

REGULAR CITY COUNCIL MEETING OF THE CITY OF REDMOND WAS HELD DECEMBER 8, 2020, VIA GOTOMEETING.

COUNCIL MEMBERS PRESENT: Jon Bullock – Krisanna Clark-Endicott – George Endicott – Camden King – Ginny McPherson – Jay Patrick

MEDIA PRESENT: None

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

BLESSING

Pastor Mike Ferry from Cornerstone Christian Fellowship led the blessing.

PLEDGE OF ALLEGIANCE

Councilor King led the Pledge of Allegiance.

Mayor Endicott presented Councilor McPherson and Councilor King with a Key to the City plaque for their dedicated service on City Council. Councilor McPherson thanked those she has worked with stating Redmond has the best employees and is the best organization around. Councilor King echoed Councilor McPherson's comments adding that a great deal has been accomplished over the years. Councilor Patrick expressed appreciation to both Councilor McPherson and Councilor King for their work noting he enjoyed working with them. Councilor Clark-Endicott thanked Councilors King and McPherson for their service. Councilor Bullock also thanked both councilors for their service and wished them the best in their next endeavors.

COMMENTS FROM CITIZENS AT THE MEETING

Resident Jill Hermesen addressed the Council regarding the noise created from Hillsboro Aero and requested that they fly over sagebrush areas rather than neighborhoods.

Resident Liz Goodrich spoke to the Council regarding support of the recently passed school bond measure. Ms. Goodrich shared that the Redmond School District is ending all Limited In-Person Instruction starting tomorrow and requested the Council use their platform to get COVID-19 under control so Redmond's kids can get back to school.

PRESENTATIONS

A. Current Events

Deschutes County Health Services Director Dr. George Conway provided an update on COVID-19 in Deschutes County, noting the number of cases is nearing 3,000. Dr. Conway reviewed various charts on weekly case counts, Redmond case counts, cases by age, school metrics, risk-based framework for counties, excess deaths in US due to COVID, weekly number of deaths. The Food and Drug Administration will consider the first vaccine on December 10. Dr. Conway answered questions from the Council.

Redmond Fire & Rescue Fire Chief Ken Kehmna provided an update on CARES funding. He also commented on the toll that adhering to COVID regulations within the fire station is having in his staff, but they know they need to set an example.

B. Redmond Committee for Art in Public Places – Redmond Tunnel Street Art Pilot Project

Community Development Department Programs Coordinator Jackie Abslag introduced Redmond Committee for Art in Public Places Chair Dan Mooney and Vice Chair Linda Gilmore Hill who presented details on the 2020 student artists summer projects at the Skate Park and Homestead Pump Track. Mr. Mooney explained that the previous tunnel project (under Highland Avenue), was heavily tagged which was devastating to the student artists. After doing research, graffiti art and street art are ways that may limit the amount of tagging that takes place. Mr. Mooney described the next steps

PROCLAMATIONS

A. Declaring Results of the November 3, 2020, General Election

Councilor Clark-Endicott moved, seconded by Councilor Patrick, to accept the proclamation declaring the results of the November 3, 2020, General Election, motion passed. (Bullock-yes, Clark-Endicott-yes, Endicott-yes, King-yes, McPherson-yes, Patrick-yes)

Mayor Endicott read the proclamation.

BID AWARDS/BID REJECTIONS

A. Financial Advisor Services RFP - Piper Sandler: Fee for Service

Chief Financial Officer Jason Neff requested approval of a three-year contract with two optional 1-year extensions with Piper Sandler for Financial Advisor Services. The major aspect of the work provided by Piper Sandler would center around debt issuance. Three proposals were received and after interviews of the top two candidates, Piper Sandler was deemed the most qualified.

Councilor Clark-Endicott moved, seconded by Councilor Bullock, to award the Financial Advisor Services RFP to Piper Sandler and authorize the City Manager to sign a three-year contract with two optional one-year extensions, motion passed. (Bullock-yes, Clark-Endicott-yes, Endicott-yes, King-yes, McPherson-yes, Patrick-yes)

CONTRACT REVIEW BOARD

A. Audio-Visual Upgrade to Redmond City Hall Civic Rooms 207 & 208: \$64,139.38

Mayor Endicott convened the Contract Review Board at 7:15 p.m.

