REGULAR CITY COUNCIL MEETING OF THE CITY OF REDMOND WAS HELD MARCH 9, 2021, VIA GOTOMEETING.

COUNCIL MEMBERS PRESENT: Jon Bullock – Krisanna Clark-Endicott – George Endicott – Clifford Evelyn – Ed Fitch – Jay Patrick – Shannon Wedding

MEDIA PRESENT: None

Mayor Endicott called the meeting to order at 6:00 p.m. A quorum was established.

BLESSING

No blessing was given.

PLEDGE OF ALLEGIANCE

Councilor Clark-Endicott led the Pledge of Allegiance.

COMMENTS FROM CITIZENS AT THE MEETING

Jon Riggs offered the services of his non-profit to handle trash use issues with the houseless camps and requested a waiver of garbage service fees. Regular garbage service ensures a healthy situation in the camps and reduces the rhetoric within the community. Mr. Riggs also stated his displeasure with Councilor Clark-Endicott's comments on transgender teens in sports.

Eric Garrity, Ashley Nissa, and Beverly Schlegel urged the Council to provide addition funding to the local warming shelter since funds are about to run out and the weather in the weeks ahead is unknown.

Mr. Garrity, Ms. Nissa, Ms. Schlegel, and Michael Satcher spoke in opposition of Councilor Clark-Endicott's comments on transgender teens in sports.

Mayor Endicott addressed the letters received regarding Fireman's Pond and Jesse Hill School.

PROCLAMATIONS
A. Women's History Month

Councilor Clark-Endicott moved, seconded by Councilor Fitch, to approve the proclamation, motion passed. (Bullock-yes, Clark-Endicott-yes, Endicott-yes, Evelyn-yes, Fitch-yes, Patrick-yes, Wedding-yes)

Councilor Fitch read the proclamation.

PRESENTATIONS
A. Housing Works - Update on Redmond Affordable Housing Projects

Housing Works Executive Director David Brandt provided the Council with an update on their activities. He provided a brief background, described their core programs, and their impact in Redmond which includes the following:

- Rental assistance to 383 low income households; and
- Owns and operates 261 affordable multifamily rental units with another 47 multifamily units under development; and
- Partner with over a dozen non-profit/government entities to provide services to low income residents.

Mr. Brandt reviewed their various Redmond investments noting that Liberty Lodge (8 one-bedroom units for Intellectually/Developmentally Disabled residents) and Canyon Edge (67 one, two-and three-bedroom unity for families) recently opened. Midtown Place (47 units of workforce housing) is still under construction and will open in October. Housing Works is considering the redevelopment of Spencer Court which is their oldest property and currently has 16 units. The redevelopment would add 50 net units.

B. 2021 Legislative Session Update

Central Oregon Cities Organization Lobbyist Doug Riggs provided a legislative update on the items below noting the full legislative session runs from January-June, there are 20 new members and over 2,700 bills:

1. Housing: House Bill (HB)2006/Siting of Shelters
2. Homelessness & Homeless Youth: HB2544/HB2163
3. Deschutes Basin Water Statutory Updates (Cap)
4. Police Accountability/Reform
5. Collective Bargaining Agreements for EZs: Senate Bill (SB)493
6. Plastic Pipe Mandates on Cities: HB2310
7. Local Control & Decisionmaking
8. State Budget & Federal Stimulus

Mr. Riggs addressed questions on homeless people in parks, homeless youth, time/place/manner ordinance for marijuana dispensaries, and groundwater mitigation.

C. Long Term Rural Enterprise Zone (LTREZ) Agreement with S.A. Piazza & Associates LLC

Redmond Economic Development, Inc. Senior Manager Jon Stark provided the Council with information on a proposed Long Term Rural Enterprise Zone (LTREZ) agreement with S.A. Piazza & Associates, LLC (Company). The LTREZ agreement allows for a 15-year property tax exemption with job creation and compensation requirements, and minimum investment of $12.5 million in Redmond.

