



# CITY OF REDMOND

**CITY HALL**  
411 SW 9<sup>th</sup> STREET  
REDMOND, OR 97756  
541.923.7710  
FAX: 541.548.0706  
[info@redmondoregon.gov](mailto:info@redmondoregon.gov)  
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## CITY COUNCIL

June 9, 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*

**JUNE 9, 2026**

**EXECUTIVE SESSION AGENDA**

**5:30 PM**

### I. EXECUTIVE SESSION

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

- A. 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.”
- B. Litigation – ORS 192.660(2)(h) authorizes executive sessions “to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.”

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Meetings Law, the proceedings of this executive session are for background information only for media attending and not for publication or broadcast.**

**JUNE 9, 2026**

**REGULAR MEETING AGENDA**

**6:00 PM**

### I. CALL TO ORDER / ESTABLISH A QUORUM

### II. BLESSING - Pastor Robbin Foster, Redmond Church of God

### III. PLEDGE OF ALLEGIANCE

### IV. CITY ANNOUNCEMENTS

### V. CONSENT AGENDA

- A. Minutes of April 6, 2026, Council Meeting
- B. Yew Avenue Pump Station Design Amendment (Project WW2202): \$39,770
- C. Cooperative Improvement Agreement with Deschutes County and Contract Change Order with Taylor NW for Redmond Wetlands Complex for Paving of NW Coyner Avenue and NW Pershall Way: \$226,004.50
- D. Contract award to Eocene Environmental Group for the completion of the Urban Forestry Management Plan (PK2502): \$146,823

**VI. BID AWARDS / BID REJECTIONS**

- A. Non-Exclusive Food and Beverage Concession Lease and Operating Agreement for Redmond Municipal Airport Bid Award to Tailwind Hospitality, Inc.
- B. Property, Casualty, and Liability Insurance Agent of Record Contract Award for up to five-years to WHA Insurance Agency Inc. for a total cost of \$110,000

**VII. PUBLIC HEARINGS**

- A. Adoption of the City of Redmond Fiscal Year 2026/2027 Budget: \$307,665,144
- B. Resolution #2026-11: Adoption of the Corrected General Obligation Bond Tax Levy Amount for Fiscal Year 2026/2027

**VIII. ACTION ITEMS**

- A. Eastside Arterial Project Amendment #5 - Guaranteed Maximum Price (Phase 4) with Knife River Corporation, Project #TR2403; \$7,200,352.68
- B. Resolution #2026-12: A resolution setting fees and charges imposed by the City of Redmond. **Public comment will be taken per ORS 294.160**
- C. Annual Investment Update and Policy Approval

**IX. 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 Testimonies from Kathy
- B. Written Testimony from Bill Calidonna

**X. CITY MANAGER COMMENTS**

**XI. COUNCIL COMMENTS**

**XII. MAYOR'S COMMENTS**

**XIII. ADJOURN**

Regular Council meetings are broadcast live on COTV11 – BendBroadband Channel 11 beginning at 6:00 p.m. on the 2<sup>nd</sup> and 4<sup>th</sup> 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](mailto: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  
Special Meeting Minutes**

Executive Conference Room & Remote Video Conferencing

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

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

Excused: John Nielsen

Staff Present: City Manager Keith Witcosky; City Recorder Kelly Morse; City Attorney Keith Leitz; Airport Director Zachary Bass; Public Works Director/City Engineer Jessica MacClanahan; Communications Director Heather Cassaro; Finance Director James Wood; Economic Development/Urban Renewal Program Project Manager Chuck Arnold; Police Chief Devin Lewis; Planning Director Kyle Roberts; Human Resources Director Jason Bavuso; Housing Program Analyst Linda Cline

Media Present: Ian Haupt, Redmond Spokesman

**CALL TO ORDER**

Mayor Fitch called the meeting to order at 3:30 p.m.

**PRESENTATIONS**

**A. Discussion of Potential Capacity Building Partnerships with Deschutes County on Homelessness**

Key discussion items were as follows:

- Recent fires on Deschutes County's (County) property close to Desert Rise, which threatened larger areas of the community and engaged all 16 firefighters on duty, leaving the entire fire protection district vulnerable with only a Bend fire engine covering headquarters downtown.
- The rejection of three proposals to manage operations due to liability issues, which the County would now take on, so a manager should be successfully selected within the next few weeks. The City and County may negotiate having staff on site and parsing out some of the management into different contracts. The managed camp is still expected to be operational by June with 36 spaces available.
- The need for the City and the County to establish and implement similar rules on their respective properties to avoid confusion and make enforcement clearer for both residents and enforcement personnel and to prevent the accumulation of trash and sewage and damage to public lands and reduce ongoing, expensive cleanup costs.
  - Services between the City and County needed to be balanced to avoid having the Police Department address every major incident with no County sheriff in the area. The City needs to determine how to better spend County funding or use it to shore up overtaxed city services.
  - Each time the City attempts to address homelessness, it must incentivize the County to act.
- Public safety and the best interests of the community must remain the priority.
- Several local service providers have beds available, so resources are currently available for anyone living east of Redmond who wants help. Contrary to what is being heard, the City and the Council are being intentional and trying to do everything as humanely possible for those who want help. Lawless living within the city limits has consequences. The City is taking a very measured approach with noticing and providing resources in the next months; people can choose not to engage in services.

- Expanding the managed camp may not be necessary. Many individuals will not want to be in the managed camp; some do not need mental and behavior health services. Some feel excluded having to go through hoops, which make them feel less; it is off-putting to be treated like they are out there because they cannot do it on their own. A place with less rules like the managed camp may not be as much pressure. A large percentage want to be on their own, others are having trouble and want to live somewhere for a while.
- The Council should monitor the situation throughout the summer when CORE3 and Desert Rise will be fenced, but not the land the County traded with DSL, creating challenges for clearing the area. Two green zones are also located east of the County/DSL trade property where people can go if they do not want a managed situation.
- The managed camp is physically ready; the question is whether a manager will be on site by June 1<sup>st</sup> or June 15<sup>th</sup>, which should be closely coordinated between the City and County. There would be flexibility on timelines if the managed camp is not available when closures are scheduled.

Mayor Fitch stated he would inform County Commission Chair Phil Chang that the City will coordinate with the County and monitor the situation. He noted the City has invested over one million dollars on the East Side Campus through 21<sup>st</sup> street and the managed camp, and opined it is not shirking any responsibility.

#### **B. Miscellaneous Items (if needed)**

Staff encouraged the Council to pursue their contact lists to help raise funds for the July 4<sup>th</sup> Fireworks and Redmond250 celebrations and highlighted the activities planned for July 3<sup>rd</sup> and 4<sup>th</sup>. The goal was to raise at least \$50,000. The Redmond Airport wants to sponsor some of the fireworks and use it as advertising, which is permissible under Federal Aviation Administration regulations.

Staff noted the City website currently has a link to the Redmond250 Celebration website, which included pages featuring the Mayor inviting the community to get involved as well as sponsor and general donation links managed by the City.

Promoting donation opportunities through social media, local news outlets, schools, the Historical Society, downtown window flyers, etc. was suggested because many people go to other sources for news rather than the City's website. Staff confirmed coordination for promotion is underway with the Downtown Association Board and Executive Director.

City Attorney Keith Leitz reported the Airport issued an Request for Proposal (RFP) with two components. Two proposals were received for both the concessionaire and food and beverage components for the new terminal. The food and beverage proposals will proceed to the selection committee and then come before the Council for approval or denial, due to time-sensitive nature given the new terminal's design. The concessionaire RFP was less time-constrained and Staff requested that Council reject the concessionaire proposals and reissue a modified RFP.

Mayor Fitch updated that the Core3 Board gave the private race car group until April 10<sup>th</sup> to present a realistic business proposal. A Zoom meeting is scheduled for April 7<sup>th</sup> at 8:00 a.m. with City Manager Keith Witcosky, City of Bend Police Chief Mike Krantz, Mayor Fitch, and representatives from Central Oregon Intergovernmental Council. The group was asked to provide a written proposal before the meeting, but nothing had been received yet.

#### **EXECUTIVE SESSION**

- A. Litigation – ORS 192.660(2)(h) authorizes executive sessions “to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.”**

Mayor Fitch convened the Council into Executive Session at 4:06 p.m. in accordance with ORS 192.660(2)(h) authorizing executive sessions to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

Mayor Fitch closed the Executive Session portion of the meeting at 4:10 p.m.

The regular portion of the meeting was called to order at 4:11 p.m.

**MOTIONS AS A RESULT OF EXECUTIVE SESSION**

**Councilor Zwicker moved, seconded by Councilor Patrick, to reject the proposals for the concessionaires and go back out. The motion passed. (Evelyn-yes, Fitch-yes, Nielsen-absent, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)**

**ADJOURNMENT**

The meeting adjourned at 4:11 pm.

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

APPROVED by the City Council and SIGNED by the Mayor this 9<sup>th</sup> day of June 2026.

\_\_\_\_\_  
Ed Fitch, Mayor

ATTEST:

\_\_\_\_\_  
Kayla Duddy, Deputy City Recorder



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## STAFF REPORT

**DATE:** June 9, 2026  
**TO:** City Council  
**THROUGH:** Keith Witcosky, City Manager  
Jason Neff, Deputy City Manager/Chief Financial Officer  
**FROM:** Jessica MacClanahan, Public Works Director/City Engineer  
**SUBJECT:** Yew Avenue Pump Station Design Amendment (Project WW2202): \$39,770

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### Report in Brief:

This item requests the City Council amend the existing contract with Anderson Perry and Associates, Inc. in the amount of \$39,770 to complete design of the SW Yew Avenue Lift Station Improvements project.

### Background:

The Yew Avenue Lift Station Improvement Project is on the Capital Improvement Plan for construction in Fiscal Year (FY) 2026/2027. The work contemplated is located adjacent to the northbound Highway 97 on ramp at the Yew Avenue Interchange. Improvements are needed to provide a standby generator and electrical upgrades for operational redundancy and to meet current building codes. The project will also include provisions for future, larger pumps to be added, which will provide additional capacity to handle increasing flows from the service area.

The Yew Avenue Lift Station serves the area between the Deschutes County Fairgrounds and Highway 97 and is planned to serve development within the Large Lot Industrial Area.

### Discussion:

On December 14, 2021, the City procured design services per Oregon Revised Statutes Section 279C and State of Oregon Model Rules for engineering services. Since the time of original contracting, the City updated its Wastewater Collection System Master Plan and Department of State Lands Infrastructure Master Plan to accommodate future growth within the Large Lot Industrial Area. With the passage of time and the new information gathered from the two relevant planning documents, minor revisions to the design of the project are required that were not contemplated in the original scope. This proposed amendment is within reason for the additional services requested.

### Fiscal Impact:

This project is included in the FY 2025/2026 and FY 2026/2027 budgets within the Wastewater Infrastructure Maintenance Sub-Fund. The amended is being made through Redmond City Code Section 2.406 & 2.410, ORS 279C.412, & OAR 137-048-0320.

### Alternative Courses of Action:

1. Approve the contract amendment.
2. Do not approve the amendment.
3. Take no Action and Request more information.

### Recommendation / Suggested Motion:

"I move to approve an amendment to Anderson Perry and Associates, Inc. in the amount of \$39,770 for additional design of the Yew Avenue Pump Station and authorize the City Manager to sign the amendment."



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## STAFF REPORT

**DATE:** June 9, 2026  
**TO:** City Council  
**THROUGH:** Keith Witcosky, City Manager  
Jason Neff, Deputy City Manager/Chief Financial Officer  
**FROM:** Jessica MacClanahan, Public Works Director/City Engineer  
**SUBJECT:** Cooperative Improvement Agreement with Deschutes County and Contract Change Order with Taylor NW for Redmond Wetlands Complex for Paving of NW Coyner Avenue and NW Pershall Way: \$226,004.50

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### Report in Brief:

This item requests the City Council authorize a cooperative improvement agreement with Deschutes County and authorize a change order to Taylor Northwest for additional paving on NW Coyner Avenue and NW Pershall Way as part of the Redmond Wetlands Complex project.

### Background:

As part of the Redmond Wetlands Complex, the City is installing a new interceptor pipeline in the County right-of-way along portions of NW Coyner Avenue and NW Pershall Way. As part of this work, the City will generally be paving back one half of the roadway to restore the surface after pipe installation. The County has requested the contractor pave the entire width of the roadway, at the County's expense, for a more holistic restoration and better long-term maintenance of this section of roadway.

### Discussion:

ORS 190.003 through 190.110 authorize the City and County to enter into intergovernmental agreements for the performance of any or all functions which a party to the Agreement has the authority to perform. Due to the deteriorated condition of the roadway pavement that is within the Project limits but outside the pipe excavation and roadway reconstruction areas, the County requested the City include the additional paving work described and depicted in Exhibit A as part of the Project. To facilitate this request, the City will execute a contract change order to Taylor Northwest in the amount of \$226,004.50 and the County will reimburse the City for the entirety of these costs as outlined in the Agreement.

City policy requires Council authorization for amounts greater than \$100,000. This is change order #6 on this contract with Taylor Northwest.

Taylor Northwest, LLC (Original Construction Contract)	\$ 76,964,000.00
Executed Change Order #1	\$ 0.00
Executed Change Order #2	\$ 135,959.19
Executed Change Order #3	\$ 75,597.80
Executed Change Order #4	\$ (8,924.39)
Executed Change Order #5	\$ (6,369.65)
Proposed Change Order #6	\$ 226,004.50

**Revised Contract Total** **\$ 77,386,267.45**

### Fiscal Impact:

There is no financial impact to the City based on the reimbursement agreement with the County. A budget adjustment in FY 2026/2027 will likely be necessary to account for both the expense and reimbursement. The amendment is being made through Redmond City Code Section 2.406 & 2.410, ORS 279C.335(7), & OAR 137-049-0910.

**Alternative Courses of Action:**

1. Approve the Cooperative Agreement and contract change order
2. Do not approve the Cooperative Agreement and contract change order
3. Request more information

**Recommendation / Suggested Motion:**

"I move to approve the Cooperative Improvement Agreement with Deschutes County and a Contract Change Order to Taylor Northwest in the amount of \$226,004.50 for the Redmond Wetlands Complex Project for additional paving on portions of NW Coyner Avenue and NW Pershall Way, and authorize the City manager to execute both documents."



**COOPERATIVE IMPROVEMENT AGREEMENT  
Redmond Wetlands Complex and  
Paving of NW Coyner Ave and NW Pershall Way**

This Intergovernmental Agreement (“Agreement”) is made and entered into by and between Deschutes County, a political subdivision of the state of Oregon, (“County”) and the City of Redmond, a municipal corporation of the state of Oregon (“City”).

**RECITALS:**

A. ORS 190.003 through 190.110 authorize City and County to enter into intergovernmental agreements for the performance of any or all functions which a party to the Agreement has the authority to perform.

B. The segments of NW Coyner Avenue and NW Pershall Way depicted in the attached Exhibit “A” are County roads under the jurisdiction and road authority of County.

C. City is delivering the Redmond Wetlands Complex project (“Project”), which includes installation of a sewer interceptor pipe within the public rights-of-way for NW Coyner Avenue and NW Pershall Way depicted in Exhibit “A”. The sewer interceptor pipe work includes excavation and reconstruction of portions of the roads; this work was authorized by County under a right-of-way activity permit (Permit No. 115635) issued to City’s contractor, Taylor Northwest LLC (“City’s Contractor”).

D. For the sake of public convenience and due to the deteriorated condition of the roadway pavement that is within the Project limits but outside of the pipe excavation and roadway reconstruction areas, County desires to have City include the additional paving work described and depicted in Exhibit “A” as part of the Project.

**NOW, THEREFORE,** the parties agree as follows:

**TERMS OF AGREEMENT**

1. City will deliver the additional paving work on NW Coyner Avenue and NW Pershall Way described and depicted in Exhibit “A” as part of the Project.
2. County will reimburse City for the additional paving work on NW Coyner Avenue and NW Pershall Way described and depicted in Exhibit “A”. The total estimated cost for the additional paving work is \$226,004.50.

3. The term of this Agreement shall begin on the date all required signatures are obtained and shall terminate upon completion of the Project and final payment or December 31, 2026, whichever is sooner.

## **CITY OBLIGATIONS**

1. With approval from the Redmond City Council, City shall incorporate the additional paving work described and depicted in Exhibit "A" into the Contract work for the Project by Contract Change Order.

2. Upon commencement of the additional paving work, City shall submit an estimated invoice to the County for the additional paving work contracted. The total invoice amount shall be for the estimated and contracted amount to be paid to the City's Contractor by the City for the additional paving work and shall not exceed \$226,004.50 unless otherwise agreed to by both parties.

3. Upon completion of the additional paving work, City shall:

- a. Make payment to City's Contractor for performance of the additional paving work; and
- b. If necessary, further invoice the County for additional costs incurred for the additional paving work based on actual quantities installed and billed, or refund any amount paid by the County in excess of actual quantities installed and billed.

4. City's Project Manager is Jessica MacClanahan – Public Works Director/City Engineer, 243 E Antler Ave, Redmond, OR 97756, 541-504-2011, [Jessica.macclanahan@redmondoregon.gov](mailto:Jessica.macclanahan@redmondoregon.gov), or assigned designee upon individual's absence. City shall notify County in writing of any contact information changes during the term of this Agreement.

5. To the extent allowed by the Oregon Constitution, and within the limits of the Oregon Tort Claims Act, City shall defend, indemnify, and save County, its officers, agents and employees harmless from any and all claims, actions, costs, judgments, damages and other expenses resulting from injury to any person (including injury resulting in death) or damage to property (including loss or destruction), of whatsoever nature, proximately caused by the negligence or other wrongful acts of City, its officers, agents and employees, pertaining to the Project, the Services, or arising out of this Agreement.

## **COUNTY OBLIGATIONS**

1. Within 15 days of receipt of City's invoice, County shall make payment to City for the total invoice amount.

2. County grants City and City's Contractor the right to enter onto County rights-of-way for the performance of the duties as set forth in this Agreement.

3. County's Project Manager for this Project is Cody Smith – County Engineer/Assistant Road Department Director, 61150 SE 27th Street, Bend, OR 97702, (541) 322-7113, [cody.smith@deschutescounty.gov](mailto:cody.smith@deschutescounty.gov), or assigned designee upon individual's absence. County shall notify City in writing of any contact information changes during the term of this Agreement.

4. To the extent allowed by the Oregon Constitution, and within the limits of the Oregon Tort Claims Act, County shall defend, indemnify, and save City, its officers, agents and employees harmless from any and all claims, actions, costs, judgments, damages and other expenses resulting from injury to any person (including injury resulting in death) or damage to property (including loss or destruction), of whatsoever nature, proximately caused by the negligence or other wrongful acts of County, its officers, agents and employees, pertaining to the project, the services, or arising out of this Agreement.

## **GENERAL PROVISIONS**

1. This Agreement may be terminated by mutual written consent of both Parties.

2. Either Party may terminate this Agreement effective upon delivery of written notice to the other Party under any of the following conditions:

- a. If either Party fails to provide services called for by this Agreement within the time specified herein or any extension thereof.
- b. If either Party fails to perform any of the other provisions of this Agreement, or so fails to pursue the work as to endanger performance of this Agreement in accordance with its terms, and after receipt of written notice from the other Party fails to correct such failures within ten (10) days or such longer period as the Party may authorize.
- c. If either Party fails to provide payment of its share of the cost of the Projects.
- d. If either Party fails to receive funding, appropriations, limitations or other expenditure authority sufficient to allow the Party, in the exercise of its reasonable administrative discretion, to continue to make payments for performance of this Agreement.
- e. If federal or state laws, regulations or guidelines are modified or interpreted in such a way that either the work under this Agreement is prohibited or significantly changed or either Party is prohibited from paying for such work from the planned funding source.

3. Any termination of this Agreement shall not prejudice any rights or obligations accrued to the Parties prior to termination.

4. The indemnification provisions of this Agreement are intended to allocate risk for the work between County and City. Nothing in this section is intended to confer any right to indemnity on any independent contractor retained by County or City to perform the work, or to waive any right of indemnity against a contractor under the terms of the contract or otherwise.

5. This agreement will be governed by and construed in accordance with laws of the State of Oregon. Each party shall perform its obligations under this agreement in accordance with all applicable statutes, ordinances, rules and regulations.

6. Any notice required to be given under this agreement must be in writing and must be given by personal delivery or mail, except that any notice required by law must be given in the manner specified by such law.

7. There will be a default under this Agreement if either party materially fails to comply with any provision of this agreement within the time(s) herein, and fails to cure such noncompliance within thirty days after the other party gives notice specifying the breach. In the event of a default, before either party may bring an action in any court concerning this Agreement, such party must first endeavor in good faith to resolve the issue through negotiation or mediation. If a default occurs and it is not resolved under through negotiation or mediation, the party injured by the default may elect to pursue any equitable or legal rights and remedies available under Oregon law.

8. If any provision of this Agreement is determined to be invalid by any court with jurisdiction over this agreement, such invalidity will not affect any other provision of this agreement. Unless the invalid provision is essential to the purpose or performance of this agreement, this Agreement will be construed as if such invalid provision had never been included.

9. No condition or breach of this Agreement will be deemed waived unless such waiver is in writing and signed by the Party waiving its rights. Any waiver of a condition or a breach by either party will not constitute waiver of any other different or subsequent breach.

10. The Parties shall attempt in good faith to resolve any dispute arising out of this Agreement. In addition, the Parties may agree to utilize a jointly selected mediator or arbitrator (for non-binding arbitration) to resolve the dispute short of litigation.

11. This Agreement may be executed in several counterparts (facsimile or otherwise) all of which when taken together shall constitute one agreement binding on all Parties,

notwithstanding that all Parties are not signatories to the same counterpart. Each copy of this Agreement so executed shall constitute an original.

12. This Agreement and attached exhibits constitute the final and complete agreement of the parties concerning the project and supersedes all prior and existing written or oral understandings except as otherwise continued in effect by the terms of this agreement. No modification of this Agreement will be valid unless it in writing and signed by the Parties.

**(SIGNATURE PAGE TO FOLLOW)**

**CITY OF REDMOND**

By: \_\_\_\_\_  
Keith Witcosky, City Manager

Date: \_\_\_\_\_

**REVIEWED AS TO FORM**

By: \_\_\_\_\_  
City Legal Counsel

Date: \_\_\_\_\_

**DESCHUTES COUNTY**

By: Nick Lelack  
Nick Lelack, County Administrator

Date: 5/28/20

**REVIEWED AS TO FORM**

By: TOC ML  
County Legal Counsel

Date: 5/28/20

# RWC - COYNER & PERSHALL OVERLAY



## Taylor Northwest LLC

18500 Bull Springs Rd.

Bend, OR 97703

Contact: Mike Neal

Phone/Fax: 360.635.2322 | 541.382.3505

CCB#: 159999

Quote To: Anderson Perry & Associates  
Address: 2659 SW 4th Street Suite 400  
 Redmond, OR 97756  
Contact: Kevin Isley  
Phone: 541-362-8682  
Fax:  
E-Mail: kisley@andersonperry.com

Project Name: RWC - FENCE DESIGN CHANGES  
Estimate Class:  
Estimate #: 2025-021-124  
Date of Plans:  
Bid Date: 5/14/26  
Revised Date:

PCO 41

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
800	COLD PLANE PAVEMENT REMOVAL, 0-3 INCHES DEEP	7,403.00	SY	5.50	40,716.50
900	LEVEL 3, 1/2-INCH DENSE ACP, PG 64-28ER	1,234.00	TN	130.00	160,420.00
910	STRIPE OVERLAY - PAINT	6,700.00	LF	1.00	6,700.00
1000	AGGREGATE BASE AND SHOULDERS	112.00	CY	74.00	8,288.00
1010	TEMPORARY WORK ZONE TRAFFIC CONTROL, COMPLETE	1.00	LS	2,600.00	2,600.00
1020	PROJECT MANAGEMENT & SUPERVISION	1.00	LS	2,850.00	2,850.00
1100	BOND, INSURANCE, TAX-CAT (2%)	1.00	LS	4,430.00	4,430.00

**GRAND TOTAL**

**\$226,004.50**

**NOTES:**

GENERAL EXCLUSIONS:

- Any work not listed in the above bid items
- Night work
- Execution of work without full closure of roadway.
- Driveway Approaches






ADDITIONAL COMMENTS:

- Taylor Northwest LLC reserves the right to review and re-price proposal in conjunction with finalized and/or revised plans
- Proposal assumes unimpeded access to entire work area
- Paving area identified in attached drawings limited to Coyner & Pershall to 19th Street where the limits of the full depth pavement are shown.
- 3" mill and inlay. Single lift.

**WORK ITEMS**

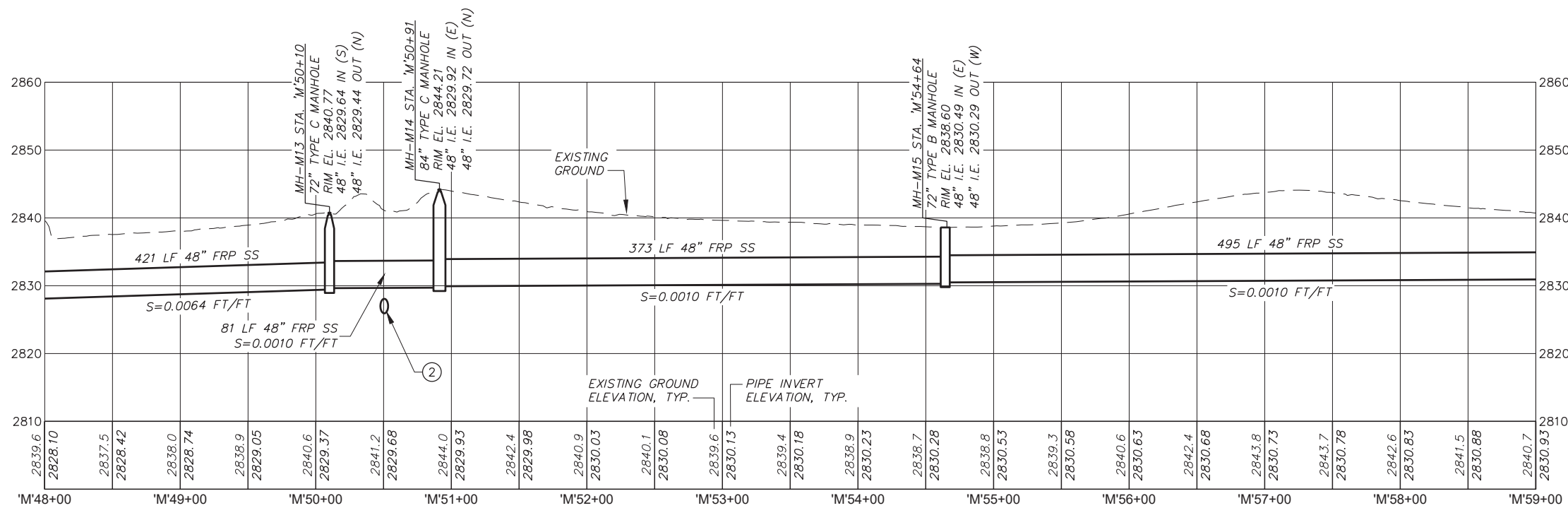
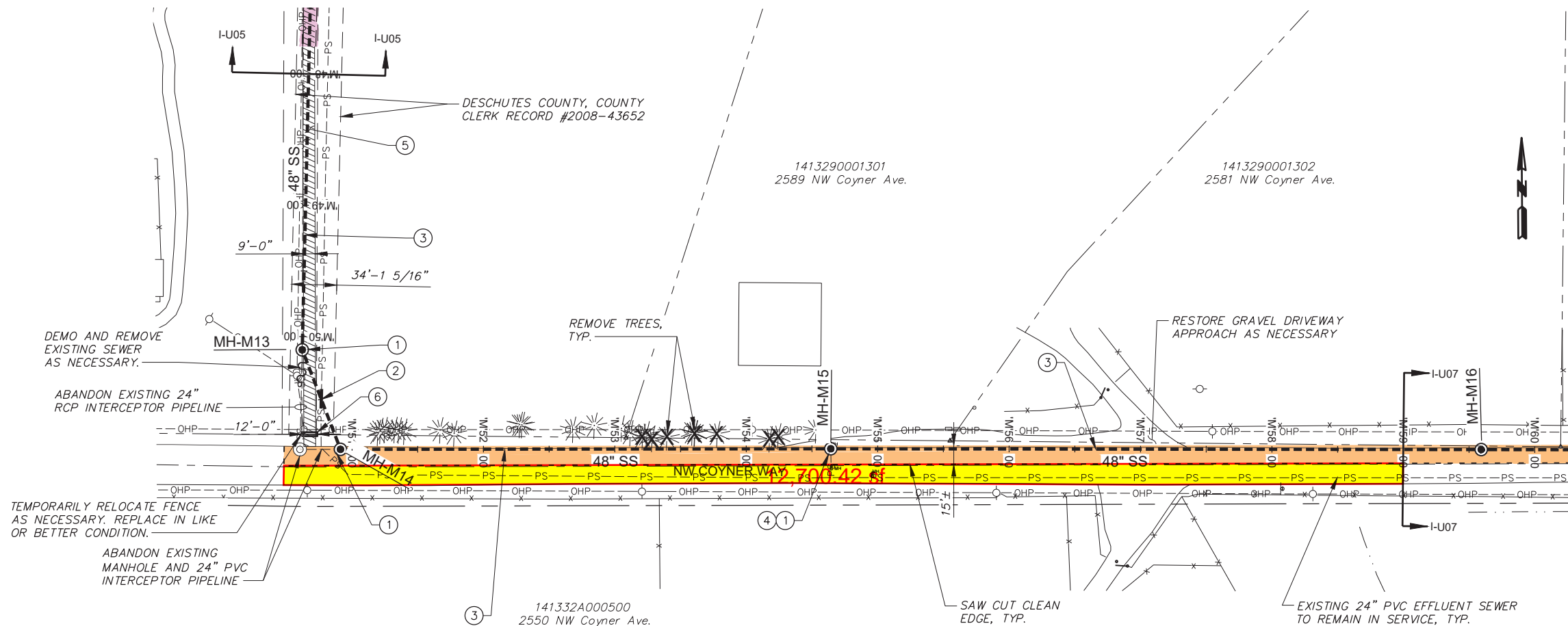
- ① INSTALL PRECAST CONCRETE SANITARY SEWER MANHOLE WITH PAINT SYSTEM NO. 18 LINING. SEE DETAILS, SHEETS G-D01, G-D02, AND G-D03
- ② REALIGN 24" C900 PVC EFFLUENT SEWER VERTICALLY AT CONFLICT. SEE DETAIL, SHEET G-D33
- ③ REMOVE EXISTING 24" RCP EFFLUENT SEWER LINE
- ④ REMOVE EXISTING 48" CONCRETE MANHOLE
- ⑤ CONSTRUCT GRAVEL ACCESS ROAD, WIDTH AS SHOWN ON PLANS. SEE DETAIL, SHEET G-D10.
- ⑥ INSTALL WIRE MESH RANCH GATE, WIDTH SHOWN ON PLANS. SEE DETAIL, SHEET G-D28.
- ⑦ CONSTRUCT INTERCEPTOR EMBANKMENT TO PROVIDE PIPE COVER AS SHOWN ON THE PROFILE. SEE DETAIL, SHEET G-D32

**LEGEND**

-  ASPHALT SURFACE RESTORATION SEE DETAIL, SHEETS G-D08 AND G-D32.
-  INTERCEPTOR EMBANKMENT SEE DETAIL, SHEET G-D32
-  ACCESS ROAD
-  RECORDED PERMANENT EASEMENT BOUNDARY
-  RECORDED TEMPORARY CONSTRUCTION EASEMENT BOUNDARY

**NOTES**

1. CONTRACTOR TO COORDINATE UTILITY POLE STABILIZATION AS NECESSARY WITH UTILITY COMPANY.
2. CONTRACTOR TO PROVIDE ACCESS TO HOMEOWNERS/TENANTS DURING CONSTRUCTION ACTIVITIES.
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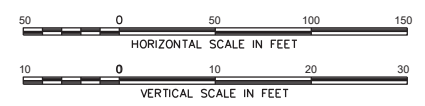
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**CONFORMED DRAWINGS**  
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06/12/2025 12:55 PM  
RENEWS 06-30-26  
FINAL ELECTRONIC DOCUMENTS AVAILABLE UPON REQUEST

DESIGNED BY	B. WININGER
DRAWN BY	G. SAURBIER
REVIEWED BY	T. BAKER / J. ROBERTSON
REVISION	
BY	BW
DATE	6/25

JOB NUMBER	59-04	DATE	June 2025
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**CITY OF REDMOND**  
**REDMOND WETLANDS COMPLEX**  
**INTERCEPTOR PIPELINE**  
**PLAN AND PROFILE STA. 'M'48+00 TO STA. 'M'59+00**

SHEET  
**I-U06**  
383 OF 520

**WORK ITEMS**

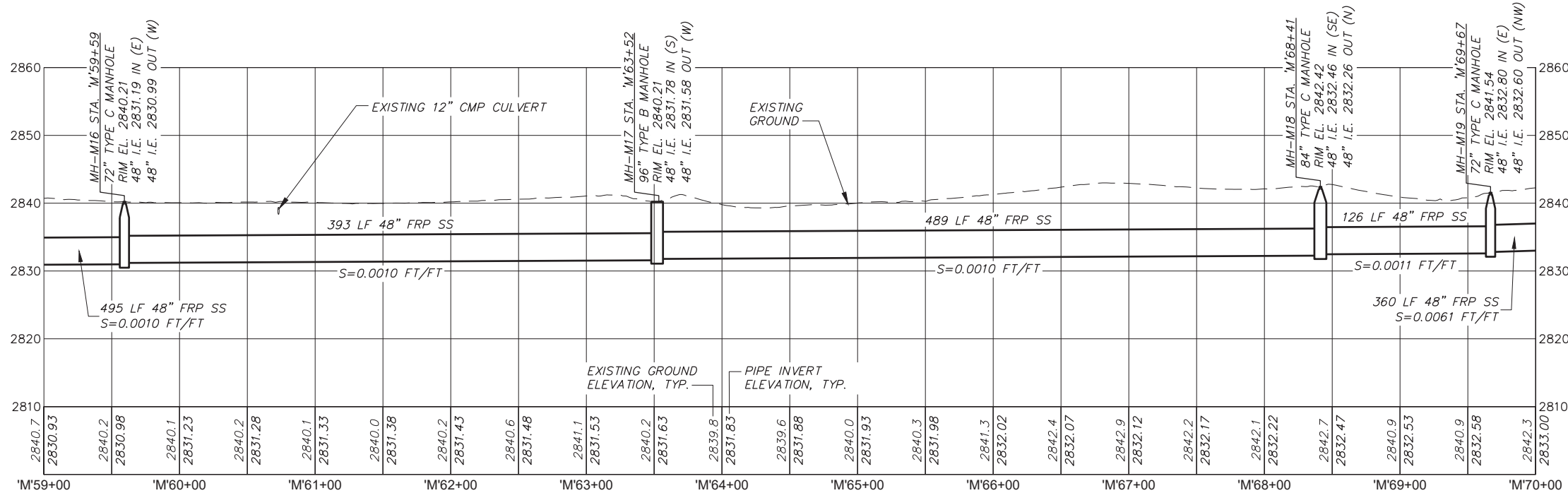
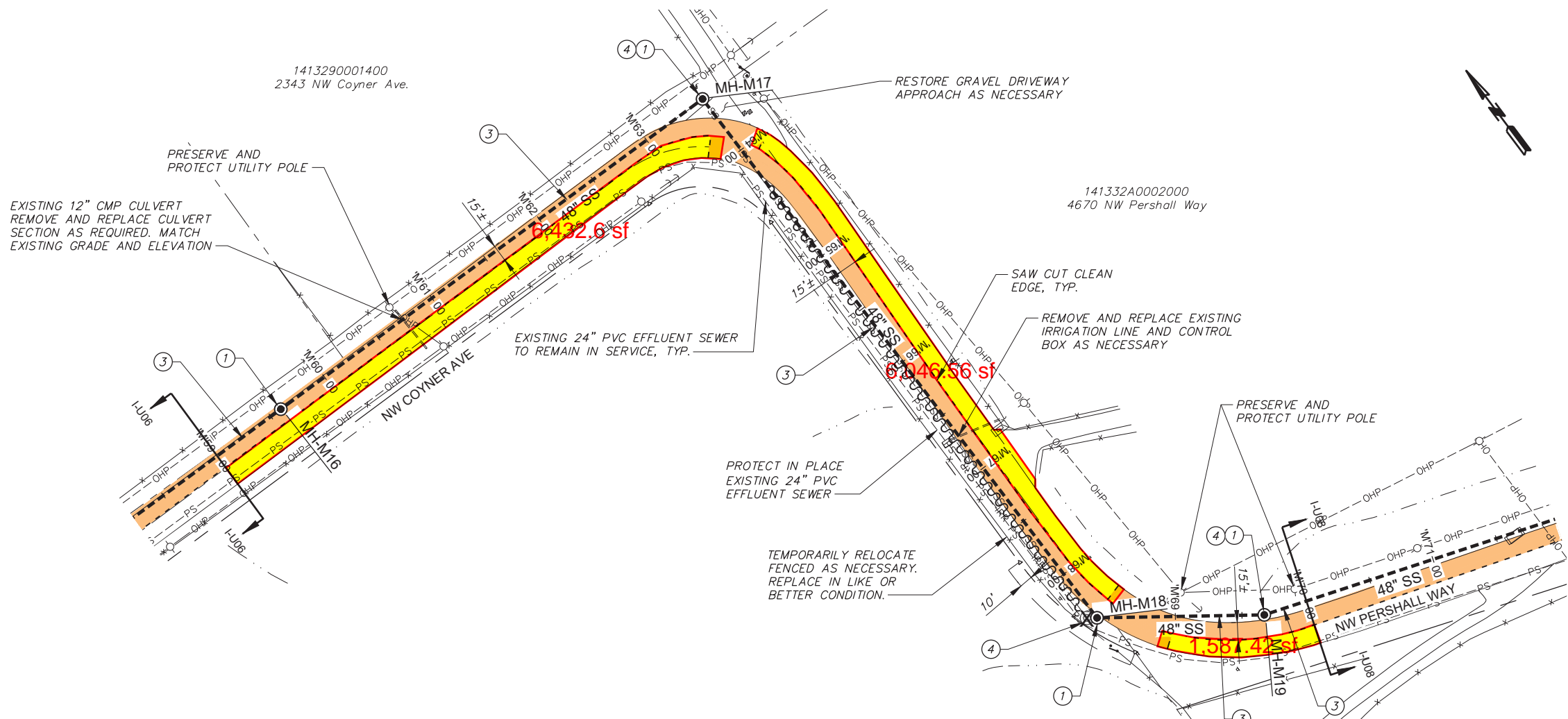
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**LEGEND**

-  ASPHALT SURFACE RESTORATION SEE DETAIL, SHEETS G-D08 AND G-D32.
-  INTERCEPTOR EMBANKMENT SEE DETAIL, SHEET G-D32
-  ACCESS ROAD
-  RECORDED PERMANENT EASEMENT BOUNDARY
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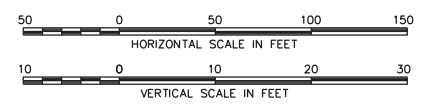
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ISSUED FOR CONSTRUCTION

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DRAWN BY	G. SAURBIER
REVIEWED BY	T. BAKER / J. ROBERTSON

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**CITY OF REDMOND**  
REDMOND WETLANDS COMPLEX