Communications Director Heather Cassaro requested approval of the findings for audio visual upgrades to City Hall's Civic Rooms. When City Hall was originally designed, these upgrades were value-engineered out to save costs; however, what was installed was done so with the capability to be expanded. Ms. Cassaro explained sole source is needed because the programming that is currently being utilized is proprietary to Delta AV. Ms. Cassaro stated that, as a result of this proprietary network, Delta AV has remote access and can use that access to trouble shoot issues that arise and provide additional programming. She said that it would be costly to have another company come in and re-do all of the services already in place.

Councilor King moved, seconded by Councilor McPherson, to adopt the Sole Source findings for Delta AV and approve the \$64,139.38 contract with Delta AV to provide engineering, design and construction services to upgrade the existing audio-visual system in Redmond City Hall Civic Rooms 207 and 208, motion passed. (Bullock-yes, Clark-Endicott-yes, Endicott-yes, King-yes, McPherson-yes, Patrick-yes)

Mayor Endicott reconvened the Council at 7:21 p.m.

PUBLIC HEARING

A. Ord. 2020-18 – An ordinance updating the Redmond Transportation System Plan, inclusive of the 2018 Airport Master Plan, making it the transportation element of the Redmond Comprehensive Plan.

Mayor Endicott opened the public hearing.

City Engineer Mike Caccavano requested approval of Ord. #2020-18 which updates the City's Transportation System Plan (TSP). The City has worked in conjunction with the Oregon Department of Transportation (ODOT), the consultant Kittleson, and Deschutes County for the past two years. Mr. Caccavano explained the purpose of a TSP, identified key aspects, the development process including input from stakeholders and residents, key street needs (does not include Phase 2 of the Reroute), intersection needs, and transit corridors. The average annual revenue generated through System

Development Charges (SDC) Improvement Sub-Fund, the SDC Reimbursement Sub-Fund, and the Capital Projects Sub-Fund is \$1.99 million per year; the 20-year revenue forecast is \$39.77 million. Total projected cost for all of the projects is \$442.1 million to \$484.9 million, depending upon the intersection control type selected. Mr. Caccavano noted the South Hwy 97 Corridor Plan is incorporated into the TSP.

In response to questions from Mayor Endicott, ODOT Region 4 Director Rick Williams stated funding would be dependent on the new federal administration and whether a transportation infrastructure bill is approved. Mr. Caccavano described other possible sources of funding such as Safe Routes to School grants (for sidewalks), developer contributions (required to provide infrastructure to and through their properties), SDCs, grants from the federal government, and ODOT Roadway Preservation Funds although they may not be funding for the full \$485 million of projects.

Due to the amount of content to read regarding this item, Councilor Patrick requested postponing this item to the December 15 meeting so he has ample time to finish read the information.

Resident Ed Fitch opined this TSP takes 20 years of policy and discards it such as Phase 2 of the reroute to accommodate future growth. Mr. Fitch stated there has been no public discussion with attention to how to address a reroute and how to identify and preserve a corridor for that purpose. He stated it is shortsighted to adopt this proposal without inclusion of some examination of Phase 2 for the reroute. Mr. Fitch addressed the grade separated crossings and stated that he believes that Veterans Way needs such a crossing. Mr. Fitch also commented on the Airport Master Plan expressing concern that all of the public investment is being spent "inside" the fence. He said that he would like to find a way to incentivize private investment to develop the property "outside" the fence.

Attorney Liz Dickson represents the owner of Dairy Queen and the adjacent Cascade Plaza. Ms. Dickson stated that this is the fourth time she has addressed Council regarding the proposed TSP and its potential negative impact for her client. She pointed out the location of Dairy Queen at the intersection of Hwy 97 South and Odem Medo on the TSP map as well as a proposed 30-foot alley running north from the Dairy Queen, behind the Cascade Plaza. This alley goes to McDonald's and is for the sole purpose of McDonalds. Ms. Dickson stated that this alley was added to the TSP because proposed medians will affect left turns into McDonald's by southbound vehicles. She referred to a U.S. Supreme Court ruling that states that condemning property is to be done for public benefit, not for the benefit of one individual or entity. Ms. Dickson stated that she believes the condemning of her client's property for this proposed alley is unconstitutional and inflicts damage upon him and his properties.