The Company desires to relocate their production facility from Clackamas County to Redmond on a 46-acre site located on the southeast corner of 9th Street/Antler Avenue, and currently owned by the Redmond School District. In order to receive the 15-year tax exemption, the Company agrees to invest approximately $40 million in taxable investments and create 50 new jobs in addition to relocating they baseline of 64 jobs within 3 years. In addition, the Company will pay $618 per full-time equivalent job starting January 1, 2022.

Chief Financial Officer Jason Neff reviewed the financial impact the agreement would have on the City and other taxing districts. The long-term agreement includes a community investment fee would generate $70,000 per year or $1.2 million over 15 years. Once the tax exemption expires, it will take Redmond approximately 7 years (11 years for other taxing districts) to recoup the exemption.

Mr. Stark and Mr. Neff answered questions from the Council on the community investment fee, long-term (15 year) leverage versus 7-year, and the impacts on need for additional workforce housing.

Councilor moved, seconded by Councilor Patrick, to authorize the City Manager to sign the Long Term Rural Enterprise Zone Agreement between the City of Redmond and S.A. Piazza & Associates, LLC, motion passed. (Bullock-yes, Clark-Endicott-yes, Endicott-yes, Evelyn-yes, Fitch-yes, Patrick-yes, Wedding-yes)

D. Budget Baselines

Chief Financial Officer Jason Neff provided an overview of the purpose and intent of the budget baseline presentations for Fiscal Year (FY) 2020/2021. The City, with a total operating budget of $55 million, currently has 212 employees (121 represented and 91 non-represented) and 10 full-time citizen advisory committees. Projects and initiatives for FY 20/21 include business resiliency/housing, addressing infrastructure maintenance, investing in new major infrastructure, being strategic about our future, improve employee workloads, and be fiscally smart. Mr. Neff reviewed department funding structure and asked the various department heads to review their fund.

Captain Devin Lewis provided an overview of the Police Fund noting that violent crime is up 4.3 percent while property crime is down 7.5 percent. The department currently has 51 represented and 7 non-represented employees and an operating budget of $10.63 million. Proposed efforts for FY 2019-2020 continue to focus on:

- Crime reduction strategies
- Community Connection
- Balance officer workload
- Maintain and improve operational efficiency and safety

Deputy City Manager John Roberts provided an overview of the baseline for the Community Development Department Fund. The department has 22 FTEs that oversee areas such as Building/Permitting, Planning, Urban Renewal, Code Enforcement, Housing and Urban Development, and Business Licenses/Special Events. The Department's total operating budget is $4.1 million. Projects and initiatives for FY 2019-2020 include:

- Master Planning and Code Amendments
- Skyline Village/HB4079 Affordable Housing Pilot Project
- Affordable Housing Programs & Policy
- Conduct Policy Worksessions on housing, homelessness, livability and City Code.

Mr. Roberts also provided the Urban Renewal Fund baseline. The fund consists of 2.5 contracted FTEs and a budget of $13.8 million. Projects and initiatives for FY 2020/2021 include:

- Develop funding programs, hire staff, and continue project planning for newly established South 97 Urban Renewal District.
- Assist business and property owners in the URA through property assistance programs.
- Seek partner to establish family friendly activity business
- Complete development of Midtown Place
- Complete development of parking lot at 4th Street and Evergreen Avenue.
- Complete land to structure analysis identifying additional opportunities for Missing Middle housing.

Public Works Director Bill Duerden reported on the Transportation fund baseline. The division consists of 23 FTEs (16 represented and 7 non-represented) and has a total operating budget of $7.1 million. The division is responsible for providing and maintaining the public facilities necessary to allow drivers, cyclists and pedestrians to safely travel within city limits. In addition, Fleet Services provides maintenance and repairs for more than 500 vehicles and equipment. Projects and initiatives include:

- Maintain existing infrastructure. Valued at $150 million, the street network is one of the City's largest and most used assets.
- Invest in infrastructure improvements that add value to our existing assets
- Plan for the future. Coordinate with ODOT and other partners on planning efforts such as the Quarry Interchange and improvements to the South Highway 97 corridor. Review existing System Development Charges (SDC) against updated Transportation System Plan.
- Focus on community pride and safety. Support for community events and proactively address traffic safety concerns throughout the city.

