

REGULAR CITY COUNCIL MEETING OF THE CITY OF REDMOND WAS HELD MAY 25, 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 Chuck Gustafson from Desert Song Community Church led the blessing.

PLEDGE OF ALLEGIANCE

Councilor Patrick led the Pledge of Allegiance.

COMMENTS FROM CITIZENS AT THE MEETING

Redmond resident James Cook addressed the Council regarding safe parking for the homeless population. Two Redmond churches and a civic organization have expressed interest in offering a safe and secure parking space for a small number of vehicles in their parking lots; however, they need the City's authorization to move forward. Documentation containing legislative language, property owner memorandums of understanding, resident rules and contract, and a good neighbor policy have been provided to the City. Mr. Cook requested the City take action prior to the June 22, 2021, Council meeting so that they can begin in July.

Jericho Road representative Bob Bohac addressed the Council regarding their outreach efforts to the houseless community and the goal of reversing the trends of those experiencing chronic houselessness. To accomplish this, Mr. Bohac opined providing a shelter outside of the homeless camps would have a profound effect on the amount of people they can assist and their chances of successfully taking this step. On behalf of the Redmond Village Team, Mr. Bohac explained their desire to establish a low barrier tiny bedroom village. With the assistance of City staff, a well-suited property zoned M-1 has been identified in the Airport Business Center; a site plan has been developed. Mr. Bohac requested the Council's support and urged them to accept a request to use American Rescue Plan funding for the project.

Jon Riggs addressed the Council regarding a managed low barrier camp with focused services for mental health and addiction treatment.

CONSENT AGENDA

- A. Minutes of September 8, 2020, Council Meeting**
- B. Minutes of October 13, 2020, Council Meeting**
- C. Minutes of April 20, 2021, Council Workshop**
- D. Minutes of May 4, 2021, Council Meeting**
- E. Acceptance of Federal Aviation Administration Airport Coronavirus Relief Program Grant 3-41-0052-048-2021 (AP4819): \$3,453,887**

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

PROCLAMATIONS

- A. Immigrant Heritage Month**

Councilor Bullock moved, seconded by Councilor Patrick, to approve the proclamation designating June 2021 as Immigrant Heritage Month, motion passed. (Bullock-yes, Clark-Endicott-yes, Endicott-yes, Evelyn-yes, Fitch-yes, Patrick-yes, Wedding-yes)

Mayor Endicott read the proclamation.

PRESENTATIONS

A. If I were Mayor Contest

Mayor Endicott announced the local winners of the "If I Were Mayor, I Would..." contest and presented their awards:

- 4th-5th Grade Poster Contest - Winner Emily Stephens, 4th Grade, MA Lynch Elementary
- 6th-8th Grade Essay Contest - Winner Harrison Swift, 7th Grade, Redmond Proficiency Academy. Mr. Swift read his essay.
- 9th-12th Grade Digital Media Contest – Winner Chaela Baker, 12th Grade, Redmond Proficiency Academy.

BID AWARDS/BID REJECTIONS

A. NE Hemlock Avenue Improvement Project (TR2006) Contract Award to K & E Excavation: \$1,442,909

Engineering Project Manager Steve Wilson requested approval of a bid award to K&E Excavation in the amount of \$1,442,909.00 for the NE Hemlock Avenue Improvement Project. Bids were received from four contractors. The Engineer's estimate was \$1.4 million. Improvements include upgrading the road between US Highway 97 and NE 9th Street to industrial collector standards, rebuilding the NE 9th Street intersection, 250 feet of waterline for future extension of NE 9th Street, sidewalks, and bike lanes.

Councilor Clark-Endicott moved, seconded by Councilor Patrick, to award the NE Hemlock Avenue Improvement Project to K&E Excavation in the amount of \$1,442,909.00 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. Ordinance #2021-05 – An ordinance approving a Site and Design Plan, Minor Variance, and an Amendment to the 2040 Greater Redmond Area Comprehensive Plan and Zone Map. (Canal Mixed Use Project)

Mayor Endicott opened the public hearing.

Senior Planner Kyle Roberts requested approval of Ordinance #2021-05 which approves a Site and Design Plan, minor variance, and an amendment to the 2040 Greater Redmond Area Comprehensive Plan and Zone Map for a proposed mixed-use project on SW Canal Boulevard northeast of Ridgeview High School. The Comprehensive Plan Amendment would change the current zoning from R-4 (General Residential) to MUN (Mixed-Use Neighborhood). The minor variance would allow for an additional two (2) feet in building height from the roof deck (4.4 percent variance).

The project proposes a 4-story mixed use building containing retail on the 1st floor, office space on the 2nd floor, and eight (8) total residential dwelling units on the 3rd and 4th floors. The project conforms with state statutes, applicable state-wide planning goals, the Comprehensive Plan, land use requirements and policies. The Urban Area Planning Commission (UAPC) unanimously approved the project, subject to twelve (12) conditions. Prior to the UAPC meeting, testimony from the Oregon Fair Housing Council was received. Based on their comments, staff developed a more robust finding pertaining to housing (Goal 10). Mr. Roberts reviewed the various comments received from citizens and staff's response.

Questions from the Council focused on the revised findings for Goal 10, the lease price of the residential units, and transportation concerns at SW Badger Avenue.

Applicant's Land Use Planner Tammy Wisco provided context for the location of the project noting there are apartments to the northeast and high density to the south. The project implements the City's plans by creating mixed-use neighborhood commercial areas and increased housing options. The single building has been sited as far north as possible and has a small footprint of 6,270 square feet, with Mixed-Use Neighborhood zoning located across SW Canal Boulevard.