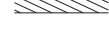

**INTERCEPTOR PIPELINE**  
PLAN AND PROFILE STA. 'M'59+00 TO STA. 'M'70+00

SHEET  
**I-U07**  
384 OF 520

**WORK ITEMS**

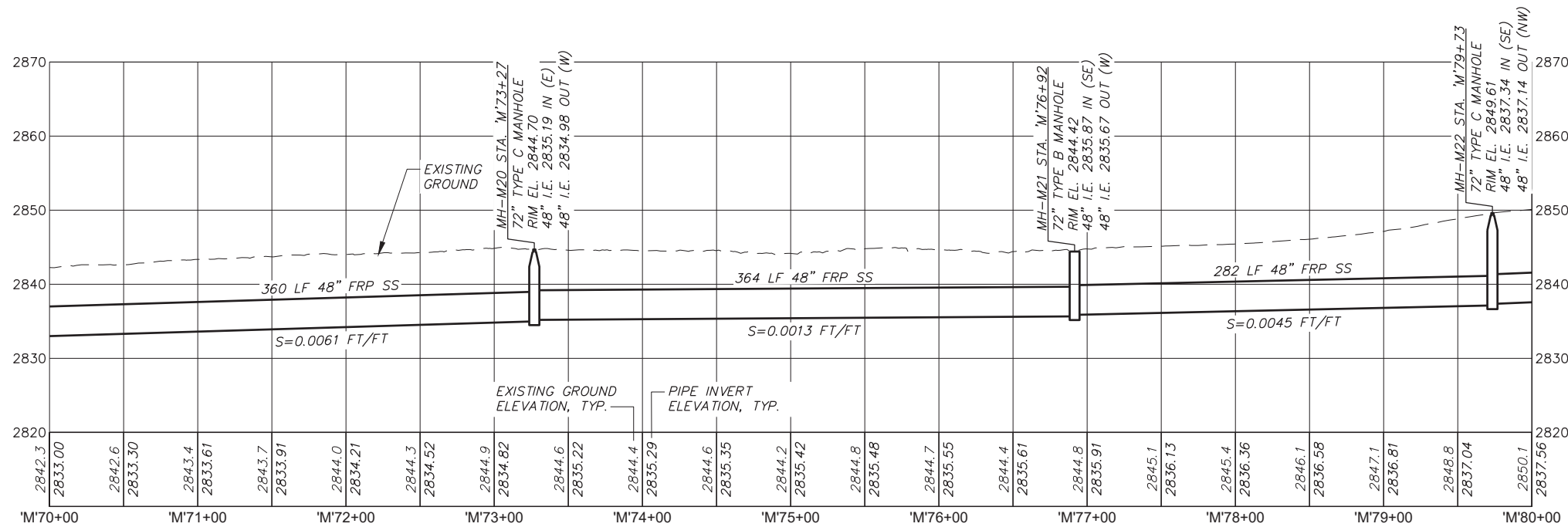
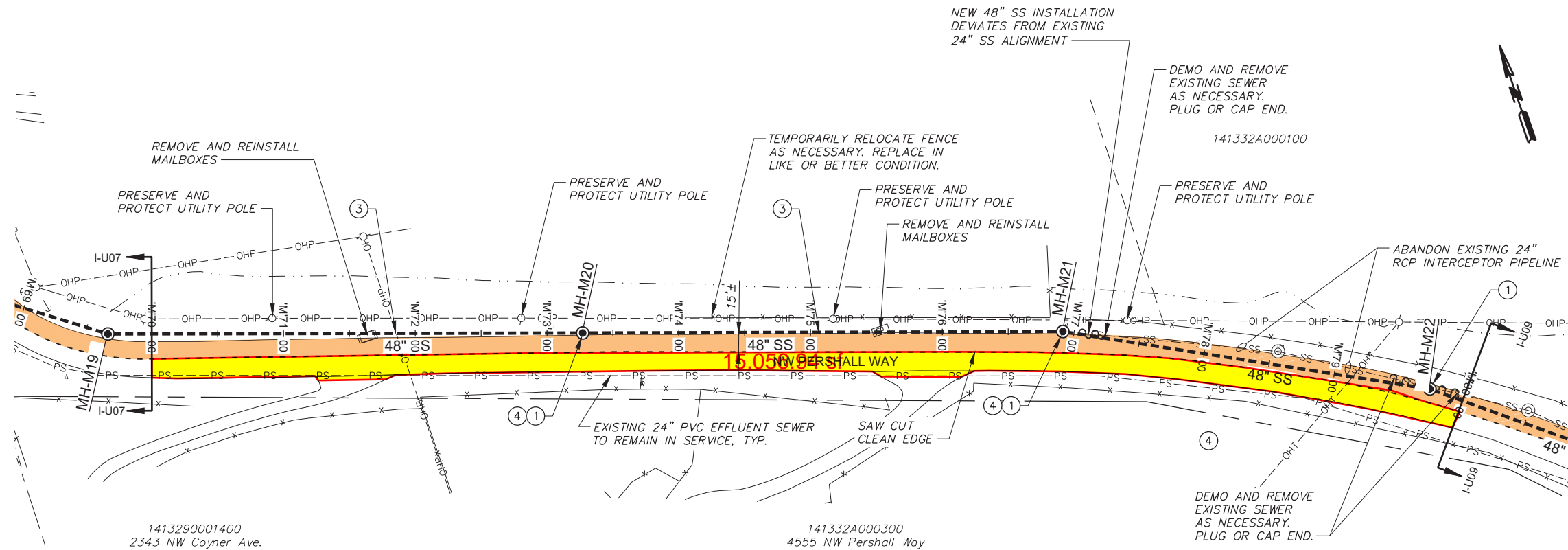
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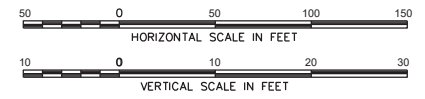


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DRAWN BY	G. SAURBIER
REVIEWED BY	T. BAKER / J. ROBERTSON



JOB NUMBER	59-04	DATE	June 2025
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**CITY OF REDMOND**  
REDMOND WETLANDS COMPLEX






INTERCEPTOR PIPELINE  
PLAN AND PROFILE STA. 'M'70+00 TO STA. 'M'80+00

SHEET  
**I-U08**  
385 OF 520

**WORK ITEMS**

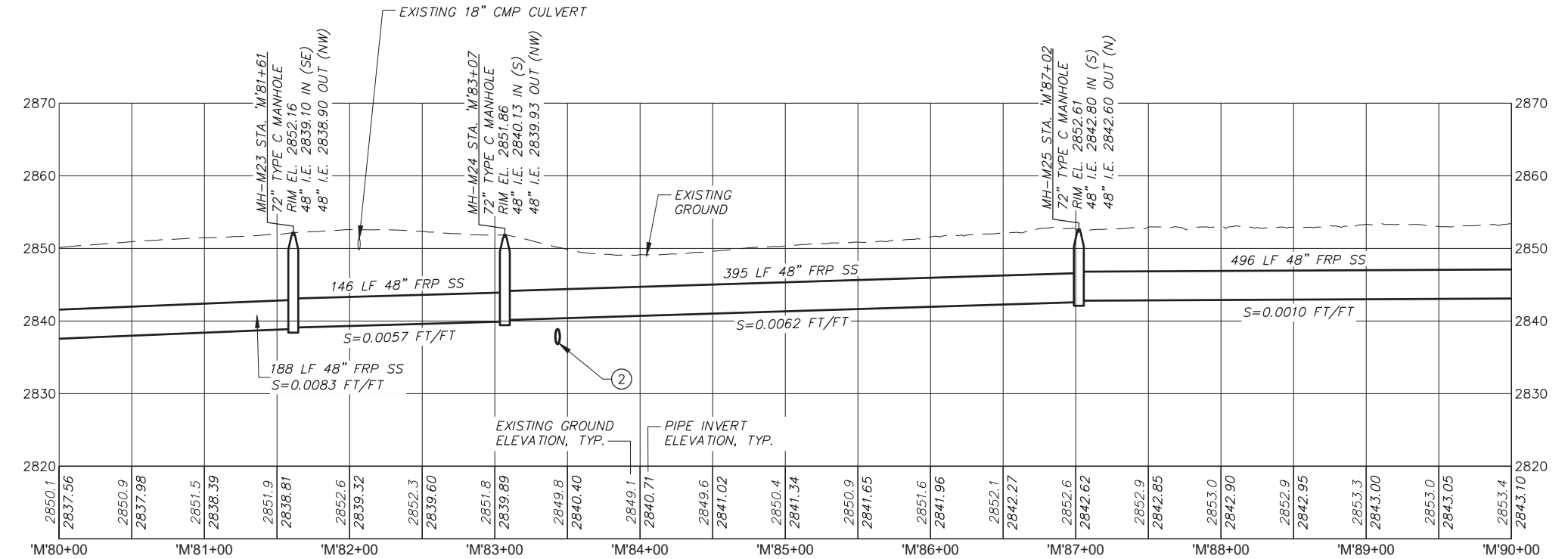
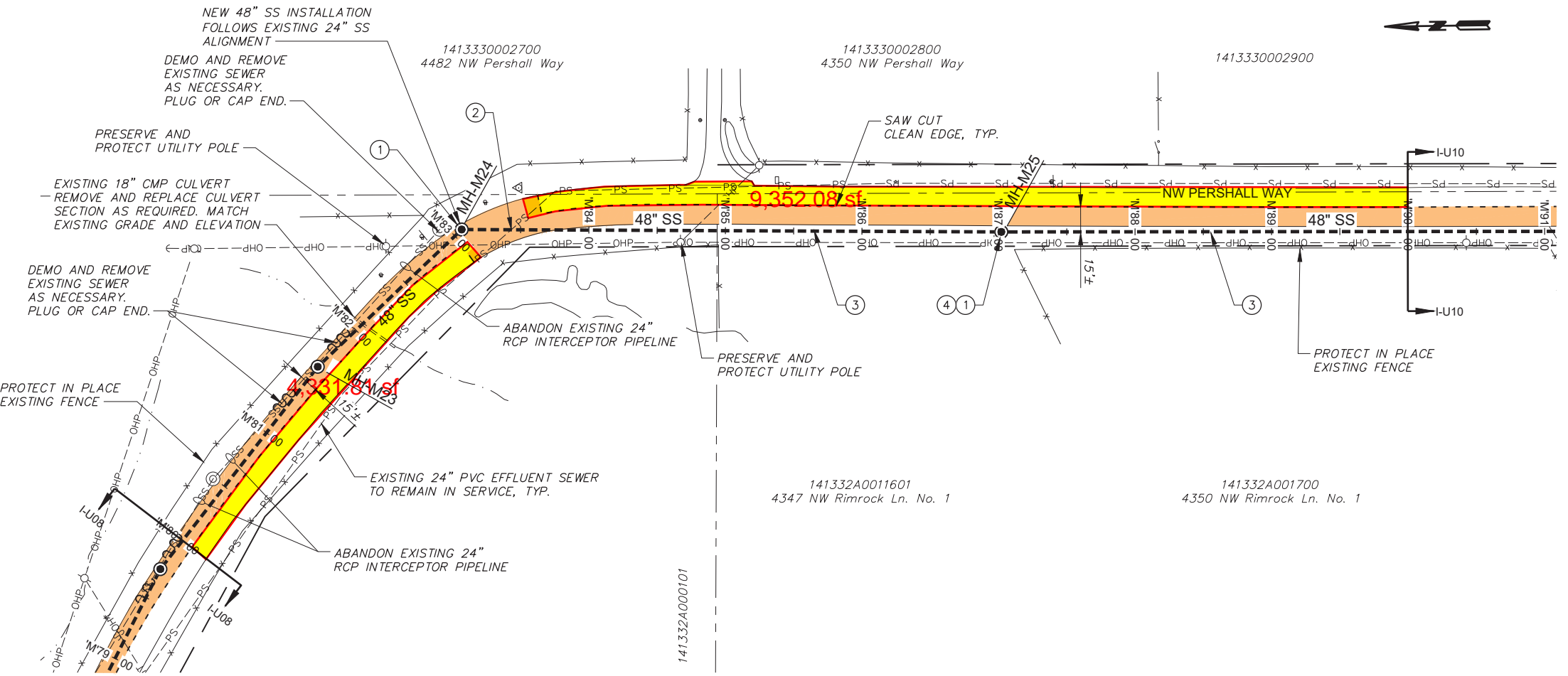
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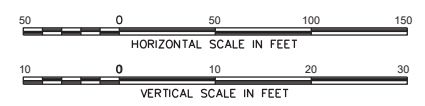
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CONFORMED TO ADDENDUM NO. 2		BY	BW	DATE	6/25
DESIGNED BY	B. WININGER				
DRAWN BY	G. SAURBIER				
REVIEWED BY	T. BAKER / J. ROBERTSON				

JOB NUMBER	59-04	DATE	June 2025
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**CITY OF REDMOND**  
REDMOND WETLANDS COMPLEX  
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PLAN AND PROFILE STA. 'M'80+00 TO STA. 'M'90+00






SHEET  
**I-U09**  
386 OF 520

66,625 SF  
 @3" = 617 CY  
 @2.0 = 1,234 TN

**WORK ITEMS**

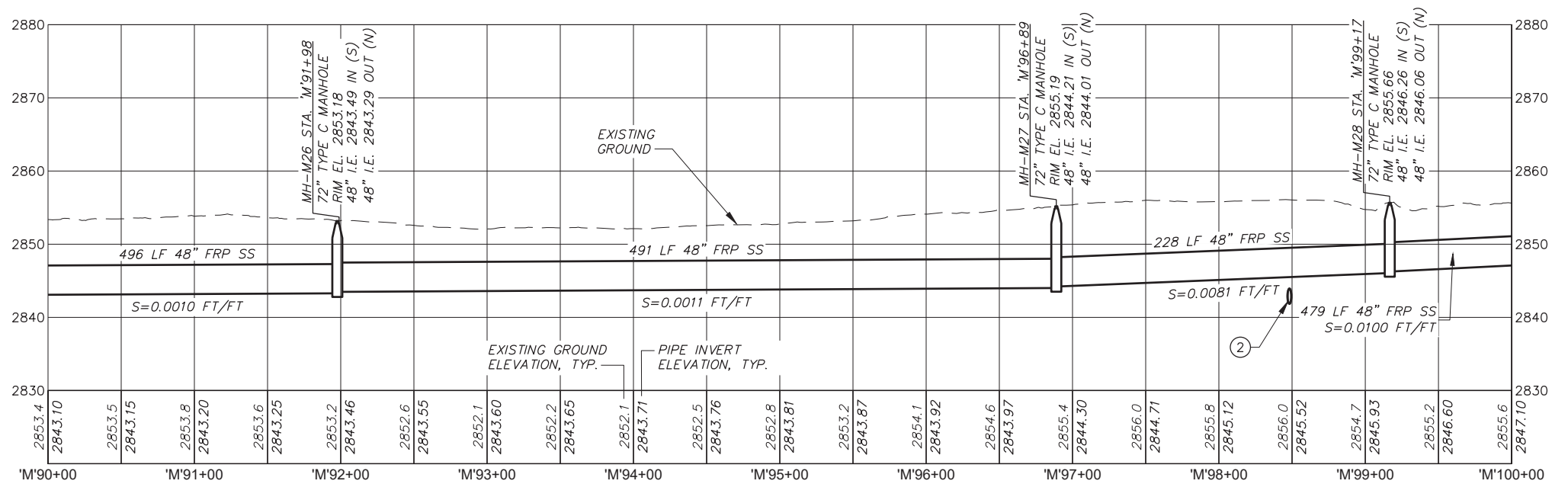
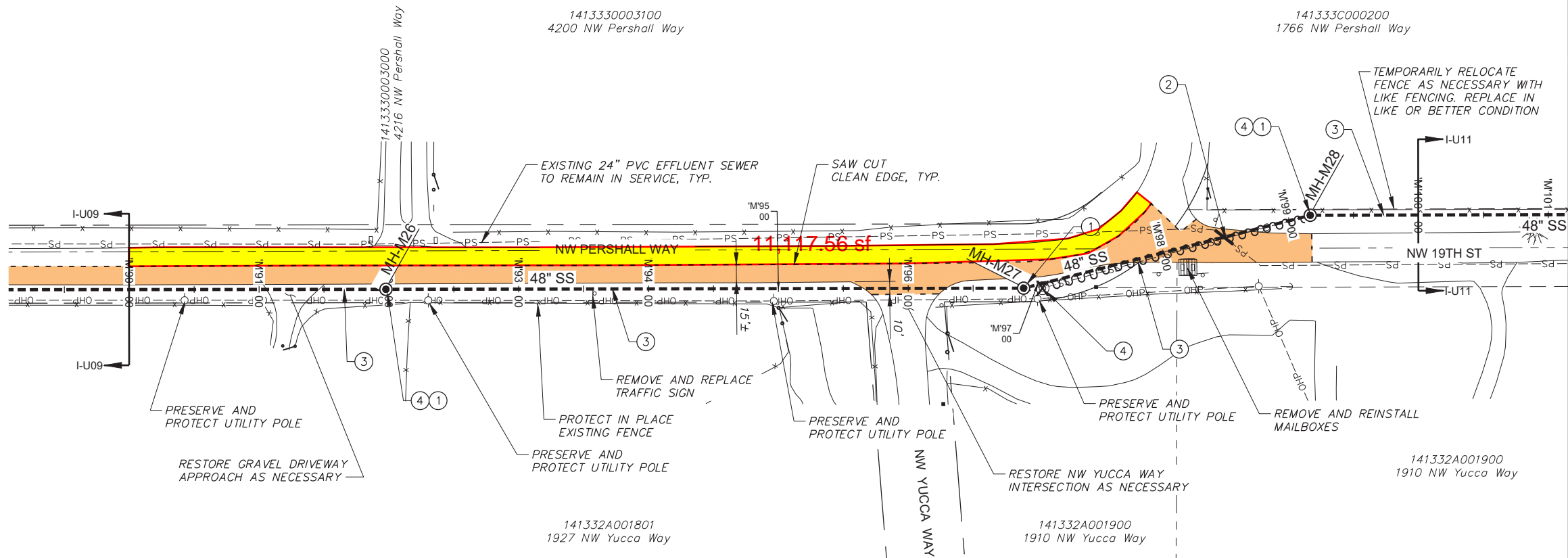
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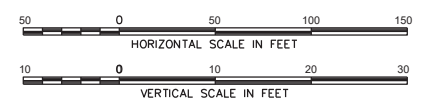
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REVISION	
BY	BW
DATE	6/25

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**CITY OF REDMOND**  
 REDMOND WETLANDS COMPLEX  
 INTERCEPTOR PIPELINE  
 PLAN AND PROFILE STA. 'M'90+00 TO STA. 'M'100+00

SHEET  
**I-U10**  
 387 OF 520



# CITY OF REDMOND

**CITY HALL**  
411 SW 9<sup>th</sup> STREET  
REDMOND, OR 97756  
541.923.7710  
FAX: 541.548.0706  
[info@redmondoregon.gov](mailto:info@redmondoregon.gov)  
[redmondoregon.gov](http://redmondoregon.gov)

## STAFF REPORT

**DATE:** June 9, 2026  
**TO:** City Council  
**THROUGH:** Keith Witcosky, City Manager  
Jason Neff, Deputy City Manager/Chief Financial Officer  
Jessica MacClanahan, Public Works Director/City Engineer  
**FROM:** Maria Ramirez, Special Projects and Natural Resource Program Manager  
**SUBJECT:** Contract award to Eocene Environmental Group for the completion of the Urban Forestry Management Plan (PK2502): \$146,823

---

### Report in Brief:

This item requests the City Council award a \$146,823 contract to Eocene Environmental Group for the completion of the City's Urban Forestry Management Plan.

### Background:

Redmond faces multiple environmental risks as the climate continues to alter. This includes wildfire, seasonal smoke, and unpredictable heat, wind, rain, and snow events. These conditions threaten tree canopy health and harm existing transportation and stormwater infrastructure.

To assist with this initiative, in July 2025, the Oregon Department of Forestry (ODF) awarded the City of Redmond, Heart of Oregon Corps (HOC), and the Central Oregon Intergovernmental Council (COIC) a grant of \$750,000 to support the organization and management of Redmond's urban forest. \$330,000 of the award was allocated to HOC, \$282,000 was allocated to the City, and a portion was allocated to COIC for grant administration and management.

Since award of the grant, the City has directed resources toward supplies, fire mitigation, and developing an approach to managing Redmond's expanding urban forest through completion of an Urban Forestry Management Plan (UFMP).

The UFMP will guide the City in the following areas:

- Conducting community engagement to assess current conditions, identify community priorities, and establish a vision for the future of Redmond's urban forest;
- Reviewing and recommending updates to current operations, policies, standards, and specifications;
- Completing an inventory of right-of-way trees maintained by adjacent property owners;
- Completing an inventory of City-owned trees maintained by City staff; and
- Prioritizing business processes, work plans, and maintenance schedules for City-owned trees and projects.

### Discussion:

The City conducted a public procurement for consultant services to prepare an Urban Forestry Management Plan in accordance with Oregon Revised Statutes Chapter 279C and applicable State of Oregon Model Rules.

Four proposals were received on February 6, 2026. The proposals were evaluated, and three firms were selected for interviews.

The final rankings were as followed:

<b>Proposer</b>	<b>Overall Rank</b>	<b>Score</b>
Eocene Environmental Group	1	160
Plant Geo Inc.	2	153
Davey Resource Group	3	142
ArborPro Inc.	4	69*

\*ArborPro was not selected for an interview.

Following interviews and negotiations, Eocene Environmental Group was determined to be the most responsive and responsible proposer. The total proposed contract amount is \$146,823. A Notice of Intent to Award was issued on March 11, 2026. A seven-day protest period was provided, and no protests were received.

If approved by the City Council, the Urban Forestry Management Plan is expected to begin in July 2026, with completion anticipated in fall 2027.

**Fiscal Impact:**

As part of the \$282,000 awarded to the City of Redmond, the City included \$200,000 in reimbursable expenditures in the Fiscal Year 2026/2027 budget. Of that amount, \$150,000 is designated for development of the Urban Forestry Management Plan, and \$50,000 is designated for fire mitigation work in Dry Canyon. The remaining grant funds will be budgeted and allocated to eligible urban forestry activities.

**Alternative Courses of Action:**

1. Award the contract to Eocene Environmental Group.
2. Do not award the contract.
3. Request additional information.

**Recommendation / Suggested Motion:**

"I move to award the contract for the Urban Forestry Management Plan to Eocene Environmental Group in the amount of \$146,823 and authorize the City Manager to sign the contract."



## CITY OF REDMOND

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411 SW 9<sup>th</sup> STREET  
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# STAFF REPORT

**DATE:** June 9, 2026  
**TO:** City Council  
**THROUGH:** Keith Witcosky, City Manager  
Jason Neff, Deputy City Manager/Chief Financial Officer  
**FROM:** Zachary Bass, Airport Director  
**SUBJECT:** Non-Exclusive Food and Beverage Concession Lease and Operating Agreement for Redmond Municipal Airport Bid Award to Tailwind Hospitality, Inc.

---

### Report in Brief:

This item requests the City Council (Council) authorize a ten-year Non-Exclusive Lease and Operating Agreement (Contract) with Tailwind Hospitality, Inc. for Food and Beverage Concessions at Redmond Municipal Airport (RDM).

### Background:

The Airport's terminal building is undergoing substantial expansion, which includes an increased footprint for food and beverage concessions programming. One new "vanilla shell" food and beverage concessions space (4,551 square feet) will be added to the existing portfolio of Airport concessions locations. Additionally, an existing location slated to become a food and beverage concessions location (665 square feet) is available for redevelopment.

On December 19, 2025, the City issued a Request for Proposals (RFP) seeking proposals from highly qualified individuals, corporations, partnerships, and other business entities for the development, management, and operation of food, beverage, and retail concessions programs at RDM.

The RFP was active for approximately 15 weeks. The City received two (2) responsive proposals, Aviano RDM, LLC and Tailwind Hospitality, Inc.

In April 2026, a seven-member evaluation committee was formed by the Airport to review and score received proposals. Based on the RFP, the total maximum points available for each initial proposal was 100 points with an additional 85 points possible for interviews/presentations. The maximum possible point total was 185.

This item was originally presented to the City Council on May 26, 2026. Some specific questions were raised by Council members regarding how much control the City had over new vendors (if a turnover was to occur with one of the local merchants: Sparrow, Bend Brewing or Sisters Coffee); and Council also wanted to know how much control the City had over menus (as well as a design control question). Staff is returning on June 9, 2026, with answers to these questions.

### Discussion:

Two (2) responsive proposals were received and reviewed by the Evaluation Committee. The committee consisted of one (1) City Councilor, two (2) Airport staff, two (2) non-Airport City staff, the City of Bend's Business Development Manager for Economic Development, and Redmond Economic Development, Inc.'s Director (REDI).

The committee met on eight (8) separate occasions to review the RFP and score each proposal based on the following published RFP criteria: (1) Organizational Structure, Background, and Experience; (2) Concepts and Design; (3) Management, Operations, and Maintenance Plan; (4) Customer Service, Marketing, and Promotions Plan; and (5) Financial Proposal and Capability.

Proposed brands that were included in the Aviano RDM, LLC proposal were: a restaurant and grab and go concession operations and a partnership with Thump Coffee, a local Bend specialty coffee roaster, bakery and café.

Proposed brands included in the Tailwind Hospitality, Inc. proposal were: Bend Brewing Company, Sparrow Bakery, Sisters Coffee and Peets Coffee Company.

At the conclusion of the initial round of RFP scoring, the Evaluation Committee selected both proposals for interviews which were conducted on March 29 and 30, 2026, culminating in final scoring as follows:

Aviano RDM, LLC – 120 points out of 185 total possible points.  
 Tailwind Hospitality, Inc. – 154.86 points out of 185 total possible points.

Based on the results of Evaluation Committee scoring (Proposals and Interviews/Presentations), on May 8, 2026, the City issued a Notice of Intent to Award the Non-Exclusive Food and Beverage Concession Lease and Operating Agreement in favor of Tailwind Hospitality, Inc.

On May 14, 2026, the City received a formal Protest of the City’s Notice of Intent to Award. The protest was from Aviano RDM, LLC. The City responded to the formal protest in a written communication on May 21, 2026.

**Fiscal Impact:**

The City’s RFP contained a scored, fiscally-related component - Financial Proposal and Capability. This RFP category requested, among other factors, the proposed capital expenditure investment for the applicable food & beverage concessions spaces, minimum guaranteed monthly rent (based on actual monthly enplaned passengers) and percentage rent (based on various categories of concessions revenue). See below.

<b>Proposer</b>	<b>Proposed CapEx (Buildout Investment)</b>	<b>Assumed Enplanement Growth (Airport Projected Growth = 2.7%)</b>	<b>Proposed (MRG) - Minimum Monthly Rent Guarantee (Per Enplaned Passenger)</b>	<b>Blended Percentage (%) Rent - Based on various categories of Food &amp; Beverage Concession Revenue</b>
Aviano RDM, LLC	\$ 2,200,000	10.0%	\$0.00	11%
Tailwind Hospitality, Inc.	\$ 4,700,000	2.7%	\$0.71	16%

**Alternative Courses of Action:**

1. Approve a ten-year, Non-Exclusive Food and Beverage Concession Lease and Operating Agreement for Redmond Municipal Airport to Tailwind Hospitality, Inc. and authorize the City Manager to sign the Contract on behalf of the City.
2. Do not approve the item.
3. Take no action and request more information.

**Recommendation / Suggested Motion:**

"I move to award a ten-year Non-Exclusive Food and Beverage Concession Lease and Operating Agreement for the Redmond Municipal Airport to Tailwind Hospitality, Inc., and authorize the City Manager or his designee to sign the Contract."



# RDM Concessions Program

Food & Beverage Award

City Council  
May 26, 2026

# SELECTION COMMITTEE

---

**Leif Anderson** – Redmond Airport  
**Chuck Arnold** – Redmond Urban Renewal  
**Zachary Bass** – Redmond Airport  
**Steve Curley** – Redmond Economic Development  
**Cyrus Mooney** – City of Bend Business Development  
**John Nielsen** – Redmond City Councilor  
**James Wood** – City of Redmond Finance

- **Data Collection/Review**
- **Goals & Guidance**
- **RFP Construction**

- **Proposal Reviews**
- **Proposer Interviews**
- **Ongoing & Final Scoring**

**8 Meetings  
Over 1+ Year**

# RFP PROCESS



01

## EXISTING CONDITIONS REPORT REVIEW

- MORE OPTIONS, FAST, AND MORNING FOCUSED

02

## MARKET ANALYSIS AND CONCEPT MIX

- FOOD HALL CONCEPT

03

## LEASE AND RFP DEVELOPMENT

- RFP ON THE STREET FOR 3+ MONTHS

04

## RFP EVALUATION AND SELECTION

- CONTRACT, CONSTRUCTION, ETC.

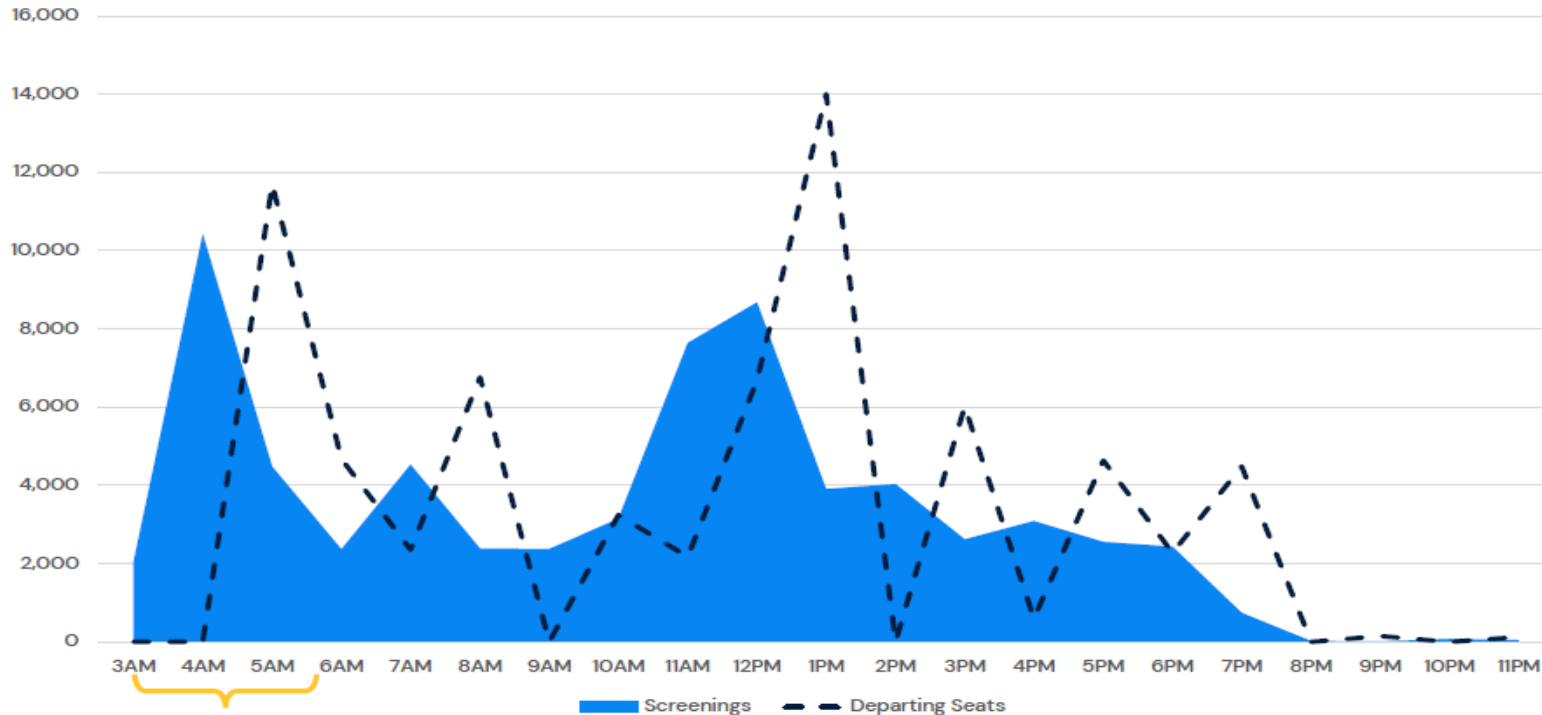
# MARKET ANALYSIS

RDM EXAMPLE

Concessions should be open and have ready-to-go offerings starting at 3:00AM and stay open through at least 8:00PM **Consider technology for late departure**

About 25% of passengers go through the checkpoint before 6AM with an observed dwell time of approximately 60 minutes. This leaves passengers with only 30 minutes to eat and shop prior to when boarding begins, emphasizing the need for counter service and takeaway concepts

Security Checkpoint Throughput Compared against Departing Seats (July 2024)



The early morning push is very early and is compressed – F&B needs to have breakfast ready early and served quickly

Passengers appear to enjoy the efficiency of the airport and generally arrive an hour in advance of departure, all day long

Self-serve options should be considered to support afternoon evening operations

# RFP GOALS



1

## Customer Experience

Provide quality, quantity, and value to customers

Meet customer expectations by executing brand standards and comparable to the best street-side operations of national and local brands

Offer a variety of food, beverage, and retail options that have broad appeal to customers

Incorporate technology in a way that will enhance the customer experience

2

## Engaged & High-Performing Partner

Demonstrate commitment to excellence, share the same vision and purpose and have clear accountability and leadership

Be nimble and responsive to airport staff, changing airline schedules, and passenger behavior

Operate in a transparent manner, sharing information that enables stakeholders to meet their goals

Be actively engaged, bringing industry-specific knowledge, local expertise, and local decision-making

3

## Sense of Place

Provide restaurant and store designs that are complementary to the terminal design and reflect a sense of place through material choices

Incorporate a mix of local restaurant and retail brands

Utilize and promote locally made goods

4

## Optimize Concession Revenue

Operate in a manner that delivers exceptional service to all airport users and removes any barriers to spending freely

# FOOD HALL CONCEPT

**Food halls offer  
passengers  
variety and  
speed, and  
operational  
efficiencies.**



# PUBLIC OUTREACH



## OPEN HOUSE & PREPROPOSAL MEETINGS



**52 COMPANIES**



**140 + PARTICIPANTS**



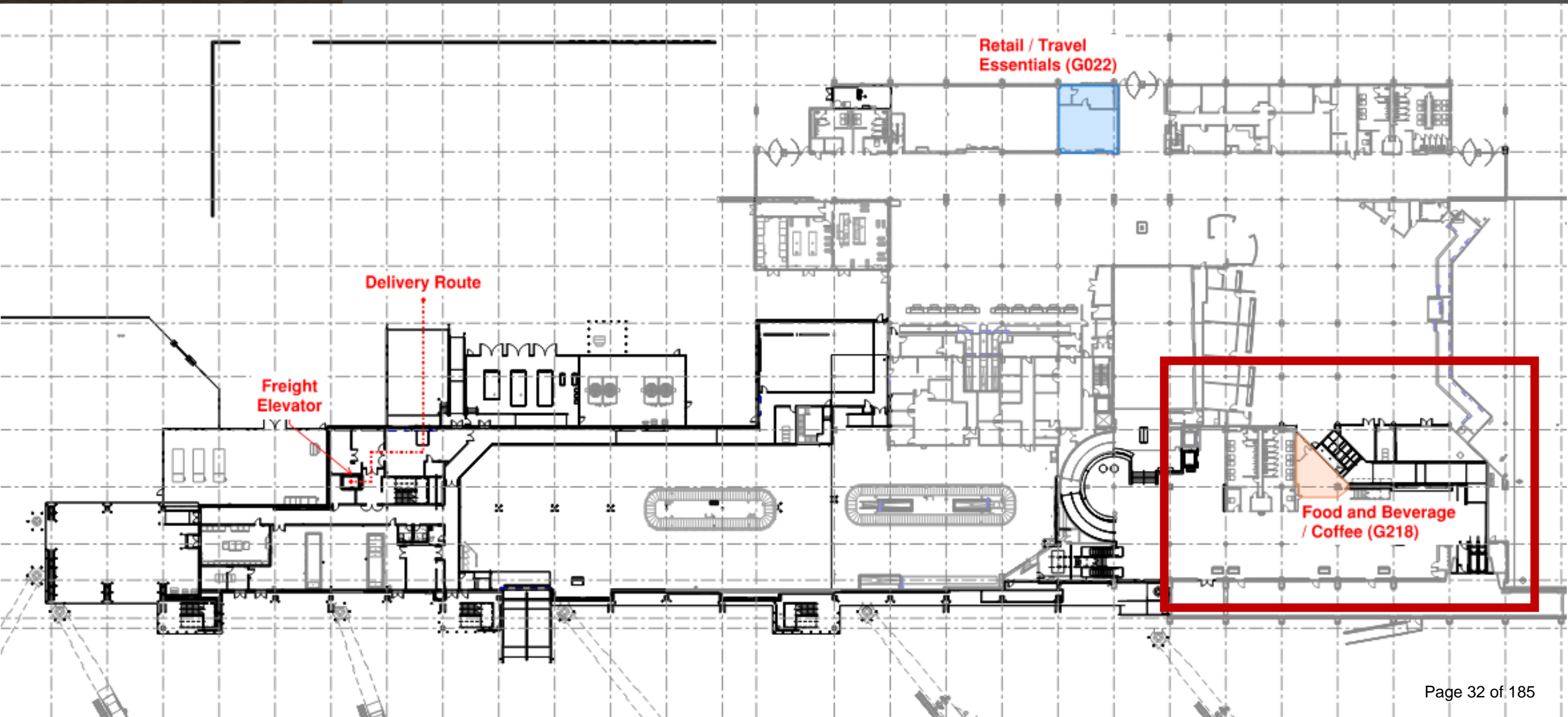
**REGIONAL REPRESENTATION**



**DIRECTLY CONTACTED 40  
COMPANIES**

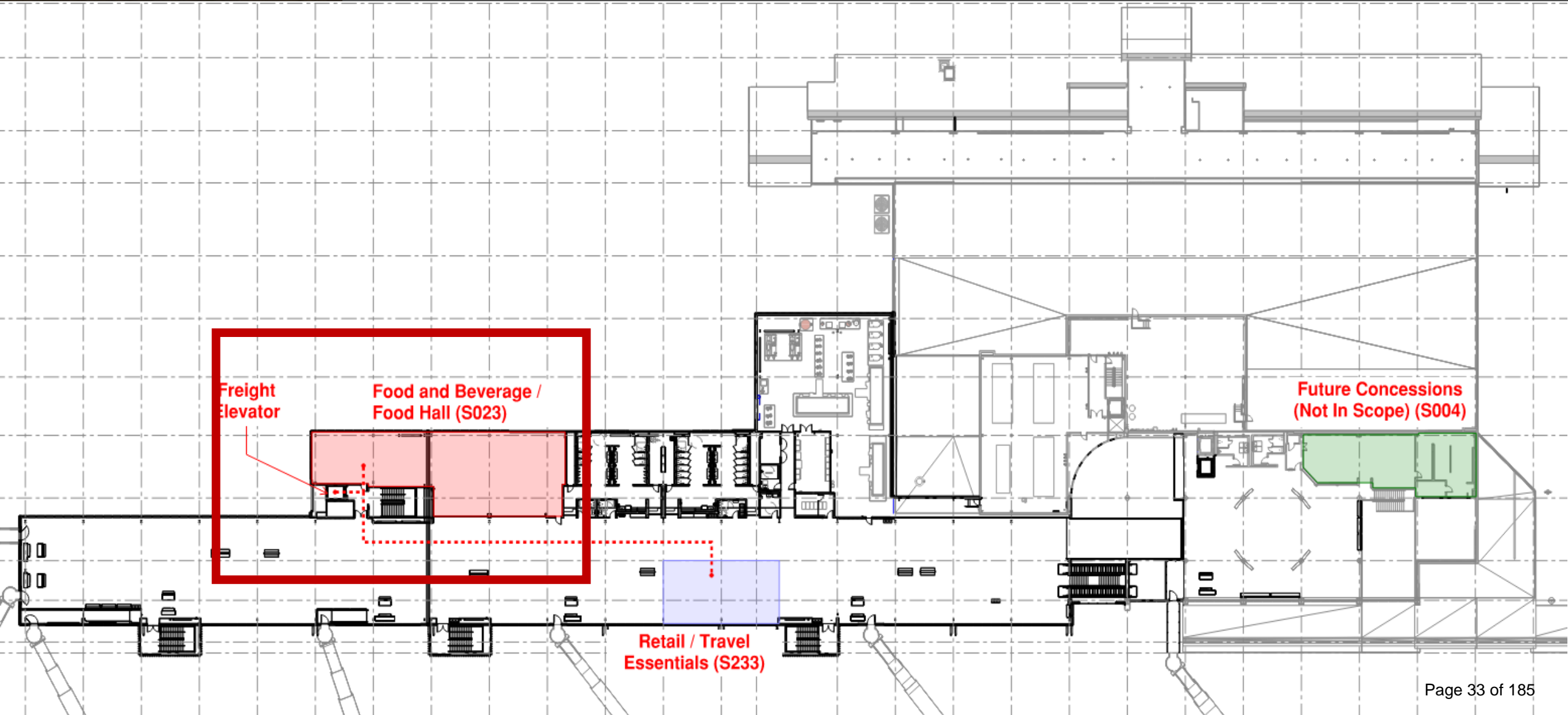
# 1ST FLOOR:

# CONCESSIONS SPACE – 700 SQFT



# 2ND FLOOR:

# CONCESSIONS SPACE – 4500 SQFT



# RECEIVED 2 RESPONSIBLE BIDDERS

SLIDE / 10



## AVIANO RDM LLC

CURRENT CONCESSIONAIRE



## TAILWINDS

FEATURING BOTH LOCAL & NATIONAL FAVORITE CRAVINGS FOR RDM!

# CRAVINGS

March 31, 2026

Tailwind Hospitality, Inc.

PEET'S COFFEE

SPARROW BAKERY

*Savor the Flavor*

BEND BREWING COMPANY

SISTERS COFFEE COMPANY

BEND BREWING COMPANY EXPRESS

CITY OF REDMOND – REDMOND MUNICIPAL AIRPORT  
REQUEST FOR PROPOSALS, NON-EXCLUSIVE FOOD,  
BEVERAGE, RETAIL, AND VENDING CONCESSIONS

# EVALUATION CRITERIA

## EVALUATION CRITERIA SCORING

All timely and properly completed and submitted Proposals will be reviewed by City's Proposal evaluation committee and scored according to the evaluation criteria below.