Mr. Duerden presented information on the Parks and Facilities Fund baseline. The division, which has 15 FTEs and an operating budget of $3 million, develops and maintains the City's park system which is comprised of 26 developed parks, 3.8 miles of Dry Canyon Trail, 12 flush restrooms, more than 285 acres of undeveloped open space, 150,000 square feet of facilities, and 700 trees. Projects and initiatives for the next FY include:

- Continued focus on preserving and enhancing existing park assets.
- Pursue acquisition and development of additional park land to achieve desired level of service
- Engage community stakeholders during planning processes to ensure park improvements meet the user needs
- Continue to develop a formal and proactive facilities maintenance program.

Mr. Duerden provided information on the baseline for the Water Fund. The division has 11.5 FTEs and an operating budget of $5.3 million. The Water Division maintains and operates the City's seven potable water wells, six reservoirs and 185 miles of distribution piping to deliver safe, high quality water to residential, commercial and industrial customers. There are 12,200 water accounts and 24 miles of steel water mains in need of replacement. Projects and initiatives include:

- Invest in existing infrastructure. Focus on aging mains, pumps and well infrastructure to build resiliency and reliability.
- Emphasize preventative maintenance through focused efforts on a valve and fire hydrant program
- Complete replacement program for the Advanced Metering Infrastructure (AMI) system and its automated meter readers. Currently in last phase of project with about 7,500 pf 9,000 meters replaced.
- New infrastructure development required to keep pace with growth and to support southern residential and industrial areas. Update the Capital Improvement Plan (CIP) and SDCs as appropriate.

Mr. Duerden presented the Wastewater Fund baseline. The division consists of 14.42 FTEs and has a total operating budget of $4.8 million. Wastewater staff treats 1 billion gallons annually and maintains 154 miles of collection piping. Projects and initiatives include:

- Maintain existing infrastructure through proactive inspection and preventative maintenance.
- Begin design phase of treatment plant expansion to stay ahead of growth. Update the CIP and SDCs as appropriate.
- Invest in collection system to meet the City's growing needs and remain consistent with public health standards.

Mr. Duerden presented the Stormwater Fund baseline. The division, consisting of 4.58 FTE, provides for the management of both the quantity and quality of stormwater runoff from public facilities to prevent local flooding and protect the quality of groundwater supplies. This is accomplished through the operation and maintenance of 1,960 drywells and drill holes, 4,100 catch basins, 40 miles of pipe, and sweeping 321 lane miles of city streets. This fund has an operating budget of $1.1 million. Projects and initiatives for FY 2019-2020 include:

- Work with stakeholders to clarify residential lot stormwater retention requirements to avoid excessive post-development flooding.
- Monitor drywell and drill hole infiltration rates to determine timing of replacement.
- Invest in stormwater system improvement projects to address areas with legacy flooding issues.

City Engineer Mike Caccavano presented the Engineering Fund baseline. The department plans, designs and manages construction of capital improvement projects, reviews private development proposals, public infrastructure construction plans, inspects infrastructure construction, and provides a geographic information system that l inks map, property data and infrastructure. The department has 10.5 FTE with an operating budget of $1.7 million. Projects and initiatives include:

- Work with ODOT on preliminary design and funding of the South Redmond US 97 Corridor Improvements.
- Complete the South Redmond Water Facility and oversee design of the Waste Pollution Control Facility upgrade.
- Promote quality development by reviewing development proposals and construction plans to ensure they are served by infrastructure and construct "to and through" improvements.
- Plan and construct accessibility improvements to meet the ADA Transition Plan. Plan, design and construct pedestrian and cycling improvements including sidewalk connections, quiet streets and multi-use paths.

