

SPECIAL CITY COUNCIL MEETING OF THE CITY OF REDMOND WAS HELD FEBRUARY 16, 2021, GOTOMEETING.

COUNCIL MEMBERS PRESENT: Krisanna Clark-Endicott – George Endicott – Clifford Evelyn – Ed Fitch – Jay Patrick (arrived at 6:03 p.m.) – Shannon Wedding

COUNCIL MEMBERS EXCUSED: Jon Bullock

MEDIA PRESENT: None

Mayor Endicott called the workshop to order at 6:00 p.m.

CONSENT AGENDA

- A. Purchase Authorization for 2020 Ford F550 Dump Truck; \$64,893.96
- B. Purchase Authorization for a 2020 Altec Bucket Truck; \$115,969
- C. Purchase Authorization for a 2020 Caterpillar Backhoe; \$104,679.92

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

PRESENTATIONS

- A. Police Department Year in Review

Councilor Patrick arrived at this point in the meeting.

Police Chief Dave Tarbet and Police Captain Devin Lewis provided the Council with a department year in review. Highlights of the presentation included new projects, operational changes, key partnerships and community outreach efforts, training, crime rate and service call statistics, use of force statistics, and the Major Incident Team. Efforts in 2021 include land acquisition and needs assessment for a new police station, enhanced training using bodycam footage, a partnership with North Central University on a study evaluating how communication/de-escalation skills training affects use of force, expanded partnerships with Deschutes County Behavioral Health and the Stabilization Center, and succession planning.

- B. Building Department Year in Review

Building Official Aaron Yuma presented the Building Division 2020 Year in Review noting that 2020 was a busy year in terms of construction in Redmond. Highlights from his presentation covered their work with architects and engineers to ensure that homes and buildings are safe, their motto and the culture they are working to create, and a newly formed concierge service for commercial development. Mr. Yuma described the permitting process from initial receipt of the application to final approval with issuance of a certificate of occupancy. Current trends and statistics include 42 commercial permits in 2020 (up from 19 in 2019), 548 single family dwellings permits (up from 364 in 2019), and 197 multi-family dwelling units (down from 405 units in 2019).

In response to questions from Councilor Evelyn of staffing levels, Mr. Yuma commented they are in the process of hiring another inspector and plan to hire another one in the next fiscal year (FY). This would bring their total to 11 full time employees in the Building Department, 5 of which are inspectors. Mr. Yuma opined this will be enough staff to meet the needs and is hesitant to add too many inspectors in case there is a downturn in the pace of construction.

Mayor Endicott inquired about contracting out work to which Mr. Yuma explained they do work with Deschutes County when needs arise and are currently utilizing County staff for commercial electrical inspections.

- C. Growth and Development Trends

Deputy City Manager John Roberts provided a presentation on 2020 development activity. There are five focus areas: Capital Improvements, Residential Construction, Airport, Industrial/Commercial, and Urban Renewal and Downtown. Mr. Roberts alluded to the guiding principles established in the new Comprehensive Plan adopted by Council in December 2020. He shared population trends and indicated the estimates of 900 new residents per year from the 2018/2019 Portland State University population estimates are proving to be significantly too low. Mr. Roberts said that Oregon's current population trends point to a growth of 13,000 to 16,000 new residents per year. Redmond's current certified population, as of July 1, 2020, is 32,215 making it the 17th largest city in the state of Oregon.

Mr. Roberts shared permit data adding that building applications received in 2020 were up 18 percent from those received in 2019, building permits issued were up 26 percent, and total planning permits were up 23 percent. The total valuation for residential, commercial, and industrial permits was up 16 percent or \$24,103,365. Land use permits are up 42 percent since 2016 with residential permitting trends from 2016 to 2020 indicating 2,643 new units have been constructed, of which 27 percent (707) were multifamily units. This is an average of 529 new units per year permitted. Each new household has on average 2.4 people which results in 1,269 new people moving to Redmond every year.