Interviews and/or presentations will be evaluated and scored according to the same evaluation criteria as written Proposals, except that Rent Proposals, Initial Capital Investment Proposals, and Pro Forma Statements may not be modified by Proposers during interviews/presentations and will not be considered in the scoring of interviews/presentations (as a result only 5 points will be available regarding the financial capability criterion during interviews).

**Both  
Proposers  
Interviewed**

Category	Max Proposal	Max Interview	Max Available
Organizational Structure, Background, and Experience	25 Points	25 Points	50 Points
Concepts and Design	25 Points	25 Points	50 Points
Management, Operations, and Maintenance Plan	15 Points	15 Points	30 Points
Customer Service, Marketing, and Promotions Plan	15 Points	15 Points	30 Points
Financial Proposal and Capability	20 Points	5 Points	25 Points
<b>Total</b>	<b>100 Points</b>	<b>85 Points</b>	<b>185 Points</b>

# SCORING RESULTS (PROPOSALS + INTERVIEWS)

<b>FINAL SCORING</b>				
<b>Proposer</b>	<b>RFP Initial Score</b>	<b>Interview Score</b>	<b>Total Score</b>	<b>Rank</b>
<b>Tailwind Hospitality, Inc.</b>	<b>89.57</b>	<b>65.29</b>	<b>154.86</b>	<b>1</b>
<b>Aviano RDM, LLC</b>	<b>70.71</b>	<b>49.29</b>	<b>120</b>	<b>2</b>

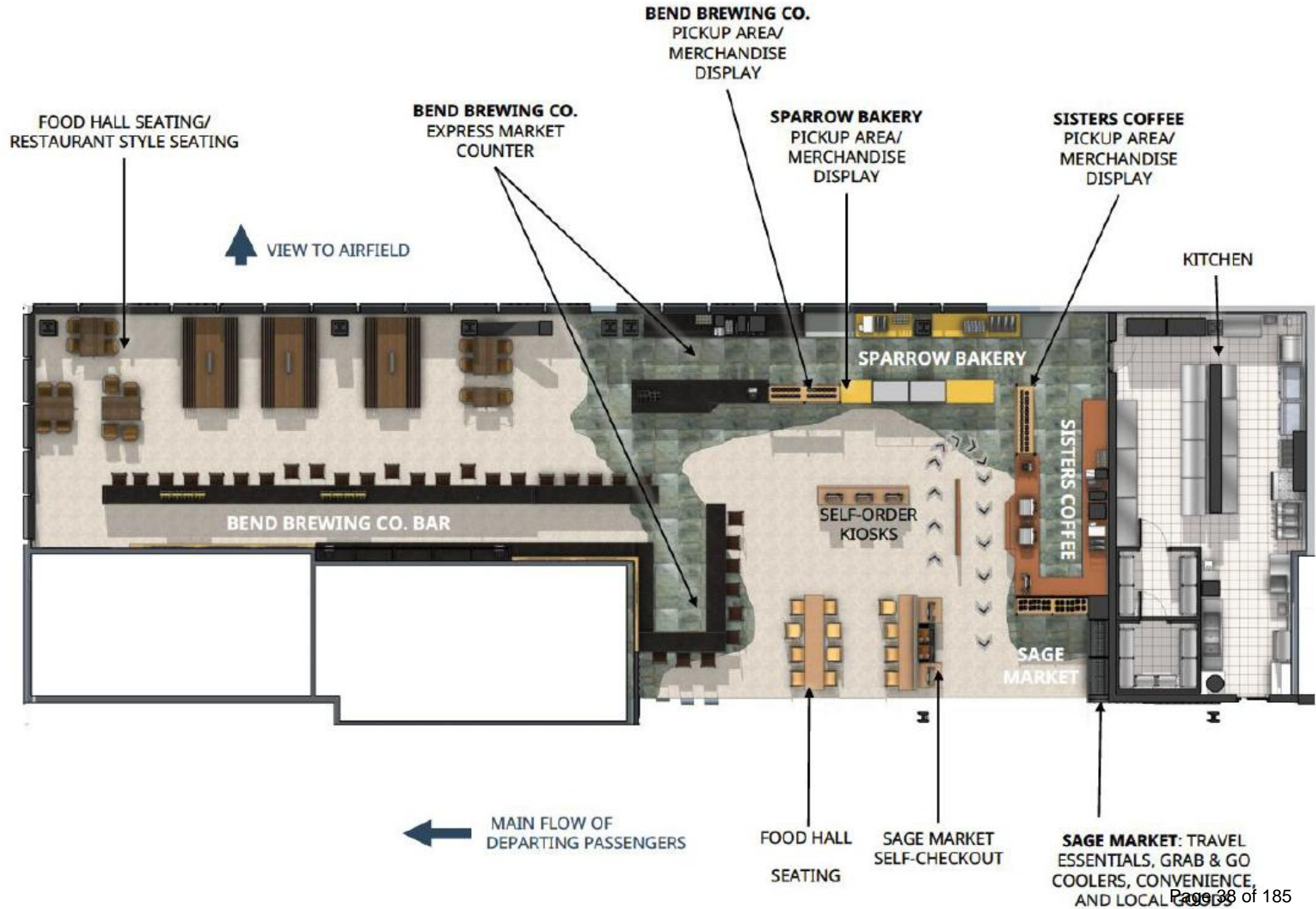
# Peet's COFFEE



ORDER HERE

PICK UP





STERS  
FFEE CO

# THE HUB



## SAGE MARKET

### PICK UP



# SISTERS COFFEE CO





SPARROW  
BAKERY

Ready for pickup  
029  
028

029  
031  
032  
028  
034

SPARROWS  
SPARRO  
PARRO  
PARRO

# BEND BREWING COMPANY

## BEND BREWING COMPANY EXPRESS

CHING CHING SOUR ALE



TROPIC PINES IPA

ELK LAKE IPA





TROPIC PINES IPA

OUTBACK AMBER ALE

FUTURE LIVING IPA

FISH BREAKFAST







# Questions



# RDM Concessions Program Discussion #2 Food & Beverage Award

City Council  
June 9, 2026

# KEY CONTRACT/LEASE PROVISIONS

Subject	City Control	Other notable	Lease/Clause Section
<b>OPERATIONS</b>			
Hiring /Change of GM	Right to approve		4.3
Extending/reduced hrs. of operation	Sole Discretion		4.4
Use of Customer Satisfaction Surveys	City can approve content	City can see results	4.15
Service Standards (quality, cleanliness, etc.)		Built into lease	4.1
Competitive pricing		Built into lease	4.5
<b>GOODS/SERVICES</b>			
Food/beverage menus	Written approval req.		4.6
Merchandising	Can request removal if inappropriate		4.17
<b>BUSINESS AND RETAILERS</b>			
Review of the overall business	Annually		4.23
Removal/replacement of a merchant	City reserves right to approve/deny		4.9, 4.25
Design of interior			



# Questions



## CITY OF REDMOND

**CITY HALL**  
411 SW 9<sup>th</sup> STREET  
REDMOND, OR 97756  
541.923.7710  
FAX: 541.548.0706  
[info@redmondoregon.gov](mailto:info@redmondoregon.gov)  
[redmondoregon.gov](http://redmondoregon.gov)

# STAFF REPORT

**DATE:** June 9, 2026  
**TO:** City Council  
**THROUGH:** Keith Witcosky, City Manager  
**FROM:** Keith Leitz, City Attorney  
**SUBJECT:** Property, Casualty, and Liability Insurance Agent of Record Contract Award for up to five-years to WHA Insurance Agency Inc. for a total cost of \$110,000

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### Report in Brief:

The item requests the City Council's approval of a two-year contract with WHA Insurance Agency for Property Insurance Agent of Record services, with three optional one-year extensions (City's option). Total contract cost, if all extensions occur, would be \$110,000.

### Background:

The City currently contracts for Property Insurance Agent of Record services. The existing provider of this service is Brown & Brown Northwest, who has been the broker of record for approximately 25 years.

The Property Insurance Agent of Record assists the City with selecting and negotiating the City's Property/Casualty and Liability Insurance policies and corresponding rates and assists in claim processing. The insurance agent of record also assists the City with our Risk Management program.

On April 4, 2026, the City issued a Request for Proposals (RFP) Property/Casualty and Liability Insurance Agent of Record. Five responsive proposals were received by the May 6, 2026, deadline.

An Evaluation Committee comprised of Keith Leitz (City Attorney), Velia Pagnotta-Brunette (Risk Manager), Andrea Leish (Safety Program Manager), and Tina Kirchner (Procurement and AP Specialist) evaluated the proposals.

### Scoring criteria included:

- Executive Summary (10 points)
- Experience & Qualifications (25 points)
- Response to Scope of Work (25 points)
- Additional Services (10 points)
- References (10 points)
- Compensation (20 points)

On May 14, 2026, the evaluation committee met to review and score evaluations. The committee shortlisted 4 proposers to move on to the interview stage of the process. Interviews were held on May 27, 2026, and May 28, 2026.

### Interview scoring criteria included:

- Understanding & Approach (50 points)
- Agent/Firm Capabilities (50 points)

WHA Insurance Agency received the highest score for the RFP proposal, the interview, and the highest overall combined score in the scoring process.

<b>Consultant</b>	<b>Average Proposal Score</b>	<b>Average Interview Score</b>	<b>Total</b>
WHA Insurance Agency	318	334	652
Brown & Brown Insurance	304	322	626
Alliant Insurance	301	293	594
The Partners Group	288	245	533
Arthur J. Gallagher & Co.	280	na	280

**Discussion:**

Under the Property Insurance Agent of Record services contract, WHA Insurance Agency will perform services that include:

- Evaluating the City’s existing insurance program, and as necessary recommending changes to terms, conditions, or coverage limits to ensure the program is affordable and adequately protects the City.
- Assisting City staff with all claims and losses; review procedures, reserves, and settlements.
- Assisting City staff in updating and reporting to the insurance carrier any changes in their Property, Scheduled Equipment and Automobile insurance schedules.
- Reviewing City contracts relative to risk management, including insurance policies and professional service agreements.
- Negotiating with underwriters on the City’s behalf and obtaining insurance coverage that best meets the City’s needs and requirements at the best cost, while also advising on the carrier’s services, claim handling process, etc.
- Serving as the intermediary between the City and the provider when there is a reasonable coverage dispute.

Based upon the results of this process, the City desires to obtain its Property Insurance Agent of Record services from WHA Insurance Agency. The initial service duration begins on July 1, 2026, and extends through June 30, 2028. This is a two-year contract with three one-year extensions.

**Fiscal Impact:**

This contract includes annual compensation in the amount of \$22,000 for the duration of the contract. This will be a savings of \$2,000 per year from the current year’s costs. The cost is spread across the City’s various funds/departments and represents around 2% of the budgeted annual cost of property insurance related costs. The total contract will be \$110,000 over 5 years. The procurement was made through Redmond City Code Section 2.406 and ORS 279B.050(3).

**Alternative Courses of Action:**

1. Approve WHA Insurance Agency as the Property Insurance Agent of Record for the City.
2. Do not approve the item.
3. Take no action and request more information.

**Recommendation / Suggested Motion:**

"I move to award a two-year contract with three optional one-year extensions for the Property Insurance Agent of Record Services to WHA Insurance Agency and authorize the City Manager to sign the contract."



**PROPERTY/CASUALTY AND LIABILITY INSURANCE  
AGENT OF RECORD  
CONTRACT AWARD TO WHA INSURANCE AGENCY**

**REDMOND CITY COUNCIL JUNE 9, 2026**



# REQUEST FOR PROPOSAL (RFP) –PROPERTY, CASUALTY, AND LIABILITY INSURANCE AGENT OF RECORD

## PURPOSE & CONTRACT

- Broker services for Property, Casualty, and Liability Insurance.
- Two-year contract; fiscal impact: \$22,000 (FY 2026/27).

## RFP TIMELINE

- May 6, 2026: Proposals Due
- May 14, 2026: Evaluation Committee Proposal Scoring Finalized
- May 27-28, 2026 Interviews held
- May 29, 2026: Intent to Award Issued
- *June 9, 2026: Council Award Consideration*



# PROPOSALS SCORED

Consultant	Proposal Score	Interview Score	Total
WHA Insurance	318	334	652
Brown & Brown Insurance Services	304	322	626
Alliant Insurance Services	301	293	594
The Partners Group	288	245	533
Arthur J. Gallagher & Co.	280	NA	280

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



# QUESTIONS?



# CITY OF REDMOND

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[redmondoregon.gov](http://redmondoregon.gov)

## STAFF REPORT

**DATE:** June 9, 2026  
**TO:** City Council  
**THROUGH:** Keith Witcosky, City Manager  
**FROM:** Jason Neff, Deputy City Manager/Chief Financial Officer  
**SUBJECT:** Adoption of the City of Redmond Fiscal Year 2026/2027 Budget: \$307,665,144

---

### Report in Brief:

This City Council action formally adopts the City of Redmond Fiscal Year (FY) 2026/2027 Budget.

### Background:

In May 2026, the City of Redmond Budget Committee (seven City Councilors and seven citizens) conducted two public meetings to review and receive public testimony regarding the FY 2026/2027 City of Redmond Proposed Budget. Deliberations occurred over approximately five hours of meetings. On May 6, 2026, the Committee unanimously approved the FY 2026/2027 City of Redmond Budget. The final step in the budget process is for the City Council to hold a public hearing and formally adopt the budget. Two resolutions are required to adopt and implement the City's Budget. Each resolution is summarized below:

### Resolution #2026-07: City's Eligibility and Election to Receive State Revenues:

This resolution is required by state statute to certify the City's eligibility and election to receive state revenue sharing. The City must provide at least four municipal services as outlined in the resolution to be eligible to receive state revenue sharing. The \$307,665,144 FY 2026/2027 budget includes \$4,104,656 in state revenue sharing resources.

### Resolution #2026-08: Adoption Resolution:

This resolution adopts the budget, which includes appropriating expenditures (\$307,665,144) into organizational units / object classifications and imposing / categorizing property taxes.

### Discussion:

After the public hearing, the City Council can make changes to the budget. However, any increase in expenditures greater than 10% in any fund requires a budget summary to be republished and an additional public hearing.

### Fiscal Impact:

Authorizes expenditures totaling \$307,665,144 for FY 2026/2027. Excluding transfers (moving money between funds) and contingencies (which require City Council approval to use), the total budget is \$271,011,932.

### Alternative Courses of Action:

1. Adopt Resolution #2026-07 and #2026-08
2. Amend Resolution #2026-07 and #2026-08
3. Take no action.

### Recommendation / Suggested Motion:

#### Motion #1

"I move to adopt Resolution #2026-07."

**AND**

#### Motion #2

"I move to adopt Resolution #2026-08."

**REDMOND RESOLUTION  
RESOLUTION NO. 2026-07**

**A RESOLUTION CERTIFYING THE CITY’S ELIGIBILITY TO RECEIVE STATE REVENUES AND  
DECLARING THE CITY’S ELECTION TO RECEIVE STATE REVENUES.**

**WHEREAS**, pursuant to ORS 221.760, that requires that the officer responsible for disbursing funds to cities must be satisfied that the City provides four or more of the following municipal services:

- Police protection
- Fire protection
- Street construction, maintenance and lighting
- Sanitary sewers
- Storm sewers
- Planning, zoning and subdivision control
- One or more utility services; and

**WHEREAS**, City officials recognize the desirability of assisting the state officer responsible for determining the eligibility of cities to receive such funds in accordance with ORS 221.760; and

**WHEREAS**, pursuant to ORS 221.770, the City is required to elect to receive distribution of State Revenue Sharing to cities; and

**WHEREAS**, the City has held a public hearing before the Budget Committee on May 05, 2026, giving citizens an opportunity to comment on the use of State Revenue Sharing.

**WHEREAS**, the City has held a public hearing before the City Council on June 9, 2026, giving citizens an opportunity to comment on the use of State Revenue Sharing.

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

**SECTION ONE:** The City Council certifies that the City is eligible to receive State Shared Revenue.

**SECTION TWO:** The City of Redmond does provide more than four of the listed services; and

**SECTION THREE:** The City elects to receive State Shared Revenues for fiscal year 2026/2027.

**ADOPTED BY** the City Council and **SIGNED** by the Mayor this 9<sup>th</sup> day of June 2026.

\_\_\_\_\_  
Ed Fitch, Mayor

**ATTEST:**

\_\_\_\_\_  
Kayla Duddy, Deputy City Recorder

**CITY OF REDMOND  
RESOLUTION NO. 2026-08**

**RESOLUTION ADOPTING THE BUDGET**

BE IT RESOLVED, that the City Council of the City of Redmond hereby adopts the budget for fiscal year 2026/2027 in the amount of \$400,448,943. This figure includes \$92,783,799 of unappropriated reserves. This budget is now on file at 411 SW 9<sup>th</sup> Street (City Hall) in Redmond, Oregon.

**RESOLUTION MAKING APPROPRIATIONS**

BE IT RESOLVED, that the amounts shown below are hereby appropriated for the fiscal year beginning July 1, 2026, and for the following purposes (OU = Organizational Unit):

<b>GENERAL FUND</b>	
Police (OU)	\$ 19,917,376
Engineering (OU)	\$ 2,486,840
Materials & Services	\$ 887,909
Debt Service	\$ 3,047
Transfers	\$ 25,240,486
Contingency	\$ 3,618,052
<b>TOTAL</b>	<b>\$ 52,153,710</b>

<b>TRANSPORTATION FUND</b>	
Transportation (OU)	\$ 23,800,898
Debt Service	\$ 82,825
Contingency	\$ 800,722
<b>TOTAL</b>	<b>\$ 24,684,445</b>

<b>PARKS FUND</b>	
Parks (OU)	\$ 5,942,493
Contingency	\$ 613,434
<b>TOTAL</b>	<b>\$ 6,555,927</b>

<b>COMMUNITY DEVELOPMENT FUND</b>	
Community Development (OU)	\$ 5,867,528
Contingency	\$ 869,159
<b>TOTAL</b>	<b>\$ 6,736,687</b>

<b>WATER FUND</b>	
Water (OU)	\$ 13,330,639
Debt Service	\$ 1,175,202
Contingency	\$ 1,194,806
<b>TOTAL</b>	<b>\$ 15,700,647</b>

<b>WASTEWATER FUND</b>	
Wastewater (OU)	\$ 47,985,789
Debt Service	\$ 1,101,081
Contingency	\$ 1,151,934
<b>TOTAL</b>	<b>\$ 50,238,804</b>

<b>STORMWATER FUND</b>	
Stormwater (OU)	\$ 2,015,774
Contingency	\$ 262,319
<b>TOTAL</b>	<b>\$ 2,278,093</b>

<b>AIRPORT FUND</b>	
Airport (OU)	\$ 111,346,104
Debt Service	\$ 8,530,944
Contingency	\$ 2,731,036
<b>TOTAL</b>	<b>\$ 122,608,084</b>

<b>GOLF FUND</b>	
Golf (OU)	\$ 3,145,228
Debt Service	\$ 335,519
Contingency	\$ 171,264
<b>TOTAL</b>	<b>\$ 3,652,011</b>

<b>INTERNAL SERVICES FUND</b>	
Internal Services (OU)	\$ 19,767,686
Debt Service	\$ 369,600
<b>TOTAL</b>	<b>\$ 20,137,286</b>

<b>CAPITAL PROJECTS FUND</b>	
Capital Outlay	\$ 511,500
<b>TOTAL</b>	<b>\$ 511,500</b>

<b>GO DEBT SERVICE FUND</b>	
Materials & Services	\$ 700
Debt Service	\$ 2,407,250
<b>TOTAL</b>	<b>\$ 2,407,950</b>

**RESOLUTION IMPOSING THE TAX**

BE IT RESOLVED, that the following ad valorem property taxes, as included in the fiscal year 2026/2027 budget, are hereby imposed upon the assessed value of all taxable property within the district:

- (1) At the rate of \$4.4101 per \$1,000 of assessed value from permanent tax rate
- (2) In the amount of \$2,337,343 for debt service on general obligation bonds

**RESOLUTION CATEGORIZING THE TAX**

BE IT RESOLVED, that the taxes imposed are hereby categorized for purposes of Article XI, section 11b of the Oregon Constitution as:

Subject to the General Government Limitation

Permanent Tax Rate..... \$4.4101 / \$1,000

Excluded from Limitation

General Obligation Bonds Debt Service..... \$2,337,343

The above resolution statements are adopted by the City Council and SIGNED by the Mayor this 9<sup>th</sup> day of June 2026.

\_\_\_\_\_  
Ed Fitch, Mayor

**ATTEST:**

\_\_\_\_\_  
Kayla Duddy, Deputy City Recorder



# CITY OF REDMOND

# FISCAL YEAR 2026/27 BUDGET HEARING & ADOPTION

June 09, 2026

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# AGENDA

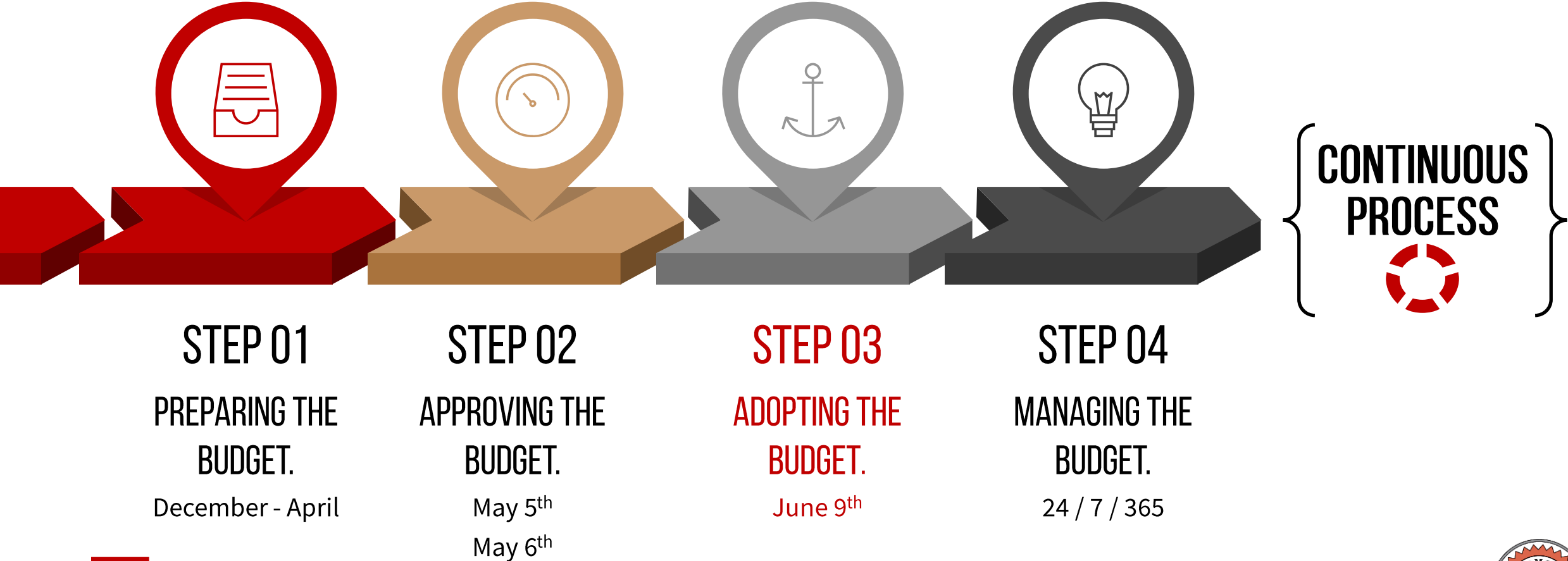
**01 OVERVIEW OF PROCESS**

**02 BUDGET RESOLUTIONS**

**03 PUBLIC HEARING**

**04 DISCUSSION, AMENDMENTS & MOTIONS**

# THE BUDGET PROCESS





# BY THE NUMBERS

## FY 2026/27

Expenditures by Object Classification (\$ in millions)	FY 23/24 Actual	FY 24/25 Actual	FY 25/26 Budget	FY 26/27 Budget
<b>Personnel Services</b>	\$ 34.5	\$ 39.2	\$ 44.4	\$ 48.1
<b>Materials &amp; Services</b>	\$ 37.7	\$ 42.1	\$ 46.9	\$ 47.9
Capital Outlay	\$ 27.5	\$ 63.1	\$ 174.9	\$ 161.0
Debt Service	\$ 8.7	\$ 8.7	\$ 14.1	\$ 14.0
Transfers	\$ 24.0	\$ 26.4	\$ 34.1	\$ 25.2
Special Payments	\$ 0.6	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ 10.6	\$ 11.4
<b>TOTAL EXPENSES</b>	<b>\$ 133.0</b>	<b>\$ 179.4</b>	<b>\$ 325.0</b>	<b>\$ 307.7</b>
<b>UNAPPROPRIATED RESERVES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 134.9</b>	<b>\$ 92.8</b>



# RESOLUTIONS

## #07 STATE SHARED REVENUES

Certifies the City's eligibility and election to receive state shared revenues

Approximately \$4.1 million a year from State Liquor, Cigarette and Gas taxes

## #08 BUDGET ADOPTION

Adopts the budget

Appropriates expenditures into organizational units or object classifications

Imposes and categorizes property taxes



# PUBLIC HEARING

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# DISCUSSION & MOTIONS

---



## CITY OF REDMOND

**CITY HALL**  
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# STAFF REPORT

**DATE:** June 9, 2026  
**TO:** City Council  
**THROUGH:** Keith Witcosky, City Manager  
**FROM:** Jason Neff, Deputy City Manager/Chief Financial Officer  
**SUBJECT:** Resolution #2026-11: Adoption of the Corrected General Obligation Bond Tax Levy Amount for Fiscal Year 2026/2027

---

### Report in Brief:

A resolution adopting the correct General Obligation (GO) Bond Levy Tax amount; therefore, replacing Resolution #2026-08 with Resolution #2026-11.

### Background:

The City of Redmond Budget Committee met on May 5 and May 6, 2026, to review the City's Fiscal Year (FY) 2026/2027 proposed budget. The budget was unanimously approved as presented, with no changes. However, the FY 2026/2027 GO Bond Tax Levy included in the approval motion was incorrect because it used the estimated revenue amount (\$2,337,343) rather than the total levy amount shown in the budget (\$2,432,199). After review by staff and consultation with the Department of Revenue (DOR) Property Tax Division, adoption of the correct levy amount, as proposed in the budget, is now being presented to the City Council.

### Discussion:

Per the DOR, the Budget Committee's role is to approve the City's Budget and approve the tax amount to be levied. While the committee approved the proposed budget without any changes, the incorrect tax levy amount was stated in the approval motion. At the recommendation of the DOR, the budget and tax levy should be adopted by City Council as approved by the Budget Committee (Resolution #2026-08) and then correct the GO Bond Tax Levy to the amount stated in the budget (Resolution #2026-11).

### Fiscal Impact:

Correction of the GO Bond Tax Levy to \$2,432,199 from \$2,337,343 would allow the City to anticipate the correct collection rate to be able to support the bond payment.

Without a correction, reserves will need to be used to meet the GO bond obligation.

### Alternative Courses of Action:

1. Adopt Resolution #2026-11
2. Reject Resolution #2026-11
3. Take no action

### Recommendation / Suggested Motion:

"I move to adopt Resolution #2026-11."

**CITY OF REDMOND  
RESOLUTION NO. 2026-11**

**RESOLUTION ADOPTING THE BUDGET**

BE IT RESOLVED, that the City Council of the City of Redmond hereby adopts the budget for fiscal year 2026/27 in the amount of \$400,448,943. This figure includes \$92,783,799 of unappropriated reserves. This budget is now on file at 411 SW 9<sup>th</sup> Street (City Hall) in Redmond, Oregon.

**RESOLUTION MAKING APPROPRIATIONS**

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Capital Outlay	\$ 511,500
<b>TOTAL</b>	<b>\$ 511,500</b>

<b>GO DEBT SERVICE FUND</b>	
Materials & Services	\$ 700
Debt Service	\$ 2,407,250
<b>TOTAL</b>	<b>\$ 2,407,950</b>

**RESOLUTION IMPOSING THE TAX**

BE IT RESOLVED, that the following ad valorem property taxes, as included in the fiscal year 2026/27 budget, are hereby imposed upon the assessed value of all taxable property within the district:

- (1) At the rate of \$4.4101 per \$1,000 of assessed value from permanent tax rate
- (2) In the amount of \$2,432,199 for debt service on general obligation bonds

**RESOLUTION CATEGORIZING THE TAX**

BE IT RESOLVED, that the taxes imposed are hereby categorized for purposes of Article XI, section 11b of the Oregon Constitution as:

Subject to the General Government Limitation

Permanent Tax Rate..... \$4.4101 / \$1,000

Excluded from Limitation

General Obligation Bonds Debt Service..... \$2,432,199

The above resolution statements are adopted by the City Council and SIGNED by the Mayor this 9<sup>th</sup> day of June, 2026.

\_\_\_\_\_  
Ed Fitch, Mayor

**ATTEST:**

\_\_\_\_\_  
Kayla Duddy, Deputy City Recorder



# CITY OF REDMOND

# FY 2026/27 GENERAL OBLIGATION BOND TAX LEVY CORRECTION

June 09, 2026

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# AGENDA

**01 BACKGROUND**

**02 BUDGET RESOLUTION**

**03 PUBLIC HEARING**

**04 DISCUSSION, AMENDMENTS & MOTIONS**

# BACKGROUND

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- APPROVED LEVY AMOUNT

\$2,337,343

(96.1% collection rate of the total levy of \$2,432,199)

- CORRECT LEVY AMOUNT

\$2,432,199

## NOTES ON THE FISCAL YEAR 2026/27 BUDGET

- \$2,337,343 in Property Tax collections which assumes a rate of \$0.61 per \$1,000 of assessed value (total levy of \$2,432,199) and a 96.1% collection rate.
- \$2,407,250 for the payment of principal and interest on the bond.
- \$192,857 reserve for debt service (about 8% of the annual payment), which will provide rate stabilization many years into the future.



# RESOLUTION

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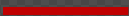
**#11**

**CORRECTS GENERAL OBLIGATION TAX  
LEVY AMOUNT**

This replaces Resolution 2026-08

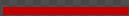


# PUBLIC HEARING





# DISCUSSION & MOTIONS





## CITY OF REDMOND

**CITY HALL**  
411 SW 9<sup>th</sup> STREET  
REDMOND, OR 97756  
541.923.7710  
FAX: 541.548.0706  
[info@redmondoregon.gov](mailto:info@redmondoregon.gov)  
[redmondoregon.gov](http://redmondoregon.gov)

# STAFF REPORT

**DATE:** June 9, 2026  
**TO:** City Council  
**THROUGH:** Keith Witcosky, City Manager  
Jason Neff, Deputy City Manager/Chief Financial Officer  
Jessica MacClanahan, Public Works Director/City Engineer  
**FROM:** Jake Sherman, Principal Engineer  
**SUBJECT:** Eastside Arterial Project Amendment #5 - Guaranteed Maximum Price (Phase 4) with Knife River Corporation, Project #TR2403; \$7,200,352.68

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### Report in Brief:

This item requests the City Council approve Amendment #5 to the Progressive Design-Build (PDB) contract with Knife River Corporation for construction of Phase 4 of the Eastside Arterial Project: \$7,200,352.68

### Background:

The Eastside Arterial is a significant component of the City's Capital Improvement Program to increase mobility and safety in Redmond. The City is positioned to complete this project within the 5-year planning horizon utilizing available funding resources and a Progressive Design Build (PDB) delivery method.

Benefits include an alternate route to Highway 97 and improved access to east Highway 126 (OR126), relieving congestion, and increasing traffic safety in the community. The project also creates access to industrial and commercial land for economic development in the region.

The project has five primary phases:

- **Phase 1 (Airport Way Extension) COMPLETE:** 2,600 feet of new minor arterial street extending NE 9<sup>th</sup> Street between OR126 and Veterans Way. Additional 2,600 feet of new major collector that will replace the existing Veterans Way at OR126. Work includes new pavement, turn lanes, bike lanes, sidewalk, multi-use paths, storm swales with street trees, and subsurface utility improvements. This will be constructed completely offsite with no impacts to traffic in the old golf course close to the Redmond Airport.
- **Phase 2 (OR126 Roundabout) COMPLETE:** New single-lane roundabout at the intersection of OR126 and 9<sup>th</sup> Street, including new pavement, pedestrian crossings, sidewalks, storm swales, and subsurface utility improvements. This work will be primarily conducted offsite from the existing highway with minor closures for the 9<sup>th</sup> Street tie-in.
- **Phase 3 (Veterans Way / Airport Way Roundabout) COMPLETE:** New single-lane roundabout at the intersection of Veterans Way and Airport Way, including new pavement, pedestrian crossings, sidewalks, storm swales, and subsurface utility improvements. This work will be primarily conducted offsite from the existing highway with temporary detours as necessary to tie-in Airport Way, Veterans Way, 1<sup>st</sup> Street, and the proposed extension of Airport Way to OR126.
- **Phase 4 (9<sup>th</sup> Street Modernization):** Modernization of the existing NE 9<sup>th</sup> Street between NE Hemlock Avenue and OR126. Work includes widening of the existing roadway and the addition of new bike lanes, sidewalks, and landscape strips along the entire corridor. This work may include detours of NE 9<sup>th</sup> Street during various phases of construction. — **PENDING Council Approval**

- **Phase 5 (Airport Way & 19th Street roundabout):** New roundabout at the intersection of Airport Way and SW 19th Street, including new pavement, pedestrian crossings, sidewalks, storm swales, and subsurface utility improvements. — **Future Council Action**

Past Council action on this project includes:

- On August 22, 2023, staff presented the concept of a PDB contract and the estimated budget for the Eastside Arterial Project. At that time, the City Council directed staff to proceed with preparing findings for an exemption from competitive bidding for formal Council action.
- On October 24, 2023, the City Council approved an exemption from competitive bidding allowing the use of the PDB procurement method. This method is well-matched to this project given its scope, schedule, and complexity. Utilizing this method, the City will enter into an initial contract for Preconstruction (Design) Services, followed by a series of Guaranteed Maximum Price (GMP) contract amendments for discrete construction packages.
- On May 7, 2024, the City Council approved a PDB contract with Knife River Corporation to initiate the design of the Eastside Arterial project in the amount of \$4,552,791.
- On March 11, 2025, the City Council approved the first GMP Package for construction of Phase 1, which included the Airport Way Extension and installation of underground utilities (water and wastewater) under the OR126 roundabout in the amount of \$13,193,373.16.
- On June 24, 2025, the City Council approved the second GMP Package for construction of Phase 2, which included a new single-lane roundabout at OR 126 and NE 9th Street in the amount of \$4,878,520.63.
- On July 22, 2025, the City Council approved a design amendment to the original contract to include the design of a new roundabout at Airport Way and SW 19th Street in the amount of \$1,120,097.34.
- On December 16, 2025, the City Council approved the third GMP Package for construction of Phase 3, which included a new single-lane roundabout at Airport Way / Veterans Ave in the amount of \$8,545,841.18.

**Discussion:**

This is the fifth amendment for the Eastside Arterial Project and will be utilized to construct Phase 4 of the Eastside Arterial Project for modernization of NE 9th Street from Hwy 126 to Hemlock, including new pavement, sidewalks, bike lanes, a multiuse path, water mains, and storm drain facilities. Construction costs were developed through competitive selection, written quotations, and self-performance with open-book pricing and independent, third-party cost estimates as required per the contract.

Construction for Phase 4 of the project is anticipated to start in summer 2026 and be completed in spring 2027. The remaining phases will be proposed in future amendments, pending successful completion of design services.

**Fiscal Impact:**

This project is included in the 5-Year Capital Improvement Program under the Eastside Arterial Project (TR2403) with the following funding breakdown:

<b>Fund</b>	<b>5-Year CIP Estimate</b>
Transportation SDCs	\$ 23.8M
Remainder of 2022 General Obligation Bond*	\$ 4.4M*
Rental Car Tax	\$ 6.9M
Water Funds	\$ 5.1M
Wastewater Funds	\$ 3.4M
<b>TOTAL</b>	<b>\$ 43.6M</b>

\*Approval by City Council via a budget adjustment resolution on December 16, 2025

Construction of Phase 4 will be completed as summarized in the table below.

<b>Task</b>	<b>Amount</b>
Estimated Cost of Work	\$ 5,964,199.81
Engineering Services During Construction	\$ 154,707.00
Contingencies / Allowances	\$ 208,746.99
General Conditions	\$ 164,414.25
Design-Builder's Fee (10%)	\$ 649,206.81
Design-Builder's Bonds & Insurance (0.91%)	\$ 59,077.82
<b>TOTAL</b>	<b>\$ 7,200,352.68</b>

With approval of Amendment #5, the total amount of work authorized under the contract will be:

<b>Contract/Amendment</b>	<b>Amount</b>
Original Contract (Pre-Construction Services)	\$ 4,552,791.00
Amendment #1 (Airport Way Extension Construction)	\$ 13,193,373.16
Amendment #2 (OR 126 Roundabout Construction)	\$ 4,878,520.63
Amendment #3 (Design of Airport Way & 19th Roundabout)	\$ 1,120,097.34
Amendment #4 (Veterans Way Roundabout Construction)	\$ 8,545,841.18
Amendment #5 (9th Street Modernization Construction)	\$ 7,200,352.68
<b>TOTAL</b>	<b>\$ 39,490,975.99</b>

The procurement was made through Redmond City Code Section 2.406 & ORS 279C.335(2).

**Alternative Courses of Action:**

1. Authorize the City Manager to sign Amendment #5 with Knife River Corporation.
2. Do not authorize the Amendment.
3. Request additional information.

**Recommendation / Suggested Motion:**

"I move to approve Amendment #5 with Knife River Corporation for construction of Phase 4 of the Eastside Arterial project in an amount not to exceed \$7,200,352.68, and authorize the City Manager to sign the amendment."



