



**JOINT WORKSHOP
REDMOND CITY COUNCIL /
DESCHUTES COUNTY COMMISSION**

November 9, 2021

Virtual Meeting • www.redmondoregon.gov/CityCouncilLive

**COUNCIL
MEMBERS**

George Endicott
Mayor

Jay Patrick
Council President

Jon Bullock
Councilor

Krisanna
Clark-Endicott
Councilor

Clifford Evelyn
Councilor

Ed Fitch
Councilor

Shannon Wedding
Councilor

NOVEMBER 9, 2021

MEETING AGENDA

6:00 PM

I. CALL TO ORDER / ESTABLISH A QUORUM

II. PRESENTATIONS

- A. Redmond Wetlands Complex: Project Update and City/County Memorandum of Understanding
- B. Skyline Village Project Status
- C. Deschutes County North County Campus
- D. Redmond Public Safety Facility: Project Overview

III. ADJOURN

Regular Council meetings are broadcast live on COTV11 – BendBroadband Channel 11 beginning at 6:00 p.m. on the 2nd and 4th Tuesdays of each month. Rebroadcasts are scheduled for the non-meeting Tuesdays at 6:00 p.m.

The City of Redmond encourages all citizens to participate in its programs and activities. This meeting location is accessible to people with disabilities. Requests for accommodation may include sign language interpreter service, assistive listening devices, materials in an alternate format or any other accommodation. If any accommodations are needed, please contact the ADA Coordinator at 541-504-3036 or access@redmondoregon.gov. Requests should be made as soon as possible, but at least 3 business days prior to the scheduled meeting.

The City of Redmond does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (MOU) is made and entered into by and between Deschutes County, a political subdivision of the State of Oregon, by and through its elected officials, hereinafter referred to as “County”, and City of Redmond, Oregon, an Oregon municipal corporation, by and through its elected officials, hereinafter referred to as “City,” all herein referred to individually or collectively as the “Party” or “Parties”.

RECITALS

1. Terrebonne is an unincorporated community located within northern Deschutes County. At present, the majority of Terrebonne does not have a community sanitary sewer collection, treatment, or disposal system. Sewage from public facilities, businesses, and residents is processed via individual on-site septic and drain field systems. Due to age and subsurface conditions, these systems are experiencing failure at a significant rate within the community.
2. County is currently preparing an update to a 1999 Wastewater Feasibility Study which evaluates sewage collection, treatment, and disposal options to address current, and anticipated, on-site system failures providing long-term stability for the community.
3. As the County is not a utility provider, the County is assisting the community with formation of a Sanitary District, as per applicable provisions within ORS 198 and 450. Due to issues of timing and decision points associated with the City’s Wetlands Complex Expansion Project (Redmond Wetlands Complex), which precedes the formation of a Sanitary District, the County’s role is that of representing the interests of a future Sanitary District in negotiations with the City and others.
4. The County’s evaluation to date indicates that installing a community-wide septic tank effluent pumping [STEP] system within unincorporated Terrebonne and discharging to City treatment facilities via a combined pressure sewer main is the preferred long-term solution. See Exhibit A. With initial assistance from County, the Sanitary District would be responsible for design, construction, operation, and maintenance of the STEP system.
5. City is a municipal corporation within the State of Oregon and Deschutes County. City is currently engaged in design to relocate and expand its sanitary sewer treatment facilities as part of the Wetlands Complex Expansion Project, which is located within the County at 5801 Northwest Way. See Exhibit B.
6. City and County are interested in further evaluating the feasibility of discharging septic tank effluent generated in Terrebonne directly to City’s expanded treatment facilities.

Deschutes County - City of Redmond
Memorandum of Understanding

7. Prior to April 2022, the City of Redmond is required to proceed with final design on the Redmond Wetlands Complex that does or does not include Terrebonne's capacity.