City Attorney Keith Leitz stated that he has reviewed the case to which Ms. Dickson referred and thought that the property could still be condemned at a later date even if it is removed at this time. He did recommend the removal of the alley from the proposed TSP and stated that an Amendment to the Motion would be the means to do so.

Mr. Williams spoke to the concerns raised by Ms. Dickson. He stated that this alley was proposed, not for the sole benefit of McDonald's but for several businesses including Madeline's Restaurant, and was based upon the number of turns off Hwy 97 into a business for safety purposes. He stated that this is only a TSP, not an actual project under consideration, and to remove this alley could mean they would have to re-open the Plan. He referred to improvements made on Evergreen Avenue that required changes to businesses as an example of how this has worked previously.

On this issue, Mr. Fitch stated he is familiar with a similar case in Oregon and that the ruling in that case was that a TSP itself does not trigger inverse condemnation. He stated he thinks it would be a mistake to make a change tonight without further investigation.

Mr. Leitz commented it could make a difference if two or more businesses benefit from the alley instead of just one. He noted that if the TSP is approved without the alley included, the alley could be added later, and vice versa. If the TSP is approved with the alley included, the alley may not actually be constructed.

Ron's Oil representative Eli LaFranchi expressed concerns regarding his business is on the opposite side of Highway 97, almost directly opposite McDonald's. Mr. LaFranchi stated that this is a family-owned business and that he previously attempted to communicate with Mr. Williams via letter. He said that he

believes the proposed median will be detrimental to their business as semi-trucks will be unable to navigate turns.

Mr. Caccavano addressed these concerns, stating they have spoken with many business owners along the corridor, but perhaps had did not speak specifically with Ron's Oil. He said that discussions had centered around businesses rerouting their delivery trucks and that a proposed cross street and traffic signal is slated to be constructed just north of Ron's Oil. In response, Mr. LaFranchi stated it is not easy to navigate a semi-truck around a roundabout and is time consuming to have to reroute trucks who have specific time deadlines.

Mayor Endicott closed the public hearing.

Councilor Clark-Endicott asked Mr. Caccavano to report on public engagement and the fact that this is not the first time the TSP has been up for discussion. Mr. Caccavano stated that there had been multiple meetings held that were open to the public, various neighborhood gatherings, discussions with property owners and businesses. He reported that information about the TSP is available on the website and social media as well as information published in newspapers. Mr. Caccavano asked Ms. McMahon to elaborate further on efforts to engage the public about the proposed TSP.

Planning Manager Deborah McMahon explained there was a robust public outreach process. The Urban Area Planning Commission (UAPC) served as part of the Public Advisory group and at the initial meeting there were many agencies and citizens present. Ms. McMahon stated that during that meeting they covered all details of the development of the TSP. The consultants met numerous times with the UAPC to give updates and that the website was updated accordingly.

Mayor Endicott asked the Council for input regarding Councilor Patrick's request to delay taking action on the TSP. Councilor King asked if there is a meeting scheduled for next week and Mayor Endicott stated that there is none, but a special meeting can be scheduled.

Councilor Bullock was supportive of delaying action until December 15. He alluded to the issue of the alley and wondered if there might be other such issues in the TSP.

Councilors King, Clark-Endicott, and McPherson spoke in support of taking action now.

Councilor Patrick spoke to the goals section on page 44 and expressed concern that no goal addresses the issue of Highway 97, as mentioned by Mr. Fitch. Councilor Patrick gave several examples of street improvements that were not planned yet needed to be done and were costly. Mayor Endicott stated that goal 7 includes a provision for this to be a living document and address other needs as they arise.