# EASTSIDE ARTERIAL PROJECT

## GUARANTEED MAXIMUM PRICE FOR 9TH STREET MODERNIZATION

**\$7,200,352.68**

**REDMOND CITY COUNCIL**  
**JUNE 9, 2026**



# PROJECT SCOPE

- Phase 1 – Airport Way / Kalama way Extension
- Phase 2 – OR 126 Roundabout
- Phase 3 – Veterans Way Roundabout
- Phase 4 – 9<sup>th</sup> Street Modernization
- Phase 5 - Airport Way & SW 19<sup>th</sup> Street Roundabout





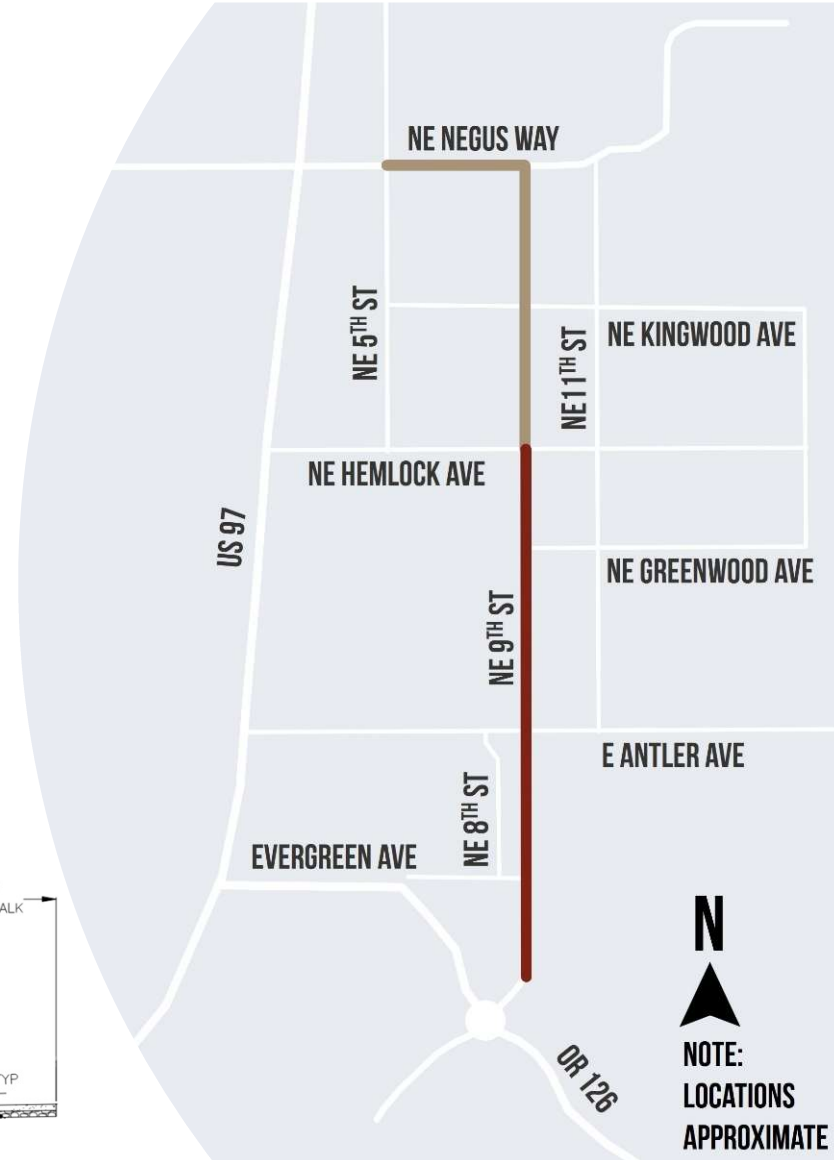
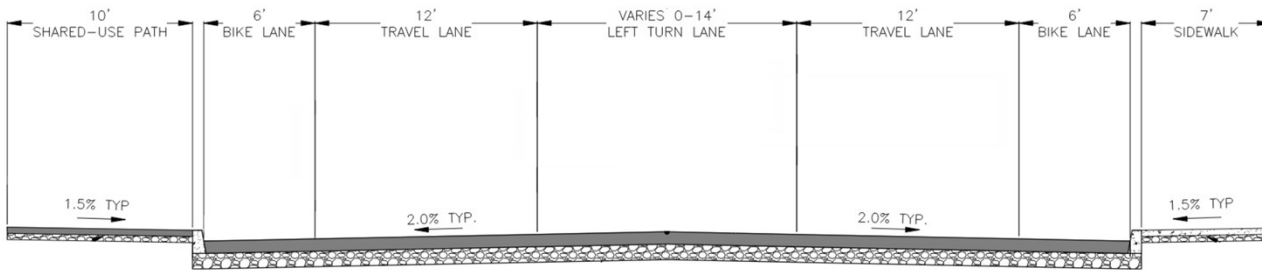
# CONSTRUCTION UPDATE





# PHASE 4 SCOPE

- 4,740 feet of road widening and 7' sidewalk
- 2,400 feet of new 12" waterline
- 7,400 feet of 10' wide multi-use path
- 4,000 feet of grind and inlay full street width





# OVERALL PROJECT SCHEDULE

	2025				2026				2027			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
PHASE 1 - AIRPORT WAY EXTENSION	DESIGN	CONSTRUCTION	CONSTRUCTION	CONSTRUCTION								
PHASE 2 - OR 126 ROUNDABOUT	DESIGN	DESIGN	CONSTRUCTION	CONSTRUCTION								
PHASE 3 - VETS WAY ROUNDABOUT	DESIGN	DESIGN	DESIGN	DESIGN	CONSTRUCTION	CONSTRUCTION	CONSTRUCTION					
PHASE 4 - 9TH STREET MODERNIZATION		DESIGN	DESIGN	DESIGN	DESIGN	DESIGN	CONSTRUCTION	CONSTRUCTION				
PHASE 5 - AIRPORT & 19TH ROUNDABOUT			DESIGN	DESIGN	DESIGN	DESIGN	DESIGN	DESIGN	CONSTRUCTION	CONSTRUCTION		





# PROJECT BUDGET

PROJECT BUDGET BY RESOURCE	AMOUNT
TRANSPORTATION SDCS	\$ 23,800,000
RENTAL CAR TAX	\$ 6,900,000
GENERAL OBLIGATION BOND*	\$ 4,400,000
WATER FUNDS	\$ 5,100,000
WASTEWATER FUNDS	\$ 3,400,000
<b>TOTAL</b>	<b>\$43,600,000</b>

\* REMAINDER OF 2022 GO BOND APPROVED BY COUNCIL IN DECEMBER 2025

APPROVED CONTRACT / AMENDMENTS	AMOUNT
ORIGINAL CONTRACT – PRECONSTRUCTION SERVICES (PHASES 1-4)	\$ 4,552,791
AMENDMENT #1 – PHASE 1 CONSTRUCTION	\$ 13,193,373
AMENDMENT #2 – PHASE 2 CONSTRUCTION	\$ 4,878,521
AMENDMENT #3 – PRECONSTRUCTION SERVICES (PHASE 5)	\$ 1,120,097
AMENDMENT #4 – PHASE 3 CONSTRUCTION	\$ 8,545,841
PROPOSED AMENDMENT	AMOUNT
AMENDMENT #5 – PHASE 4 CONSTRUCTION	\$ 7,200,353
FUTURE CONTRACTS & AMENDMENTS	AMOUNT
FUTURE PHASES	\$ 4,109,024
<b>TOTAL ESTIMATED</b>	<b>\$43,600,000</b>



# QUESTIONS





## CITY OF REDMOND

**CITY HALL**  
411 SW 9<sup>th</sup> STREET  
REDMOND, OR 97756  
541.923.7710  
FAX: 541.548.0706  
[info@redmondoregon.gov](mailto:info@redmondoregon.gov)  
[redmondoregon.gov](http://redmondoregon.gov)

# STAFF REPORT

**DATE:** June 9, 2026  
**TO:** City Council  
**THROUGH:** Keith Witcosky, City Manager  
**FROM:** Jason Neff, Deputy City Manager/Chief Financial Officer  
**SUBJECT:** Resolution #2026-12: A resolution setting fees and charges imposed by the City of Redmond. **Public comment will be taken per ORS 294.160**

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### Report in Brief:

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

### Background:

The purpose of this action is to set the fees and rates for the upcoming fiscal year (FY 2026/2027). Each year, the Council approves by resolution an updated Fee Schedule in accordance with the City's Budget. The attached resolution updates the current City of Redmond Fee Schedule (Exhibit A) and aligns it with the City Budget that was adopted by the City Council on June 9, 2026. In Exhibit A, **strikethroughs** reflect deletions and words in **red** are fee schedule description clarifications and new fees added. All areas containing a change have been **highlighted in yellow**. The updated schedule becomes effective July 1, 2026.

### Discussion:

The following are the more noteworthy or significant fee changes:

#### Airport (Section 1):

Landing fees are increasing 3.7% from \$3.54 to \$3.67 per 1000 pounds landed weight. The purpose of the landing fee is to recover the annual cost of operating the airfield. Landing fees are included in the Redmond Municipal Airport's (RDM's) commercial airline Cost Per Enplanement (CPE) analysis, which is estimated at \$8.67 for FY 2026/2027. This cost remains below that of similarly sized commercial markets and continues to meet RDM's goal of maintaining a CPE below \$11.00.

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

In June 2021, the City Council adopted Resolution #2021-09, authorizing annual adjustments to planning and engineering fees based on the U.S. Bureau of Labor Statistics Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W). The CPI measures changes in consumer prices over time using a representative sample of goods and services and is the most widely used indicator of inflation. For this year, the CPI-W increase is 2.6%.

#### Cemetery (Section 3):

Most cemetery fees, aside from those tied directly to staff time, have not been updated since July 1, 2018. To help the City recover increasing operational and material costs, these fees will be raised by approximately 5%.

#### City Recorder (Section 4):

City Recorder fees are based on recovering the applicable staff rate. These fees are increasing by 3% in alignment with the Cost-of-Living Adjustment (COLA) included in the FY 2026/2027 Budget.

#### Garbage Rates (Section 6):

In May 2026, Republic Services proposed to City Council an 8.0% increase to garbage rates. The primary drivers of this increase are disposal and operational costs. Deschutes County is raising the landfill tipping fee from \$90 per ton to \$95 per ton beginning July 1, 2026. An 8.0% increase is included in the updated fee schedule.

### **Public Works (Section 8):**

In general, adjustments to the Fee Schedule have been updated to recover costs for material and labor, to remain competitive with industry and regional comparisons, or to remove fees no longer offered. Several fee adjustments are noted below:

- **Water:** The FY 2026/2027 budget includes a 5% increase in water rates in order to keep pace with inflation and the incremental cost of sustaining operations as well as facilitate necessary infrastructure projects. Current residential water rates are \$19.41, plus \$1.57 per 100 cubic feet of water used. A 5% increase will adjust the charge to \$20.38, plus \$1.65 per 100 cubic feet of water used. For a resident who consumes 1,500 cubic feet monthly, the rate increase will result in a \$2.15 increase per month. A 5% increase will also be applied to the fees for Fire Hydrant Use Permits, Non-Metered Residential Accounts, Fire Standby Charge, Standpipe Water Accounts, and Irrigation Rate.
- **Wastewater:** The FY 2026/2027 budget includes a 4% increase to wastewater rates. This increase helps keep pace with inflation and growth, the incremental cost of sustaining operations, as well as facilitate necessary infrastructure projects, including financing the Redmond Wetlands Complex. The rate increase also helps the City maintain an appropriate operating contingency and infrastructure maintenance reserve. The current residential sewer rate is \$37.03 per month. A 4% increase will adjust the charge to \$38.51 per month, an increase of \$1.48 per month.
- **Stormwater:** The FY 2026/2027 budget includes a 2% increase to stormwater rates in order to keep pace with inflation and the incremental cost of sustaining operations, as well as facilitate necessary infrastructure projects while maintaining an appropriate operating contingency. Current residential stormwater rates are \$9.03 per month. A 2% increase will adjust the charge to \$9.21, an increase of \$0.18 per month.
- **Parks:** Most Parks Division fees, except those directly tied to staff time, are increasing by an average of 4%. This modest adjustment helps the City recover merchant processing costs, which average approximately 3.4%.
- **Subsection 2.8:** GIS Product Fee – Digital Photogrammetric Products — Items 2.8.01 to 2.8.04 have been removed; they are no longer applicable.

### **System Development Charges (SDCs) (Subsection 8.2):**

In June 2019, the City Council approved Resolution #2019-17, adopting new System Development Charge (SDC) rates and authorizing annual adjustments based on the Construction Cost Index—Seattle (CCI) published by the Engineering News-Record. There is no CCI increase this year, so the Transportation, Parks, Water, and Wastewater SDCs will remain unchanged. Changes to Wastewater SDCs are to be considered separately by City Council in July 2026.

### **New Fees:**

The following fees are new in FY 2026/2027:

#### **Section 2 – Community Development Department (CDD)**

##### Subsection 2.5 – Engineering Service Fees

- 2.5.05.1 Plan Review – Grading Permit, Additional Review (Over 3 Sheets)
- 2.5.04.2 Additional Minor Site Development Review (Over 3 Sheets Review)
- 2.5.10.1.2 Trip Generation Report - Less than 20 PM Peak Trips and 200 Average Daily Trips - Discretionary Review
- 2.5.13.1 Inspection Time Billing Rate - Night Work Overtime (150% of Hourly Rate)
- 2.5.18 Additional Compaction Testing

#### **Section 3 – Cemetery Fees**

- 3.16 Grave Marker - Flush Setting

#### **Section 7 – Police Department Fees**

##### Subsection 7.2 – Large Report/Video Redaction Requests / Research on Individuals.

- 7.2.03 Digital Requests
- 7.2.03.1 30 minutes increments
- 7.2.03.2 50% advance deposit required over \$100

**Other Updates:**

Fees that include a staff rate were adjusted based on the average hourly rate for each position. These adjustments help ensure recovery of staff time. Personnel costs in the FY 2026/2027 budget increased by approximately 8%.

**Fiscal Impact:**

The changes to utility rates (Water, Sewer and Stormwater), CPI-related adjustments to Planning and Engineering fees, SDCs, and Airport Fees are factored into the FY 2026/2027 budget. Generally, other changes were not significant enough to influence budget forecasting for FY 2026/2027. The proposed fee changes help balance the City's budget, support long-term fiscal sustainability and infrastructure project feasibility, and offset costs associated with the increasing demands on public services.

**Alternative Courses of Action:**

1. Take public comment per ORS 294.160 and adopt Resolution #2026-12.
2. Take public comment per ORS 294.160 and do not adopt Resolution #2026-12.
3. Request more information.

**Recommendation / Suggested Motion:**

"I move to adopt Resolution #2026-12."

**CITY OF REDMOND  
RESOLUTION NO. 2026-12**

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

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

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

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

**WHEREAS**, Council adopted Resolution No. 2021-09 on June 8, 2021, establishing Community Development Planning and Engineering Land-Use Fees be adjusted annually based on the percent change of the U.S. Bureau of Labor Statistics Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W) issued in January; and

**WHEREAS**, Council adopted Resolution No. 2019-17 on June 25, 2019, establishing System Development Charge (SDC) rates be adjusted annually based on the Construction Cost Index (CCI)-Seattle published by the Engineering News Record.

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

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

Section 2. Beginning July 1, 2026, the charges established herein for Community Development Department (Planning and Engineering Land-Use Fees) shall be adjusted by 2.6% based on the percent change for the year ending in December 2024 from the U.S. Bureau of Labor Statistics Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W).

Section 3. Beginning July 1, 2026, the charges established herein for System Development Charge (SDC) rates shall see no adjustment based on the Construction Cost Index (CCI)-Seattle published by the Engineering News Record for January 2026. This applies to Transportation, Parks, Water, and Wastewater SDCs.

Section 4. The fees are adopted until next review is presented to Council.

**ADOPTED** by the City Council and **SIGNED** by the Mayor this 9th day of June 2026.

\_\_\_\_\_  
Ed Fitch, Mayor

ATTEST:

\_\_\_\_\_  
Kayla Duddy, Deputy City Recorder

**CITY OF REDMOND**  
**EXHIBIT A**  
**FEE SCHEDULE**  
**Effective January 01, 2026 July 01,2026**

Item #	Department / Item Description	Effective January 01, 2026 Fee	Proposed July 01, 2026 Fee	Percent Change	Unit
<b>1 AIRPORT</b>					
<b>1.2 Customer Facility Charge (CFC) for Rental Car</b>					
1.2.01	Customer Facility Charge	\$ 5.00	\$ -	-100.0%	per day
<b>1.3 Landing Fees</b>					
1.3.01	Landing Fees	\$ 3.54	\$ 3.67	3.6%	per 1,000 lbs. landed weight (Part 125, 135, and 137)
<b>1.4 Leases-Airside</b>					
1.4.01	Aircraft Fuel	\$ 0.08		-100.0%	per gallon
1.4.02	Aircraft Tiedown	\$ 50.00		-100.0%	per month
1.4.03	Single	\$ 15.00		-100.0%	per night
1.4.04	Twin	\$ 25.00		-100.0%	per night
1.4.05	Helicopter	\$ 15.00		-100.0%	per night
1.4.06	Jet	\$ 35.00		-100.0%	per night
1.4.07	Assignment of Lease	\$ 500.00		-100.0%	each
<b>1.5 Leases - Terminal</b>					
1.5.01	Passenger Facility Charge (PFC)	\$ 4.50		-100.0%	per passenger
<b>1.7 Parking</b>					
1.7.01	Parking/Vehicle				
1.7.01.1	0-30 minutes	No Charge			
1.7.01.2	31-60 minutes	\$ 2.00		-100.0%	
1.7.01.3	Each additional hour	\$ 2.00		-100.0%	
1.7.01.4	Per day	\$ 24.00		-100.0%	
1.7.02	Insufficient Funds Late Fee	\$ 50.00		-100.0%	plus legal fees if not paid within 10 calendar days
1.7.03	Airport Parking Violations-See Bail Fees (Police Department Fees)	See Bail Fees (Item 7.10)			
1.7.04	Transient Airline Employees				
1.7.04.1	Per quarter	\$ 100.00		-100.0%	
1.7.04.2	Per year	\$ 325.00		-100.0%	
1.7.05	Transient Airline Employees Parking Card Replacement	\$ 25.00		-100.0%	each
<b>1.8 Parking – Employee</b>					
1.8.01	Employee Parking Card Replacement	\$ 25.00		-100.0%	each
<b>1.9 Parking – Terminal Tenants</b>					
1.9.01	Terminal Tenants Parking Card	\$ 10.00		-100.0%	each
1.9.02	Terminal Tenants Parking Card Replacement	\$ 25.00		-100.0%	each

**CITY OF REDMOND**  
**EXHIBIT A**  
**FEE SCHEDULE**  
**Effective January 01, 2026 July 01, 2026**

Item #	Department / Item Description	Effective January 01, 2026 Fee	Proposed July 01, 2026 Fee	Percent Change	Unit
<b>1.10 Security</b>					
1.10.01	Airport Operations Area (AOA) Badge	\$ 50.00		-100.0%	each
1.10.02	SIDA/Sterile Fingerprinting for CHRC	\$ 50.00		-100.0%	each
1.10.03	Security Access Card	\$ 25.00		-100.0%	each
1.10.04	SIDA/Sterile Badge with fingerprinting	\$ 100.00		-100.0%	each
1.10.05	AOA/Sterile/SIDA Badge Replacement – Lost/Stolen	\$ 100.00		-100.0%	each
1.10.06	Unreturned Badge Penalty	\$ 250.00		-100.0%	each
<b>1.11 Ground Transportation</b>					
1.11.01	Annual Application	\$ 100.00		-100.0%	per year
1.11.02	Gate Access	\$ 3.00		-100.0%	per gate access
1.11.03	Gate Access Badge	\$ 15.00		-100.0%	each
1.11.04	Gate Access Badge Replacement – Lost/Stolen	\$ 25.00		-100.0%	each
1.11.05	Gate Access Badge Reactivation	\$ 10.00		-100.0%	each
<b>2 COMMUNITY DEVELOPMENT DEPARTMENT (CDD)</b>					
<b>2.1 Planning and Engineering Land-Use Fees (Long range surcharge and Engineering long range surcharge of 7% each is included)</b>			<b>2.6% CPI increase</b>		
2.1.01 Amendments:					
2.1.01.1	Combined Comp Plan Map / Zoning Map Amendments	\$ 14,870.00	\$ 15,259.00	2.6%	each
2.1.01.2	Comp Plan Map Amendment	\$ 12,242.00	\$ 12,561.00	2.6%	each
2.1.01.3	Comp Plan Text Amendment	\$ 18,347.00	\$ 18,825.00	2.6%	each
2.1.01.4	Redmond Development Code Text Amendment	\$ 7,773.00	\$ 7,975.00	2.6%	each
2.1.01.5	Zoning Map Amendment	\$ 8,885.00	\$ 9,117.00	2.6%	each
2.1.01.6	Annexation (Includes City Recorder's Fee)	\$ 1,122.00	\$ 1,151.00	2.6%	each
2.1.02 Appeals:					
2.1.02.1	First Appeal to a Hearings Body	\$ 250.00		-100.0%	each
2.1.02.2	Appeal of Hearings Body Decision	\$ 5,227.00	\$ 5,364.00	2.6%	each
2.1.03 (Reserved)					
2.1.04 Conditional Use:					
2.1.04.1	Residential, Public, Semi-Public	\$ 6,319.00	\$ 6,484.00	2.6%	each
2.1.04.2	Commercial, Industrial	\$ 7,602.00	\$ 7,800.00	2.6%	each
2.1.04.3	Billboard Relocation	\$ 1,910.00	\$ 1,960.00	2.6%	each
2.1.04.4	Communication Tower				
2.1.04.4.1	Residential/Public Zone (Includes a flat fee for conditional use review and hearings officer decision of \$7,677.89, and a deposit of \$11,433.14 for appeal fees, which will be calculated on actual costs of service.)	\$ 23,765.00	\$ 24,382.00	2.6%	each

**CITY OF REDMOND**  
**EXHIBIT A**  
**FEE SCHEDULE**  
**Effective January 01, 2026 July 01,2026**

Item #	Department / Item Description	Effective January 01, 2026 Fee	Proposed July 01, 2026 Fee	Percent Change	Unit
2.1.04.4.2	Commercial/Industrial Zone (Does not include Public Hearing Fees)	\$ 7,602.00	\$ 7,800.00	2.6%	each
2.1.04.5	Declaratory Ruling	\$ 3,824.00	\$ 3,924.00	2.6%	each
2.1.05	Major Development Application Types:				
2.1.05.2	Master Development Plan (Including Comp Plan Map Amendment and Zoning Map Amendment - Does not include Public Hearing Fees)	\$ 48,229.00	\$ 49,483.00	2.6%	each
2.1.05.3	Partial Master Development Plan (Including Comp Plan Map Amendment and Zoning Map Amendment - Does not include Public Hearing Fees)	\$ 28,269.00	\$ 29,004.00	2.6%	each
2.1.05.4	Planned Unit Development (PUD) (Does not include Final Plat, Conditional Use Permit, or Public Hearing Fees)	\$ 11,289.00	\$ 11,581.00	2.6%	each
2.1.05.4.1	PUD Residential	\$ 141.00	\$ 145.00	2.8%	per dwelling unit
2.1.05.4.2	PUD Commercial	\$ 0.29	\$ 0.30	3.4%	per square foot
2.1.05.5	Urban Growth Boundary or Urban Reserve Area Expansion	\$ 48,495.00	\$ 49,755.00	2.6%	each
2.1.06	Sign Permits:				
2.1.06.1	Sign Permit (Does not include Building Permit Fee if Required)	\$ 214.00	\$ 220.00	2.8%	each
2.1.06.2	Sign Requiring a Building Permit (See Community Development Building Division Fees Below)				
2.1.06.3	Sign Permit - Temporary	NO CHARGE			
2.1.06.4	Sign Permit - Daily Display	\$ 214.00	\$ 220.00	2.8%	each
2.1.07	Site Plan:				
2.1.07.1	Minor Site Plan	\$ 2,432.00	\$ 2,495.00	2.6%	each
2.1.07.2	Residential				
2.1.07.2.1	3 - 20 Units	\$ 7,639.00	\$ 7,839.00	2.6%	each
2.1.07.2.2	21- 50 Units	\$ 11,319.00	\$ 11,614.00	2.6%	each
2.1.07.2.3	51 + Units	\$ 15,166.00	\$ 15,561.00	2.6%	each
2.1.07.3	Commercial/Industrial				
2.1.07.3.1	Up to 3,499 Square Feet	\$ 4,590.00	\$ 4,712.00	2.7%	each
2.1.07.3.2	3,500-50,000 Square Feet	\$ 9,170.00	\$ 9,407.00	2.6%	each
2.1.07.3.3	50,001-200,000 Square Feet	\$ 21,843.00	\$ 22,411.00	2.6%	each
2.1.07.3.4	200,001 + Square Feet	\$ 28,389.00	\$ 29,127.00	2.6%	each
2.1.07.4	Conversion of Existing Residential Structure and Site to Commercial	\$ 5,825.00	\$ 5,976.00	2.6%	each
2.1.07.5	Minor Alteration to Site Plan	\$ 2,432.00	\$ 2,496.00	2.6%	each
2.1.07.6	Partition (up to 3 lots)	\$ 5,554.00	\$ 5,699.00	2.6%	each
2.1.08	Subdivision:				
2.1.08.1	4 - 20 Lots	\$ 15,459.00	\$ 15,863.00	2.6%	each
2.1.08.2	21 - 50 Lots	\$ 18,340.00	\$ 18,816.00	2.6%	each
2.1.08.3	51 > Lots	\$ 23,938.00	\$ 24,561.00	2.6%	each
2.1.08.4	Replat	\$ 11,575.00	\$ 11,877.00	2.6%	each
2.1.08.5	Transcript Preparation Fee	\$ 88.00	\$ 90.00	2.3%	per hour

**CITY OF REDMOND  
EXHIBIT A  
FEE SCHEDULE**

**Effective January 01, 2026 July 01,2026**

Item #	Department / Item Description	Effective January 01, 2026 Fee	Proposed July 01, 2026 Fee	Percent Change	Unit
2.1.09	Temporary Use Permit	\$ 677.00	\$ 695.00	2.7%	each
2.1.10	Variance:				
2.1.10.1	Minor	\$ 3,818.00	\$ 3,917.00	2.6%	each
2.1.10.2	Major	\$ 7,077.00	\$ 7,261.00	2.6%	each
2.1.11	Zoning Verification	\$ 88.00	\$ 90.00	2.3%	per hour
2.1.12	Other Related Development Fees				
2.1.12.1	Middle Housing or Expedited Land Divisions	\$ 14,554.00	\$ 14,934.00	2.6%	each
2.1.12.2	Extension Request	\$ 1,150.00	\$ 1,180.00	2.6%	each
2.1.12.3	Final Plan Review (required for filing final plats)	\$ 1,425.00	\$ 1,462.00	2.6%	each
2.1.12.3.1	and per lot	\$ 100.00	\$ 103.00	3.0%	per lot
2.1.12.4	Hearing (Specially Set); Non-Hearings Officer DEPOSIT ONLY (Fee May Be Higher Based on Actual Cost of Services)	\$ 4,529.00	\$ 4,647.00	2.6%	each
2.1.12.5	Hearing (Specially Set); Hearings Officer DEPOSIT ONLY (Fee May Be Higher Based on Actual Cost of Services)	\$ 3,751.00	\$ 3,847.00	2.6%	each
2.1.12.6	Improvement Agreements (Initial Agreement Included in Fee)	\$ 1,098.00	\$ 1,127.00	2.6%	each
2.1.12.7	Lot Line Adjustment	\$ 1,715.00	\$ 1,760.00	2.6%	each
2.1.12.8	Lot of Record Verification	\$ 686.00	\$ 704.00	2.6%	each
2.1.12.9	Modification of Application	\$ 1,128.00	\$ 1,157.00	2.6%	each
2.1.12.10	Modification of Approval (Land Use)	\$ 2,432.00	\$ 2,496.00	2.6%	each
2.1.12.11	Modification or Alteration of a Non-Conforming Use or Structure	\$ 1,729.00	\$ 1,774.00	2.6%	each
2.1.12.12	Parking and Mobility Improvement Fee	\$ 12,666.00	\$ 12,995.00	2.6%	per parking stall
2.1.12.13	Pre-Development Services				
2.1.12.13.1	Inside City Limits	NO CHARGE			
2.1.12.13.2	Outside City Limits	\$ 423.00	\$ 435.00	2.8%	per meeting
2.1.12.14	Re-Review Fee (Building Permits)	\$ 91.00	\$ 93.00	2.2%	each
2.1.12.15	Re-Inspection Fee	\$ 91.00	\$ 93.00	2.2%	each
2.1.12.16	Historical Landmarks Alteration	NO CHARGE			
2.1.12.17	Temporary Residences for Medical Hardship	\$ 500.00		-100.0%	each
2.1.12.18	Actual Cost of Service (for services not listed above)	\$ 88.00	\$ 90.00	2.3%	per hour
2.1.12.19	Tree Replacement Waiver - fee in lieu	\$ 531.00	\$ 545.00	2.6%	each
2.1.12.20	DMV Letter	\$ 37.00	\$ 38.00	2.7%	each
<b>2.2</b>	<b>CDD Building Division Fees (see Tables 3-A through 3-M)</b>				
2.2.01	Addressing/Street Numbering	\$ 95.00	\$ 100.00	5.3%	per building permit-new structures only, permit applications without addresses
2.2.02	Code Compliance (Charged at Time of Building Permit Issuance)	0.07%			of Building Valuation

**CITY OF REDMOND**  
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**FEE SCHEDULE**  
**Effective January 01, 2026 July 01, 2026**

Item #	Department / Item Description	Effective January 01, 2026 Fee	Proposed July 01, 2026 Fee	Percent Change	Unit
2.2.03	Master Development Plan Program:				
2.2.03.1	Upon completion of Master Development Plan Approval, additional units charged as follows:	Half of the original plan review fee			
2.2.04	Planning Division - Residential Design Review Fee (Charged at Time of Building Permit Issuance)	35%			of Building Permit Fee
2.2.05	Sign Requiring a Building Permit - Building Fee Based on Valuation Table (See Table 3-A) in addition to Planning Fee	See Table 3-A			
2.2.06	Planning Review Fee - Commercial Tenant Improvement Building Permit	\$ 88.00	\$ 90.00	2.3%	per hour
<b>2.3</b>	<b>CDD Service Fees</b>		<b>2.6% CPI increase</b>		
2.3.01	Revocable Permit Application Fee	\$ 306.00	\$ 314.00	2.6%	each
2.3.02	Rebuild Letter Fee	\$ 61.00	\$ 63.00	3.3%	each
2.3.03	Code Enforcement Hearing (Specially Set); Hearings Officer <b>DEPOSIT ONLY</b> [Section 5.351(2)(C)(2)] - Fee may be higher based on actual cost of services	\$ 1,039.00	\$ 1,066.00	2.6%	each
2.3.04	Appeal Fee – Citation Hearing [Section 2.797]	\$ 306.00	\$ 314.00	2.6%	each
2.3.05	Appeal Fee – Interpretation of City Code & Hearing [Section 5.359]	\$ 306.00	\$ 314.00	3%	each
<b>2.4</b>	<b>CDD Product Fees</b>		<b>2.6% CPI increase</b>		
2.4.01	Comprehensive Plan Copy	\$ 17.00	\$ 18.00	5.9%	each
2.4.02	Comprehensive Plan Addendum Copy	\$ 28.00	\$ 29.00	3.6%	each
2.4.03	Development Code Copy	\$ 62.00	\$ 64.00	3.2%	each
2.4.04	Sign Code Copy	\$ 11.00	\$ 12.00	9.1%	each
2.4.05	Extra Small Map (8 ½ x 11)	\$ 11.00	\$ 12.00	9.1%	each
2.4.06	Small Map (11 x 17)	\$ 13.00	\$ 14.00	7.7%	each
2.4.07	Large Map (17 x 24)	\$ 17.00	\$ 18.00	5.9%	each
2.4.08	Extra Large Map (32 x 38)	\$ 28.00	\$ 29.00	3.6%	each
2.4.09	Custom Map (\$20.00 minimum)	\$ 62.00	\$ 64.00	3.2%	per hour
<b>2.5</b>	<b>Engineering Service Fees</b>		<b>2.6% CPI increase</b>		
2.5.01	Plan Reviews - Public Improvement Plans:				
2.5.01.1	Submittal Fee	\$ 1,542.00	\$ 1,582.00	2.6%	each
2.5.01.2	Storm Water and Grading / per sheet	\$ 501.00	\$ 514.00	2.6%	per sheet
2.5.01.3	Sewer / per sheet	\$ 299.00	\$ 307.00	2.7%	per sheet
2.5.01.4	Streets / per sheet	\$ 348.00	\$ 357.00	2.6%	per sheet
2.5.01.5	Waterline / per sheet	\$ 348.00	\$ 357.00	2.6%	per sheet

**CITY OF REDMOND**  
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Item #	Department / Item Description	Effective January 01, 2026 Fee	Proposed July 01, 2026 Fee	Percent Change	Unit
2.5.01.6	Additional Plan Reviews (over 3) / per sheet	\$ 149.00	\$ 153.00	2.7%	per sheet
2.5.01.7	Change Order Submittal	\$ 220.00	\$ 226.00	2.7%	each
2.5.01.8	Change Order / per sheet	\$ 199.00	\$ 204.00	2.5%	per sheet
2.5.02	Plan Reviews - Commercial Site Plans:				
2.5.02.1	Submittal	\$ 740.00	\$ 759.00	2.6%	each
2.5.02.2	Sewer and Water Connections / per sheet	\$ 100.00	\$ 103.00	3.0%	per sheet
2.5.02.3	Grading Review / per sheet	\$ 199.00	\$ 204.00	2.5%	per sheet
2.5.02.4	Storm Review / per sheet	\$ 199.00	\$ 204.00	2.5%	per sheet
2.5.02.5	Fire Line Review / per sheet	\$ 199.00	\$ 204.00	2.5%	per sheet
2.5.02.6	Revision	\$ 108.00	\$ 111.00	2.8%	each
2.5.03	Plan Reviews - Building/Structural (STR) Permits:				
2.5.03.1	Commercial Tenant Improvement (TI)/Remodel	\$ 100.00	\$ 103.00	3.0%	each
2.5.03.2	Commercial/Industrial Addition	\$ 100.00	\$ 103.00	3.0%	each
2.5.03.3	New Commercial/Industrial	\$ 100.00	\$ 103.00	3.0%	each
2.5.03.4	New Multi-Family	\$ 100.00	\$ 103.00	3.0%	each
2.5.03.5	Revision	\$ 100.00	\$ 103.00	3.0%	each
2.5.04	Plan Reviews - Residential				
2.5.04.1	New Construction	\$ 100.00	\$ 103.00	3.0%	each
2.5.04.2	Remodel/Alteration	\$ 100.00	\$ 103.00	3.0%	each
2.5.04.3	Addition	\$ 100.00	\$ 103.00	3.0%	each
2.5.04.4	Revision	\$ 100.00	\$ 103.00	3.0%	each
2.5.05	Plan Review - Grading Permit	\$ 337.00	\$ 346.00	2.7%	each
<b>2.5.05.1</b>	<b>Additional Grading Review (Over 3 Sheets)</b>		<b>\$204.00</b>		<b>per sheet</b>
2.5.06	Plan Review - Stormwater Repair / Upgrade	\$ 343.00	\$ 352.00	2.6%	each
2.5.06.1	Revision	\$ 100.00	\$ 103.00	3.0%	each
2.5.07	Plan Reviews - Minor Site Development Permit	\$ 959.00	\$ 984.00	2.6%	each
2.5.07.1	Revision	\$ 100.00	\$ 103.00	3.0%	each
<b>2.5.07.2</b>	<b>Additional Minor Site Development Review (Over 3 Sheets Review)</b>		<b>\$204.00</b>		<b>per sheet</b>
2.5.08	Plan Review - Traffic Control Plan	\$ 100.00	\$ 103.00	3.0%	each
2.5.09	Infrastructure Allocation Analysis (Sewer/Water)	\$ 918.00	\$ 942.00	2.6%	each
2.5.10	Transportation System Analysis Application				
2.5.10.1	Trip Generation Report				
2.5.10.1.1	Less than 20 PM Peak Trips and 200 Average Daily Trips	\$ 213.00	\$ 219.00	2.8%	each
<b>2.5.10.1.2</b>	<b>Less than 20 PM Peak Trips and 200 Average Daily Trips - Discretionary Review</b>		<b>\$1,000.00</b>		<b>each</b>
2.5.10.2	Transportation Impact Analysis				
2.5.10.2.1	Up to 99 PM Peak Trips	\$ 2,124.00	\$ 2,179.00	2.6%	each
2.5.10.2.2	100-199 PM Peak Trips	\$ 6,372.00	\$ 6,538.00	2.6%	each
2.5.10.2.3	200+ PM Peak Trips	\$ 8,495.00	\$ 8,716.00	2.6%	each

CITY OF REDMOND

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Effective January 01, 2026 July 01, 2026

Item #	Department / Item Description	Effective January 01, 2026 Fee	Proposed July 01, 2026 Fee	Percent Change	Unit
2.5.11	Site Development Public Inspection:				
2.5.11.1	\$0-\$100,000 value	3.75%			of Estimated Construction Cost
2.5.11.2	\$100,001-\$250,000 value	2.25%			of Estimated Construction Cost
2.5.11.3	\$250,001-\$500,000 value	2.00%			of Estimated Construction Cost
2.5.11.4	\$500,001-\$1,000,000 value	1.50%			of Estimated Construction Cost
2.5.11.5	>\$1,000,000 value	\$15,000 + 1.00% project cost over \$1M			of Estimated Construction Cost over \$1 Million
2.5.12	Stormwater/Grading Inspection Fees:				
2.5.12.1	Stormwater Repair/Upgrade Inspection	\$ 680.00	\$ 698.00	2.6%	
2.5.12.2	Stormwater Inspection Fee Estimate - Drywell Testing	\$ 630.00	\$ 646.00	2.5%	per drywell
2.5.12.3	Stormwater Reinspection Fee - Drywell	\$ 630.00	\$ 646.00	2.5%	per drywell
2.5.12.4	Stormwater Inspection Fee Estimate - Swale Testing	\$ 680.00	\$ 698.00	2.6%	per pond
2.5.12.5	Stormwater Reinspection Fee - Swale	\$ 680.00	\$ 698.00	2.6%	per pond
2.5.12.6	Grading Fee Estimate	\$ 220.00	\$ 226.00	2.7%	per 10,000 square feet
2.5.13	Inspection Time Billing Rate	\$ 85.00	\$ 87.00	2.4%	per hour
<b>2.5.13.1</b>	<b>Inspection Time Billing Rate - Night Work Overtime (150% of Hourly Rate)</b>		<b>\$ 130.00</b>		<b>per hour</b>
2.5.14	Reimbursement District Application Fee	\$ 225.00	\$ 231.00	2.7%	each
2.5.15	Street Vacation Application Fee	\$ 676.00	\$ 694.00	2.7%	each
2.5.16	Small Wireless Facilities				
2.5.16.1	Up to five (5) small wireless facilities in the same application	\$ 500.00		-100.0%	each
2.5.16.2	Each small wireless facility beyond five (5) in the same application	\$ 112.00	\$ 100.00	-10.7%	each
2.5.16.3	Installation of non-recurring new pole to support small wireless facility in the right-of-way	\$ 1,129.00	\$ 1,000.00	-11.4%	each
2.5.16.4	Extension (1-year)	\$ 846.00	\$ 850.00	0.5%	each
2.5.17	Expedited and/or Third-Party Professional Review (\$125.00 minimum)	Actual cost of service			
<b>2.5.18</b>	<b>Additional Compaction Testing</b>		<b>\$ 150.00</b>		<b>per visit</b>
<b>2.6</b>	<b>Engineering Product Fees</b>		<b>2.6% CPI increase</b>		
2.6.01	Driveway Approach				
2.6.01.1	Commercial	\$ 178.00	\$ 183.00	2.8%	each
2.6.01.2	Residential	\$ 178.00	\$ 183.00	2.8%	each
2.6.01.3	Existing Driveway Approach Replacement	\$ 88.00	\$ 90.00	2.3%	each
2.6.01.4	Reinspection Fee (each after 2 inspections)	\$ 88.00	\$ 90.00	2.3%	each

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

Item #	Department / Item Description	Effective January 01, 2026 Fee	Proposed July 01, 2026 Fee	Percent Change	Unit
2.6.02	Sidewalk Permit	\$ 178.00	\$ 183.00	2.8%	each
2.6.02.1	Existing Sidewalk Replacement	\$ 88.00	\$ 90.00	2.3%	each
2.6.02.2	Reinspection Fee (each after 2 inspections)	\$ 88.00	\$ 90.00	2.3%	each
2.6.03	System Development Charge (SDC) Credit Transfer/Authorization	\$ 47.00	\$ 48.00	2.1%	each
2.6.04	City of Redmond Construction Specifications				
2.6.04.1	Picked Up At Public Works	\$ 103.00	\$ 106.00	2.9%	per copy
2.6.04.2	Mailed	\$ 123.00	\$ 126.00	2.4%	per copy
2.6.05	Sewer & Water Master Plans				
2.6.05.1	Picked up at Public Works	\$ 50.00	\$ 51.00	2.0%	per copy
2.6.05.2	Mailed	\$ 57.00	\$ 58.00	1.8%	per copy
2.6.06	Public Facilities Plan				
2.6.06.1	Picked up at Public Works	\$ 50.00	\$ 51.00	2.0%	per copy
2.6.06.2	Mailed	\$ 62.00	\$ 64.00	3.2%	per copy
2.6.07	Record Drawing Copies	\$ 5.00		-100.0%	per copy
<b>2.7</b>	<b>GIS Service Fee</b>				
2.7.01	GIS Staff Rate	\$ 83.00	\$ 86.00	4%	per hour
<b>2.8</b>	<b>GIS Product Fee - Digital Photogrammetric Products</b>				
<b>2.8.01</b>	<b>1/4 Section Tiles</b>				
2.8.01.1	1/4 Section Planimetric & Contour CAD File	<del>\$ 250.00</del>	REMOVE	#VALUE!	per tile
2.8.01.2	1/4 Section Orthophotography (Mr. Sid, TIFF)	<del>\$ 100.00</del>	REMOVE	#VALUE!	per tile
<b>2.8.02</b>	<b>Planimeter Packages</b>				
2.8.02.1	Urban Reserve Area 1/4 Sections Package (37 tiles)	<del>\$ 5,000.00</del>	REMOVE	#VALUE!	each
2.8.02.2	Urban Growth Boundary 1/4 Section Package (71 Tiles)	<del>\$ 5,000.00</del>	REMOVE	#VALUE!	each
2.8.02.3	North Mapping Area 1/4 Section Package (32 Tiles)	<del>\$ 2,500.00</del>	REMOVE	#VALUE!	each
2.8.02.4	Entire Redmond Area (140 Tiles)	<del>\$ 10,000.00</del>	REMOVE	#VALUE!	each
<b>2.8.03</b>	<b>Orthophotography Mosaics</b>				
2.8.03.1	Redmond Mosaic (UGB & URA)	<del>\$ 2,500.00</del>	REMOVE	#VALUE!	each
2.8.03.2	Wastewater Effluent Areas	<del>\$ 1,000.00</del>	REMOVE	#VALUE!	each
<b>2.8.04</b>	<b>Hard Copy Photogrammetric Plots</b>				
2.8.04.1	1/4 Planimetric or Orthophoto Plot (1"=100')	<del>\$ 10.00</del>	REMOVE	#VALUE!	each
2.8.05	City of Redmond Hard Copy Map Series				
2.8.05.1	18" x 24" GIS Color Map	\$ 10.00		-100%	each
2.8.05.2	30" x 36" GIS Color Map	\$ 15.00		-100%	each
2.8.05.3	26" x 48" GIS Color Map	\$ 20.00			each
2.8.06	Custom Hard Copy Map Series				
2.8.06.1	8.5" x 11" or 11" x 17" Color Map	\$ 5.00		-100%	each plus Technician Time at \$83.00-86.00 per hour

