a review of various growth statistics and markers for the Airport and commercial air services, top markets, airfare comparison, and upcoming schedule changes, as well as an overview of the terminal expansion project and its projected economic impacts.

D. Managed Camp Update/Status of DSL Land Exchange

Deputy County Administrator Erik Kropp provided a brief update on the Managed Camp, noting construction is on schedule with completion expected within a month. Proposals for the RFP are due February 27, 2026, with the contract award anticipated in April. The review committee will consist of City and County staff and nonprofit representatives.

Councilor Nielsen requested that the City be informally notified when voluntary relocations are taking place, so staff has adequate time to prepare for any potential impacts.

MISCELLANEOUS ITEMS

Mr. Witcosky stated the City is coordinating with the County to submit a joint federal earmark request, including capital funding for the 35th Street traffic signal and approximately \$500,000 to design the Helmholtz roundabout.

Commissioner Adair noted the recent Central Oregon Area Commission on Transportation meeting highlighted highway fatalities, particularly on Highway 97 and near Powell Butte on Highway 126, and recommended prioritizing funding to address the issues.

Commissioner Chang updated the Council on the Highway 97 Safety Coalition (Coalition), noting that all nine county commissioners from three counties have signed on, and that the Coalition is now bringing in city governments. He highlighted the Coalition's bipartisan nature as an advantage for engaging both state legislators and federal representatives and noted the opportunity to advocate for Highway 97 investments in the upcoming Federal Surface Transportation bill. He also offered to provide a briefing paper for the City to review, consider signing, and to add or identify specific projects.

ADJOURNMENT

The meeting adjourned at 7:04 pm.

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

APPROVED by the City Council and SIGNED by the Mayor this 14th day of April 2026.

/s/ Ed Fitch
Ed Fitch, Mayor

ATTEST:

/s/ Kelly Morse
Kelly Morse, City Recorder