Mr. Neff presented the Airport Fund baseline. The Airport employs 29.5 FTEs and has an operating budget of $8.5 million. The fund operates as a self-supporting enterprise fund and does not relay on local taxes. The Airport collects a large portion of its revenue from air carrier passengers and their activities, such as Passenger Facility Charges (PFCs), landing fees, parking fees, rental car commissions, and concession revenue. The Airport has an annual passenger activity of 460,000 with 16 daily flights. Projects and initiatives include:

- Pursue State, FAA, and other funding for development, expansion and preservation of the Airport’s physical facilities. Successfully obtain federal funding for the reconstruction of Taxiway Foxtrot and the upcoming major Terminal Expansion.
- Update leasing strategy to attract more development on Airport managed property.
- Participate in the Central Oregon Air Service Team (COAST) to market the airport and the region to attract additional air service.
- Plan for physical improvements to airport facilities, increase amenities and enhance the customer experience.
- Work with regional economic development and tourism partners to create a sustainable air service development funding strategy that provides resources necessary to expand commercial air service.
- Continue to market the Airport as an asset to commercial aviation businesses other than passenger carriers.

Mr. Neff presented the Golf Fund baseline. The Golf Fund covers the consolidated operating budget of the course and facility, management company fees, ongoing capital maintenance and the annual debt service payment of $408,000 associated with the original construction of the facility. Juniper Golf Course has 9+ seasonal employees and a total operating budget of $2 million. Golf rounds are projected to increase 12 percent in the next FY. Projects and Initiatives include:

- Continue to grow golf revenue, increasing profitability.
- Continue to help Juniper become a destination for both golf and non-golf users through customer service, a broader spectrum of events, and quality experience on and off the golf course.
- Position the Golf Fund for near-term capital maintenance needs.
- By 2023, complete an event pavilion feasibility study and explore next steps (go/no go, financial structure, project timeline, contract renegotiations, etc.).

Communications Director Heather Cassaro presented the IT department baseline. IT has 5 FTE and a total operating budget of $1.1 million and manages over 500 devices in addition to 50 work orders per person. Their workplan for FY 2020/2021 includes:

- Risk Management and Awareness - conduct ongoing internal and external security reviews.
- Upgrade the City's network backup system and telephone system, review comprehensive disaster recovery/business continuity plan.
- Ensure City is using the technology securely, effectively and taking full advantage of application capabilities.

Mr. Neff presented the Central Services baseline. The Central Services staff of 17.5 FTE's (total operating budget of $3.5 million) are the hub for the internal business of the organization, including assistance with establishment of policies and procedures, and consolidation of financial activities and resources. The workplan for FY2020/2021 includes:

- Leverage technology to improve workflow and efficiency.
- Improve immediate staffing deficiencies. Develop a staffing plan over the next 5-10 years.
- Maintain a rolling 5-year financial forecast.
- City Council/Organizational Relations and Workflow

Staff addressed questions and comments from the Council throughout their presentations.

BID AWARDS/BID REJECTIONS

A. Contract Award to Anderson Perry & Associates Inc. for Water Pollution Control Facility Expansion Engineering Services, $1,642,498 (WW2001)

Wastewater Division Manager Ryan Kirchner requested approval of a bid award with Anderson Perry & Associates, Inc. for the Water Pollution Control Facility Expansion Engineering Services. The scope of work for pre-design include geotechnical investigation, develop design, process design review, public relations, agency coordination, and establish a 30 percent design. In response to a Request for Proposals, the City received three qualified proposals. A selection review committee of staff evaluated the proposals based on four selection criteria categories. Anderson Perry & Associates, Inc. received the highest score and was deemed the most complete proposal. After negotiations, the guaranteed maximum contract fee for pre-design services is $1,642,498. Mr. Kirchner answered questions on obtaining a second opinion near the end of pre-design.

Councilor moved, seconded by Councilor, to authorize the City Manager to sign a contract with Anderson Perry & Associates, Inc., in a not to exceed amount of $1,642,498 to provide Engineering Services for the design and construction management of the Water Pollution Control Facility Treatment Plant Expansion Project, motion passed. (Bullock-yes, Clark-Endicott-yes, Endicott-yes, Evelyn-yes, Fitch-yes, Patrick-yes, Wedding-yes)

ACTION ITEMS

A. Res. #2021-02 - A resolution amending certain development standards for the Declaration of Covenants, Conditions and Restrictions for Desert Rise Industrial Park.