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Item #	Department / Item Description	Effective January 01, 2026 Fee	Proposed July 01, 2026 Fee	Percent Change	Unit
<b>3 CEMETERY FEES</b>					
3.1	Recording Fee	\$ 50.00	\$ 52.00	4%	per lot
3.2	Adult Lot	\$ 850.00	\$ 880.00	4%	per lot
3.3	Adult Lot Perpetual Maintenance	\$ 150.00	\$ 155.00	3%	per lot
3.4	Infant Lot (includes Perpetual Maintenance)	\$ 75.00	\$ 78.00	4%	per lot
3.5	Ash Lot	\$ 350.00	\$ 365.00	4%	per lot
3.6	Ash Lot Perpetual Maintenance	\$ 150.00	\$ 155.00	3%	per lot
3.7	Adult Open/Close *	\$ 700.00	\$ 725.00	4%	each
3.8	Infant Open/Close *	\$ 85.00	\$ 88.00	4%	each
3.9	Ash Placement *	\$ 200.00	\$ 210.00	5%	each
3.10	Adult Liner	\$ 700.00	\$ 725.00	4%	each
3.11	Infant Liner	\$ 110.00	\$ 115.00	5%	each
3.12	Columbarium Niche	\$ 800.00	\$ 830.00	4%	each
3.13	Columbarium <b>or Headstone</b> Name Plaque and One Name Bar	\$ 100.00	\$ 105.00	5%	each
3.14	Columbarium <b>or Headstone</b> Second Name Bar	\$ 350.00	\$ 382.00	9%	each
3.15	Columbarium Second Name Bar	\$ 200.00	\$ 218.00	9%	each
<b>3.16</b>	<b>Grave Marker - Flush Setting</b>		\$ 15.00		<b>each</b>
<del>3.1917</del>	Marker Placement Permit (Contractor)	\$ 75.00	\$ 78.00	4%	each
<del>3.2018</del>	Weekday Overtime	\$ 94.00	\$ 101.00	7%	per hour
<del>3.2419</del>	*Saturday Service Fee (in addition to the above charges)	\$ 450.00	\$ 470.00	4%	
	<b>*There shall be no services on Sundays or Holidays</b>				
<b>4 CITY RECORDER FEES</b>					
			<b>3% COLA</b>		
4.1	Research Fee (City Staff)	\$ 79.00	\$ 81.00	3%	per hour
4.2	Public Records Review Fee (City Attorney)	\$ 157.50	\$ 162.00	3%	per hour
4.3	Audio Tapes	\$ 17.00		-100%	per tape
<b>5 MISCELLANEOUS</b>					
<b>5.1 Licenses</b>					
5.1.01	Business License	\$ 75.00		-100%	per year
5.1.01.3	Employees	\$ 1.50		-100%	per employee (for each over 5)
5.1.01.4	Non-Profit Organization	\$ 37.50		-100%	per year
5.1.02	Liquor License*				
5.1.02.1	Initial original application	\$ 100.00		-100%	each
5.1.02.2	Change in ownership, change in location, or change in privilege application	\$ 75.00		-100%	each
5.1.02.3	Renewal or temporary application	\$ 35.00		-100%	per year
5.1.03	Social Gaming License [Section 7.298]	\$ 300.00		-100%	per year
5.1.03.1	Investigation Fee [Section 7.284(1)]	\$ 70.00		-100%	per application

CITY OF REDMOND

EXHIBIT A  
FEE SCHEDULE

Effective January 01, 2026 July 01,2026

Item #	Department / Item Description	Effective January 01, 2026 Fee	Proposed July 01, 2026 Fee	Percent Change	Unit
5.1.04	Circus/Tent Show License [Section 7.344(1)]	\$ 275.00		-100%	per day
5.1.05	Theatrical Tent Show License [Section 7.344(2)]	\$ 100.00		-100%	per day
5.1.06	Street Vendor License [Section 7.510(2)]	\$ 83.00		-100%	per cart
5.1.07	Merchant Police License [Section 7.614]	\$ 55.00		-100%	each
5.1.08	Vehicle For Hire License				
5.1.08.1	1-2 Drivers	\$ 75.00		-100%	per year
5.1.08.2	3-5 Drivers	\$ 125.00		-100%	per year
5.1.08.3	6-15 Drivers	\$ 250.00		-100%	per year
5.1.08.4	16-50 Drivers	\$ 500.00		-100%	per year
5.1.08.5	51+ Drivers	\$ 1,000.00		-100%	per year
5.1.09	Pawn Broker License	\$ 165.00		-100%	per year
5.1.10	Marijuana License *				
5.1.10.1	Initial original dispensary application	\$ 1,500.00		-100%	each
5.1.10.2	Renewal application	\$ 500.00		-100%	per year
	<b>* Subject to a City of Redmond Business License</b>				
<b>5.2</b>	<b>Permits</b>				
5.2.01	Itinerant Merchant Permit	\$ 50.00		-100%	each
5.2.02	Temporary Business Permit	\$ 250.00		-100%	per 180 days
5.2.03	Amusement Machines [Section 7.042(1)]	\$ 60.00		-100%	per machine
5.2.04	Assembly / Special Event Permit (100+ people)				
5.2.04.1	Application Fee when street closures are not being requested	\$ 75.00		-100%	per assembly
5.2.04.2	Application Fee when street closures are requested	\$ 150.00		-100%	per assembly
5.2.04.3	Application Fee when closing 5 <sup>th</sup> or 6 <sup>th</sup> Street is requested	\$ 200.00		-100%	per assembly
5.2.04.4	Assembly Traffic Control Plan review - Low to Medium impacts (alleys and/or local streets)	\$ 100.00		-100%	each
5.2.04.5	Assembly Traffic Control Plan review - High impacts (collector and/or arterial streets)	\$ 250.00		-100%	each
5.2.04.6	Assembly Traffic Control Plan review - Engineered (Stamped Engineered Plan when required by City Engineer)	\$ 500.00		-100%	each
5.2.04.7	Deposit for trash, restrooms clean up, etc. (Refundable)	\$ 250.00		-100%	per assembly
5.2.04.8	Public Works Personnel	See Public Works Personnel Reimbursement Rates (Item 8.6)			
5.2.05	Drivers Permit	\$ 10.00		-100%	per year
5.2.06	Tow Driver Permit	\$ 25.00		-100%	per year
5.2.07	Ice Cream Truck Driver Permit	\$ 25.00		-100%	per year
5.2.08	City Park Alcohol Consumption Permit	\$ 25.00		-100%	per event

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

Item #	Department / Item Description	Effective January 01, 2026 Fee	Proposed July 01, 2026 Fee	Percent Change	Unit
<b>5.3 Room Fees</b>					
5.3.01	City Hall Civic Room 207				
5.3.01.1	Priority 1, 2 and 3	No Charge			
5.3.01.2	Priority 4 - first 3 hours	\$ 50.00		-100%	each
5.3.01.3	Priority 4 - each additional hour	\$ 25.00		-100%	per hour
5.3.02	City Hall Civic Room 208				
5.3.02.1	Priority 1, 2 and 3	No Charge			
5.3.02.2	Priority 4 - first 3 hours	\$ 50.00		-100%	each
5.3.02.3	Priority 4 - each additional hour	\$ 25.00		-100%	per hour
5.3.03	City Hall Civic Rooms 207 & 208				
5.3.03.1	Priority 1, 2 and 3	No Charge			
5.3.03.2	Priority 4 - first 3 hours	\$ 100.00		-100%	each
5.3.03.3	Priority 4 - each additional hour	\$ 50.00		-100%	per hour
5.3.07	Cleaning Fee for Civic Rooms *				
5.3.07.1	Priority 1 and 2	No Charge			
5.3.07.2	Priority 3 - for 50 or less attendees	\$ 50.00		-100%	each
5.3.07.3	Priority 3 - for more than 50 attendees	\$ 75.00		-100%	each
5.3.07.4	Priority 4 - for 50 or less attendees	\$ 50.00		-100%	each
5.3.07.5	Priority 4 - for more than 50 attendees	\$ 150.00		-100%	each
	<b>*Non-Refundable fee</b>				
<b>5.4 Other Fees</b>					
5.4.01	Other Tax				
5.4.01.1	Transient Room Tax / Additional Req. [Section 7.102] - 9% and rounded up to the next full cent for any portion of a cent equal to or greater than \$.005. Each transient lodging provider may retain 5% of their tax revenues collected as a collection reimbursement charge.	9%			
5.4.01.2	Rental Car Tax [Section 7.052] - 12.5% and rounded up to the next full cent for any portion of a cent equal to or greater than \$.005. Each rental car operator may retain 5% of their tax revenues collected as a collection reimbursement charge.	12.5%			
5.4.01.3	Retail Marijuana Items Tax [Section 7.172] - 3% and rounded up to the next full cent for any portion of a cent equal to or greater than \$.005. Each retail marijuana provider may retain 2% of their tax revenues collected as a collection reimbursement charge.	3.0%			
5.4.02	Electronic Lien Check	\$ 35.00		-100%	
5.4.03	Hazardous Vegetation Abatement (\$100.00 minimum)	Full Cost Reimbursement			
5.4.04	Xerox Copies	\$ 0.25		-100%	per page
5.4.05	Fax Charges	\$ 1.00		-100%	per page
5.4.06	Returned Item/Non-sufficient Funds Charge	\$ 25.00		-100%	each

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Item #	Department / Item Description	Effective January 01, 2026 Fee	Proposed July 01, 2026 Fee	Percent Change	Unit
5.4.07	Check Re-issuance Fee	\$ 35.00		-100%	each
5.4.08	Delinquent Utility Charge	1.50%			per month (18% APR)
5.4.09	Delinquent Fees / Lien Charge	10%			per year
5.4.10	Reimbursement Agreements				
5.4.10.1	Application Fee (Due at time of application)	\$ 200.00		-100%	each
5.4.10.2	Reimbursements and Reconveyances (Due upon approval of application)	\$ 35.00		-100%	per property
5.4.10.3	Notification and Postage (Due upon approval of application)	\$ 5.00		-100%	per property
5.4.11	Collection Agency Referral Fee on Outstanding Debt - not to exceed the percentage retained by the private collection agency	35%			
5.4.12	Utility Deposits for Tenant/Renters				
5.4.12.1	Commercial	\$ 300.00		-100%	each or an amount equal to 2½ times the average monthly billing for a commercial account, whichever is greater per initiation of service.
5.4.13	Elections - Fee in Lieu of Signature Collection				
5.4.13.1	Mayor	\$ 100.00		-100%	each election
5.4.13.2	Councilor	\$ 50.00		-100%	each election
<b>6</b>	<b>GARBAGE RATES</b>				
<b>6.1</b>	<b>Residential Garbage Service</b>		<b>8% Increase</b>		
6.1.01	35 Gallon Cart *				
6.1.01.1	Curb Weekly	\$ 18.00	\$ 19.44	8%	per month
6.1.01.3	Curb Weekly (Low Income)	\$ 13.50	\$ 14.58	8%	per month
6.1.01.5	Curb Every Other Week	\$ 13.50	\$ 14.58	8%	per month
6.1.01.7	Curb Every Other Week (Low Income)	\$ 10.11	\$ 10.92	8%	per month
6.1.02	65 Gallon Cart *				
6.1.02.1	Curb Weekly	\$ 27.15	\$ 29.32	8%	per month
6.1.02.3	Curb Weekly (Low Income)	\$ 20.35	\$ 21.98	8%	per month
6.1.02.5	Curb Every Other Week	\$ 20.35	\$ 21.98	8%	per month
6.1.02.7	Curb Every Other Week (Low Income)	\$ 15.27	\$ 16.49	8%	per month
6.1.03	95 Gallon Cart *				
6.1.03.1	Curb Weekly	\$ 33.04	\$ 35.68	8%	per month
6.1.03.3	Curb Weekly (Low Income)	\$ 24.79	\$ 26.77	8%	per month
6.1.03.5	Curb Every Other Week	\$ 24.79	\$ 26.77	8%	per month
6.1.03.7	Curb Every Other Week (Low Income)	\$ 18.60	\$ 20.09	8%	per month
6.1.04	Additional Weekly Garbage				
6.1.04.1	First Extra Cart	\$ 6.06	\$ 6.54	8%	each
6.1.04.2	Each Additional Cart	\$ 3.97	\$ 4.29	8%	each

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6.1.04.5	Extra Bag	\$ 4.16	\$ 4.49	8%	each
6.1.04.6	Yard Service	\$ 10.39	\$ 11.22	8%	per month
6.1.04.7	Yard Service (Disabled)	No Charge			per month
6.1.05	95 Gallon Cart Every Other Week (EOW) Yard Debris Collection				
6.1.05.1	Curbside EOW	\$ 6.63	\$ 7.16	8%	per month
	* Includes: 95 Gallon Recycle every other week and 18 Gallon Glass every other week				
<b>6.2</b>	<b>Commercial Garbage Service</b>		<b>8% Increase</b>		
6.2.01	35 Gallon Cart – Curb	\$ 18.91	\$ 20.42	8%	per month
6.2.02	65 Gallon Cart – Curb	\$ 32.51	\$ 35.11	8%	per month
6.2.03	95 Gallon Cart – Curb	\$ 46.11	\$ 49.80	8%	per month
6.2.04	Containers:				
6.2.04.1	1 yard/once per week	\$ 91.83	\$ 99.18	8%	per month
6.2.04.1.1	Additional weekly dumps	\$ 81.04	\$ 87.52	8%	per month
6.2.04.2	1-1/2 yard/once per week	\$ 122.77	\$ 132.59	8%	per month
6.2.04.2.1	Additional weekly dumps	\$ 111.34	\$ 120.25	8%	per month
6.2.04.3	2 yards/once per week	\$ 164.34	\$ 177.49	8%	per month
6.2.04.3.1	Additional weekly dumps	\$ 148.72	\$ 160.62	8%	per month
6.2.04.4	3 yards/once per week	\$ 226.89	\$ 245.04	8%	per month
6.2.04.4.1	Additional weekly dumps	\$ 208.93	\$ 225.64	8%	per month
6.2.04.5	4 yards/once per week	\$ 282.89	\$ 305.52	8%	per month
6.2.04.5.1	Additional weekly dumps	\$ 261.28	\$ 282.18	8%	per month
6.2.04.6	5 yards/once per week	\$ 334.24	\$ 360.98	8%	per month
6.2.04.6.1	Additional weekly dumps	\$ 307.82	\$ 332.45	8%	per month
6.2.04.7	6 yards/once per week	\$ 379.06	\$ 409.38	8%	per month
6.2.04.7.1	Additional weekly dumps	\$ 345.84	\$ 373.51	8%	per month
6.2.05	95 Gallon Cart – Food Waste Weekly	\$ 33.48	\$ 36.16	8%	per month
6.2.05.1	Additional service weekly	\$ 7.24	\$ 7.82	8%	per service
<b>6.3</b>	<b>Other Garbage Service</b>		<b>8% Increase</b>		
6.3.01	Bulk Rate for the Collection of Bulk Refuse	\$ 17.30	\$ 18.68	8%	per service
6.3.03	Late Out / Go Back Charge	\$ 7.41	\$ 8.00	8%	each
6.3.04	Yard Debris Recycling	\$ 6.63	\$ 7.16	8%	each
6.3.05	Service Interrupt	\$ 42.14	\$ 45.51	8%	each
6.3.06	Service Reinstatement	\$ 32.51	\$ 35.11	8%	each
6.3.08	Advance Deposit	Up to 3 months of service			
6.3.09	Non-recovered Cart	\$ 78.26	\$ 84.52	8%	per cart

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Item #	Department / Item Description	Effective January 01, 2026 Fee	Proposed July 01, 2026 Fee	Percent Change	Unit
<b>7 POLICE DEPARTMENT FEES</b>					
<b>7.1 Police Reports</b>					
7.1.01	First ten (10) pages	\$ 25.00		-100%	each
7.1.02	Each additional page	\$ 0.25		-100%	per page
<b>7.2 Large Report / Video Redaction Requests / Research on Individuals</b>					
7.2.01	Large Report / Research on Individuals / Premise History Search - first 30 minutes	No Charge			
7.2.01.1	Each additional 30 minutes	\$ 27.00	\$ 35.00	30%	30 minute increments
7.2.01.2	50% advanced deposit Required over \$100	50%			Calculated actual costs of service
7.2.02	Video Redaction Requests First 30 minutes	No Charge			
7.2.02.1	Each additional 30 minutes	\$ 37.50		-100%	30 minute increments
7.2.02.2	50% advance deposit required over \$100	50%			Calculated actual costs of service
<b>7.2.03 Digital Requests</b>					
<b>7.2.03.1 30 minutes increments</b>			\$ 30.50		each 30 minute increment
<b>7.2.03.2 50% advance deposit required over \$100</b>			50%		Calculated actual costs of service
<b>7.3 Clearance</b>					
7.3.01	Clearance Letter	\$ 30.00		-100%	each
<b>7.4 Tapes</b>					
7.4.01	Video	\$ 30.00		-100%	each
7.4.02	Audio	\$ 30.00		-100%	each
7.4.03	CD's	\$ 30.00		-100%	each
<b>7.5 Finger Printing</b>					
7.5.01	One Card	\$ 20.00		-100%	each
7.5.02	Additional Cards	\$ 5.00		-100%	each
<b>7.6 Vehicle Storage</b>					
7.6.01	Vehicle Storage Fee	\$ 30.00		-100%	per day
<b>7.7 Research Fee / Records Check</b>					
7.7.01	Research Fee / Records Check Fee	\$ 25.00		-100%	each
<b>7.8 Police Impound Tow</b>					
7.8.01	Police Impound Tow Administrative Fee	\$ 125.00		-100%	each

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<b>7.9 Alarm Fees</b>					
7.9.01	Unpermitted Alarm System (per calendar year)				
7.9.01.1	1 <sup>st</sup> Response (Fee waived if permit obtained within 30 days of alarm response, and successful completion of alarm class)	\$ 250.00		-100%	each
7.9.01.2	2 <sup>nd</sup> Response	\$ 250.00		-100%	each
7.9.01.3	3 <sup>rd</sup> & more Responses	\$ 500.00		-100%	each
7.9.02	Permitted Alarm System (per calendar year)				
7.9.02.1	1 <sup>st</sup> False Alarm		Warning		
7.9.02.2	2 <sup>nd</sup> False Alarm	\$ 100.00		-100%	each
7.9.02.3	3 <sup>rd</sup> & more False Alarms	\$ 250.00		-100%	each
7.9.03	Alarm Permit Fees				
7.9.03.1	Initial Permit	\$ 40.00		-100%	per three years
7.9.03.2	Transfer	\$ 40.00		-100%	each
7.9.03.3	Permit Renewal	\$ 10.00		-100%	per three years
<b>7.10 Bail Fees</b>					
7.10.01	Parking Violations [Section 6.200]				
7.10.01.1	2-Hour Parking Violation (on street):				
7.10.01.1.1	First Overtime	\$ 15.00		-100%	each
7.10.01.1.2	Each Additional Overtime Unit	\$ 10.00		-100%	each
7.10.01.2	Violation for Employer/Employees	\$ 50.00		-100%	each
7.10.01.3	Airport Parking Violation	\$ 150.00		-100%	each
7.10.01.4	All Other Parking Violations	\$ 25.00		-100%	each
7.10.01.5	If Not Paid Within 5 Days of Ticket	\$ 10.00		-100%	each
7.10.01.6	Prohibited Parking Violation [Section 6.167]	\$ 40.00		-100%	each
7.10.02	Administrative Infractions: [Section 2.782(3)]				
7.10.02.1	Class 'C'	\$ 100.00		-100%	each
7.10.02.2	Class 'B'	\$ 250.00		-100%	each
7.10.02.3	Class 'A'	\$ 500.00		-100%	each
7.10.02.4	Class 'F'				each
7.10.02.4.1	1st Infraction	\$ 1,500.00		-100%	
7.10.02.4.2	Each Infraction thereafter increases by \$250.00, maximum amount \$6250.00				
7.10.03	Court Cost [Section 2.706(1)]	\$ 10.00		-100%	each
7.10.04	Court Cost [Section 2.706(4)]	\$ 15.00		-100%	each
7.10.05	Civil Infractions: [Section 2.782(3)]				
7.10.05.1	Class 'C'	\$ 100.00		-100%	each
7.10.05.2	Class 'B'	\$ 250.00		-100%	each
7.10.05.3	Class 'A'	\$ 500.00		-100%	each

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7.10.05.4	Class 'F'				each
7.10.05.4.1	1st Infraction	\$ 1,500.00		-100%	
7.10.05.4.2	Each Infraction thereafter increases by \$250.00, maximum amount \$6250.00				
7.10.06	Duty to Send Children to School [Section 5.137]				
7.10.06.1	Superintendent Citation, up to	\$ 100.00		-100%	each
7.10.07	Fail to License Dog [Section 5.255]	\$ 250.00		-100%	each
7.10.08	Animals at Large [Section 5.265]	\$ 250.00		-100%	each
7.10.09	Animal Nuisances [Section 5.270]	\$250.00 or \$500.00			each
7.10.10	Noise Violations [Section 5.335(14)(A) and ORS 467.100]	\$ 250.00		-100%	each
<b>8</b>	<b>PUBLIC WORKS FEES</b>				
<b>8.1</b>	<b>Parks Division Fees</b>				
8.1.01	Parks Amenity Reservations				
8.1.01.1	Resident	\$ 40.00	\$ 42.00	5%	per reservation
8.1.01.2	Non-Resident	\$ 60.00	\$ 62.00	3%	per reservation
8.1.02	Sports Court Reservations				
8.1.02.1	Resident	\$ 20.00	\$ 21.00	5%	per court per day
8.1.02.2	Non-Resident	\$ 30.00	\$ 31.00	3%	per court per day
8.1.03	Sports Field Reservations				
8.1.03.1	Local Nonprofits, Government and Education Organizations and Private Redmond Residents	\$ 40.00	\$ 42.00	5%	per field per day
8.1.03.2	Local Nonprofit Youth Club Sports and Recreation League Season Rate	\$ 75.00	\$ 78.00	4%	per field per month
8.1.03.3	Commercial Use	\$ 25.00	\$ 26.00	4%	per game per field
8.1.03.4	All Other Uses	\$ 75.00	\$ 78.00	4%	per field per day
8.1.05	Additional Staff Support	\$ 59.00	\$ 68.00	15%	per hour
<b>8.2</b>	<b>System Development Charges (SDCs):</b>		<b>No Change</b>		
8.2.01	Sewer – Meter Size (Water):				
8.2.01.1	5/8"				
8.2.01.1.1	Improvement	\$ 3,860.00		-100%	each
8.2.01.1.2	Reimbursement	\$ 1,502.00		-100%	each
8.2.01.2	1"				
8.2.01.2.1	Improvement	\$ 9,650.00		-100%	each
8.2.01.2.2	Reimbursement	\$ 3,754.00		-100%	each
8.2.01.3	1-1/2"				
8.2.01.3.1	Improvement	\$ 19,303.00		-100%	each
8.2.01.3.2	Reimbursement	\$ 7,506.00		-100%	each

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8.2.01.4	2"				
8.2.01.4.1	Improvement	\$ 30,883.00		-100%	each
8.2.01.4.2	Reimbursement	\$ 12,010.00		-100%	each
8.2.01.5	3"				
8.2.01.5.1	Improvement	\$ 61,769.00		-100%	each
8.2.01.5.2	Reimbursement	\$ 24,021.00		-100%	each
8.2.01.6	4"				
8.2.01.6.1	Improvement	\$ 96,513.00		-100%	each
8.2.01.6.2	Reimbursement	\$ 37,534.00		-100%	each
8.2.01.7	6"				
8.2.01.7.1	Improvement	\$ 193,028.00		-100%	each
8.2.01.7.2	Reimbursement	\$ 75,066.00		-100%	each
8.2.02	Water – Meter Size:				
8.2.02.1	5/8"				
8.2.02.1.1	Improvement	\$ 5,556.00		-100%	each
8.2.02.1.2	Reimbursement	\$ 421.00		-100%	each
8.2.02.2	1"				
8.2.02.2.1	Improvement	\$ 13,889.00		-100%	each
8.2.02.2.2	Reimbursement	\$ 1,052.00		-100%	each
8.2.02.3	1-1/2"				
8.2.02.3.1	Improvement	\$ 27,778.00		-100%	each
8.2.02.3.2	Reimbursement	\$ 2,102.00		-100%	each
8.2.02.4	2"				
8.2.02.4.1	Improvement	\$ 44,446.00		-100%	each
8.2.02.4.2	Reimbursement	\$ 3,365.00		-100%	each
8.2.02.5	3"				
8.2.02.5.1	Improvement	\$ 88,890.00		-100%	each
8.2.02.5.2	Reimbursement	\$ 6,730.00		-100%	each
8.2.02.6	4"				
8.2.02.6.1	Improvement	\$ 138,892.00		-100%	each
8.2.02.6.2	Reimbursement	\$ 10,514.00		-100%	each
8.2.02.7	6"				
8.2.02.7.1	Improvement	\$ 277,784.00		-100%	each
8.2.02.7.2	Reimbursement	\$ 21,029.00		-100%	each
8.2.02.8	8"				
8.2.02.8.1	Improvement	\$ 444,455.00		-100%	each
8.2.02.8.2	Reimbursement	\$ 33,646.00		-100%	each
8.2.03	Parks (Residential units only)				
8.2.03.1	Single Family				
8.2.03.1.1	Improvement	\$ 5,110.00		-100%	per dwelling unit
8.2.03.1.2	Reimbursement	\$ 1,572.00		-100%	per dwelling unit

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8.2.03.2	Multi-Family				
8.2.03.2.1	Improvement	\$ 3,962.00		-100%	per dwelling unit
8.2.03.2.2	Reimbursement	\$ 1,219.00		-100%	per dwelling unit
8.2.04	Transportation				
8.2.04.1	Improvement	\$ 10,469.00		-100%	per PM peak hour trip
8.2.04.2	Reimbursement	\$ 850.00		-100%	per PM peak hour trip
8.2.05	SDC Installment Payment Contract Application Fee	\$ 170.00		-100%	each
<b>8.3 Miscellaneous Water, Wastewater, Stormwater, and Transportation Fees:</b>					
8.3.01	Meter Installation Fee				
8.3.01.1	5/8" x 3/4" Meter	\$ 411.00	\$ 432.00	5%	each
8.3.01.2	1" Meter	\$ 533.00	\$ 561.00	5%	each
8.3.01.2.1	Adapter for 1" Meter Installed in a 2" Service	\$ 268.00	\$ 281.00	5%	each
8.3.01.3	1-1/2" Meter	\$ 1,321.00	\$ 1,387.00	5%	each
8.3.01.4	2" Meter Installation Fee	\$ 1,118.00	\$ 1,174.00	5%	each
8.3.01.5	3" and Larger Meters	Call for Current Quote			
8.3.02	Automatic Meter Reading (AMR) Tampering Fee	\$ 411.00	\$ 432.00	5%	each
8.3.03	Water Tap Fee				
8.3.03.1	3/4"	\$ 317.00	\$ 333.00	5%	each
8.3.03.2	1"	\$ 346.00	\$ 364.00	5%	each
8.3.03.3	2"	\$ 1,038.00	\$ 1,090.00	5%	each
8.3.03.4	3" and larger, Fire Hydrant, Fire Line installation (Material and tap provided by other)	\$ 577.00	\$ 606.00	5%	each
8.3.04	Meter Test	Call for Current Quote			
8.3.05	Hydrant Flow Test	\$ 288.00	\$ 303.00	5%	per hydrant
8.3.06	Utility New Account Service Fee	\$ 20.00		-100%	each
8.3.08	Shut Off Notice Fee	\$ 5.00		-100%	each
8.3.09	Utility Deposits as Required by City Manager [Section 4.013]:				
8.3.09.1	Residential	\$ 150.00		-100%	each or an amount equal to two and one-half (2-1/2) times the average monthly billing, whichever is greater
8.3.09.2	Non-Residential	\$ 150.00		-100%	each or an amount equal to two and one-half (2-1/2) times the average monthly billing, whichever is greater

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8.3.10	Water Re-Connection Service [Section 4.015(3)]				
8.3.10.1	Before services are restored, during regular business hours	\$ 45.00	\$ 50.00	11%	each
8.3.10.2	Meter replacement, during regular business hours	\$ 69.00	\$ 72.50	5%	each
8.3.10.3	Same day, after regular working hours, weekends, holidays	\$ 125.00	\$ 135.00	8%	each
8.3.11	Sewer Reconnection Fee [Section 4.344(8)]	\$ 324.45		-100%	each
8.3.12	Service Call - same day or after business hours	\$ 135.45		-100%	each
8.3.13	Sewer Tap Fee				
8.3.13.1	4" service	\$ 530.00		-100%	each
8.3.13.2	6" service	\$ 568.00		-100%	each
8.3.14	Dye Testing				
8.3.14.1	Service Discharges into Manhole	\$ 108.00		-100%	each
8.3.14.2	Service Discharges into Sewer Main	\$ 379.00		-100%	each
8.3.15	Existing Sewer Line Inspection				
8.3.15.1	Minimum Charge	\$ 600.00		-100%	each
8.3.15.2	Additional Charge per lineal foot over 400 feet	\$ 2.00		-100%	per lineal foot
8.3.16	New Sewer Line Inspection				
8.3.16.1	Minimum Charge	\$ 1,400.00		-100%	each
8.3.16.2	Additional Charge per lineal foot over 400 feet	\$ 3.00		-100%	per lineal foot
8.3.16.3	Inspection Request - Not Ready	\$ 115.00		-100%	each
8.3.17	Wastewater Monitoring				
88	Labor charge	\$ 325.00		-100%	per sampling event
8.3.17.2	Analysis and shipping charges	Pass-through to user			per sampling event
8.3.18	Significant Industrial User				
8.3.18.1	Wastewater Permit - per issuance and upon permit renewal date	\$ 1,550.00		-100%	per year
8.3.18.2	Wastewater Permit Annual Fee	\$ 1,350.00		-100%	per year
8.3.18.3	Wastewater Permit Modification Requested by User	\$ 400.00		-100%	each
8.3.18.4	Wastewater Permit/Control Mechanism User Inspection Fee	\$ 175.00		-100%	per year
8.3.18.5	Non-Discharging Categorical Industrial User control mechanism issuance or renewal	\$ 325.00		-100%	per event
8.3.19	Short Duration Discharge				
8.3.19.1	Wastewater Permit	\$ 200.00		-100%	each
8.3.19.2	Discharge Permit Issuance (fee may be adjusted based on strength of discharged wastewater)	\$ 0.33		-100%	per gallon
8.3.20	Source Detection Inspection (user with no control mechanism)	\$ 110.00		-100%	per hour
8.3.21	Maximum Wastewater Administrative and Civil Penalties	\$ 10,000.00		-100%	per violation per day
8.3.22	Wastewater Interceptor Maintenance and Fats, Oils, and Grease (FOG) Discharge Violations (amount due doubles if unpaid after 30 days)				
8.3.22.1	First Offense - if City established compliance schedule is not met	\$ 200.00		-100%	per violation per day
8.3.22.2	Second Offense	\$ 400.00		-100%	per violation per day

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8.3.22.3	Third Offense	\$ 800.00		-100%	per violation per day
8.3.22.4	Fourth Offense	\$ 1,600.00		-100%	per violation per day
8.3.22.5	Fifth Offense	\$ 2,000.00		-100%	per violation per day
8.3.22.6	Sixth and Subsequent Offense	\$ 2,500.00		-100%	per violation per day
8.3.23	Wastewater Non-Permittee Reporting Violations	\$ 200.00		-100%	per violation
8.3.24	Wastewater Permittee Violations	See Table 1-A			
8.3.25	Wastewater Penalty Appeal Fee	\$ 75.00		-100%	per appeal
8.3.26	Flow Testing	\$ 419.00		-100%	per location
8.3.27	Recreational Vehicle (RV) Dump Station	\$ 6.00		-100%	per use
8.3.28	Residential Sewer Account RV Token (limit 10 per year)	\$ 4.00		-100%	per token
8.3.29	Street Cut				
8.3.29.1	Excavating Contractors not working for a franchise utility				
8.3.29.1.1	Street Cut Deposit (Returned when all work is completed and accepted by the City)	\$ 10.00		-100%	per square foot of anticipated street and curb disturbance
8.3.29.2	Franchise Utilities				
8.3.29.2.1	Street Cut Deposit	\$ 2,500.00		-100%	per franchise
<b>8.4</b>	<b>Public Works Equipment Reimbursement Rates:</b>				
8.4.01	Use of Vehicles and Equipment	Unless otherwise specified, use of vehicles and equipment will be charged at current Federal Emergency Management Agency (FEMA) rate, per the FEMA Schedule of Equipment Rates.			
8.4.02	CCTV Sewer Inspection Truck	\$ 88.00		-100%	per hour
<b>8.5</b>	<b>Public Works Material Reimbursement Rates:</b>				
8.5.01	Asphalt	\$ 103.00		-100%	per ton
8.5.02	Sand	\$ 23.50		-100%	per ton
8.5.03	Street light shield	\$ 222.00		-100%	each

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<b>8.6</b>	<b>Public Works Personnel Reimbursement Rates:</b>				
8.6.01	Personnel (Billed at the nearest ¼ hour. Billed per person at an average budgeted total cost per position classification)*	Actual Cost of Service			Billed in the nearest quarter (1/4) hour
<b>8.7</b>	<b>Emergency and Non-Scheduled Work Equipment and Personnel Hourly Rate Multiplier</b>				
8.7.01	Personnel Hourly Rate Multiplier	1.5			per hour
<b>8.8</b>	<b>Monthly Sewer Rates:</b>		<b>4% Rate Increase</b>		
8.8.01	Residential (2 or less dwelling units that are attached or detached)	\$ 37.03	\$ 38.51	4%	per unit
8.8.02	Multi-Family Residential (3 or more attached dwelling units served by one water meter)	\$ 28.79	\$ 29.94	4%	per unit
8.8.03	Commercial / Industrial:				
8.8.03.1	Strength Category:				
8.8.03.1.1	Low	\$ 37.02	\$ 38.50	4%	per account
8.8.03.1.1.01	Low - per 100 cubic feet winter months average water usage above 700 cu. ft.*	\$ 3.23	\$ 3.36	4%	per 100 cubic feet
8.8.03.1.2	Medium	\$ 37.02	\$ 38.50	4%	per account
8.8.03.1.2.01	Medium - per 100 cubic feet winter months average water usage above 700 cu. ft.*	\$ 3.98	\$ 4.14	4%	per 100 cubic feet
8.8.03.1.3	High	\$ 37.02	\$ 38.50	4%	per account
8.8.03.1.3.01	High - per 100 cubic feet winter months average water usage above 700 cu. ft.*	\$ 4.78	\$ 4.97	4%	per 100 cubic feet
8.8.03.1.4	Very High	\$ 37.02	\$ 38.50	4%	per account
8.8.03.1.4.01	Very High - per 100 cubic feet winter months average water usage above 700 cu. ft.*	\$ 5.52	\$ 5.74	4%	per 100 cubic feet
	* Winter months average is calculated by averaging usage outside of the irrigation months.				
<b>8.9</b>	<b>Monthly Stormwater Rates:**</b>		<b>2% Rate Increase</b>		
8.9.01	Residential	\$ 9.03	\$ 9.21	2%	per unit
8.9.02	Multi-Family Residential	\$ 8.54	\$ 8.71	2%	per unit
8.9.03	Non-Residential	\$ 7.43	\$ 7.58	2%	per account
8.9.04	Non-Residential - daily trip end (based on current Institute of Transportation Engineers Trip Generation Manual)	\$ 0.070	\$ 0.071	2%	per daily trip end
	**Properties served by City water: Residential rate applies to two or less dwelling units that are attached or detached. Multi-Family Residential rate applies when three or more attached dwelling units are served by one water meter.				

