REGULAR CITY COUNCIL MEETING OF THE CITY OF REDMOND WAS HELD APRIL 13, 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

Pastor Barry Campbell from Highland Baptist Church led the blessing.

PLEDGE OF ALLEGIANCE

Councilor Fitch led the Pledge of Allegiance.

COMMENTS FROM CITIZENS AT THE MEETING

Jon Riggs requested funding or a fee waiver from the City for garbage collection in the houseless camps.

Redmond Fire & Rescue (RF&R) Fire Captain Jeff Puller provided an update on COVID related call volume and the steps RF&R continues to take in order to keep staff safe.

CONSENT AGENDA

A. Minutes of March 9, 2021

B. Res. #2021-05 - A resolution providing consent to partition an 11.31 acre property located within the Desert Rise Industrial Park Phase 1.

In response to Councilor Patrick regarding Res. #2021-05, Deputy City Manager John Roberts stated approval of the resolution gives the applicant approval to partition the property. Additionally, staff views the partition as an opportunity solve a problem rather than putting the property owner in direct competition with the City. It was noted the partition would not have been presented to Council if the applicant had not adhered to all of the stipulations and agreements of the Enterprise Zone. In response to questions from Mayor Endicott, Mr. Roberts stated that prior amendments to the Covenants, Conditions and Restrictions and policy guideline allows for 1- to 2-acre partitions.

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

PROCLAMATIONS

A. Fair Housing Month

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

Mayor Endicott read the proclamation.

PRESENTATIONS

A. Quartz Park Design Update #3

Parks and Facilities Division Manager Annie McVay provided additional follow up for the Council regarding feedback from the Parks Committee and discussion of a street crossing configuration at Quartz Avenue. Parks Committee Chair Bill Braly stated the opinion of the Parks Committee was that the proposed street crossing at Quartz Park as well as the elimination of parking around the crossing and the addition of bike lines along both sides of Quartz Avenue could be done safely and unanimously approved the recommendation. Mr. Braly and City Engineer Mike Caccavano brought the bike lane concept to the Bicycle and Pedestrian Advisory Committee meeting which also received unanimous support. In response to a question from Mayor Endicott, Mr. Braly stated no parking would definitely be part of the safety zone for the crossing. Mr. Caccavano explained there is ample space available for bike lanes. This was also discussed at the Traffic Safety working group meeting which consists of Mr. Caccavano, Public Works Director Bill Duerden, and representatives from the Police Department and Transportation Division. Their recommendation was to add a rapid flashing beacon that pedestrians would push when needing to use the crosswalk. The lights would not flash constantly so the group felt it would be more effective despite the additional cost.

Councilor Fitch was supportive of constructing Quartz Park on the northern side of Quartz Avenue but opined it is a mistake to continue the park on the south side. Councilor Fitch suggested that eliminating parking on both sides will actually increase traffic speed. In terms of priorities for parks, Councilor Fitch commented that having a grade separated crossing at Black Butte allowing bicyclists and pedestrians to travel from one end of the canyon to the other without having to cross any street would be a higher priority.

Councilor Clark-Endicott spoke in favor of the rapid flashing beacon and eliminating parking along Quartz Avenue near the crosswalk. She was supportive of the Parks Committee's recommendation.

Councilor Patrick concurred with Councilor Fitch in that the park should not be continued on the south side of Quartz Avenue.

Councilor Evelyn was supportive of the rapid flashing beacon but will need additional time to consider the park on both sides of the street.

Councilor Wedding was supportive of eliminating parking near the crossing but expressed concern with how this will affect the neighboring residents who park along there.

Councilor Bullock shared that the Parks Committee has considered the Council's feedback and concerns and have addressed those. He is supportive of the recommendation.

Direction from the majority of the Council was to move forward with the Parks Committee recommendation.