Mr. Roberts discussed "missing middle housing" which includes duplexes, triplexes, four-plexes, town homes, and cottage clusters, and how it is being addressed. A recent Oregon House bill mandated that cities provide this type of housing. Mr. Roberts gave examples of middle housing either recently completed (Obsidian Trails) or currently in development (Canyon Ridge) as well as affordable housing projects that Housing Works is constructing. To illustrate the breadth of development taking place in Redmond, Mr. Roberts mentioned the Surf Thru Carwash and the Snow Removal and Operations Building at the Airport. He noted the relocation of Grocery Outlet to South 97 and improvements to that shopping plaza, and the expansions of Medline and Basx Solutions.

Mr. Roberts reported on the Downtown Urban Renewal District noting that \$227,000 had been distributed in Property Assistance grants. Examples include the 4th and Evergreen parking lot, Earth's Art Gardens located in a re-purposed gas station, the High Desert Music Hall, and the Eqwine Wine Bar.

Industrial development and interest was high in 2020 with record business development including 10 "done deals" and 30 projects in the pipeline.

D. How Enterprise Zones Work / A 101

Redmond Economic Development, Inc. Manager Jon Stark explained the purpose of Enterprise Zones and how they function. There are currently 73 Enterprise Zones statewide which offer the following programs: a standard 3-year program, an extended abatement 4 or 5-year program, and Long-Term Rural Enterprise Zone which is a 7 to 15-year program.

Mr. Stark reported that Redmond's local incentive package includes a reduction in building permit fees, an expedited permit process, a waiver of water and sewer hookup fees, a waiver of land use fees, a reduction in SDCs, a reduction in monthly water and sewer usage charges, and a waiver of the application fee.

Sponsors use the annual project fees to offset general fund expenditures, minority contracting, workforce training, public safety, housing resources, and infrastructure. In FY 2018/2019, the estimated impact to property tax revenue for the City was \$85,466; however, the 12 projects generated 365 new jobs resulting a return on investment of \$234 per job. Mr. Stark addressed questions from the Council.

ACTION ITEMS

A. Right-of-Way Vacation Initiation for SW Salmon Avenue between SW 1st and SW 6th Streets

City Engineer Mike Caccavano provided an educational presentation on right-of-way (ROW) vacations for portions on property dedicated to the City. Oregon Revised Statutes describes the process used to vacate the ROW which includes obtaining consent from all adjacent property owners and two-thirds of

property owners within 200 feet of each side and 400 feet of each end. Mr. Caccavano described the process which requires that the Council initiate the vacation and set a public hearing date.

Mr. Stark stated the applicant, McKenzie Cascade Excavation, who owns property to the north of the proposed vacation, is interested in partitioning their land into one-acre lots for industrial use. He stated there are very few lots available for this purpose and this would potentially add four more.

Councilor Patrick moved, seconded by Councilor Clark-Endicott, to initiate right-of-way vacation proceedings for SW Salmon Avenue between SW 6th Street and SW 1st Street and establish a public hearing date of March 23, 2021, at the regularly scheduled City Council meeting, motion passed. (Bullock-absent, Clark-Endicott-yes, Endicott-yes, Evelyn-no, Fitch-no, Patrick-yes, Wedding-yes)

MAYOR'S COMMENTS

A. Mayor Endicott's Written Comments

Mayor Endicott stated he is concerned with Council communication and the need to maintain respect in both written and verbal communication among Council members. He requested that members refrain from attacking other members.

COUNCIL COMMENTS

A. Councilor Fitch's Written Comments

Councilor Wedding commented on the Mayor's memorandum noting that communication is an issue. She listed her concerns as blatant disagreement, breaking of rules, perceived dissention within the Council by citizens and the impact it has on the Council's legacy. Councilor Wedding suggested it is appropriate to no longer allow letters from Council members in the in the packet.