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	Properties <b>not</b> served by City water: Residential rate applies to two or less dwelling units that are attached or detached. Multi-Family Residential rate applies when three or more attached dwelling units exist per tax lot.				
<b>8.10</b>	<b>Monthly Water Rates:</b>		<b>5% Rate Increase</b>		
8.10.01	Fixed Rate Based on Meter Size (Plus Consumption Charge)				
8.10.01.1	5/8"	\$ 19.41	\$ 20.38	5%	per meter per account
8.10.01.2	3/4"	\$ 24.99	\$ 26.24	5%	per meter per account
8.10.01.3	1"	\$ 36.30	\$ 38.12	5%	per meter per account
8.10.01.4	1-1/2"	\$ 64.36	\$ 67.58	5%	per meter per account
8.10.01.5	2"	\$ 98.16	\$ 103.07	5%	per meter per account
8.10.01.6	3"	\$ 188.09	\$ 197.49	5%	per meter per account
8.10.01.7	4"	\$ 289.42	\$ 303.89	5%	per meter per account
8.10.01.8	6"	\$ 570.48	\$ 599.00	5%	per meter per account
8.10.01.9	Or larger	By Negotiation			
8.10.01.10	Consumption per 100 cubic feet of water used	\$ 1.57	\$ 1.65	5%	per 100 cubic feet
8.10.02	Standpipe Water Accounts				
8.10.02.1	Base Rate	\$ 26.13	\$ 27.44	5%	per month
8.10.02.2	Consumption per 100 cubic feet of water used	\$ 1.57	\$ 1.65	5%	per 100 cubic feet
8.10.03	Fire Hydrant Use Permit				
8.10.03.1	Permit Fee	\$ 138.85	\$ 145.79	5%	each
8.10.03.2	Relocation Fee	\$ 138.85	\$ 145.79	5%	each
8.10.03.3	Base Rate	\$ 98.16	\$ 103.07	5%	per month
8.10.04	Non-Metered Residential Accounts	\$ 47.34	\$ 49.71	5%	per month
8.10.05	Fire Standby Charge	\$ 3.27	\$ 3.43	5%	per inch per month
8.10.06	Irrigation Rate Per Ten (10) Square Feet (April 1 through October 30)	\$ 0.072	\$ 0.08	5%	per 10 square feet
8.10.07	Backflow Assembly Testing Services	\$ 1.40	\$ 1.47	5%	per month
<b>9</b>	<b>Golf</b>				
<b>9.1</b>	<b>Green Fees</b>				
9.1.01	Off-Season (December/January/December)				
9.1.01.1	18 Holes (Any time)	\$ 43.00		-100%	
9.1.01.2	9 Holes (Any Time)	N/A			
9.1.02	Spring Shoulder Season (March 1 - April 30)				
9.1.02.1	18 holes (Prime - before 2pm)	\$ 67.00		-100%	
9.1.02.2	18 holes (Twilight - 2pm - 5pm)	\$ 56.00		-100%	
9.1.02.3	18 holes (Super Twilight - after 5pm)	\$ 49.00		-100%	
9.1.02.4	9 holes (Prime - before 2 pm)	\$ 45.00		-100%	
9.1.02.5	9 holes (Twilight - 2pm - 5pm)	\$ 38.00		-100%	
9.1.02.6	9 holes (Super Twilight - after 5pm)	\$ 23.00		-100%	

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9.1.03	Fall Shoulder Season (October 16 - November 30)				
9.1.03.1	18 holes (Prime - after 2pm)	\$ 67.00		-100%	
9.1.03.2	18 holes (Twilight - after 2pm)	\$ 56.00		-100%	
9.1.03.3	9 holes (Prime - after 2 pm)	\$ 46.00		-100%	
9.1.03.4	9 holes (Twilight - after 2 pm)	\$ 39.00		-100%	
9.1.04	Summer Seasons (May 1 - October 15)				
9.1.04.1	18 holes (Prime - before 3pm)	\$ 96.00		-100%	
9.1.04.2	18 holes (Twilight - 3pm - 5pm)	\$ 66.00		-100%	
9.1.04.3	18 holes (Super Twilight - after 5pm)	\$ 42.00		-100%	
9.1.04.4	9 holes (Prime - before 3 pm)	\$ 62.00		-100%	
9.1.04.5	9 holes (Twilight - 3pm - 5pm)	\$ 47.00		-100%	
9.1.04.6	9 holes (Super Twilight - after 5 pm)	\$ 36.00		-100%	
<b>9.2</b>	<b>Green Fees (Redmond Resident)</b>				
9.2.01	Off-Season (December/January/December)				
9.2.01.1	18 Holes (Any time)	\$ 39.00		-100%	
9.2.01.2	9 Holes (Any Time)	N/A			
9.2.02	Spring Shoulder Season (March 1 - April 30)				
9.2.02.1	18 holes (Prime - before 2pm)	\$ 46.00		-100%	
9.2.02.2	18 holes (Twilight - 2pm - 5pm)	\$ 36.00		-100%	
9.2.02.3	18 holes (Super Twilight - after 5pm)	\$ 31.00		-100%	
9.2.02.4	9 holes (Prime - before 2 pm)	\$ 38.00		-100%	
9.2.02.5	9 holes (Twilight - 2pm - 5pm)	\$ 23.00		-100%	
9.2.02.6	9 holes (Super Twilight - after 5pm)				
9.2.03	Fall Shoulder Season (October 16 - November 30)				
9.2.03.1	18 holes (Prime - before 2pm)	\$ 46.00		-100%	
9.2.03.2	18 holes (Twilight - after 2pm)	\$ 31.00		-100%	
9.2.03.3	9 holes (Prime - before 2 pm)	\$ 38.00		-100%	
9.2.03.4	9 holes (Twilight - after 2 pm)	\$ 23.00		-100%	
9.2.04	Summer Seasons (May 1 - October 15)				
9.2.04.1	18 holes (before 3pm)	\$ 66.00		-100%	
9.2.04.2	18 holes (3pm - 5pm)	\$ 46.00		-100%	
9.2.04.3	18 holes (after 5pm)	\$ 38.00		-100%	
9.2.04.4	9 holes (before 3 pm)	\$ 46.00		-100%	
9.2.04.5	9 holes (3pm - 5pm)	\$ 36.00		-100%	
9.2.04.6	9 holes (after 5 pm)	\$ 33.00		-100%	
<b>9.3</b>	<b>Annual Pass</b>				
9.3.01	Single Member Pass				
9.3.01.1	7-Day Pass Monthly	\$ 227.00		-100%	Per Month
9.3.01.2	7-Day Pass Annual	\$ 2,497.00		-100%	Per Year
9.3.01.3	4-Day Pass Monthly	\$ 185.00		-100%	Per Month
9.3.01.4	4-Day Pass Annual	\$ 2,035.00		-100%	Per Year

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9.3.02	Family Member Pass				
9.3.02.1	7-Day Pass Monthly	\$ 283.00		-100%	Per Month
9.3.02.2	7-Day Pass Annual	\$ 3,113.00		-100%	Per Year
9.3.02.3	4-Day Pass Monthly	\$ 232.00		-100%	Per Month
9.3.02.4	4-Day Pass Annual	\$ 2,552.00		-100%	Per Year
9.3.03	Intermediate Single Member Pass (<40)				
9.3.03.1	7-Day Pass Monthly	\$ 175.00		-100%	Per Month
9.3.03.2	7-Day Pass Annual	\$ 1,925.00		-100%	Per Year
9.3.03.3	4-Day Pass Monthly	\$ 144.00		-100%	Per Month
9.3.03.4	4-Day Pass Annual	\$ 1,584.00		-100%	Per Year
9.3.04	Intermediate Family Member Pass				
9.3.04.1	7-Day Pass Monthly	\$ 206.00		-100%	Per Month
9.3.04.2	7-Day Pass Annual	\$ 2,266.00		-100%	Per Year
9.3.04.3	4-Day Pass Monthly	\$ 174.00		-100%	Per Month
9.3.04.4	4-Day Pass Annual	\$ 1,914.00		-100%	Per Year
9.3.05	Business Member Range Pass				
9.3.05.1	7-Day Pass Monthly	\$ 510.00		-100%	Per Month
9.3.05.2	7-Day Pass Annual	\$ 5,610.00		-100%	Per Year
9.3.05.3	4-Day Pass Monthly	\$ 447.00		-100%	Per Month
9.3.05.4	4-Day Pass Annual	\$ 4,917.00		-100%	Per Year
9.3.06	Single Social Pass	\$ 185.00		-100%	
9.3.07	Family Social Pass	\$ 225.00		-100%	
9.3.08	Player Development Program (PDP)				
9.3.08.1	Single Monthly	\$ 49.00		-100%	Per Month
9.3.08.2	Family Monthly	\$ 59.00		-100%	Per Month
9.3.08.3	Per Round (18 holes)	\$ 24.00		-100%	Per use
9.3.09	Single Annual Range Pass	\$ 240.00		-100%	Per Year
9.3.10	Family Annual Range Pass	\$ 250.00		-100%	Per Year
9.3.11	Business Annual Range Pass	\$ 600.00		-100%	Per Year
9.3.12	Non-Pass Holder Single Annual Range Pass	\$ 450.00		-100%	Per Year
9.3.13	Non-Pass Holder Family Annual Range Pass	\$ 650.00		-100%	Per Year
9.3.14	Cart Passes				
9.3.14.1	Single				
9.3.14.1.1	7-Day Pass Monthly	\$ 88.00		-100%	Per Month
9.3.14.1.2	7-Day Pass Annual	\$ 968.00		-100%	Per Year
9.3.14.1.3	4-Day Pass Monthly	\$ 72.00		-100%	Per Month
9.3.14.1.4	4-Day Pass Annual	\$ 792.00		-100%	Per Year

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9.3.14.2	Family				
9.3.14.2.1	7-Day Pass Monthly	\$ 118.00		-100%	Per Month
9.3.14.2.2	7-Day Pass Annual	\$ 1,298.00		-100%	Per Year
9.3.14.2.3	4-Day Pass Monthly	\$ 98.00		-100%	Per Month
9.3.14.2.4	4-Day Pass Annual	\$ 1,078.00		-100%	Per Year
9.3.14.3	Corporate				
9.3.14.3.1	7-Day Pass Monthly	\$ 124.00		-100%	Per Month
9.3.14.3.2	7-Day Pass Annual	\$ 1,364.00		-100%	Per Year
9.3.14.3.3	4-Day Pass Monthly	\$ 103.00		-100%	Per Month
9.3.14.3.4	4-Day Pass Annual	\$ 1,133.00		-100%	Per Year
9.3.14.4	A la Carte				
9.3.14.4.1	7-Day Pass Monthly	\$ 103.00		-100%	Per Month
9.3.14.4.2	7-Day Pass Annual	\$ 1,133.00		-100%	Per Year
9.3.14.4.3	4-Day Pass Monthly	\$ 88.00		-100%	Per Month
<b>9.4</b>	<b>Other Fees</b>				
9.4.01	Cart Rental				
9.4.01.1	18 holes	\$ 23.00		-100%	per rider
9.4.01.2	9 holes	\$ 18.00		-100%	per rider
9.4.02	Range Balls				
9.4.02.1	Small (30 Balls)	\$ 8.00		-100%	30 Balls
9.4.02.2	Large (60 Balls)	\$ 11.00		-100%	60 Balls

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

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

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

<b>All penalty amounts are doubled for large volume discharges (&gt;5% of POTW hydraulic or organic load design capacity)</b>		<b>Level I Penalty</b>		<b>Level II Penalty</b>		<b>Level III Penalty</b>	
		<b>No Harm</b>	<b>No Harm</b>	<b>Criteria</b>	<b>SNC or Evidence of Harm</b>	<b>SNC Criteria</b>	
<b>Description of Violation</b>		<b>No Harm</b>	<b>No Harm</b>	<b>Criteria</b>	<b>SNC or Evidence of Harm</b>	<b>SNC Criteria</b>	
<b>Monitoring and Reporting Violations</b>							
Reporting Violation	Improperly signed or certified (per event)	\$200	\$1,000	c,d,e	\$2,000	F	
	Improperly signed or certified after notice (per day)	\$200	\$1,000	c,d,e	\$2,000	F	
	Isolated, not significant error (late, incomplete, etc.)	\$200 (\$0 if 1st violation)	\$1,000	c,d,e	\$2,000	F	
	Significant error in report (per event)	\$200	\$1,000	c,d,e	\$2,000	F	
	Failure to immediately report spill, slug, non-compliance or changed discharge (per event)	\$750	\$2,000	c,e	\$3,300	G,H	
	Falsification of any kind (per event)	\$1,300	\$2,600	c,e	\$3,300	H	
Failure to monitor all pollutants required by permit (per day)		\$200	\$1,000	c,e	\$3,300	H	
Improper sampling (per event)		\$200	\$1,000	c,e	\$3,300	H	
		\$200	\$1,000	c,e	\$2,000	H	
Failure to report additional monitoring (per event)		\$750	\$1,000	c,e	\$2,000	H	
Failure to install monitoring	< 30 days (per day)	\$200	\$1,000	c,d,e	\$3,300	E	
	> 30 days (per day)	\$400	\$1,300	c,d,e	\$3,300	E	
Compliance schedules	< 30 days, no impact on final (per compliance deadline)	\$200	\$1,000	c,d,e	\$2,000	E	

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

	> 30 days OR will affect final (per compliance deadline)	\$400	\$1,300	c,d,e	\$2,600	E
<b>All penalty amounts are doubled for large volume discharges (&gt;5% of POTW hydraulic or organic load design capacity)</b>		<b>Level I Penalty</b>	<b>Level II Penalty</b>		<b>Level III Penalty</b>	
<b>Description of Violation</b>		<b>No Harm</b>	<b>No Harm</b>	<b>Criteria</b>	<b>SNC or Evidence of Harm</b>	<b>SNC Criteria</b>
Failure to renew or apply within time frame given (per event)		\$200	\$1,000	c,d,e	\$2,000	H
Failure to apply after given notice (per day)		\$400	\$1,300	c,d,e	\$2,600	H
Failure to mitigate or correct (per day)		\$1,300	\$2,000	c,d,e	\$3,300	C,D,H
Failure to operate and maintain pretreatment (per day)		\$750	\$2,000	c,d,e	\$3,300	C,D,H
Use of dilution instead of treatment (per event)		\$750	\$2,000	c,d,e	\$3,300	H
<b>Site Visit Violations</b>						
Entry denial	Entry denied or revoked (per event)	\$3,300	\$3,300	c,d,e	\$3,300	H
	Records denied (per event)	\$3,300	\$3,300	c,d,e	\$3,300	H

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

**Level II Penalty Criteria Definitions:**

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

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

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

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

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

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

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

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

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

- C Any other violation of a pretreatment effluent limit (daily maximum or longer-term average) that the Control Authority determines has caused, alone or in combination with other discharges, interference or pass through (including endangering the health of POTW personnel or the general public).
  
- D Any discharge of a pollutant that has caused imminent endangerment to human health, welfare or to the environment or has resulted in the POTW's exercise of its emergency authority under paragraph (f)(1)(vi)(B) of this section to halt or prevent such a discharge.
  
- E Failure to meet, within 90 days after the schedule date, a compliance schedule milestone contained in a local control mechanism or enforcement order for starting construction, completing construction, or attaining final compliance.
  
- F Failure to provide, within 30 days after the due date, required reports such as baseline monitoring reports, 90-day compliance reports, periodic self-monitoring reports, and reports on compliance with compliance schedules.
  
- G Failure to accurately report non-compliance.
  
- H Any other violation or group of violations which the Control Authority determines will adversely affect the operation or implementation of the local pretreatment program.

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**TABLE 3-A  
BUILDING PERMIT FEES**

Item #	ITEM DESCRIPTION	Effective July 01, 2025  Fee	Proposed July 01, 2026  Fee	Unit
9	<b>TOTAL VALUATION</b>			
9.1	\$ 1.00 to \$ 10,000.00	\$ 90.00		Minimum Fee
9.2	\$ 10,000.01 to \$ 50,000.00	\$ 90.00		for the first \$10,000.00 plus
9.2.01	each additional \$1,000.00 or fraction thereof, to and including \$50,000.00	\$ 6.48		each additional \$1,000.00 to and including \$50,000.00
9.3	\$ 50,000.01 to \$100,000.00	\$ 349.20		for the first \$50,000.00 plus
9.3.01	each additional \$1,000.00 or fraction thereof, to and including \$100,000.00	\$ 4.08		each additional \$1,000.00 to and including \$100,000.00
9.4	\$100,000.01 to \$200,000.00	\$ 553.20		for the first \$100,000.00 plus
9.4.01	each additional \$1,000.00 or fraction thereof, to and including \$200,000.00	\$ 3.24		each additional \$1,000.00 to and including \$200,000.00
9.5	\$200,000.01 to \$500,000.00	\$ 877.20		for the first \$200,000.00 plus
9.5.01	each additional \$1,000.00 or fraction thereof, to and including \$500,000.00	\$ 3.00		each additional \$1,000.00 to and including \$500,000.00
9.6	\$500,000.01 and up	\$ 1,777.20		for the first \$500,000.00 plus
9.6.01	each additional \$1,000.00 or fraction thereof	\$ 2.80		for each additional \$1,000.00 or fraction thereof
9.7	<b>Other Inspections and Fees:</b>			
9.7.01	Residential Standalone Fire Suppression Includes Plan Review	See Table 3-G		
9.7.01.1	Commercial Sprinkler/Alarms/Fire Lines	Based on valuation refer to item #9		
9.7.02	Inspections outside of normal business hours, per hour (minimum charge – two hours)	\$ 90.00		per hour
9.7.03	Re-Inspection fees (each) / Ea. additional inspection beyond allowable	\$ 90.00		each
9.7.04	Inspections for which no fee is specifically indicated, per hour (minimum charge – two hours)	\$ 50.00		per hour

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9.7.05	Investigation Fee (work commenced without permit), per hour (minimum charge – one hour)	\$ 150.00		per hour
9.7.06	Additional plan review required by changes, additions or revisions to approve plans, per hour (minimum charge – one hour)	\$ 90.00		per hour
9.7.07	Phased Permit Fee	\$ 300.00		each
9.7.07.1	of the total building project permit fee, for each phase of work. Not to exceed \$1,500.00 per phase.	10%		of the total building project permit fee, for each phase of work.
9.7.08	Deferred Permit Fee (minimum \$100.00)	65%		of the value of the building permit fee calculated using the valuation for the deferred portion
9.7.09	Structural Plan Review Fee (Residential)	65%		of the building permit fee
9.7.10	Structural Plan Review Fee (Commercial/Industrial)	100%		of the building permit fee
9.7.11	Fire Life and Safety Plan Review Charge	40%		of the building permit fee
9.7.12	Temporary Certificate of Occupancy (TCO) – Commercial TCO fee for 120 days	Based on Permit Valuation		
9.7.12.1	\$1.00 to \$100,000	\$ 250.00		each
9.7.12.2	\$100,001 to \$500,000	\$ 500.00		each
9.7.12.3	\$500,001 to \$750,000	\$ 750.00		each
9.7.12.4	\$750,001 and up	\$ 1,000.00		each
9.7.13	Temporary Certificate of Occupancy (TCO) – Residential -120 days	\$ 350.00		each
9.7.14	Permit Reinstatement - Subject to State surcharge	\$ 68.00		each
9.7.15	Septic Authorization Review Fee (Not a Building Fee)	\$ 105.00		each

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

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

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**TABLE 3-C  
ELECTRICAL PERMIT FEES**

Item #	ITEM DESCRIPTION	Effective July 01, 2025	Unit
11.1	<b>NEW Residential Single or Multi-Family Dwelling, Service Include:</b>		
11.1.01	1,000 sq. ft. or less	\$ 193.20	each
11.1.02	Each additional 500 square feet or portion thereof	\$ 42.00	per each additional 500 sq.ft. or portion thereof
11.1.03	Multi-family (largest unit uses above sq. ft. and each additional unit 50%)		
11.1.04	Limited Energy (residential w/above sq. ft.)	\$ 42.00	each
11.1.05	Limited Energy (multi-family w/above sq. ft.) – per floor for each	\$ 42.00	each
11.1.06	Each Manufactured Home or Modular Dwelling Service	\$ 103.20	each
11.2	<b>Limited Energy (without above sq. ft.)</b>		
11.2.01	Residential	\$ 55.20	each
11.2.02	Commercial (each system)	\$ 55.20	each
11.3	<b>Services or Feeders – Installations, Alterations, Relocation</b>		
11.3.01	200 amp or less	\$ 103.20	each
11.3.02	201 amps to 400 amps	\$ 130.80	each
11.3.03	401 amps to 600 amps	\$ 206.40	each
11.3.04	601 amps to 1000 amps	\$ 276.00	each
11.3.05	Over 1000 amps or volts	\$ 607.20	each
11.3.06	Reconnect only	\$ 90.00	each
11.4	<b>Temporary Services or Feeders – Installation, Alterations or Relocation</b>		
11.4.01	200 amps or less	\$ 82.80	each
11.4.02	201 amps to 400 amps	\$ 96.00	each
11.4.03	401 amps to 600 amps	\$ 172.80	each
11.4.04	601 amps to 1000 amps	\$ 206.40	each
11.4.05	Over 1000 amps or volts	\$ 276.00	each
11.5	<b>Branch Circuits with purchase of service of feeder</b>		
11.5.01	Each branch circuit	\$ 9.60	each
11.6	<b>Branch Circuits without purchase of service or feeder fee</b>		
11.6.01	First Branch Circuit	\$ 82.80	each
11.6.02	Each additional branch circuit	\$ 9.60	each
11.7	<b>Miscellaneous (service or feeder not included)</b>		

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

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

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

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

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

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

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**TABLE 3-F  
PLUMBING PERMIT FEES**

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

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

**CITY OF REDMOND  
EXHIBIT A  
FEE SCHEDULE**

Effective ~~January 01, 2026~~ **July 01, 2026**

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

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

**CITY OF REDMOND  
EXHIBIT A  
FEE SCHEDULE**

Effective ~~January 01, 2026~~ July 01, 2026

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

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

**CITY OF REDMOND  
EXHIBIT A  
FEE SCHEDULE**

Effective ~~January 01, 2026~~ July 01, 2026

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

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

**CITY OF REDMOND  
EXHIBIT A  
FEE SCHEDULE**

Effective ~~January 01, 2026~~ July 01, 2026

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

Item #	ITEM DESCRIPTION	Effective July 01, 2025	Unit
20	<b>TOTAL VALUATION</b>		
20.1	\$1.00 to \$500.00	\$ 26.40	each
20.2	\$501.00 to \$2,000.00	\$ 26.40	for the first \$500.00 plus
20.2.01	for each additional \$100.00 or fraction thereof, to and including \$2,000.00	\$ 3.30	for each additional \$100.00 to and including \$2,000.00
20.3	\$2,001.00 to \$25,000.00	\$ 75.90	for the first \$2,000.00 plus
20.3.01	for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00	\$ 15.00	for each additional \$1,000.00 to and including \$25,000.00
20.4	\$25,001.00 to \$50,000.00	\$ 420.90	for the first \$25,000.00 plus
20.4.01	for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00	\$ 10.80	for each additional \$1,000.00 to and including \$50,000.00
20.5	50,001.00 to \$100,000.00	\$ 690.90	for the first \$50,000.00 plus
20.5.01	for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00	\$ 7.50	for each additional \$1,000.00 to and including \$100,000.00
20.6	\$100,001.00 to \$500,000.00	\$ 1,065.90	for the first \$100,000.00 plus
20.6.01	for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00	\$ 6.00	for each additional \$1,000.00 to and including \$500,000.00
20.7	\$500,001.00 to \$1,000,000.00	\$ 3,465.90	for the first \$500,000.00 plus
20.7.01	for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00	\$ 5.10	for each additional \$1,000.00 to and including \$1,000,000.00
20.8	\$1,000,001.00 and up	\$ 6,015.90	for the first \$1,000,000.00 plus
20.8.01	for each additional \$1,000.00 or fraction thereof	\$ 3.30	for each additional \$1,000.00 or fraction thereof

**CITY OF REDMOND  
EXHIBIT A  
FEE SCHEDULE**

**Effective January 01, 2026 July 01, 2026**

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

**CITY OF REDMOND  
EXHIBIT A  
FEE SCHEDULE**

Effective January 01, 2026 July 01, 2026

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

Item #	ITEM DESCRIPTION	Effective July 01, 2025	Unit
21	<b>TOTAL VALUATION</b>		
21.1	\$1.00 to \$500.00	\$ 26.40	each
21.2	\$500.01 to \$2,000.00	\$ 26.40	for the first \$500.00 plus
21.2.01	for each additional \$100.00 or fraction thereof, to and including \$2,000.00	\$ 3.30	for each additional \$100.00 to and including \$2,000.00
21.3	\$2,000.01 to \$25,000.00	\$ 75.90	for the first \$2,000.00 plus
21.3.01	for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00	\$ 15.00	for each additional \$1,000.00 to and including \$25,000.00
21.4	\$25,000.01 to \$50,000.00	\$ 420.90	for the first \$25,000.00 plus
21.4.01	for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00	\$ 10.80	for each additional \$1,000.00 to and including \$50,000.00
21.5	\$50,000.01 to \$100,000.00	\$ 690.90	for the first \$50,000.00 plus
21.5.01	for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00	\$ 7.50	for each additional \$1,000.00 to and including \$100,000.00
21.6	\$100,00.01 to \$500,000.00	\$ 1,065.90	for the first \$100,000.00 plus
21.6.01	for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00	\$ 6.00	for each additional \$1,000.00 to and including \$500,000.00
21.7	\$500,000.01 to \$1,000,000.00	\$ 3,465.90	for the first \$500,000.00 plus
21.7.01	for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00	\$ 5.10	for each additional \$1,000.00 to and including \$1,000,000.00
21.8	\$1,000,000.01 and up	\$ 6,015.90	for the first \$1,000,000.00 plus
21.8.01	for each additional \$1,000.00 or fraction thereof	\$ 3.30	for each additional \$1,000.00 or fraction thereof

**CITY OF REDMOND  
EXHIBIT A  
FEE SCHEDULE**

**Effective ~~January 01, 2026~~ July 01, 2026**

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



# FISCAL YEAR 2026/27 FEE SCHEDULE UPDATE

## RESOLUTION 2026-12

June 09, 2026

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# NOTABLE FEE ADJUSTMENTS

**01** **LAND-USE / DEVELOPMENT FEES +2.6%**

**02** **SYSTEM DEVELOPMENT CHARGES 0.0%**

**03** **UTILITY RATES +3.7%**

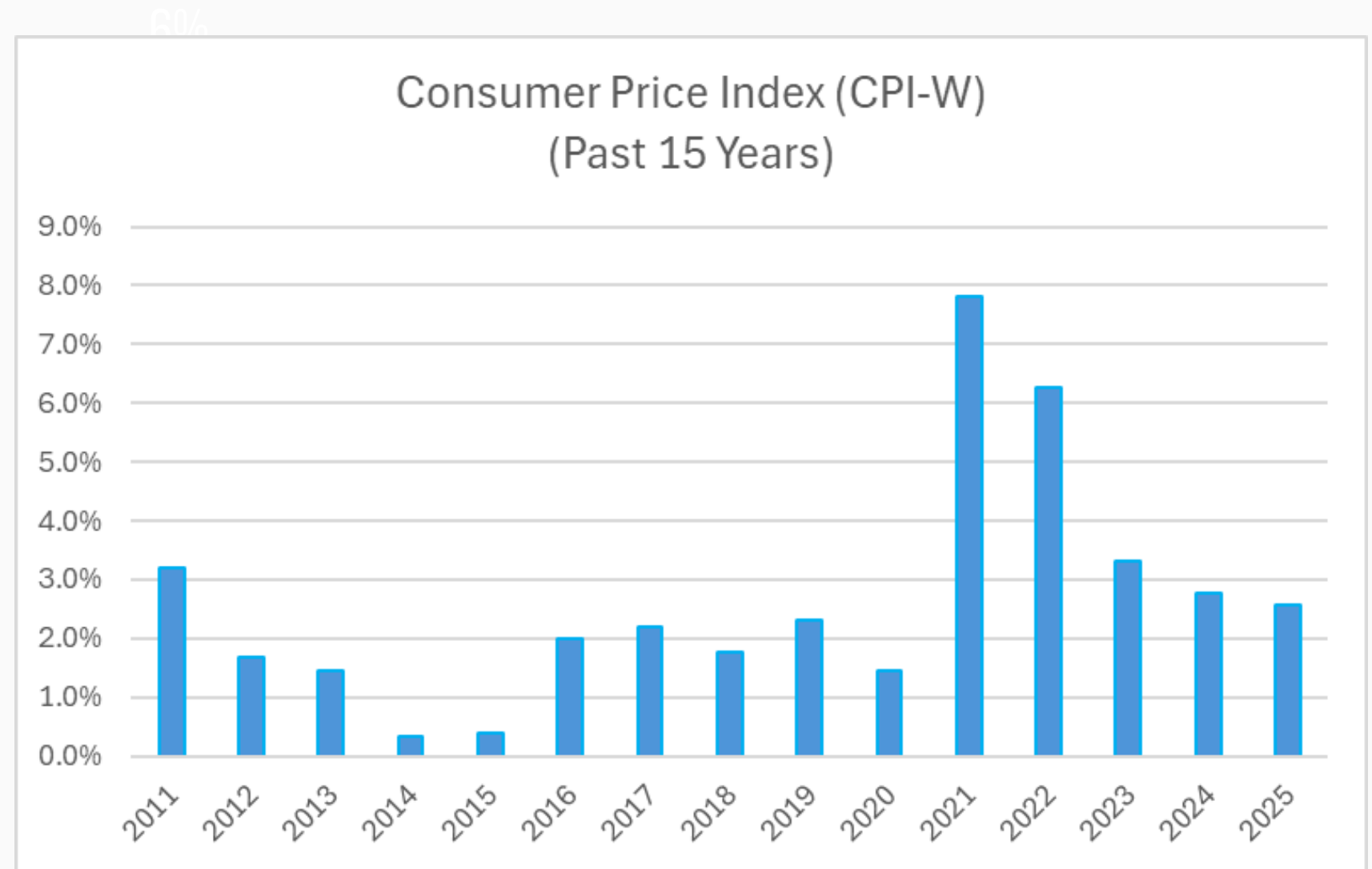
**04** **AIRPORT LANDING FEE +3.7%**

**05** **GARBAGE RATES +8.0%**



# CONSUMER PRICE INDEX (CPI)

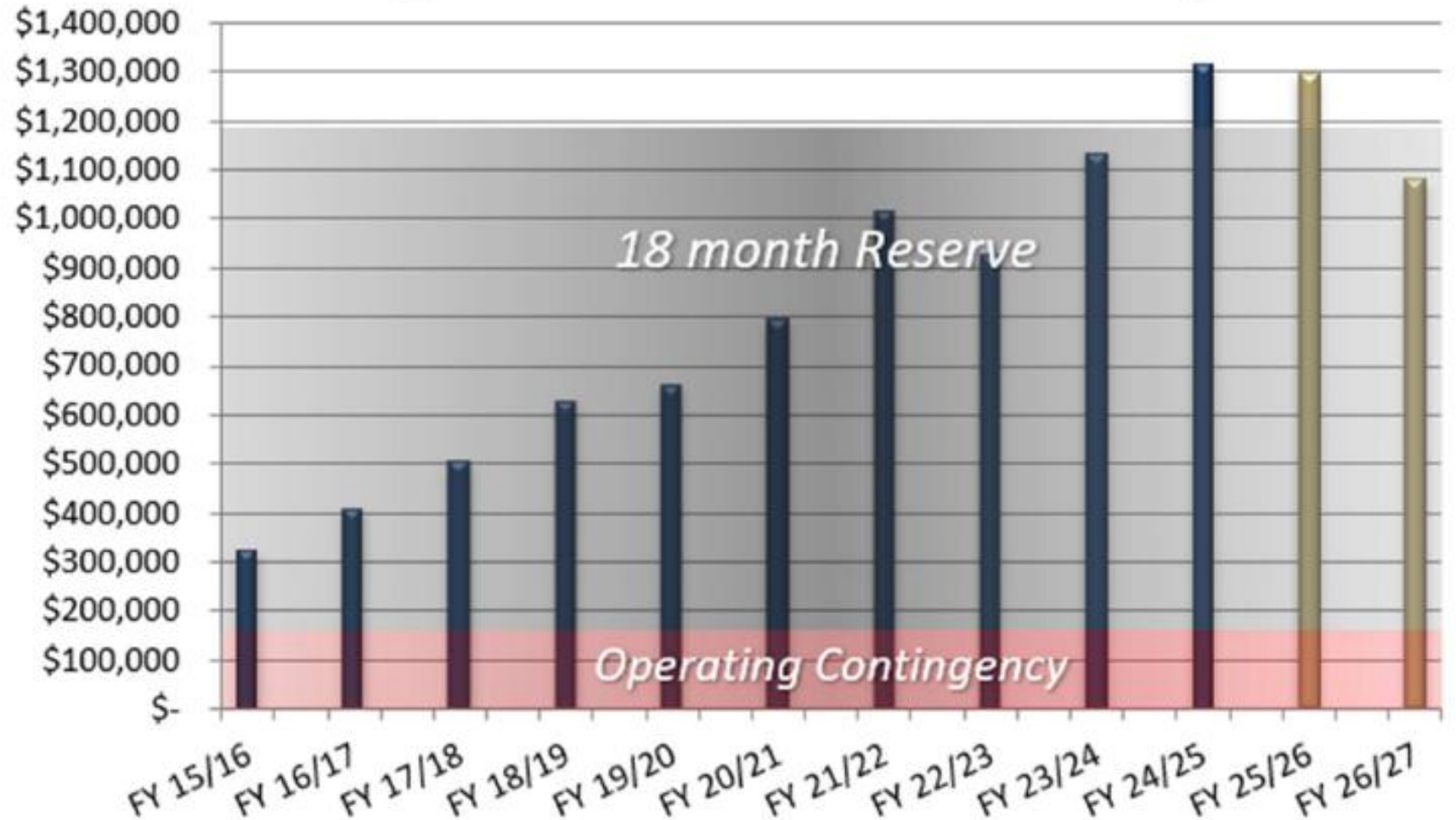
## PAST 15 YEARS





# CURRENT PLANNING SUB-FUND

## Ending Fund Balance - Current Planning Division



***17 Month Operating Reserve Budgeted at FY 2026/27 End***



# PROPOSED CHANGES FY 2026/27

**WATER** +5.0%  
**+\$2.15/MO.**

**SEWER** +4.0%  
**+\$1.48/MO.**

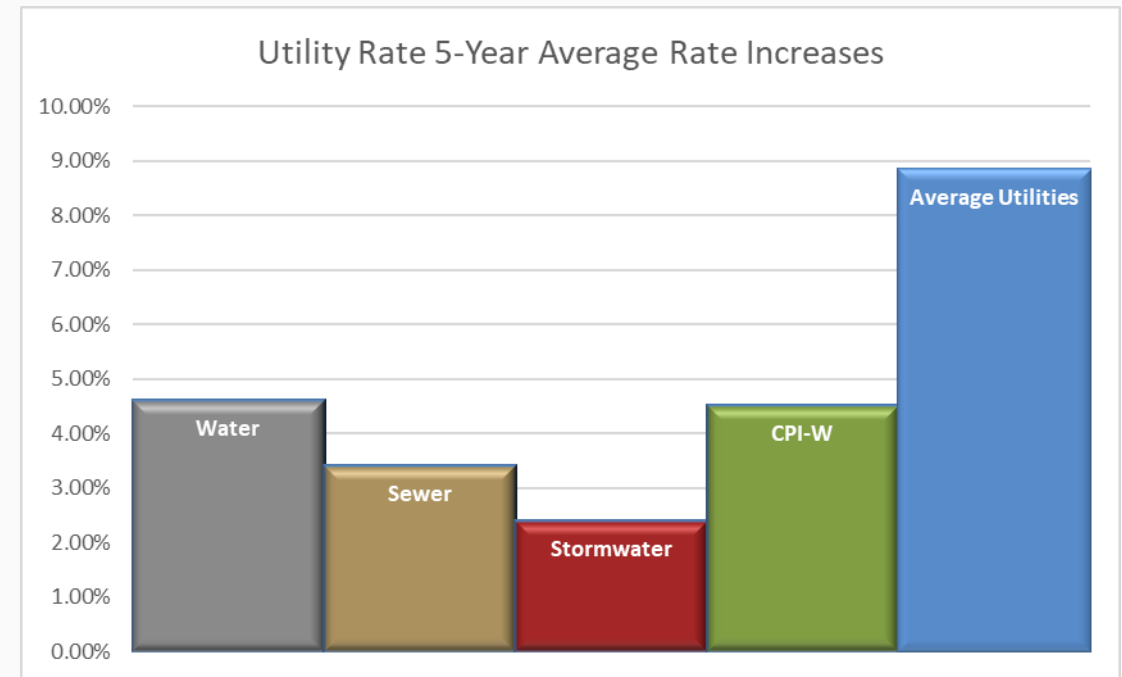
**STORM** 2.0%  
**\$0.18/MO.**

**TOTAL** +3.7%  
**+\$3.81/MO.**

# UTILITY RATES

**+3.7%**

## Utility Rate 5-year Average Rate Increases



Average Utilities consist of Electrical and Natural Gas Rate increases.



# AIRPORT FUND

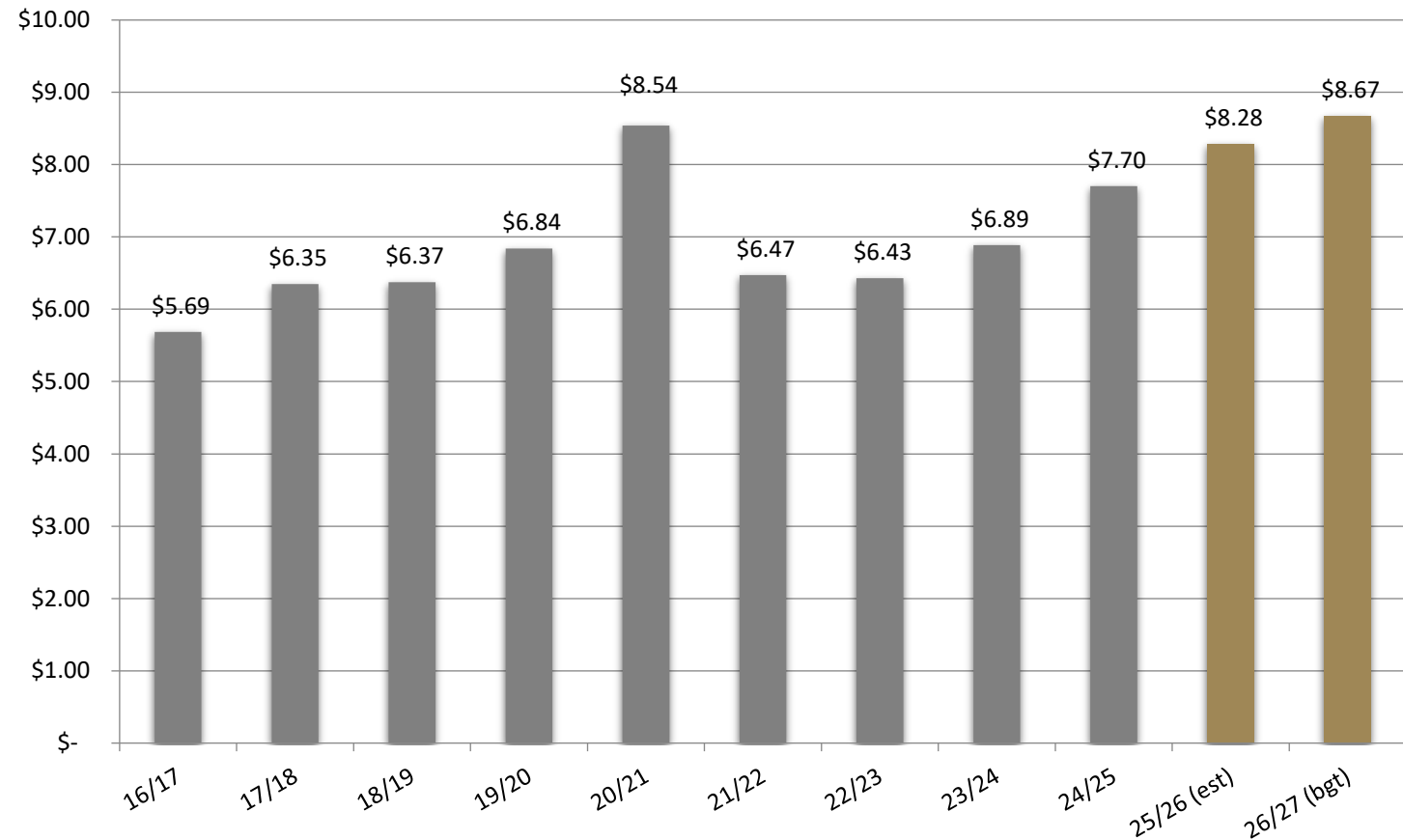
**\$8.67**

## COST PER ENPLANEMENT (CPE) BUDGETED AT \$8.67

26/27 CPE remains below the Airport's goal (maximum).

Airline Fees represent \$6.4 Million or 25% of operating revenues

### Cost Per Enplanement



REDMOND CITY HALL



Welcome  
to Redmond



## CITY OF REDMOND

**CITY HALL**  
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REDMOND, OR 97756  
541.923.7710  
FAX: 541.548.0706  
[info@redmondoregon.gov](mailto:info@redmondoregon.gov)  
[redmondoregon.gov](http://redmondoregon.gov)

# STAFF REPORT

**DATE:** June 9, 2026  
**TO:** City Council  
**THROUGH:** Keith Witcosky, City Manager  
Jason Neff, Deputy City Manager/Chief Financial Officer  
**FROM:** James Wood, Finance Director  
**SUBJECT:** Annual Investment Update and Policy Approval

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### Report in Brief:

This item requests the City Council's annual adoption of the City's investment policy.

### Background:

In 2011, the City of Redmond developed an Investment Policy (the Policy) to establish the investment objectives, delegation of authority, standards of prudence, eligible investments and transactions, internal controls, reporting requirements, and safekeeping and custodial procedures necessary for the prudent management and investment of City resources.

In accordance with Oregon Revised Statutes (ORS) 294.135(a) to invest in bonds maturing in excess of 18 months, the City of Redmond must have its investment policy approved by the State of Oregon's "Oregon Short Term Fund" (OSTF) Board. The OSTF most recently approved the City of Redmond's Investment Policy in January 2022.

In further accordance with ORS 294.135(a), to continue investing in bonds maturing in excess of 18 months, the City of Redmond must have its investment policy re-approved annually by the City Council. The City Council most recently approved the City of Redmond's Investment Policy in May 2025.

### Discussion:

The attached policy complies with sections of the ORS that govern the investment of public funds. Under guidance from the City's investment advisor, City staff is closer aligning its investment policy with the OSTF recommended structure. No changes proposed are significant enough to require advance approval from the OSTF.

### Fiscal Impact:

Approval of the policy allows for the continuation of the City's investment strategy.

### Alternative Courses of Action:

1. Approve the investment policy as presented.
2. Do not accept / approve the policy.
3. Take no action and request more information.

### Recommendation / Suggested Motion:

"I move to approve the City of Redmond Investment Policy FIN 111 - Investments."

<b>CITY OF REDMOND</b>	
INVESTMENTS	NUMBER: FIN 111
EFFECTIVE DATE: <del>MAY 13, 2025</del> <u>JUNE 9, 2026</u>	APPROVAL: CITY COUNCIL

**PURPOSE**

Incorporated on July 6, 1910, the City of Redmond, Oregon (the City) is located on the eastern side of Oregon's Cascade Mountain Range. It is considered the geographical heart of Central Oregon as it offers easy access to a multitude of recreational opportunities. The City operates under a Council/Manager form of government which consists of six City Council members, a Mayor, and the City Manager who serves the Council. The City's Department Directors then report to and are supervised by the City Manager. The average investable balance (not including instances of bond proceeds) of the City's portfolio ranges from \$90 million - \$180 million.

The purpose of this Investment Policy (the Policy) is to establish the investment objectives, delegation of authority, standards of prudence, eligible investments and transactions, internal controls, reporting requirements, and safekeeping and custodial procedures necessary for the prudent management and investment of the funds of the City.

**GOVERNING AUTHORITY**

The City of Redmond's investment program shall be operated in conformance with Oregon Revised Statutes and applicable federal law. Specifically, this investment policy is written in conformance with ORS 294.035; 294.040; 294.052; 294.135; 294.145; and 294.810. All funds within the scope of this policy are subject to laws established by the state of Oregon.

Commented [WM1]: Added - OSTFB Sample Policy language.

**SCOPE**

The provisions of this Policy shall apply to all investable funds of the City as accounted for in the Annual Comprehensive Financial Report and which includes the City's short-term operating funds and capital funds including bond proceeds and bond reserve funds. Investments of employees' retirement funds, deferred compensation plans, and other funds held by trustees are not covered by this Policy; however, all funds are subject to Oregon law.

Except for restricted and excluded funds (which includes sufficient operating cash), all excess cash shall be pooled into one account for investment purposes. The net investment income (revenue less expense) derived from the pooled investment account shall be allocated to the contributing funds in accordance with generally accepted accounting principles.

For purposes of this Policy the terms investment program and portfolio shall be inter-changeable and shall refer to all of the City's investable balances as defined in the Authorized Securities and Transactions section of this policy.