BID AWARDS/BID REJECTIONS

A. SW 6th Street Extension Project Bid Award $450,404; Project #ND2002

Mr. Caccavano requested approval of a bid award with McKenzie Cascade in the amount of $450,404.00 for the SW 6th Street Extension Project. There will be no costs to the City for this project because an Immediate Opportunity Fund grant will fund the portion of construction costs not covered by the two neighboring properties Nosler and McKenzie Cascade.

Councilor Wedding moved, seconded by Councilor Patrick, to award the SW 6th Street Extension project to McKenzie Cascade in the amount of $450,404 and authorize the City Manager to sign the contract, motion passed. (Bullock-yes, Clark-Endicott-yes, Endicott-yes, Evelyn-yes, Fitch-yes, Patrick-yes, Wedding-yes)

PUBLIC HEARING

A. Sale of Property at 490 NE 11th Street; $2,805,264

Mayor Endicott opened the public hearing.

Public Works Director Bill Duerden requested approval to sell 14 acres of property located at 490 NE 11th Street. Initially, the property was obtained in 2001 to serve as a future location for the Public Works facility and a future well, reservoir and pump station. With the water system improvements completed and because the Public Works facility was eventually located to property off of Antler Avenue, the City no longer needs this property.

Redmond Economic Development, Inc. Senior Manager Jon Stark, shared details on the restrictive property search he had recently with a prospective business wishing to locate in Redmond. The traded sector company intends a two-phase construction approach with a distribution facility on the south and production on the north. The prospective business qualifies for the Enterprise Zone and have indicated they would create 35-60 jobs over the two phases.

Mr. Duerden reviewed the terms of the sales agreement and non-binding Letter of Intent Closing Conditions.

Mr. Riggs stated he services the area near Antler which currently has approximately 150 houseless people living there. Mr. Duerden stated there is no evidence of anyone currently living on the property.

There being no further testimony, Mayor Endicott closed the public hearing.

Councilor Bullock moved, seconded by Councilor Clark-Endicott, to authorize the City Manager to sign the sales agreement and execute all necessary subsequent actions to complete the conveyance of real property located at 490 NE 11th Street in the amount of $2,805,264 minus broker commissions and closing costs, motion passed. (Bullock-yes, Clark-Endicott-yes, Endicott-yes, Evelyn-yes, Fitch-yes, Patrick-yes, Wedding-yes)

B. Ord. #2021-03 - An ordinance approving an expansion of the City's Urban Growth Boundary (UGB), Master Development Plan, amendment to the 2040 Greater Redmond Area Zone Map and partition for Skyline Village, located at 1002 NE 17th St (Tax Lot #1513000000103) in Redmond, Oregon 97756.

Assistant Planner Joshua Hoff requested approval of Ord. #2021-03 which expands the City's Urban Growth Boundary (UGB), approves a Master Development Plan, amends the 2040 Greater Redmond Area Zone Map and partitions property located at 1003 NE 17th Street known as Skyline Village. Mr. Hoff's presentation addressed the history of Skyline Village and the Affordable Housing Pilot Program, and provided an overview of the four land use applications, process and product. The UGB amendment zone amendment conforms to state statutes, state-wide planning goals, and the Redmond Comprehensive Plan. The Urban Area Planning Commission (UAPC) approved a recommendation to the Council. Mr. Hoff addressed written questions regarding a singular Homeowner's Associations (HOA), community room, distance to access basic food supplies, availability of transit services, and how will Skyline Village operate as a community.

Councilor Fitch inquired on the concept of the mixed-use area of the project. Mr. Hoff explained the intent is to have commercial on the bottom with residential above (at least 10 units) but there may be some flexibility within the Mixed-Use Neighborhood Zone.

Mayor Endicott opened the public hearing.

UAPC Chair Teri Jansen shared the UAPC's questions and concerns noting it is a very good proposal that will address some current needs. UAPC member Mike Kusinska added that the UAPC has taken great care to ensure policies from the Good Neighborhood Principles and Housing Needs Analysis are incorporated.

There were no comments from the public.