Councilor Bullock declared a potential conflict of interest and recused himself from the discussion and the vote.

Mr. Roberts requested approval of Res. #2021-02 which makes amendments to the Declaration of Covenants, Conditions and Restrictions (CC&R) for Desert Rise Industrial Park. Mr. Roberts provided a brief history on Desert Rise and the intent of this industrial property. This amendment brings the CC&Rs and guidelines in alignment.

There were no comments from the public.

Councilor Fitch moved, seconded by Councilor Patrick, to adopt Res. #2021-02 amending the Declaration of Covenants, Conditions and Restrictions for Desert Rise Industrial Park, motion passed. (Bullock-yes, Clark-Endicott-yes, Endicott-yes, Evelyn-yes, Fitch-yes, Patrick-yes, Wedding-yes)

MAYOR'S COMMENTS

Mayor Endicott explained the Council makes decisions and provides direction. No single member of Council has authority alone.

COUNCIL COMMENTS
Councilor Bullock asked for clarification on the response process for comments given by the public. City Manager Keith Witcosky explained that he stays in contact with his staff behind the scenes and requests that staff follow up on the various issues.

Councilor Clark-Endicott addressed the comments and concerns made by those who addressed her specifically tonight regarding comments made on social media. She stated she will also respond to each of the speakers. Councilor Clark-Endicott provided an update on the National League of Cities congressional cities conference.

Councilor Evelyn addressed Councilor Clark-Endicott's social media comments and how it reflects on the Council and the City as a "Welcoming City". Councilor Evelyn reminded the Council that the public views the council as one unit. In response to Councilor Evelyn, Mr. Witcosky explained that the matrix of policy issues and capital projects was sent to the Council. Mayor Endicott requested Councilor Evelyn follow up with him on goal setting.

Councilor Fitch clarified that when Council met for goal setting, some of the goals submitted by Councilors were not discussed. This brings the need for meeting where Council can discuss other items rather than only pass budgetary items. Councilor Fitch proposed three motions for consideration.

Councilor Fitch moved to direct staff to look at a potential corridor for the extension of the reroute to the future Quarry interchange, motion failed for lack of a second.

Councilor Fitch moved to schedule a joint workshop with the Airport Committee to discuss leasing policies for property inside and outside the fence, motion failed for lack of a second.

Councilor Fitch moved to have a joint workshop with the Parks Committee to discuss Quartz Park, priorities on how funding is allocated for parks projects, and potential legislative issues, motion failed for lack of a second.

Mr. Fitch raised additional issues on how to be consistent with how the Council is represented via GoToMeetings and how to address homelessness via a joint venture with Shepherd House and Jericho Road on additional shelter.

Mayor Endicott requested that a discussion be added to the workshop on March 16 for Councilor Fitch's three items.

Councilor Patrick opined it is important to look at a secondary phase for the reroute and it needs to be discussed. He received a call from the Shepherd's House and if the Council is supportive of the joint venture, the City should let them know.

Councilor Wedding agreed that it is important not to limit ourselves to one organization on homelessness. She opined the Council needs to continue to revisit professionalism and respect and that individually Councilors need to be mindful of how they address each other, facial expressions, etc.

CITY MANAGER COMMENTS
City Manager Keith Witcosky had no updates.

ADDITIONAL COMMENTS FROM CITIZENS AT THE MEETING

Mr. Satcher addressed Councilor Clark-Endicott's rebuttal to her comments on social media and would like to have a dialog with her on the science behind transgender females.

There being no further business, the meeting was adjourned at 9:32 p.m.

Prepared by Kelly Morse, City Recorder

APPROVED by the City Council and SIGNED by the Mayor this 13th day of April 2021.

/s/ George Endicott
George Endicott, Mayor

ATTEST:

/s/ Kelly Morse
Kelly Morse, City Recorder