FIN 111.1

## **OBJECTIVES**

The City's funds shall be invested in accordance with all cited City, State, and Federal regulations, and in a manner designed to accomplish the following objectives, which are listed in priority order:

- Preservation of capital and protection of investment principal.
- Maintenance of sufficient liquidity to meet operating requirements that are reasonably anticipated.
- Diversification to avoid incurring unreasonable risks regarding specific security types or individual financial institutions.
- Attainment of a market value rate of return throughout budgetary and economic cycles.

## **INVESTMENT PHILOSOPHY**

### **1. Investment Strategy**

The primary investment philosophy of the City is to maintain sufficient liquidity to meet ongoing and anticipated cash flow needs. An understanding of the timing and purpose of cash flows is central to all investment decisions.

The Objectives outlined in this policy are a direct reflection of the overall philosophy. The primary investment philosophy of the City is to match investment maturities with expected cash outflows. To clearly communicate the intended use, time horizon, and objectives of invested funds, such monies may be allocated among defined portfolio components, each reflecting the current purpose of those funds. Listed below are the dedicated portfolio components.

- Liquidity Portfolio:  
Investments include the Local Government Investment Pool (LGIP), bank deposits, and other high-quality, short-term investments. This portfolio is intended to meet daily operating cash flow needs and to provide a liquidity buffer for unexpected expenditures.
- Cash-Matched Portfolio:  
Investments designated to fund known or expected disbursements for the operations or project needs of the City.
- Investment Core Portfolio:  
Intermediate to short-duration investments funded with excess liquidity balances, intended to provide enhanced return potential.
- Bond Proceeds Portfolio:  
Investments with maturities structured to align with the expected expenditure schedule of bond-funded projects.

**Commented [WM2]:** Added this section as a best practice recommendation to define investment philosophy and portfolio purpose, and the sale of securities.

- Dedicated Portfolio:  
Investments intended to support restructure or reserves funds.

## 2. Selling Securities

Securities shall generally be held until maturity, with the following exceptions:

- A security with declining credit below authorized ratings may be sold prior to maturity to minimize loss of principal.
- Liquidity needs of the portfolio require that a security be sold prior to maturity.
- The portfolio duration or maturity buckets should be adjusted to better reflect the structure of the underlying benchmark portfolio.
- A security rebalance or swap would improve the quality, yield, or target duration in the portfolio.

## STANDARDS OF CARE

### 1. DELEGATION OF AUTHORITYDelegation of Authority and Responsibilities

- Governing Body: The ultimate fiduciary responsibility and authority for the investment of City funds resides with the City Council.
- Delegation of Authority: The City Council hereby designates the City Manager or his/her designee as the Investment Officer vested with responsibility for managing the City's investment program and for implementing this Policy. The Investment Officer shall invest City funds in accordance with ORS Chapter 294, Public Financial Administration, and with Policy. This Policy shall constitute a "written order" from City Council per ORS 294.035. The Investment Officer may further delegate the authority to conduct investment transactions and to manage the operation of the investment portfolio to other specifically authorized staff members. No person may engage in an investment transaction except as expressly provided under the terms of this Policy.

The Investment Officer shall establish procedures and internal controls for the operation of the City's investment program, designed to prevent loss of public funds due to fraud, error, misrepresentation, and imprudent actions.

- Investment Advisor: The City may engage the non-discretionary support services of outside investment advisors with respect to its investment program, so long as it can be demonstrated that these services produce a net financial advantage or necessary financial protection of the City's financial resources. External investment advisors shall be licensed with the State of Oregon Division of Finance and Corporate Securities (OFCS) and are subject to Oregon Revised Statutes and the provisions of this Policy.

### 2. STANDARDS OF Prudence

The standard of prudence to be used for managing the City's assets is the "prudent person rule" which states that "Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of

their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived."

The overall investment program shall be designed and managed with a degree of professionalism that is worthy of the public trust. The City recognizes that no investment is totally without risk and that the investment activities of the City are a matter of public record. Accordingly, the City recognizes that within a diversified portfolio, losses sometimes occur, and such losses shall be considered within the context of the overall portfolio's return, provided that adequate diversification has been implemented and that the sale of a security before maturity is in the best long-term interest of the City.

The City's Investment Officer and staff acting in accordance with this Policy, written procedures, and ORS 294 and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price change or other loss in accordance with ORS 294.047, provided that these losses are reported as soon as practical to the Investment Officer and action is taken to control adverse developments. Losses that are sustained in the City's portfolio shall be charged against current investment earnings.

### 3. Ethics and Conflicts of Interest

City investment staff involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program or create the appearance of an impairment of their ability to make impartial investment decisions. City investment staff involved in the investment process and investment officials shall disclose in writing to the Investment Officer any financial interests they have in financial institutions that conduct business with the City and they shall subordinate their personal investment transactions to those of the City.

Employees shall comply with ORS 244.040 (Code of Ethics), ORS 244.120 (Methods of Handling Conflicts), GARS Article 3.15 (Standards of Conduct), any amendments to these provisions, and any Code of Ethics applicable to employees that the City may adopt in the future.

### INTERNAL CONTROLS AND COMPLIANCE

~~The Investment Officer shall establish and maintain a system of written internal controls consistent with this Policy designed to prevent the loss of public funds due to fraud, error, misrepresentation, or imprudent actions by third parties or by employees of the City. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. Written internal controls shall be reviewed and tested at least annually by an independent auditor or upon any extraordinary event such as turnover of key personnel or the discovery of inappropriate activity.~~

~~The policies set forth in this document shall be adhered to and monitored on a monthly basis. Any instance which is deemed to be out of compliance with this Policy shall be brought back into compliance as soon as prudently feasible.~~

### ACCOUNTING METHOD

**Commented [WM3]:** Moved to following section - Administration and Operations, to better align with OSTFB sample policy structure.

**Commented [WM4]:** Moved to following section - Administration and Operations, to better align with OSTFB sample policy structure.

~~The City shall comply with all required legal provisions and Generally Accepted Accounting Principles (GAAP) relating to investment accounting. The accounting principles are those contained in the pronouncements of authoritative bodies including but not necessarily limited to, the Governmental Accounting Standards Board (GASB); the American Institute of Certified Public Accountants (AICPA); and the Financial Accounting Standards Board (FASB).~~

## ADMINISTRATION AND OPERATIONS

### 1. Delivery vs. Payment

All trades of marketable securities will be executed (cleared and settled) on a delivery vs. payment (DVP) basis to ensure that securities are deposited in the City of Redmond's safekeeping institution prior to the release of funds.

### 4.2. Safekeeping and Custody

Custodian banks shall be selected on the basis of their ability to provide services for the City's account and the competitive pricing of their safekeeping related services. The City shall execute a written Safekeeping Agreement with each custodian bank prior to utilizing that bank's safekeeping services. ~~Securities shall be held by an independent third-party safekeeping institution. Upon request, the safekeeping institution shall make available a copy of its Statement on Standards for Attestation Engagements (SSAE) No. 16. The City will have online access through the safekeeping bank for verification of the account holdings and transactions.~~

~~2. The purchase and sale of securities and repurchase agreement transactions shall be settled on a delivery versus payment basis in accordance with ORS 294.145 (4) and (5). It is the intent of the City that all purchased securities be perfected in the name of the City. Sufficient evidence to title shall be consistent with modern investment, banking, and commercial practices.~~

### 3. Internal Controls AND COMPLIANCE

The Investment Officer shall establish and maintain a system of written internal controls consistent with this Policy designed to prevent the loss of public funds due to fraud, error, misrepresentation, or imprudent actions by third parties or by employees of the City. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. Written internal controls shall be reviewed and tested at least annually by an independent auditor or upon any extraordinary event such as turnover of key personnel or the discovery of inappropriate activity.

The policies set forth in this document shall be adhered to and monitored on a monthly basis. Any instance which is deemed to be out of compliance with this Policy shall be brought back into compliance as soon as prudently feasible.

### 4. ACCOUNTING Accounting Method METHOD

~~The City shall comply with all required legal provisions and Generally Accepted Accounting Principles (GAAP) relating to investment accounting. The accounting principles are those contained in the pronouncements of authoritative bodies including but not necessarily limited to,~~

**Commented [WM5]:** Added standard language from OSTFB sample policy

the Governmental Accounting Standards Board (GASB); the American Institute of Certified Public Accountants (AICPA); and the Financial Accounting Standards Board (FASB).

Pooling of Funds: Except for cash in certain restricted and special funds, the City will consolidate balances from all funds to maximize investment earnings. Investment income will be allocated to the various funds based on their respective participation and in accordance with generally accepted accounting principles.

All securities purchased by the City and all securities purchased under the terms of a City approved Master Repurchase Agreement shall be delivered by either book entry or physical delivery and shall be held in third party safekeeping by a City approved custodian bank, its correspondent bank, or the Depository Trust Company (DTC).

All fed-wireable book entry securities shall be held in the Federal Reserve System in a customer account or trust account at the custodian bank which names the City as the customer. All physical delivery securities shall be held by the custodian bank's correspondent bank. DTC eligible securities shall be held in the custodian bank's participant account at the DTC.

**Commented [WM6]:** GPA recommended language for added transparency.

**Commented [WM7]:** Older language, recommend replacing with OSTFB Sample language. Physical delivery of securities is recommended to be avoided whenever possible. Fed and DTC delivery on a DVP basis is standard.

## **COLLATERALIZATION**

All bank deposits, time deposits, certificates of deposit, and savings accounts held in bank depositories which exceed the amounts incurred by one or more agencies of the United States Government shall be collateralized in accordance with the provisions of Oregon Revised Statutes Chapter 295.

Per ORS Chapter 295, it is the responsibility to the State Treasurer to ensure that public funds are collateralized appropriately by the public depositories holding the deposits.

Collateral for repurchase agreements shall be limited in maturity and priced in compliance with ORS 294.035 (D)(j). See item 8 of the Authorized Securities and Transactions section of this Policy.

## **AUTHORIZED FINANCIAL INSTITUTIONS, BROKER/DEALERS, INVESTMENT ADVISERS/ADVISORS, AND DEPOSITORIES**

### **1. Broker/dealers**

Broker/dealers and other authorized financial institutions shall be selected by the Investment Officer on the basis of their expertise in public cash management and their ability to provide service for the City's account. It shall be the policy of the City to purchase securities only from approved institutions and firms. Additions or deletions to the list shall be made at the Investment Officer's discretion.

To be eligible, a firm must meet at least one of the following criteria:

- Be recognized as a Primary Dealer by the Federal Reserve Bank of New York or have a Primary Dealer within its holding company structure; or
- Report voluntarily to the Federal Reserve Bank of New York; or
- Qualify under Securities and Exchange Commission (SEC) Rule 15c3-1 (Uniform Net Capital Rule.)

**Commented [WM8]:** Depositories not specifically listed in this section. Recommend adding from OSTFB Sample: "Depositories: All financial institutions who desire to become depositories must be qualified Oregon Depositories pursuant to ORS Chapter 295."

Approved broker/dealers and the firms they represent shall be licensed to do business in the State of Oregon and, as such, are subject to the provisions of the Oregon Revised Statutes. Approved broker/dealers shall submit proof of registration in the State of Oregon, both for the firm and for the designated representative. Further, the broker/dealer representative shall submit evidence of holding the Financial Industry Regulatory Authority (FINRA) Series 6 or 7 license and either the Series 63 or Series 66 license. License requirements are per the Oregon Division of Finance and Corporate Securities.

Approved broker/dealers and banks shall be required to submit and annually update a City approved Broker/Dealer Information Request form, including the firm's most recent audited financial statements, and which the Investment Officer shall maintain on file. In the event that an external investment advisor is not used in the process of recommending a particular transaction for the City's portfolio, authorized broker/dealers shall attest in writing that they have received a copy of this Policy.

A periodic review of all authorized broker/dealers and their respective authorized registered representatives will be conducted by the Investment Officer. Factors to consider would be: pending investigations by securities regulators, significant changes in net capital, pending customer arbitration cases, and regulatory enforcement actions.

If the City utilizes an external investment advisor, the ~~adviser~~ advisor is authorized to transact with its own approved Broker-Dealer list on behalf of the City. The ~~adviser~~ advisor will perform all due diligence for the Brokers-Dealers on its approved list.

## 2. Investment ~~Advisers~~ Advisors

—The City may engage the services of an external investment ~~adviser~~ advisor to assist in the management of the City's investment portfolio. All investment transactions executed by the external investment ~~adviser~~ advisor on behalf of the City must be consistent with this Policy and be pre-approved by the Investment Officer.

A list will be maintained of approved external investment ~~advisers~~ advisors selected by the Investment Officer using a fair selection process. All investment ~~advisers~~ advisors shall:

- a. Be registered with the Securities and Exchange Commission (SEC) or licensed by the State of Oregon; (Note: Investment ~~adviser~~ advisor firms with assets under management > \$100 million must be registered with the SEC, otherwise the firm must be licensed by the state of Oregon).
- b. Be registered in the State of Oregon, and hold all necessary licenses and authorizations to provide investment management services.
- c. ~~Contract terms will include that the Investment Advisor will comply with the City's Investment Policy. Have certified that all of the representatives of the investment advisor who conduct investment transactions on behalf of this entity have read, understood and agreed to comply with this Policy.~~

An annual review of all external investment ~~advisers~~ advisors shall be conducted by the Investment Officer to determine their continued eligibility with the requirements above. Other factors to consider when reviewing would be: pending investigations by securities regulators,

**Commented [WM9]:** Updating language throughout from adviser to advisor for consistency

**Commented [WM10]:** GPA language in place of OSTFB Sample Language - more relevant

significant changes in net capital, pending customer arbitration cases, and regulatory enforcement actions.

### ~~3.~~ ~~3.~~ ~~Direct Issuers~~ Issuers

~~The City may purchase Commercial Paper from direct issuers even though they are not on the approved broker/dealer list as long as they meet the criteria outlined in item 4 of the Authorized Securities and Transactions section of this Policy.~~

### 4. Depositories

All financial institutions who desire to become depositories must be qualified Oregon Depositories pursuant to ORS Chapter 295.

### ~~4.~~ Competitive Transactions

#### 5.

Each investment transaction shall be competitively transacted with broker/dealers who have been authorized by the City. At least three broker/dealers shall be contacted for each transaction and their bid and offering prices shall be recorded. A record shall be maintained by the City of all bids and offerings for security transactions in order to ensure that the City receives competitive pricing.

If the City is offered a security for which there is no other readily available competitive offering, then the Investment Officer shall document quotations for comparable or alternative securities. If an investment advisor provides investment management services, the advisor must retain documentation of competitive pricing execution on each transaction and provide upon request.

Commented [WM11]: Added per OSTFB Sample Policy

Commented [WM12]: Moved from later in policy to this section for organizational purposes and to align to OSTFB sample policy - relates to broker/dealers etc.

## AUTHORIZED SECURITIES AND TRANSACTIONS AND SUITABLE INVESTMENTS

### 1. Permitted Investments

All investments of the City shall be made in accordance with Oregon Revised Statutes: ORS 294.035 (Investment of surplus funds of political subdivisions; approved investments), ORS 294.040 (Restriction on investments under ORS 294.035), ORS 294.135 (Investment maturity dates), ORS 294.145 (Prohibited conduct for Custodial Officer), ORS 294.805 to 294.895 (Local Government Investment Pool), and ORS 294.052 (Investment by municipality of proceeds of bonds). Any revisions or extensions of these sections of the ORS Chapter shall be assumed to be part of this Policy immediately upon being enacted. Minimum credit ratings and percentage limitations apply to the time of purchase.

The City will diversify investments across maturities, security types and institutions to avoid incurring unreasonable risks. The City has further defined the eligible types of securities and transactions as follows:

U.S. Treasury Obligations: Treasury Bills, Treasury Notes, Treasury Bonds, and Treasury Strips. [ORS Section 294.035(3)(a)] with maturities not exceeding five years from the date of trade settlement.

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~~Federal Instrumentality Securities: Lawfully issued general obligations of the agencies and instrumentalities of the United States or enterprises sponsored by the United States Government and obligations whose payment is guaranteed by the United States, the agencies and instrumentalities of the United States, or enterprises sponsored by the United States Government. [ORS Section 294.035(3)(a)]The maximum ownership of Federal Instrumentality Securities is 75% with no more than 25% of the portfolio held in any one issuer. Maturities may not exceed five years from date of trade settlement.~~

**Commented [WM14]:** GPA recommends 100% max/35% per issuer

4. ~~Municipal Obligations: Lawfully issued debt obligations of the States of Oregon, California, Idaho and Washington and political subdivisions of those states if the obligations have a long-term rating on the settlement date of AA- or better by S&P or Aa3 or better by Moody's or equivalent rating by any nationally recognized statistical rating organization, or are rated on the settlement date in the highest category for short-term municipal debt by a nationally recognized statistical rating organization. [ORS Section 294.035(3)(b) and (c)]Lawfully issued debt obligations of the State of Oregon and its political subdivisions that have a long-term rating of A- or an equivalent rating or better or are rated in the highest category without any refinement or gradation for short term municipal debt by a NRSRO.~~

**Commented [WM15]:** Similar to Corporates - GPA recommends one category for Municipal Obligations with minimum single rating of AA- or better by 1 NRSRO

~~Lawfully issued debt obligations of the States of California, Idaho, and Washington and political subdivisions of those states that have a long-term rating of AA- or an equivalent rating or better or are rated in the highest category for short term municipal debt by a NRSRO.~~

~~Such obligations are authorized only if there has been no default in payment of either the principal or the interest of obligations of the issuing entity within five years preceding investment, ORS 294.040. Ownership of such obligations shall be limited to 25% of the portfolio, with no more than 10% of the portfolio held in any one issuer. Maturities for these obligations shall not exceed five years.~~

~~Corporate Bonds: Corporate indebtedness subject to a valid registration statement on file with the Securities and Exchange Commission or issued under the authority of section 3(a)(2) or 3(a)(3) of the Securities Act of 1933, as amended. The bonds must be issued by a commercial, industrial or utility business or issued by or on behalf of a financial institution, including a holding company owning a majority interest in a qualified financial institution. Corporate indebtedness must be rated on the settlement date AA- or better by S&P or Aa3 or better by Moody's or equivalent rating by any nationally recognized statistical rating organization. [ORS Section 294.035(3)(i)]The bonds must be issued by a commercial, industrial or utility business or issued by or on behalf of a financial institution with final maturities not exceeding five years from the date of trade settlement. Authorized corporate bonds shall be limited to obligations of United States dollar denominated corporations organized and operating within the United States. At the time of purchase, the debt must be rated at least AA- or the equivalent by a nationally recognized statistical ratings organization (NRSRO). Ownership of corporate bonds (including FDIC guaranteed corporate bonds) and commercial paper shall be limited to a combined total of 35% of the portfolio, with no more than 5% of the portfolio held in any one issuer or its affiliates or subsidiaries.~~

**Commented [WM16]:** GPA recommends combining Corporates to single category (Oregon + Outside of Oregon) with single minimum rating of AA- or better by one NRSRO.

~~Notwithstanding the above paragraph, the corporate indebtedness must be rated on the settlement A- or better by a NRSRO when the corporate indebtedness is: (i) Issued by a business enterprise that has its headquarters in Oregon, employs more than 50 percent of~~

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~~its permanent workforce in Oregon or has more than 50 percent of its tangible assets in Oregon; or (ii) Issued by a holding company owning not less than a majority interest in a qualified financial institution, as defined in ORS 294.035 paragraph (h), located and licensed to do banking business in Oregon or by a holding company owning not less than a majority interest in a business enterprise described in this paragraph.~~

~~Commercial Paper: Corporate indebtedness subject to a valid registration statement on file with the Securities and Exchange Commission or issued under the authority of section 3(a)(2) or 3(a)(3) of the Securities Act of 1933, as amended. The corporate indebtedness must be issued by a commercial, industrial or utility business enterprise, or by or on behalf of a financial institution, including a holding company owning a majority interest in a qualified financial institution. Commercial Paper must be rated A1 by Standard and Poor's or P1 by Moody's or equivalent rating by any nationally recognized statistical rating organization. Issuer constraints for commercial paper combined with corporate notes will be limited by statute to 5% of market value per issuer. [ORS Section 294.035(3)(i)] issued by a commercial, industrial or utility business or issued by or on behalf of a financial institution with maturities not exceeding 270 days from the date of trade settlement. Commercial paper must be rated at least A-1 or the equivalent, at the time of purchase by a NRSRO. If the commercial paper issuer has senior debt outstanding, the senior debt must be rated at least A- or the equivalent by a NRSRO. Ownership of commercial paper and corporate bonds shall be limited to a combined total of 35% of the portfolio, with no more than 5% of the portfolio held in any one issuer or its affiliates or subsidiaries.~~

~~2. Bankers Acceptances which are (a) guaranteed by and carried on the books of a financial institution located and licensed to do banking business in the State of Oregon; or a financial institution located in the States of California, Idaho or Washington that is wholly owned by a bank holding company that owns a financial institution that is located and licensed to do banking business in the State of Oregon; (b) Bankers acceptances shall be eligible for discount by the Federal Reserve System; and (c) the institution issuing a letter of credit shall have a short term rating of A-1 or the equivalent by one or by a NRSROs at the time of purchase. Maturities shall be limited to 180 days from the date of trade settlement and ownership of bankers acceptances shall not exceed 25% of the portfolio, with no more than 10% of the portfolio held in any one issuer.~~

~~3. State of Oregon Local Government Investment Pool organized pursuant to ORS 294.805 through 294.895. Participation in the Pool shall not exceed the maximum limit annually set by ORS 294.810. This amount is indexed semi-annually to inflation (the Portland All urban consumer CPI) pursuant to statute. The limit may temporarily be exceeded by local governments for 10 business days due to pass-through funds.~~

~~Time Deposit Open Accounts, Certificates of Deposit, Checking and Savings Accounts as defined in ORS 706.008 and in insured institutions as defined in ORS 706.008, in credit unions as defined in ORS 723.006 or in federal credit unions, if the institution or credit union that maintains a head office or branch in Oregon. Certificates of Deposit that are purchased by the City shall be FDIC insured or collateralized in accordance with ORS 295.015 and ORS 295.018. [ORS Section 294.035(3)(d)(e)]. Ownership of time certificates of deposit shall be limited to 35% of the portfolio, with no more than 10% with any one financial institution at the time of purchase, and maturities shall not exceed one year.~~

~~Bank Time Deposits/Savings Accounts: Time deposit open accounts or savings accounts in insured institutions as defined in ORS Section 706.008, in credit unions as defined in ORS~~

**Commented [WM17]:** Recommend separating Deposits from CD's for compliance monitoring and diversification purposes.

Section 723.006 or in federal credit unions, if the institution or credit union maintains a head office or a branch in this state. [ORS Section 294.035(3)(d)(e)]

Bankers Acceptances: A short-term credit investment created by a non-financial firm and guaranteed by a qualified financial institution whose short-term letter of credit rating is rated in the highest category without any refinement or gradation by one or more nationally recognized statistical rating organization. For the purposes of this paragraph, "qualified financial institution" means: (i) A financial institution that is located and licensed to do banking business in the State of Oregon; or (ii) A financial institution that is wholly owned by a financial holding company or a bank holding company that owns a financial institution that is located and licensed to do banking business in the State of Oregon. [ORS 294.035(3)(h)]

State of Oregon Local Government Investment Pool: State Treasurer's local short-term investment fund, organized pursuant to ORS 294.805 through 294.895. Participation in the Pool shall not exceed the maximum limit annually set by ORS 294.810. This amount is indexed semi-annually to inflation (the Portland All-urban consumer CPI) pursuant to statute. The limit may temporarily be exceeded by local governments for 10 business days due to pass-through funds.

Repurchase Agreements with maturities of 90 days or less collateralized by U.S. Treasury securities with the maturity of the collateral not exceeding three years. For the purpose of this section, the term collateral shall mean purchased securities under the terms of the City approved Master Repurchase Agreement. The purchased securities shall have an original minimum market value including accrued interest of 102% of the dollar value of the transaction, as prescribed by written policy of the Oregon Short Term Fund Board. Collateral shall be held delivery versus payment in the City's custodian bank as safekeeping agent, and the market value of the collateral securities shall be marked-to-the-market daily. Broker/dealers and Financial Institutions must have an executed Master Repurchase Agreement with the City. ~~Ownership of repurchase agreements shall be limited to 5% of the portfolio and 5% per issuer.~~

**Commented [WM18]:** Moving these details to the diversification table.

Repurchase Agreements shall be entered into only with City approved Primary Dealers reporting to the Market Reports Division of the Federal Reserve Bank of New York or firms that have a Primary Dealer within their holding company structure.

~~4.1. Municipal Obligations: Lawfully issued debt obligations of the State of Oregon and its political subdivisions that have a long-term rating of A- or an equivalent rating or better or are rated in the highest category without any refinement or gradation for short-term municipal debt by a NRSRO.~~

**Commented [WM19]:** Similar to Corporates - GPA recommends one category for Municipal Obligations with minimum single rating of AA- or better by 1 NRSRO

~~Lawfully issued debt obligations of the States of California, Idaho, and Washington and political subdivisions of those states that have a long-term rating of AA- or an equivalent rating or better or are rated in the highest category for short-term municipal debt by a NRSRO.~~

~~Such obligations are authorized only if there has been no default in payment of either the principal or the interest of obligations of the issuing entity within five years preceding investment, ORS 204.040. Ownership of such obligations shall be limited to 25% of the portfolio, with no more than 10% of the portfolio held in any one issuer. Maturities for these obligations shall not exceed five years.~~

## 2. Collateralization

### COLLATERALIZATION

All bank deposits, time deposits, certificates of deposit, and savings accounts held in bank depositories which exceed the amounts insured by one or more agencies of the United States Government shall be collateralized in accordance with the provisions of Oregon Revised Statutes Chapter 295.

Per ORS Chapter 295, it is the responsibility to the State Treasurer to ensure that public funds are collateralized appropriately by the public depositories holding the deposits.

Collateral for repurchase agreements shall be limited in maturity and priced in compliance with ORS 294.035 (D)(j). See item 8 Repurchase Agreements in item 1 of the Authorized Securities and Transactions Permitted Investments section of this Policy.

### 3. Approval of Permitted Investments

Any amendments to ORS 294.046 or the State Treasurer's statement of permitted investments for governmental entities shall be assumed to be a part of this Policy immediately upon being enacted. It is the intent of the City that the foregoing list of authorized securities is strictly interpreted. Any deviation from this list must be preapproved in writing by City Council.

### 4. Prohibited Investments

- The City shall not invest in "144A" private placement securities, this includes commercial paper privately placed under section 4(a)(2) of the Securities Act of 1933.
- The City shall not lend securities nor directly participate in a securities lending or reverse repurchase program.
- The City shall not purchase mortgage-backed securities.
- The City shall not purchase, per ORS 294.040, any bonds of issuers listed in ORS 294.035(3)(a) to (c) that have a prior default history.
- No commitment to buy or sell securities may be made more than 14 days prior to the anticipated settlement date.

## INVESTMENT PARAMETERS

### 1. Credit Quality Requirements

The minimum weighted average credit quality of the portfolio's rated securities shall be AA or the equivalent, or no greater than a value of three (3) using the table below. A single rating will be determined for each investment by utilizing the average-highest security level rating available for the security from Standard and Poor's, Moody's Investor Services or Fitch Ratings, respectively. ~~Individual securities shall be rated no less than A- or the equivalent. Commercial Paper shall be rated no less than A-1 or the equivalent by a NRSRO. Individual securities shall be rated no less than A-1 or the equivalent by any NRSRO.~~ Individual securities must have a rating at AA- or better by one NRSRO at time and purchase and Commercial Paper shall be rated no less than A-1 or the equivalent by any NRSRO.

**Commented [WM20]:** Moved language from standalone section to Authorized Investments for organizational purposes.

Value	Moody's Rating		S&P Ratings		Fitch Ratings	
	Long-Term	Short-Term	Long-Term	Short-Term	Long-Term	Short-Term
1	Aaa	P-1	AAA	A-1+	AAA	F1+
2	Aa1		AA+		AA+	
3	Aa2		AA		AA	
4	Aa3		AA-		AA-	
5	A1		A+	A-1	A+	F1
6	A2		A		A	
7	A3		A-		A-	

Securities that have been downgraded to below the minimum ratings will be sold or held at the Investment Officer's discretion. The Investment Officer is responsible for bringing the portfolio back into compliance as soon as practicable.

## 2. Portfolio Diversification Standards

The City will diversify the investment portfolio to avoid incurring unreasonable risks, both credit and interest rate risk, inherent in over-investing in specific instruments, individual financial institutions, or maturities. Nevertheless, the asset allocation in the investment portfolio should be flexible depending upon the outlook for the economy, the securities markets and the City's anticipated cash flow needs. All diversification requirements shall be calculated based on the ~~cost~~ market value of the holdings at the time of purchase. Specific diversification requirements shall be applied to the aggregate holdings of an institution ~~as of the date of trade settlement~~ at the time of purchase.

**Commented [WM21]:** Recommend Market value - best practice

**Commented [WM22]:** GPA recommends trade date measurement as a best practice.

**Total Portfolio Diversification Constraints**

Issue Type	Maximum % Holdings	Maximum % per Issuer	Ratings S&P, Moody's or Equivalent NRSRO	Maximum Maturity
US Treasury Obligations	100%	None	N/A	5.25 years
US Agency Obligations	100%	35%	N/A	5.25 years
Municipal Obligations (OR, CA, ID, WA)	25%	5%	AA- / Aa3 Short Term*	5.25 years
Corporate Notes	35%**	5%***	AA- / Aa3	5.25 years
Commercial Paper			A1 / P1	270 days
Certificates of Deposit	20%	20%	Oregon Public Depository	1 year
Bank Time Deposits/Savings Accounts	20%	20%	Oregon Public Depository	N/A
Banker's Acceptance	10%	5%	A1 / P1	180 days
Repurchase Agreements	5%	5%	N/A	90 days
Oregon Short Term Fund	Maximum allowed per ORS 294.810	None	N/A	N/A

\*Short Term Ratings: Moody's- P1/MIG1/VMIG1, S&P - A-1/SP-1, Fitch - F1

\*\*35% maximum combined corporate and commercial paper per ORS.

\*\*\*Issuer constraints apply to the combined issues in corporate and commercial paper holdings.

**Commented [WM23]:** GPA recommends:

Updating US Agency from 75% max holdings/25% per issuer to 100% max holdings/35% per issuer.

Municipals - minimum single rating of AA- (from A- for OR and AA- for others)

Corporates - minimum single rating of AA- (from A- for OR and AA- for others)

Separate Bank Deposits and CD's

Reduce BA's to 10% max/5% per issuer

Add maximum maturity and minimum ratings requirements to table for ease of reference.

**Instruments:**

	<b><u>Maximum % of Portfolio</u></b>	<b><u>Maximum % Per Issuer</u></b>
U.S. Treasury Obligations	100%	N/A
Federal Agency and Instrumentality Securities	75%	25%
Corporate Indebtedness/Commercial Paper	35%	5%
Banker's Acceptances	25%	10%

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Local Government Investment Pool	Up to statutory limit	N/A
Time Certificates of Deposit	-35%	40%
Repurchase Agreements	-5%	5%
Obligations of the States of Oregon, California, Idaho, and Washington	-25%	40%

#### 4.3. Maturity Limits and Liquidity Requirements

- To the extent possible, investments shall be matched with anticipated cash flow requirements and known future liabilities.
- Unless matched to a specific cash flow requirement, the City shall not invest in securities maturing more than five and one quarter (5.25) years from the date of ~~settlement~~ purchase.
- The weighted average final maturity of the City's portfolio shall at no time exceed 2.5 years (30 months). This maximum is established to safeguard the portfolio from excessive price change exposure.

**Commented [WM24]:** Added from OSTFB Sample Policy

City will maintain sufficient liquidity to meet the targets in the City's Unrestricted Fund Balance Policy (FIN 119). FIN 119 requires a 60-day operating contingency and an additional cash flow requirement for the General Fund. Consideration in meeting liquidity targets may be given for investments maturing soon enough to meet liabilities.

#### Total Portfolio Maturity Constraints:

Maturity Constraints	Minimum % of Total Portfolio
Under 90 days	10%
Under 1 year	25%
Under 5.25 years	100%
Maturity Constraints	Total Portfolio Maximum
Weighted Average Maturity	2.5 years
Security Structure Constraint	Maximum % of Total Portfolio
Callable Agency Securities	25%

**Commented [WM25]:** GPA recommends adding % constraints around liquidity requirements and will be tracking these metrics via compliance reporting. This is also included in the OSTFB sample policy as a guide to tailor to each individual entity. Also recommend adding callable agency maximum at 25% as a best practice.

### COMPETITIVE TRANSACTIONS

~~Each investment transaction shall be competitively transacted with broker/dealers who have been authorized by the City. At least three broker/dealers shall be contacted for each transaction and their bid and offering prices shall be recorded. A record shall be maintained by the City of all bids and offerings for security transactions in order to ensure that the City receives competitive pricing.~~

~~If the City is offered a security for which there is no other readily available competitive offering, then the Investment Officer shall document quotations for comparable or alternative securities.~~

### PROHIBITED CONDUCT

Oregon State Statutes have addressed several areas of prohibited conduct for the Investment Officer when making investments, ORS 294.145. Specifically, the Investment officer shall not:

- ~~• Make a commitment to invest funds or sell securities more than 14 business days prior to the anticipated date of trade settlement of the purchase or sale transaction; or~~
- Enter into any agreement to invest funds or sell securities for future delivery for a fee other than interest; or
- Lend securities to any person or institution, except on a fully collateralized basis, and except when such lending is specifically permitted under an investment policy adopted pursuant to ORS 294.135 (1)(a); or
- Pay for any securities purchased by the Investment officer until the officer has received sufficient evidence of title thereof. Evidence of title shall be consistent with modern investment, banking and commercial practices and may include physical possession, book entry and automated recordation of such title. However, the Investment Officer may instruct one or more custodian banks, as defined in ORS 295.001, to accept or release securities as the Investment Officer considers advisable to be held in safekeeping for collection of principal and interest or other income; or
- Deliver securities to the purchaser upon sale prior to receiving payment in full. However, the Investment Officer may deliver the securities to any custodian bank, defined in ORS 295.001 upon instructions to hold the same pending receipt by the institution of full payment thereof.

### INVESTING BOND PROCEEDS

The City may invest bond proceeds in compliance with ORS 294.052 (investment by municipality of proceeds of bonds), notwithstanding ORS 294.135 or 294.145 or any other law or charter provision. The City recognizes that bond proceeds may be subject to the provisions of the Internal Revenue Code, Federal Arbitrage Regulations, as amended. Due to the legal complexities of arbitrage law and the necessary immunization of yield levels to correspond to anticipated cash flow schedules, the reinvestment of such debt issuance may, upon the advice of Bond Counsel

or financial advisors, deviate from the maturity limitation provisions of this Policy with written approval of the Investment Officer.

### **INVESTMENT OF RESERVE OR CAPITAL IMPROVEMENTS**

Pursuant to ORS 294.135(1)(b), reserve or capital Improvement project monies may be invested in securities exceeding 5.25 years when the funds in question are being accumulated for a specified purpose.

**Commented [WM26]:** OSTFB includes Investment of Proceeds from Debt Issuance and a separate Investment of Reserve or Capital Improvement funds.

### **GUIDELINE MEASUREMENT AND ADHERENCE**

#### **1. Guideline Measurement**

Guideline measurements will use market value of investments.

**Commented [WM27]:** Added this section per OSTFB sample policy to clearly define compliance and reporting measurement and guidelines.

#### **2. Guideline Compliance**

- If the portfolio falls outside of compliance with adopted investment policy guidelines or is being managed inconsistently with this policy, the Investment Officer shall bring the portfolio back into compliance in a prudent manner and as soon as prudently feasible.
- Violations of portfolio guidelines as a result of transactions; actions to bring the portfolio back into compliance and; reasoning for actions taken to bring the portfolio back into compliance.
- Due to fluctuations in the aggregate surplus funds balance, maximum or minimum percentages for a particular issuer, investment type or maturity constraint may be surpassed at a point in time. Securities need not be liquidated to realign the portfolio; however, consideration should be given to this matter when future purchases are made to ensure that appropriate diversification is maintained.

### **REPORTING REQUIREMENTS**

#### **1. Reporting**

On a quarterly basis, the Investment Officer shall provide an investment report listing the cost, current fair value, credit ratings and duration of investments held by the City, average interest rate and the interest rate earned by the Local Government Investment Pool, all in accordance with GASB Statements 31 and 40. The report shall include a summary of investment earnings and performance results for the period and will be used to ensure adequate portfolio diversification, both by type and maturity dates, and certify that the portfolio is currently structured according to the terms of this Policy. Calculations of percentage allocations shall be done at the time of purchase and formulated on market value.

**Commented [WM28]:** Added for transparency.

#### 4-2. Performance Standards/Evaluation

- ~~The liquidity component yield will be compared to the Oregon Short Term Fund yield or comparable standard market index, such as the 1 Month US Treasury Bill.~~
- ~~The cash matched investment portfolio will be invested to meet known liabilities such as payroll and debt service, therefore will not be measured against a performance benchmark.~~
- ~~The Core Portfolio will be invested into a predetermined structure that will be measured against a selected performance benchmark portfolio. The structure will be based upon a chosen minimum and maximum duration (average maturity) and will have the objective to achieve market rates of returns over long investment horizons. The purpose of the benchmark is to appropriately manage the risk in the portfolio given interest rate cycles. The core portfolio is expected to provide similar returns to the benchmark over interest rate cycles, but may underperform or outperform in certain periods. The portfolio will be positioned to first protect principal and then achieve market rates of return. The benchmark used may be the US Treasury 0-3 year or 0-5 year standard market index and comparisons will be calculated monthly and reported quarterly.~~
- ~~The Investment Officer shall establish an appropriate benchmark or benchmarks that reflect the types and/or maturities of the City's investments, including the current yield on the State of Oregon Local Government Investment Pool. It is anticipated the portfolio should attain a benchmark average rate of return over time. When comparing the performance of the City's portfolio, all fees and expenses involved with managing the portfolio shall be included in the computation of the portfolio's rate of return. Portfolio performance shall be reviewed at least quarterly.~~

**Commented [WM29]:** OSTFB recommended language with GPA recommended language.

#### **POLICY REVIEW AND ADOPTION**

Any investment held prior to the adoption of this Policy shall be exempted from the requirements of this Policy. At maturity or liquidation, such monies shall be reinvested as provided by this Policy. This Investment Policy shall be reviewed by the Investment Officer prior to being submitted to the City Council for adoption on an annual basis in accordance with ORS 294.135(a).