Planning Manager Deborah McMahon spoke to the process taken with Representative Jack Zika regarding adding childcare to the mixed-use options.

Councilor Patrick thanked staff and the UAPC for their work on the project and would like to see daycare and community stores incorporated and not just the "easy" things like homes. Ms. Jansen responded that there is a mixed-use and live/work/play attitude encompassed within Skyline Village.

Councilor Evelyn requested additional information on the HOA and daycare center. Mr. Roberts explained that any daycare would need to comply to state requirements in terms of safety, etc. and the question is really when are there enough units to support a daycare? Regarding the HOA there will be an extensive amount of effort put in to develop the policies and guidelines and write the document.

Councilor Wedding commented on workforce housing and inquired if it was considered. Ms. McMahon explained that the City was required to consider an Area Median Income (AMI) of 80 percent or less which will create approximately 200+ units. Mr. Roberts stated the state requires that 30 percent of the project be affordable housing (AMI of 80 percent or less) units meet AMI, but the City is proposing that 50 percent of the project be affordable. The remaining 50 percent will be free market housing. Workforce housing meets 80-120 percent AMI and is considered such if it is deed restricted.

There being no further testimony, Mayor Endicott closed the public hearing.

Councilor Fitch moved, seconded by Councilor Evelyn, to have a first and second reading of Ord. #2021-03 by title only, motion passed. (Bullock-yes, Clark-Endicott-yes, Endicott-yes, Evelyn-yes, Fitch-yes, Patrick-yes, Wedding-yes)

City Attorney Keith Leitz read the first and second reading of Ord. #2021-03 by title only.

Councilor Clark-Endicott moved, seconded by Councilor Fitch, to approve Ord. #2021-03, motion passed. (ROLL CALL: Bullock-yes, Clark-Endicott-yes, Endicott-yes, Evelyn-yes, Fitch-yes, Patrick-yes, Wedding-yes)

ACTION ITEMS

A. Res. #2021-03 - A resolution accepting ownership and maintenance of certain capital assets of the Redmond Urban Renewal Agency.

Urban Renewal/Economic Development Programs Manager Chuck Arnold requested approval of Res. #2021-03 which accepts the Centennial Park Expansion Project assets which were transferred from the Urban Renewal Agency on April 6, 2021. The value of the asset is $2,830,111.28.

Councilor Wedding moved, seconded by Councilor Clark-Endicott, to adopt Res. #2021-03 accepting the assets of the Centennial Park Expansion Project from the Redmond Urban Renewal Agency, motion passed. (Bullock-yes, Clark-Endicott-yes, Endicott-yes, Evelyn-yes, Fitch-yes, Patrick-yes, Wedding-yes)

B. Special Event Street Closure for the Redmond Street Festival: June 25 - 27, 2021.

CDD Programs Coordinator Jackie Abslag requested approval of a Special Event Street Closure permit for the Redmond Street Festival. The event will close SW 6th Street from Black Butte Boulevard to Forest Avenue from 4:00 p.m. on June 25 through 9:00 p.m. on June 27. There will be approximately 70 vendors, and everyone will be required to wear a mask regardless of their stance on the topic. The event will also follow Oregon Health Authority restrictions for fairs or markets. Fees for the event total $678.00 and include the following:

- $200.00 for Street Closure (Permit Fee)
- $228.00 for Traffic Control (Public Works Fee)
- $250.00 Deposit (Refundable after event)

Councilor Wedding moved, seconded by Councilor Clark-Endicott, to approve the public assembly permit for the Redmond Street Festival, maintaining the fee schedule as shown. If outdoor events are deemed too high a risk based on OHA guidelines at the time of the event, the City Manager has the authority to revoke the permit.

Councilor Bullock expressed concern with placing Mr. Witcosky in a tenuous position if Deschutes County moves to an extreme risk level for COVID. Notification from the Governor is not restricted to one specific day of the week, but she is being consistent with making the announcements. Mr. Witcosky clarified that the option to revoke the permit was a fail-safe measure, but the decision would be a collaborative one.