Councilor King moved, seconded by Councilor Clark-Endicott, to have a first and second reading of Ord. #2020-18 by title only, motion passed. (Bullock-yes, Clark-Endicott-yes, Endicott-yes, King-yes, McPherson-yes, Patrick-no)

City Attorney Keith Leitz read the first and second reading of Ord. #2020-18 by title only.

Councilor King moved, seconded by Councilor Clark-Endicott, to approve Ord. #2020-18, motion failed. (ROLL CALL: Bullock-yes, Clark-Endicott-yes, Endicott-yes, King-yes, McPherson-yes, Patrick-no)

Mayor Endicott instructed Mr. Witcosky to schedule a meeting for December 15 for a second vote on the above motion since it was not unanimous.

B. Ordinance #2020-20 – An ordinance adopting a new Redmond Comprehensive Plan 2040, including a Zone Map and Economic Opportunities Analysis.

Mayor Endicott opened the public hearing.

Deputy City Manager John Roberts provided a high-level overview of the 2040 Comprehensive Plan, the process timeline, public engagement, plan updates, mandated elements, features unique to Redmond's Comp Plan, the one map system, alignment with 33 supporting documents, major changes between the 2001 Comprehensive Plan and the 2020 Comprehensive Plan.

Ms. McMahon described the changes to the zone map which would connect existing area plans, open gateways to the west and north, allow neighborhood hubs to emerge, align with Airport Master Plan, allow more diverse housing within existing neighborhoods, and change to walkable commercial development on smaller parcels.

Consultant Anais Mathez commented the planning process was based on clear direction, there were multiple avenues for community engagement, the outcome was based upon the best available information including multiple other document updates, and the Comprehensive Plan is a reflection of the community at large.

Ms. McMahon described the Economic Opportunities Analysis requirement of the Comprehensive Plan.

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

Councilor King voiced appreciation for the all the work put into this Plan.

Councilor Patrick expressed concern with reduced lot sizes and lack of housing that is actually affordable.

Councilor Bullock stated appreciation for Councilor Patrick's comments about the need for affordable housing and how land prices drive housing costs. He said that the median housing price is not an accurate reflection but rather there is a need to align housing costs with income. Councilor Bullock elaborated on income inequality, how to create housing that does not exceed 30 percent of income levels, and how this is a complex issue.

Councilor King moved, seconded by Councilor Bullock, to have a first and second reading of Ord. #2020-20 by title only, motion passed. (Bullock-yes, Clark-Endicott-yes, Endicott-yes, King-yes, McPherson-yes, Patrick-yes)

City Attorney Keith Leitz read the first and second reading of Ord. #2020-20 by title only.

Councilor King moved, seconded by Councilor Bullock, to approve Ord. #2020-20, motion passed. (ROLL CALL: Clark-Endicott-yes, Endicott-yes, King-yes, McPherson-yes, Patrick-yes, Bullock-yes)

ORDINANCES

A. Ord #2020-19 – An ordinance of the City of Redmond approving the establishment of the South 97 Urban Renewal District and directing that Notice of Approval be published.

Urban Renewal Program Manager Chuck Arnold introduced Ord. #2020-19 which adopts the Urban Renewal Plan and establishes a South 97 Urban Renewal District (District) consisting of 1,330 acres. Steps involved include the establishment of the corridor plan, the Urban Renewal feasibility study, the setting of the South Highway 97 goal, the decision to proceed with the plan, and the plan review process. Urban Renewal Program Analyst Meghan Gassner thanked the various staff involved in the process and updated the Council on public comments received. Ms. Gassner reviewed the District's purpose and objectives and explained tax increment financing noting there is no additional cost to taxpayers. Priorities for the District include safety and first responder needs, implementation of infrastructure, and the leverage of state and federal funds. The immediate need is to rebuild the South Highway 97 corridor with a focus on safety, mobility, and economic vitality. Ms. Gassner stated that the cost of the primary investments for capital projects during the life of the District is \$71 million.

Councilor King moved, seconded by Councilor Bullock, to have a first and second reading of Ord. #2020-19 by title only, motion passed. (Bullock-yes, Clark-Endicott-yes, Endicott-yes, King-yes, McPherson-yes, Patrick-yes)

City Attorney Keith Leitz read the first and second reading of Ord. #2020-19 by title only.