Councilor Clark-Endicott concurred with Councilor Wedding and opined letters were one-sided and not appropriate. She urged the Council to act as a body rather than individuals and to not hinder City Manager Keith Witcosky from doing his job.

Councilor Patrick expressed support for continuing to allow letters and/or memoranda from Councilors regarding various topics, in the meeting packet, because they can be a positive item, but the question is how to move forward. Councilor Patrick stated that remaining silent on issues before the Council is not helpful since everyone was elected to bring their opinions forward.

Councilor Fitch stated he stands by his memorandum in the packet and ran on the issue of the culture of city government being a closed system. He had asked for two liaison appointments and got neither, and opined it is wrong how those appointments were decided. He disagrees with the Transportation System Plan of having Salmon Avenue connect with Quartz Avenue and suggested having it connect with Odem Medo is a better option.

Councilor Evelyn stated he tries to be professional in everything he does but does not think there is a clear understanding of processes at this time. Councilor Evelyn stated he hopes the Council can move forward.

Mayor Endicott responded to some items raised by Councilor Fitch. He differentiated between internal and external appointments adding external appointments are not within his realm to appoint. Mayor Endicott said that he alone made the appointments and he did not recruit anyone for this appointment cycle. He pointed out that Councilor Fitch stated he would serve on the Urban Area Planning Commission if he were not "muzzled" but that is not how Liaison representation is set up in the Council Rules.

Councilor Clark-Endicott concurred with Councilor Evelyn and the importance of following the Council Rules. She added that while Councilor Fitch may not agree with them, they are the rules currently in place and unless the majority of Council members want to consider changing them, they need to be followed as

written. She addressed the rule that individual Council members are not to direct staff, including the City Manager, yet she has seen emails from Councilor Fitch to Mr. Witcosky in which all Council members were copied, and in those emails Councilor Fitch is directing Mr. Witcosky's work. Councilor Clark-Endicott urged this type of behavior stop as well as "excessive" emails to Mr. Witcosky. She stated that when Councilor Fitch copies all Council members he is in violation of Public Meeting Laws, and she urged him to stop doing that as well.

Councilor Fitch stated that in most of his communications with Mr. Witcosky he is passing along information gleaned from conversations he deems as important for Mr. Witcosky to know. To his recollection, there have only been two instances in which he asked Mr. Witcosky to pass along his concerns. Councilor Fitch stated that he, as a Councilor, has not agreed to any rules, and has asked for a workshop to discuss rules that this Council wants to work by, but his request was "swept under the rug." Councilor Fitch said he also wants a workshop to discuss Council goals for the year as this was supposed to occur earlier and Council members were never given the opportunity to put forth the goals they would like to see in place.

Mayor Endicott asked City Attorney Keith Leitz to comment on the Council rules in place. In response, Mr. Leitz explained the rules were put in place by resolution and do apply to this Council. He said the Council can modify them moving forward but until or unless that is done, they are the standing rules and are to be followed. Mayor Endicott said a committee can be established to review the rules. In the meantime, he will think about who to put on the committee and come up with a proposal soon.

Councilor Clark-Endicott spoke to the issue of the rules, stating that she does not think there needs to be a committee to look at the rules, but that the rules are in place and need to be followed.

Mr. Witcosky commented on the structure of City Council in Redmond and the fact that, unlike larger cities where Council members have their own staff, he is the sole staff person for this Council and cannot continue to expend the time to explain multiple topics, to entertain ideas, or to re-visit decisions made by Council in the past. He urged the Council to consider how they want to move forward.

OTHER BUSINESS

There being no further business, the meeting was adjourned at 8:42 p.m.

Prepared by Kelly Morse, City Recorder

APPROVED by the City Council and SIGNED by the Mayor this 6th day of July 2021.

/s/ George Endicott
George Endicott, Mayor

ATTEST:

/s/ Kelly Morse
Kelly Morse, City Recorder