NOW THEREFORE, the Parties agree as follows:

Parties will coordinate efforts to further evaluate and make recommendations regarding the viability of discharging septic tank effluent generated in Terrebonne directly to City's expanded treatment facilities to include the following:

1. Parties will meet regularly, as determined necessary, and share project related information. Parties will define their respective roles and responsibilities for implementation of this MOU.
2. Coordinate phasing and timing of City and County projects including anticipated formation of a Sanitary District in Terrebonne.
3. City to include Terrebonne treatment capacity into the Redmond Wetlands Complex pre-design which is currently underway.
4. Prior to April 2022, the County and City will establish the funding requirements and sources to design and construct the additional capacity for Terrebonne into the Redmond Wetlands Complex.
5. Determine funding requirements, cost-share allocations, and funding sources:
 - a. Capital expenditures including reimbursements.
 - b. Operations and Maintenance.
 - c. Monthly rates.
 - d. System Development Charges and/or connection fees.
 - e. Loans, grants, American Rescue Plan Act [ARPA], etc.
6. System operation and governance.
 - a. Details related to a single-source connection to City treatment facilities
 - b. Flow measurement / metering requirements.
 - c. Pre-treatment requirements.
 - d. Waste stream monitoring.
 - e. Billing.

TERMS AND CONDITIONS

1. It is the intent of Parties to document in this MOU, the coordinated efforts regarding the viability of connecting a septic tank effluent pumping system serving unincorporated Terrebonne to City sanitary sewer treatment facilities.

Deschutes County - City of Redmond
Memorandum of Understanding

2. This MOU will become effective when all required signatures have been obtained and will remain in effect until this MOU is terminated by one or all Parties or is superseded by an Intergovernmental Agreement [IGA] subsequently approved by the Parties.
3. The terms of this MOU will not be waived, altered, modified, supplemented, or amended, in any manner whatsoever, except in writing by the Parties. It is understood that this MOU will be modified upon creation of a Sanitary District to replace the County with the Sanitary District where appropriate.
4. Parties intend that, if an impasse or disagreement among the Parties should occur on issues pertaining to the MOU, a collaborative resolution process will be initiated to resolve the difference. Notwithstanding the resolution process, the terms of this MOU may be terminated upon 30 days written notice by any or all Parties.
5. The foregoing Memorandum is a non-legally binding document. Notwithstanding the signing or delivery of the Memorandum, any past, present, or future actions; or approvals by any of the Parties based upon this Memorandum, and any of the Parties is under no legal obligation with respect to the intentions outlined above.
6. This MOU may be executed in several counterparts all of which when taken together will constitute one document for all Parties, notwithstanding that all Parties are not signatories to the same counterpart. Each copy of this MOU so executed will constitute an original.
7. Should Parties determine that discharging to City treatment facilities appears viable and acceptable pursuant to the collaborative process outlined in this MOU, Parties agree to further pursue a binding agreement in the form of an intergovernmental agreement [IGA] intended to further define, in detail, the specific terms and conditions by which Parties will continue to collaborate to achieve each Party's overall objectives.

SIGNATURE PAGE TO FOLLOW

Deschutes County - City of Redmond
Memorandum of Understanding

THE PARTIES, by execution of this MOU, hereby acknowledge that their signing representatives have read this MOU, understand it, and fully support it.

DESCHUTES COUNTY by and through its
elected officials

By _____

Title _____

Date _____

Deschutes County Contact:

Chris Doty
Director of Public Works
61150 SE 27th Street
Bend, OR 97702
(541) 322-7105
chris.doty@deschutes.org

APPROVAL RECOMMENDED

By _____

Title _____

Date _____

City of Redmond by and through its
elected officials

By _____

Title _____

Date _____

City of Redmond Contact:

Ryan Kirchner
Wastewater Division Manager
243 E. Antler Ave.
Redmond, OR 97756
(541) 504-5070
Ryan.kirchner@redmondoregon.gov