Councilor King moved, seconded by Councilor Bullock, to approve Ord. #2020-19 adopting the South 97 Urban Renewal Plan and Report and establishing the South 97 Urban Renewal District, motion passed. (ROLL CALL: Endicott-yes, King-yes, McPherson-yes, Patrick-yes, Bullock-yes, Clark-Endicott-yes)

ACTION ITEMS

A. Res. #2020-22 – A resolution of the City of Redmond to make Budget Adjustments.

Mr. Neff requested approval of Res. #2020-22 which makes adjustments to the General Fund for Fiscal Year 2020/2021. He is projecting with high confidence that the General Operating Fund Balance will exceed the policy requirement of \$6.26 million and is estimated to be \$7.37 million. The recommendation is to use excess funds to pay off the 2010 bond which is allocated across various Public Works Funds. This would be an expenditure of \$2.13 million, saving the City \$502,600 in interest. Mr. Neff presented two other recommendations: the use of \$124,500 for IT costs due to COVID-19 and \$100,000 for Rental Assistance/Utility Arrears, both of which reflect use of Coronavirus Relief Funds.

Councilor King moved, seconded by Councilor McPherson, to adopt Res. #2020-22 adjusting the City's FY 2020/21 budget, motion passed. (Bullock-yes, Clark-Endicott-yes, Endicott-yes, King-yes, McPherson-yes, Patrick-yes)

B. Resolution #2020-23 – A resolution setting fees and charges imposed by the City of Redmond.

Mr. Roberts requested approval of Res. #2020-23 which increases fees to Public Works, Engineering, and Community Development fees. The intention was to bring these fees to Council in June; however due to COVID-19, it was postponed six months.

Public Works Director Bill Duerden explained that the approved budget included a 3 percent increase in wastewater rates, a 4 percent increase in the water rates, no increase in stormwater rates, changes in the Parks SDCs with the final phase-in amount slated for January 1, 2021, and increases in various wastewater fees to recover operating costs.

Councilor Patrick expressed concern about the rate increases in light of COVID-19 and businesses facing difficult situations as a result. He wondered if there is any way to delay increases until June 2021.

Mr. Caccavano presented the Engineering Fees and stated the last fee study was conducted in 2008. He showed a chart of proposed fees outlining additional fees, fee increases, and some fee decreases which were calculated to ensure that development pays for costs incurred.

Councilor Patrick asked for further clarification on the new submittal fees, noting that they are significant dollar amounts. Mr. Caccavano reviewed Building Permit Review, Inspection, and Miscellaneous items as well as Land Use Review fees. He provided an example of the cost impact for a recent 36-lot residential subdivision, and a comparison of Redmond's fees with Bend and several other Oregon cities. He concluded that the goal is to have development pay for development costs rather than public works subsidizing development.

There were no comments from the public.

Mayor Endicott moved, seconded by Councilor Clark-Endicott, to adopt Res. #2020-23, motion passed. (Bullock-yes, Clark-Endicott-yes, Endicott-yes, King-yes, McPherson-yes, Patrick-yes)

MAYOR'S COMMENTS

A. Airport Committee - Reappointment of Kelly Coffelt as the Crook County Representative, term expiring December 31, 2024, and appointment of Evan Eby as the Youth Ex-Officio, term expiring December 31, 2021.