Traffic Engineer Joe Bessman addressed Councilor Fitch's traffic concerns opining his points are valid. Future solutions include connecting SW Badger Avenue to SW Helmholtz Way as a residential alternative. In addition, speed has been reduced to 35 miles per hours from 45 miles per hour, street scaping, and a possible roundabout may slow traffic further.

Owner/Applicant Sally Spencer provided a brief background of her family's second-generation business and stated they are excited to bring a mixed-use product like this to the Redmond community.

Councilor Fitch expressed additional traffic concerns and requested that additional consideration be given for future east-west left turn refuge lanes.

Brendan Bradford also expressed traffic concerns noting there is a great deal of overflow parking from Ridgeview Apartments and would like to see parking changed on SW Badger Avenue.

Mr. Bessman clarified that the intersection referred to by Councilor Fitch currently has existing turn lanes as well as the space for the future east-west lanes. Mr. Bessman concurred with Mr. Bradford and offered suggestions for parking signage and striping.

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

Councilor Clark-Endicott moved, seconded by Councilor Patrick, to have a first and second reading of Ord. #2021-05 by title only.

Mayor Endicott spoke to the development of this area and other options they have seen in the past. He opined this proposed building/business is a good fit. Councilor Clark-Endicott thanked the UAPC for working with the applicant on this proposal.

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 #2021-05 by title only.

Councilor Clark-Endicott moved, seconded by Councilor Patrick, to approve Ord. #2021-05, motion passed. (ROLL CALL: Bullock-yes, Clark-Endicott-yes, Endicott-yes, Evelyn-yes, Fitch-yes, Patrick-yes, Wedding-yes)

ACTION ITEMS

- A. Resolution #2021-11 – A resolution providing consent to convey and sell City property located in the Desert Rise Complex and Industrial Park. (Five acres at 1300 NE Hemlock Avenue; \$1,032,220)**

Councilor Bullock announced he has an actual conflict of interest and recused himself from the discussion and vote.

Deputy City Manager John Roberts requested approval of Res. #2021-11. He reported that the title company is not satisfied with the record they have for the sale of this land, and requested that the City put

the sale of the land in a formal resolution. He noted the correct sale price is \$533,610.00, not \$1,032,220 as indicated in the staff report.

Councilor Clark-Endicott moved, seconded by Councilor Wedding, to approve Resolution #2021-11 authorizing the City Manager to sign the sales agreement and execute all necessary subsequent actions to complete the conveyance of real property located at 1300 NE Hemlock Avenue in the amount of \$533,610.00 minus broker commissions and closing costs, motion passed. (Bullock-absent, Clark-Endicott-yes, Endicott-yes, Evelyn-yes, Fitch-yes, Patrick-yes, Wedding-yes)

MAYOR'S COMMENTS

Mayor Endicott reminded everyone that Monday is Memorial Day and there will be a ceremony at the cemetery at 11:00 a.m. to honor veterans. He reported that he and Councilor Clark-Endicott will both be speaking at the ceremony.

COUNCIL COMMENTS

Councilor Clark-Endicott announced that the Civics Education Act has passed and is heading to the Governor's desk to be signed.

Councilor Fitch addressed a trend toward multi-family housing and his concern that the community is getting out of balance in terms of housing mix. He said that housing in Redmond has traditionally been geared toward single family houses, and he is concerned that other types of housing may be overtaking single family homes.

Councilor Patrick concurred with Councilor Fitch's comments, and said he likes the small town feel.

Councilor Wedding also agreed with Councilor Fitch's comments. She gave kudos to all of the "If I Were Mayor" contest winners and thanked the staff for their presentations during the meeting.

CITY MANAGER COMMENTS

City Manager Keith Witcosky acknowledged the sentiments about single family homes but explained that not everyone can afford them adding that multi-family options are needed as the city grows and diversities. Mr. Witcosky updated the Council on the plan to re-open City facilities to the public. He addressed the issue of homelessness and stated that Tammy Baney is heading a group to study what steps need to be taken next. Mr. Witcosky reported that the splash pad at Centennial Park will open on May 28. Other plans to re-open include the Fourth of July Parade and the County Fair. Mr. Witcosky reported that recent levels of travelers at the Airport were 119 percent of 2019 levels, and while recovery may be slow, they are expecting on-going recovery. The restaurant in the terminal is expected to re-open on June 1 although they are having difficulty getting employees. He reminded Council members that next Tuesday, June 1, there will be an opportunity for Councilors to bring their ideas for future agenda items.

ADDITIONAL COMMENTS FROM CITIZENS AT THE MEETING

There were no additional comments from citizens at the meeting.

Mayor Endicott convened the Council into Executive Session at 7:34 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 and ORS 192.660(2)(e) authorizing executive session to conduct deliberations with persons designated by the governing body to negotiate real property transactions.

Mayor Endicott closed the Executive Session portion of the meeting at 8:46 p.m.

The regular portion of the meeting was called to order at 8:46 p.m.

MOTIONS AS A RESULT OF EXECUTIVE SESSION

There were no motions as a result of Executive Session

There being no further business, the meeting was adjourned at 8:46 p.m.

Prepared by Kelly Morse, City Recorder

APPROVED by the City Council and SIGNED by the Mayor this 10th day of August 2021.

/s/ George Endicott
George Endicott, Mayor

ATTEST:

/s/ Kelly Morse
Kelly Morse, City Recorder