Motion passed. (Bullock-yes, Clark-Endicott-yes, Endicott-yes, Evelyn-yes, Fitch-yes, Patrick-yes, Wedding-yes)

C. Amendment #1 to Cooperative Improvement Agreement 32801 with the Oregon Department of Transportation for Highway 126 Sidewalk Project; $50,000 Change - Project TR2004

Mr. Caccavano requested approval of Amendment #1 to the Oregon Department of Transportation (ODOT) Cooperative Improvement Agreement #32801. The amendment increases the shared cost of constructing sections of sidewalks along Highway 126 between SW 27th and SW 35th Streets to $300,000 from $200,000. The additional funds will allow for the incorporation of several changes and additions such as additional Americans with Disability Act requirements, SW 31st Street intersection reconstruction and several curb ramps which extend beyond the scope of the project.

Councilor Bullock moved, seconded by Councilor Clark-Endicott, to approve Amendment #1 to Cooperative Improvement Agreement #32801 with ODOT for the Oregon 126 Sidewalk Improvement Project, motion passed. (Bullock-yes, Clark-Endicott-yes, Endicott-yes, Evelyn-yes, Fitch-yes, Patrick-yes, Wedding-yes)

MAYOR'S COMMENTS
Mayor Endicott had no comments.

COUNCIL COMMENTS
Councilor Clark-Endicott provided an update on meetings with the National League of Cities, Central Oregon Area Commission on Transportation, Representative Peter DeFazio, and CityCounty Insurance Services.

Councilor Evelyn asked for an update on additional revenue for the Cascades East Transit. Mr. Witcosky said Central Oregon Intergovernmental Council will be providing the Council with an update on the Redmond Fixed-Route Transit Study at the April 20 Council workshop. In response to questions about separating out AMI and the median housing costs for Redmond, Mr. Witcosky shared that unfortunately the data for AMI is not broken out by City but did note the average median house price in Redmond is $412,000. While Councilor Evelyn appreciates bringing new businesses to Redmond, he feels they need to pay a livable wage and $11 per hour is not a livable wage. He also cited Arome, who was approved for an Urban Renewal loan on April 6, is paying $15 per hour.

Councilor Fitch commented there were a few outstanding items from the training session with the League of Oregon Cities. He recommended the Council look for closure on those items at a future workshop in late April/early May.

Councilor Patrick thanked Kathy Bowser for her letter on equity and diversion. He agrees with her comments on finding volunteers and employees who can do the job well adding that everyone should be treated fairly. Councilor Patrick prefaced his comments by saying they in no way indicate his disbelief in COVID or how it is affecting our community. He indicated the St Charles hospitalization information received from Captain Puller were three times higher than what is reported on the hospital's website. He requested that if the number are not accurate that they update them, so the public has the correct information.

Councilor Wedding shared that May is National Preservation Month and the Historic Landmarks Commission is planning activities to commemorate the event.

Mayor Endicott encouraged citizens to apply for the various committee/commission openings. The interview panel now includes himself as well as the Council liaison and staff liaison.

CITY MANAGER COMMENTS

City Manager Keith Witcosky shared details on upcoming meeting agenda topics. Skyline Village is the first opportunity for the City to build a neighborhood and having a proof of concept for lenders will be valuable. There have been many opportunities to request federal funding on four important projects.

Mayor Endicott shared that Councilor Wedding and Councilor Bullock are developing a process for putting items on the agenda.

ADDITIONAL COMMENTS FROM CITIZENS AT THE MEETING

There were no additional comments from citizens at the meeting.

There being no further business, the meeting was adjourned at 8:06 p.m.

Prepared by Kelly Morse, City Recorder

APPROVED by the City Council and SIGNED by the Mayor this 11th day of May 2021.

/s/ George Endicott
George Endicott, Mayor

ATTEST:

/s/ Kelly Morse
Kelly Morse, City Recorder