- B. Bicycle & Pedestrian Advisory Committee - Reappointment of Ken Piarulli and appointment of Cathy Drzyzgula, Jennifer Gottfried, and Diane Hower, terms expiring December 31, 2024, and appointment of Alex Lunny as the Youth Ex-Officio, term expiring December 31, 2021.**
- C. Budget Committee - Appointment of Troy Baker, Phillip Meagher and Ron Osmundson, terms expiring December 31, 2024.**
- D. Downtown Urban Renewal Advisory Committee - Reappointment of Cheriee Perrine and appointment of Tobias Colvin and Monica Huey, terms expiring December 31, 2024, and appointment of Luke Smith as the Youth Ex-Officio, term expiring June 30, 2021.**
- E. Historic Landmarks Commission - Reappointment of Trish Pinkerton and appointment of Chrisie Lockwood, terms expiring December 31, 2024.**
- F. Housing & Community Development Committee - Reappointment of Heather DeWolf, Clair Sagiv, and Whitney Swander and appointment of Shannon Dills and Ron Osmundson, terms expiring December 31, 2024.**
- G. Juniper Golf Committee - Appointment of Wells Green and Jim McDonald, terms expiring December 31, 2024.**
- H. Nuisance Appeals Board - Appointment of Adam DuQuette as the Full Member and Cameo Chambers as the Alternate Member, terms expiring December 31, 2022.**
- I. Parks Committee - Reappointment of Alan Ewert and appointment of Alysa Martinez, terms expiring December 31, 2024.**
- J. Redmond Committee for Art in Public Places - Appointment of Juniper Maurer as the Youth Ex-Officio, term expiring December 31, 2021.**
- K. Urban Area Planning Commission - Reappointment of Michael Kusinska and Cat Zwicker and appointment of Laura Garcia and Ron Osmundson, terms expiring December 31, 2024.**

Mayor Endicott recommended the reappointment of Kelly Coffelt as the Crook County Representative to the Airport Committee, term expiring December 31, 2024, and appointment of Evan Eby as the Youth Ex-Officio to the Airport Committee, term expiring December 31, 2021; the reappointment of Ken Piarulli and appointment of Cathy Drzyzgula, Jennifer Gottfried, and Diane Hower, to the Bicycle & Pedestrian Advisory Committee, terms expiring December 31, 2024, and appointment of Alex Lunny as the Youth Ex-Officio to the Bicycle & Pedestrian Advisory Committee, term expiring December 31, 2021; the appointment of Troy Baker, Phillip Meagher and Ron Osmundson to the Budget Committee, terms expiring December 31, 2024; eappointment of Cheriee Perrine and appointment of Tobias Colvin and Monica Huey to the Downtown Urban Renewal Advisory Committee, terms expiring December 31, 2024, and appointment of Luke Smith as the Youth Ex-Officio to the Downtown Urban Renewal Advisory Committee, term expiring June 30, 2021; reappointment of Trish Pinkerton and appointment of Chrisie Lockwood to the Historic Landmarks Commission, terms expiring December 31, 2024; reappointment of Heather DeWolf, Clair Sagiv, and Whitney Swander and appointment of Shannon Dills and Ron Osmundson to the Housing and Community Development Committee, terms expiring December 31, 2024; appointment of Wells Green and Jim McDonald to the Juniper Golf Committee, terms expiring December 31, 2024; appointment of Adam DuQuette as the Full Member and Cameo Chambers as the Alternate Member to the Nuisance Appeals Board, terms expiring December 31, 2022; reappointment of Alan Ewert and appointment of Alysa Martinez to the Parks Committee, terms expiring December 31, 2024; appointment of Juniper Maurer as the Youth Ex-Officio to the Redmond Committee for Art in Public Places, term expiring December 31, 2021; and the reappointment of Michael Kusinska and Cat Zwicker and appointment of Laura Garcia and Ron Osmundson to the Urban Area Planning Commission, terms expiring December 31, 2024.

(Bullock-yes, Clark-Endicott-yes, Endicott-yes, King-yes, McPherson-yes, Patrick-yes)

COUNCIL COMMENTS

Councilor Bullock encouraged citizens to follow the health and safety guidelines so that we can get children back in school and keep everyone safe.

Councilor King said that he has enjoyed the dozen years he has served.

Councilor McPherson thanked the citizens, staff and Council for allowing her to serve. She said that she is happy to have been able to do so.

CITY MANAGER COMMENTS

City Manager Keith Witcosky expressed appreciation to Councilors King and McPherson for the opportunity to work with them over the years.

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 10:24 p.m.

Prepared by Kelly Morse, City Recorder

APPROVED by the City Council and SIGNED by the Mayor this 8th day of June 2021.

/s/ George Endicott
George Endicott, Mayor

ATTEST:

/s/ Kelly Morse
Kelly Morse, City Recorder