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# City of Redmond - City Council Presentation

June 9, 2026

# GPA Firm Profile



City of Redmond – City Council Presentation

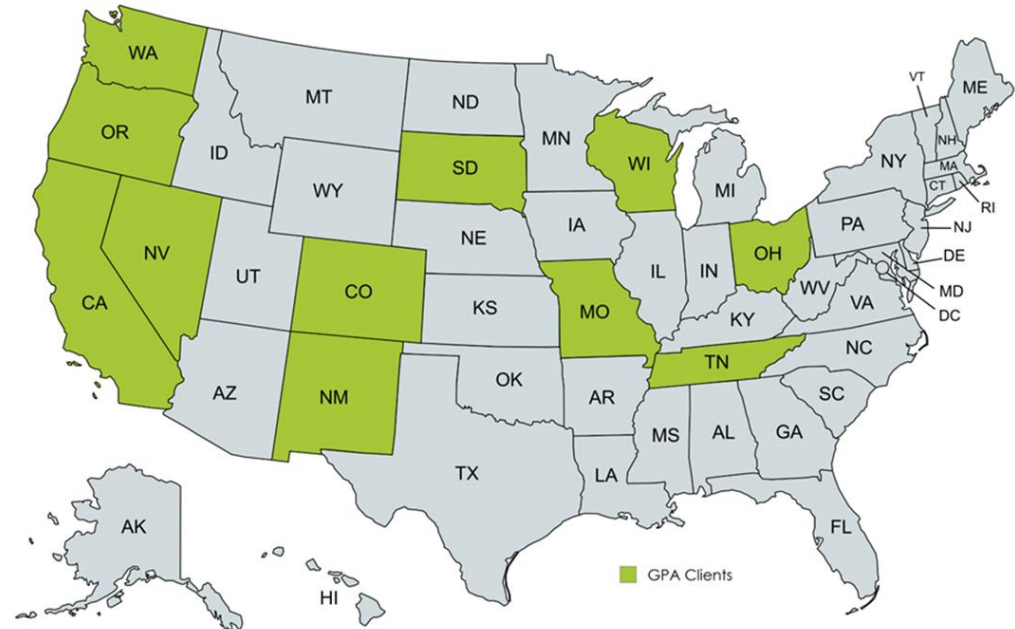
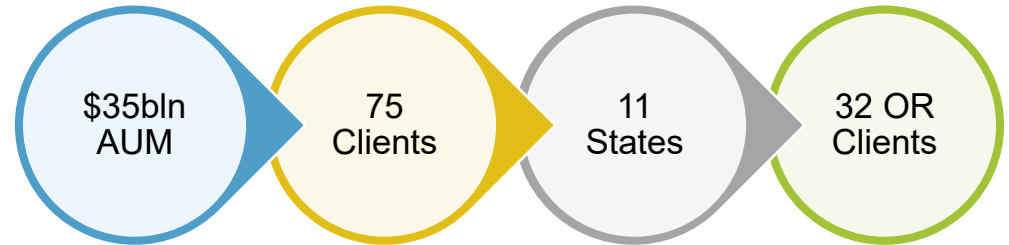
Independent, employee-owned SEC-registered investment advisor (Oregon-based)

Advisors average 20+ years of experience, including 3 CFA charterholders

Extension of our clients' staff acting in Fiduciary capacity

GPA works with 32 Oregon public entity clients, totaling \$10.3 billion in AUM as of 1/31/26

GPA works with 28 cities across 6 states, of which 13 are Oregon cities



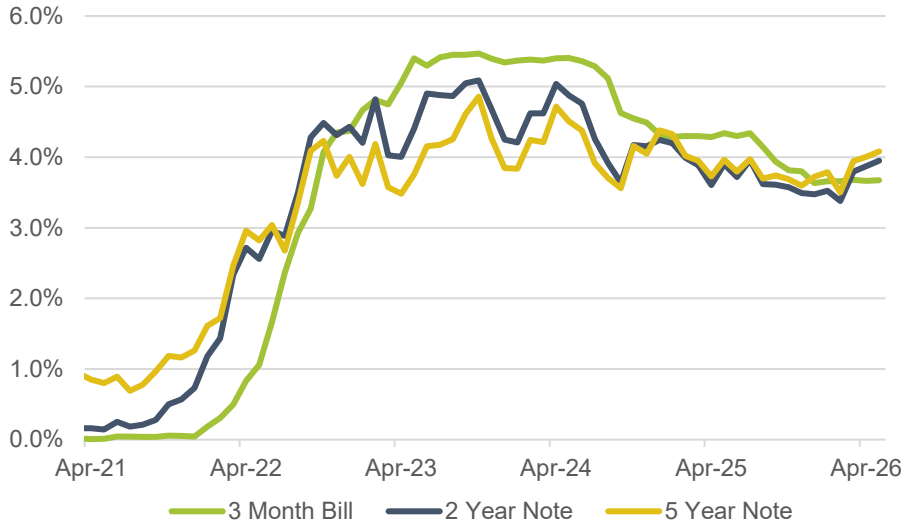
\*AUM as of January 31, 2026  
Asset Under Management "AUM"

# Market Overview

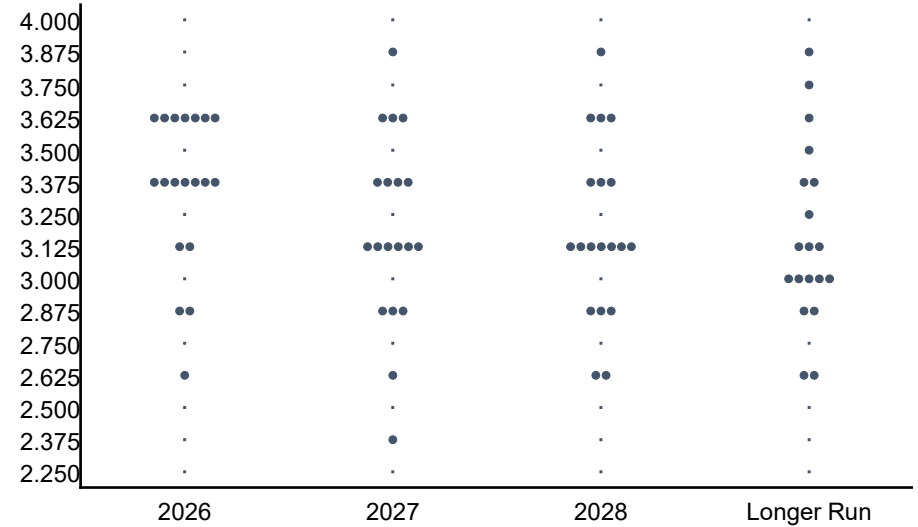


City of Redmond – City Council Presentation

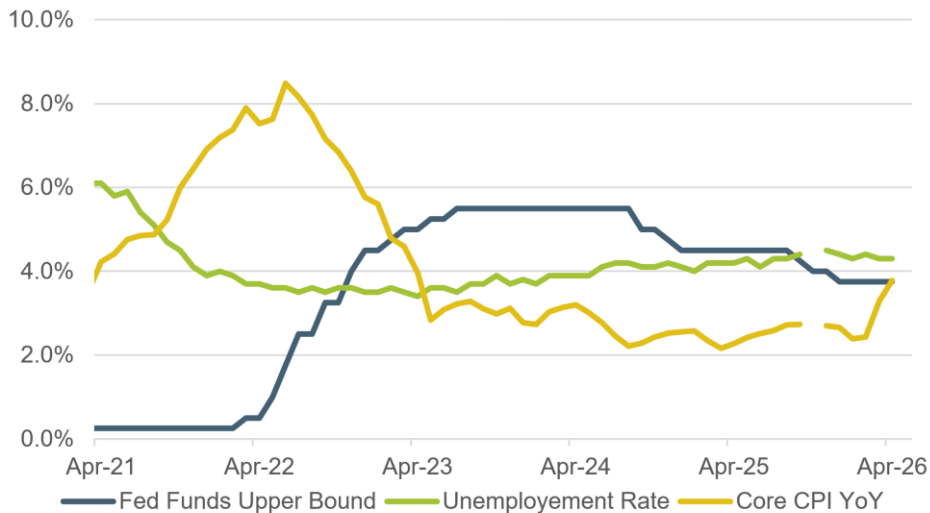
Interest Rates Over Last 5 Years



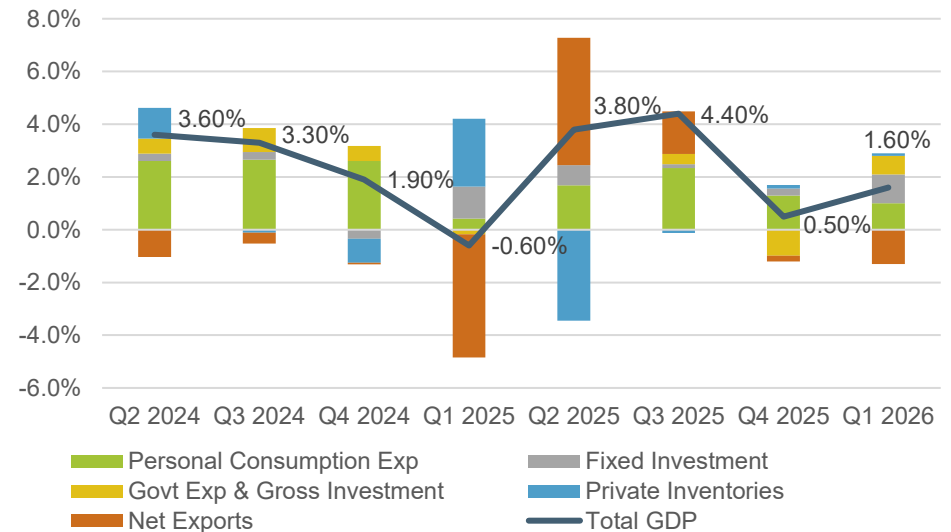
March FOMC Dot Plot



FOMC Considerations



GDP Growth & Composition



Source: Bloomberg  
FOMC Meeting Date: March 18, 2026

# Current Portfolio Structure

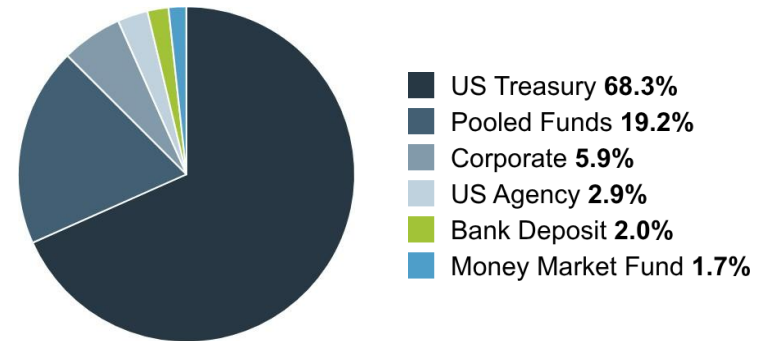
City of Redmond – Total Aggregate Portfolio

## Component Structure Provides for Stability, Structure and Accountability – SSA WAY

### Portfolio Characteristics

Metric	Value
Cash and Cash Equivalents	50,022,947.91
Investments (Market Value + Accrued)	168,407,892.73
Book Yield	3.91%
Market Yield	3.80%
Effective Duration	1.00
Years to Maturity	1.06
Avg Credit Rating	AA+

### Allocation by Asset Class



### Strategic Structure

Account	Par Amount	Book Value	Market Value	Net Unrealized Gain (Loss)	Yield at Cost	Effective Duration	Benchmark Duration	Benchmark
REDMOND-Investment Core	82,883,178.06	82,781,555.00	82,728,877.51	(52,677.49)	3.87%	2.08	2.09	ICE BofA 0-5 Year US Treasury Index
REDMOND-Cash Match Inv	88,163,272.07	88,009,611.47	88,096,482.67	86,871.20	4.01%	0.45	0.50	ICE BofA 0-1 Year US Treasury Notes & Bonds
REDMOND-Liquidity	46,266,497.78	46,266,497.78	46,266,497.78	0.00	3.77%	0.01	0.09	ICE BofA US 1-Month Treasury Bill Index
<b>Total</b>	<b>217,312,947.91</b>	<b>217,057,664.25</b>	<b>217,091,857.96</b>	<b>34,193.71</b>	<b>3.91%</b>	<b>1.00</b>		

## Structure and Organization

- Reorganized Policy to follow OSTFB’s recommended framework. New sections/subsections were added, some existing language was relocated to align with the appropriate prescribed sections.

## New Sections and Language

- New sections were added to enhance clarity, governance, and controls, drawing from OSTFB and best practice recommendations.

## Changes to Existing Language

- Updated language to provide more clarity and better align to OSTFB recommendations.

## Enhanced Policy Tables and Constraints

- Updated diversification table and added a maturity table to improve clarity around investment parameters and risk management guidelines.
  - Move US Agency from 75% max/25% per issuer to 100% max/35% per issuer
  - Corporates – moved to minimum rating of AA- for all (from A- for OR)
  - Maximum single maturity moves from 5.0 years to 5.25 years (aligned to OSTFB sample)
  - Reduce Bankers Acceptances from 25% to 10% max/5% per issuer
  - Municipals – moved to minimum rating of AA- for all (from A- for OR)
  - Add callable agency constraint of 25% max
  - Include liquidity constraints in table for transparency of safeguards in place

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A thick, dark teal line graphic that starts at the bottom left, rises to a peak, dips slightly, and then rises again to a higher peak on the right side of the page.

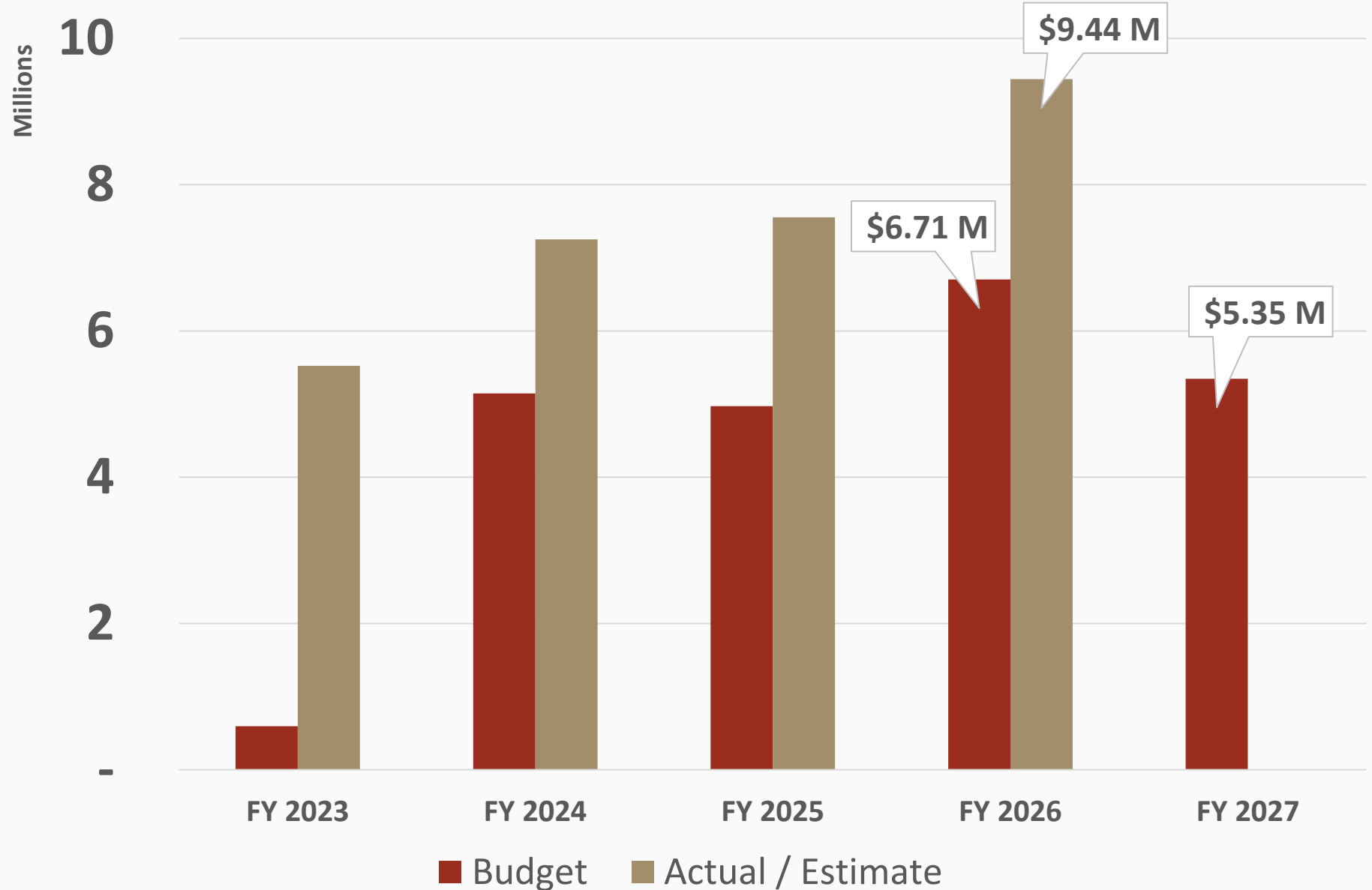
**Government Portfolio Advisors**  
503-248-9973  
[www.gpafixedincome.com](http://www.gpafixedincome.com)

CITY OF REDMOND  
INVESTMENT POLICY IN ACTION

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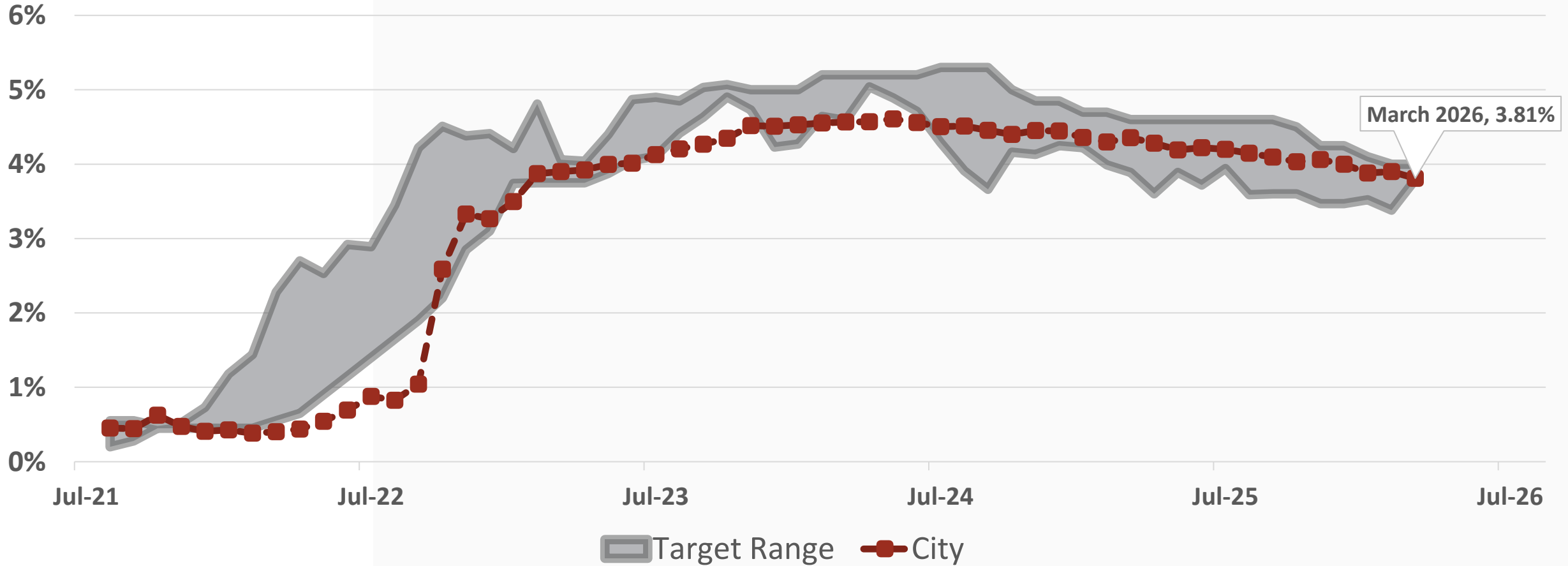


# INTEREST REVENUE IS SIGNIFICANT TO THE BUDGET



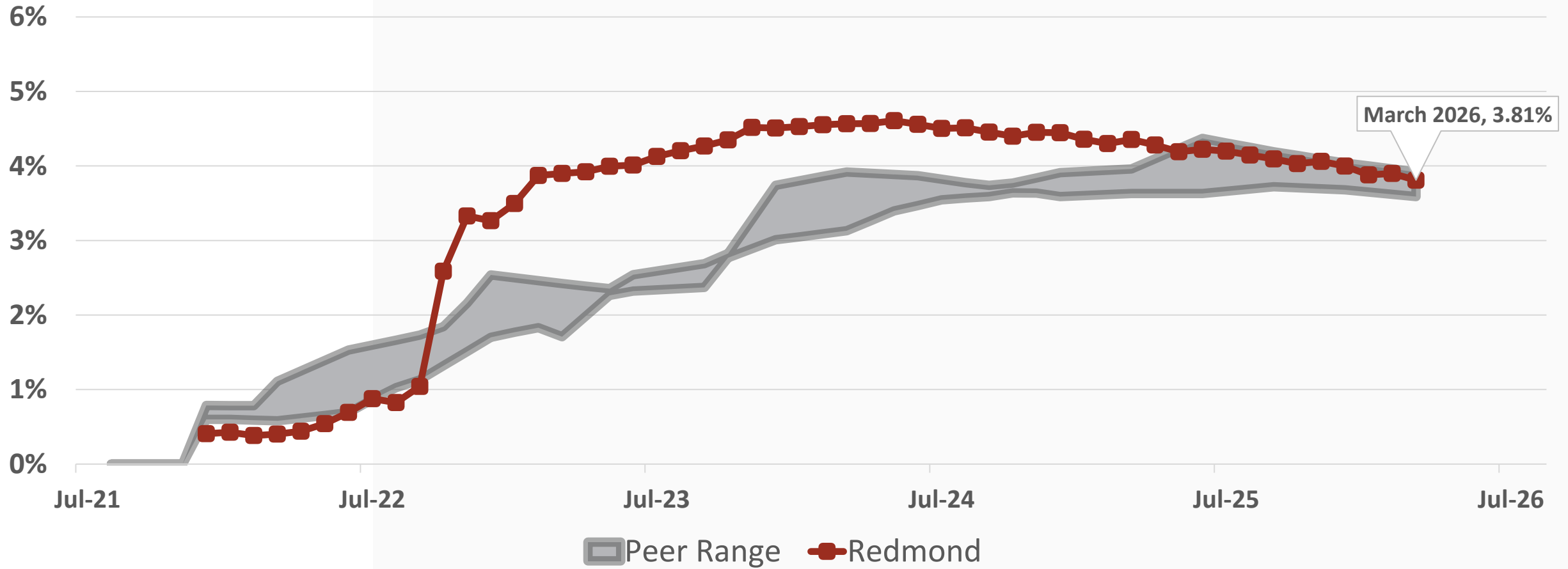


# City Performance vs. Target Range





# City Performance vs. Peer Agencies





# Future Investment Cash Flows (as of April 2026)





# INVESTMENT POLICY (BIG PICTURE)

**01** PRESERVATION OF CAPITAL

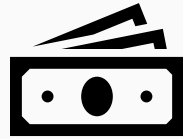
**02** LIQUIDITY

**03** DIVERSIFICATION

**04** RETURN ON INVESTMENT



# CITY OF REDMOND INVESTMENT STRATEGY



**CASH FLOW  
MODEL**



**INVESTMENT  
ADVISOR**



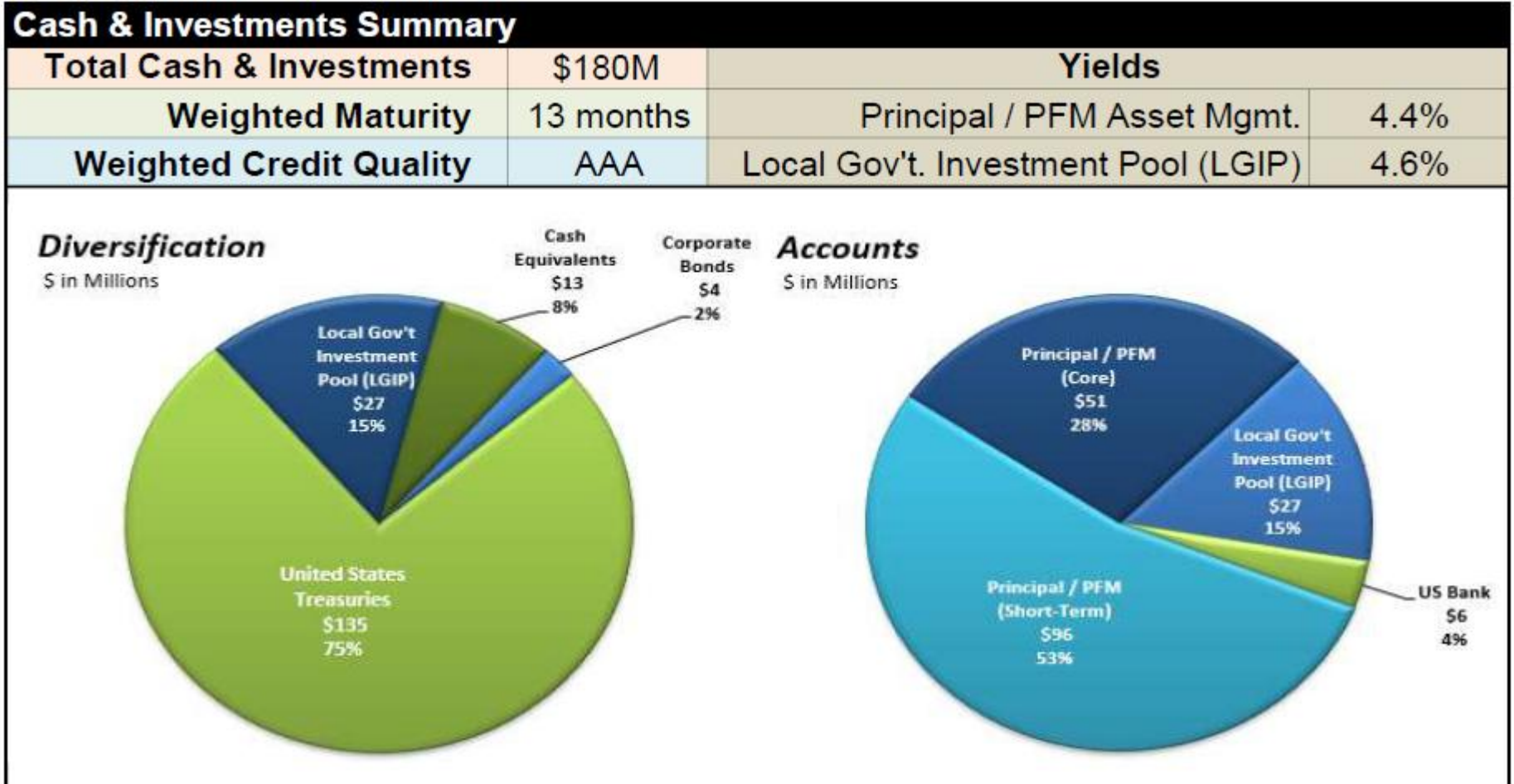
**MONITOR  
BENCHMARKS**



**MONITOR PEER  
AGENCIES**



# QUARTERLY REPORTING IN BUDGET TO ACTUALS



## Kayla Duddy

---

**From:** [REDACTED]  
**Sent:** Saturday, May 30, 2026 7:36 PM  
**To:** Public Testimony  
**Subject:** City Counsel is not listening to us

[EXTERNAL]: This email originated from outside of the City. Do not click links or open attachments unless you

Saying "Redmond is in great shape" is only just a point of view, by one or a very few. Nothing factual points to that perspective. Especially when the majority disagrees with "great shape."

Many of us have written to the city of counsel many times, spoken at meetings. Openly sharing our opinions on Redmond's misdirection and our incredible important concerns and each counsel member has ignored those opinions as well as the concerns we all have openly shared. Each and all of those have fallin on deaf ears to each one of you. You think you know better, than the large majority of us who live here. Your wrong. But each one of you who has blatantly ignored that, so each of you will be campaigned against. The previous mayor was much much worse. But Redmond still has big issues it needs to solve. Redmond also has a frivolous spending problem. Instead of putting it in areas where it's more important to put it. It's put in other areas you think you know better to put it. Again your wrong.

The growth of Redmond is one of its biggest nightmares and would use the word catastrophe to describe it. It's going to destroy the Redmond we love, in fact it's done that already. It's not a city to really love anymore. "It's lost that lovin feeling." Your pushing out those of us who have been here for decades. New people is more important to you that the people who were born and raised here, those of us who built Redmond, have had generations after generations here and those who have been here for over well over a decade. That's where each of you are way off track and each one of you's biggest faults.

The rise in homelessness, drugs, crime, traffic, dangerous drivers and the list could go on and on and on. The other big problems. You think raising taxes is the answer. It's not! The solution is not letting those people into our city, and actually removing those from our city that will be and that are the problem. None of you have solutions for what you allowed to happen. Instead of solving the problems you created and each of those problems you didn't prevent from happening. You believe throwing more money at it will solve it. The problems you created and allowed to happen. Throwing money at it and money alone will Not solve those problems or prevent them. Its each one of those are each of your faults. Those of us who live here, know each one of you are at fault for all these big mistakes.

A small city, healthy city and healthy residents, beautiful city is the goal. Redmond is Not a Bend, or looking like a suburb of a major metropolis. That's not Redmond.

How all of you cannot grasp that train of thought is flabbergasting.

Such disappointment we've seen this city do. More of a book of failures, more than a book of success's.

The builders for example who build these homes, they're terrible homes. The houses my look nice, but they are so poorly constructed and the other contractors they use also poorly do their jobs. So you end up with garbage next too garbage and garbage on top of more garbage. crammed together like a pile on manure. The value of these homes aren't worth the stack of papers the title and information is printed on. The older homes and neighborhoods should be getting remodeled and updated. Invest in things like that. Not more homes that are as bad as a \$1 lottery ticket. Growing value and hiring a lot more First Responders is Value (Police, Fire, Medical). Not over maxing them or not having enough of them, or burning them out. So our city turns into a dump. Which is the direction it's been going. Those of you have each tried to put lipstick on a pig. Well it's still a pig.

These resorts, guests, vacationers, tourists, and big business's should be paying for the collaspe, drain and negative impact they put on Redmond. Not the taxpayer.

Yes the electricity and water are some of those and those are our precious resources in our area, that are being squandered by people who don't care and abuse it, and what we want to keep those here and what we take pride in about Redmond. Some of that already been lost, it's disappearing and it's being ruined. Like I said, problems that weren't prevented and are not being solved. The good things are not being fixed and helping them to be brought back.

Also the level of division and separation the people feel from each other. The unity of a community is not near what it used to be. In fact it's not close, like it was.

You see it from every corner of Redmond. Including when you go to events held at the Deschutes County Fairgrounds and in the multiple parades. You see it in those places too. Many of us have quit going to these events

and to these places. It's the ugly side of the Community we don't want to see and things we don't support. So we speak out against it. A Community should have Unity and "love thy neighbor". Not a Community of Division and rearing it's ugly heads.

Let's talk about the "Hub" aka the RDM Airport. It's a mess and already looking like a disappointment that is going to permantely be an ongoing bad idea. There was nothing wrong with the way it was. We can to a point understand why putting the skybridges in at the airport was a good idea. But trying to build RDM into a premier airport. Totally not okay and not cool at all.

Actual Redmond residents who own their homes and who pay their taxes. The taxpayers should get the full benefits of all of Redmond has to offer. Not those who don't (tourists, renters, companies, etc) unless they pay much more, than the residents do. People and companies who have moved from out of state or are owned from out of state. Those who owned multiple homes or properties. Redmond residents don't want any of them here. But you've let them come anyways. shame on you. Their taxes should be twice as much as ours and even higher than that if they are above a certain income level.

Figure out the median income for actual Redmond residents and including those who were only born in Oregon, but now live in Redmond. Than anyone who's not born in Oregon, who has moved here. Pays 2x-3x more in taxes as those actual Redmond and Oregon residents. Those with second homes here that are from elsewhere pay 3x-4x more in taxes, than Redmond and Oregon Residents. If they make over \$1 million, 4x the tax rate of a Redmond or Oregon Resident. That money can do a lot of great things for Redmond.

This can be figured out. So get it done.

The Redmond taxpayer paid for the new Recreation center on 35th Ave and Highland. We got shafted and screwed. It's a joke and huge disappointment. Nobody, but the taxpayers should be able to ever use it. It's for the actual taxpaying residents of Redmond, that's all, nobody else.

The other people, I've mentioned who those people are, tourists, renters and companies, etc can use the ones at the resort or apartments, they are staying or living at, or go use the one at where they moved from or where their HQ is. This City is solely supposed to benefit the real residents of Redmond. Not any of the outsiders.

Hope this message was direct and clear enough for our elected officials and city counsel to understand. So they know what they must do next. people who don't share our vision will get voted out and those who share our vision will get voted in. kathy

Sent with [Proton Mail](#) secure email.

## Kayla Duddy

---

**From:** [REDACTED]  
**Sent:** Saturday, May 30, 2026 10:13 PM  
**To:** Public Testimony  
**Subject:** Companies in Central Oregon

[EXTERNAL]: This email originated from outside of the City. Do not click links or open attachments unless you

We need better companies in Central Oregon. Avoid the Monopolies.  
Two of the worst companies on the face of the earth are right here in Central Oregon.

TDS (formally Bend broadband)

Absolutely the worst internet, TV cable and phone company that probably exists and it's here. We need to kick them out and find somebody else. Not only is it with those who are supposed to come out to your home, but when you talk to them on the phone. 0/5 service, everyday.

Republic Services (High Country Disposal)

Same exact thing could be said about them, as was said about TDS. But worst trash, recycling and yard debris service. Not only is it with those who are supposed to come out to your home, but when you talk to them on the phone. 0/5 service, everyday.

CET's service also is below standard. We might as well have Light rail like Portland instead of CET. CET needs to improve drastically too. 2/5 service, on a good day.

If Central Oregon had a Light Rail System. It could run from Madras to LaPine.

One color (Blue) from Madras to Redmond

Stopping off in N. Madras (Plateau Travel Plaza), Central Madras, South Madras, Metolius, Culver, Central Terrebonne, and N. Redmond (Walmart area).

One Color (Red) from Redmond to Bend

Stopping of N.Redmond (Walmart area), Central Redmond (Hwy 126, Veterans Way, RDM Airport, Fairgrounds and Odem Medo), S. Redmond (Yew Ave), N. Bend (Cascade Village, Empire Ave).

One Color (Yellow)

N. Bend (Cascade Village, Empire Ave).

Central Bend (Butler Market, Revere, Greenwood, Mt. Bachelor exit), S. Bend (Reed Market Road, Powers Road, Walmart area/Murphy Road/China Hat), Deschutes River Woods (Knott Road/Baker Road).

One Color (Green) from Bend to LaPine

Stopping off in Deschutes River Woods (Knott Road/Baker Road, Sunriver: Cottonwood, Sunriver: Century Drive, N. LaPine: (Burgess Road/Wickiup Junction), Central LaPine (Reed Road/1st Street), S. LaPine (Shop Smart).

Horizon Broadcast Group. Should be sued!

(105.7), (95.7)

Dave Clemens...Is a racist, sexist, misogynistic, narcissist, Impulsive, with Machiavellianism. He not only sexually harassed women in public, his comments do the same thing over the radio, along with the racism and other things he says that are disgusting and inappropriate. Dave is also a bully to people while on the radio and to his staff, even belittling and bullying them live on the radio. His Colleague agrees with him and doesn't correct his behavior. We shouldn't be allowing these type of people to be broadcast in our communities. It spreads hatred and division and encourages others that this behavior is okay. 0/5, everyday.

None of these companies want to improve. They are rated 0 being worst and 5 being best. That's what they are rated.

Way to many companies in this area with such low ratings. They are the worst of the worst. This must change too.

They act to much like politicians. They cannot be trusted. thanks, kathy

Sent with [Proton Mail](#) secure email.

## Kayla Duddy

---

**From:** [REDACTED]  
**Sent:** Sunday, May 31, 2026 10:04 AM  
**To:** Public Testimony  
**Subject:** SummerFest Bend

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A group of us went to the Summer fest in Bend yesterday.  
We got talking about what we liked and didn't like and how it compares to Redmond.

1. The parking was our biggest complaint. Despite all the signage that said no parking, two hour parking, three hour parking, permit parking only and so on. nobody was following the rules, laws and perimeters.
2. The availability for parking was another big complaint equal to number 1.
3. the amount of people that were flooding the area like a tidal wave on the beach after an earthquake.

what it reminded us of is that Redmond has this exact same problem. Yet nobody on city counsel or with the city of Redmond and or law enforcement wants to do anything about it.  
What Redmond should do is all downtown and surrounding areas of downtown. Parking must be a 2 hour limit with a paid parking pass from a machine that you buy the pass from with a debt or credit card. If you exceed that two hours it's a hefty and expensive ticket. Reason we say surrounding areas of downtown is because not just downtown has Business's, companies, city and county buildings, schools, etc. They are inter mixed everywhere. So those areas need controlled and monitored parking with two hour limits and parking passes used.  
Also other areas that would require parking passes and permits. Just isn't on the streets, but also all parking lots and any and all parking structures.  
Employees that work at these business's and companies who park inside this perimeter would either need to buy the parking pass or permit for while they are work. But the business or company could chose to provide that for their employees or if not the employee pays for it.  
Neighborhoods adjacent and within a larger perimeter of downtown should have residential parking permits with a placard hanging on your mirror, on your dash or a sticker on your front windshield showing you a resident parking at your home. Just as the sticker is shown on your license plate and those on college campus's. These parking permits should be paid for yearly by the homeowner.  
Business and company parking permits can be paid quarterly or yearly.  
Another huge problem this solves for Redmond. It allows people to safety walk, ride their bikes, other ways to get around and commute in the city of Redmond.  
All since Redmond also has a gigantic parking problem that needs to be solved. ASAP. We are offering you the solutions, since you don't want to address and solve the problems. Redmond has these problems too, the residents of Redmond know we have problems and we know the need for the problems that all must be solved.  
Also because business's, companies, schools and etc are spread throughout our city and in our neighborhoods. This problem needs parking passes and parking permits..This is the solution and controlling allowing better parking availability in these areas. thank you, kathy

Sent with [Proton Mail](#) secure email.

## Kayla Duddy

---

**From:** Enviro Shuttle [REDACTED]  
**Sent:** Thursday, May 28, 2026 2:02 PM  
**To:** Kayla Duddy  
**Cc:** Kelly Morse; Trish Pinkerton  
**Subject:** Re: You're killing us local transportation companies

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I would love the chance to present my case besides the email that was sent. I will be there. I want to argue my case beforehand but I feel I just need to be there. So they can tell me straight to my face why they have made these decisions. I finally got up the nerve to confront them, and feel I have all the evidence I need to prove they are they are against their small business. Same as Bend. I would love the chance to have them justify their airport fees and insurance requirements to the entire public so I can make sure it's recorded if I need to use it for advertising. It is gas prices that finally drove me into confronting them. 50k on insurance, \$170,000 in gas every year will make you start thinking about how everywhere else has it better than Bend and Redmond.

Going in front of the actual council and putting it on record will give me the evidence I need

Thank you again for listening to my rambling,

Bill Calidonna  
Enviro Shuttle  
[REDACTED]

On Thu, May 28, 2026 at 1:34 PM Kayla Duddy <[kayla.duddy@redmondoregon.gov](mailto:kayla.duddy@redmondoregon.gov)> wrote:

You don't need to show up to the meeting unless you would like to speak more on the topic during our Citizen Comment section of the meeting.

If you come to the meeting, you will need to fill out a Public Comment sheet and bring it over to the Recorder. You will be given three minutes to speak with Council about your concerns.

---

**From:** Enviro Shuttle [REDACTED]  
**Sent:** Thursday, May 28, 2026 1:17 PM  
**To:** Kayla Duddy <[kayla.duddy@redmondoregon.gov](mailto:kayla.duddy@redmondoregon.gov)>  
**Cc:** Public Testimony <[publictestimony@redmondoregon.gov](mailto:publictestimony@redmondoregon.gov)>  
**Subject:** Re: You're killing us local transportation companies

Hi Kayla,

Thank you so much for your help. I've never really don't this kind of thing so any advice you have would be great. Do I need to show up for the meeting on 6/9? Will I have time to present my case?

Thank you,

Bill Calidonna

Enviro Shuttle



On Thu, May 28, 2026 at 12:34 PM Kayla Duddy <[kayla.duddy@redmondoregon.gov](mailto:kayla.duddy@redmondoregon.gov)> wrote:

Hello Bill,

The City of Redmond is in receipt of your public testimony. I will make sure this gets in the June 9<sup>th</sup> City Council Meeting Packet.

Please reach out if you have any questions.

Kayla

**Kayla M. Duddy, MMC** | City of Redmond

*Deputy City Recorder*

Pronouns: she • her • hers



phone 541.923.7755

email [kayla.duddy@redmondoregon.gov](mailto:kayla.duddy@redmondoregon.gov)

[411 SW 9<sup>th</sup> Street](#) Redmond, Oregon 97756



[WWW.REDMONDOREGON.GOV](http://WWW.REDMONDOREGON.GOV)

*Please consider the environment before printing this email.*

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**From:** Enviro Shuttle [REDACTED]  
**Sent:** Thursday, May 28, 2026 11:05 AM  
**To:** Public Testimony <[publictestimony@redmondoregon.gov](mailto:publictestimony@redmondoregon.gov)>; Ed Fitch <[Ed.Fitch@redmondoregon.gov](mailto:Ed.Fitch@redmondoregon.gov)>  
**Subject:** You're killing us local transportation companies

[EXTERNAL]: This email originated from outside of the City. Do not click links or open attachments unless you

Good morning folks,

I have been wanting to address this for some time. The codes you wrote for transportation when you allowed uber/lyft to operate are so against us local folks. I cannot fathom how you all sign this into law. Can you not see who you gave the advantage to? The billion dollar corporations who only have to carry the insurance when they're picking up or the locals who have to carry it 24/7. Even when a car is not on the road. Did you just let them write the laws to their advantage?

The amount as well. Seattle and San Francisco only have to carry \$300k liability, Portland \$500k. Since you raised it to a million for no reason, we are paying over \$50,000 a year just for insurance. It's absolutely ridiculous. Not sure if you all are trying to put your local businesses to pasture, but it sure seems like it. I believe the residents can figure out who you gave the advantage to.

Second, when we first started working the airport, our yearly access fee was \$250. It is now over \$30,000. I'm sure you like greedy Mr Bass for all of the revenue he's generating but even a 2nd grader can see those number are outrageous and gouging. There at least should be a monthly maximum. We're paying 10 times the amount per month than we used to pay all year.

I really hope you all understand how frustrating this is when the city leaders are against small, local businesses. It's not hard to prove. I'm hoping you can see reason and act accordingly.

Thank you,

Bill Calidonna

Enviro Shuttle