APPROVAL RECOMMENDED

By _____

Title _____

Date _____

EXHIBIT A

TERREBONNE WASTEWATER SYSTEM ALT 3 - STEP PUMP TO REDMOND WWTP

DATE: 10/19/2021

Parametrix

ENGINEERING, PLANNING, ENVIRONMENTAL SCIENCES

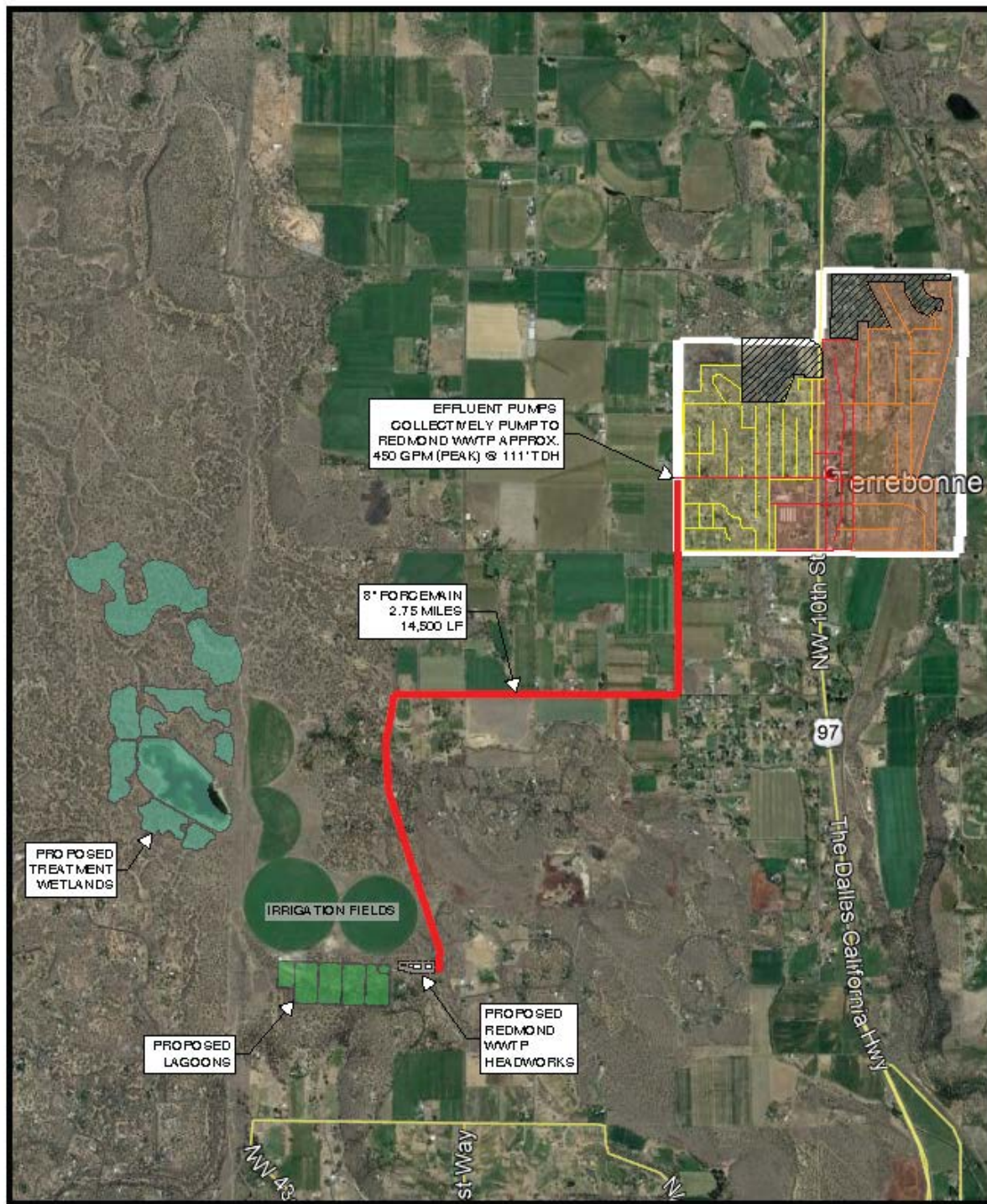
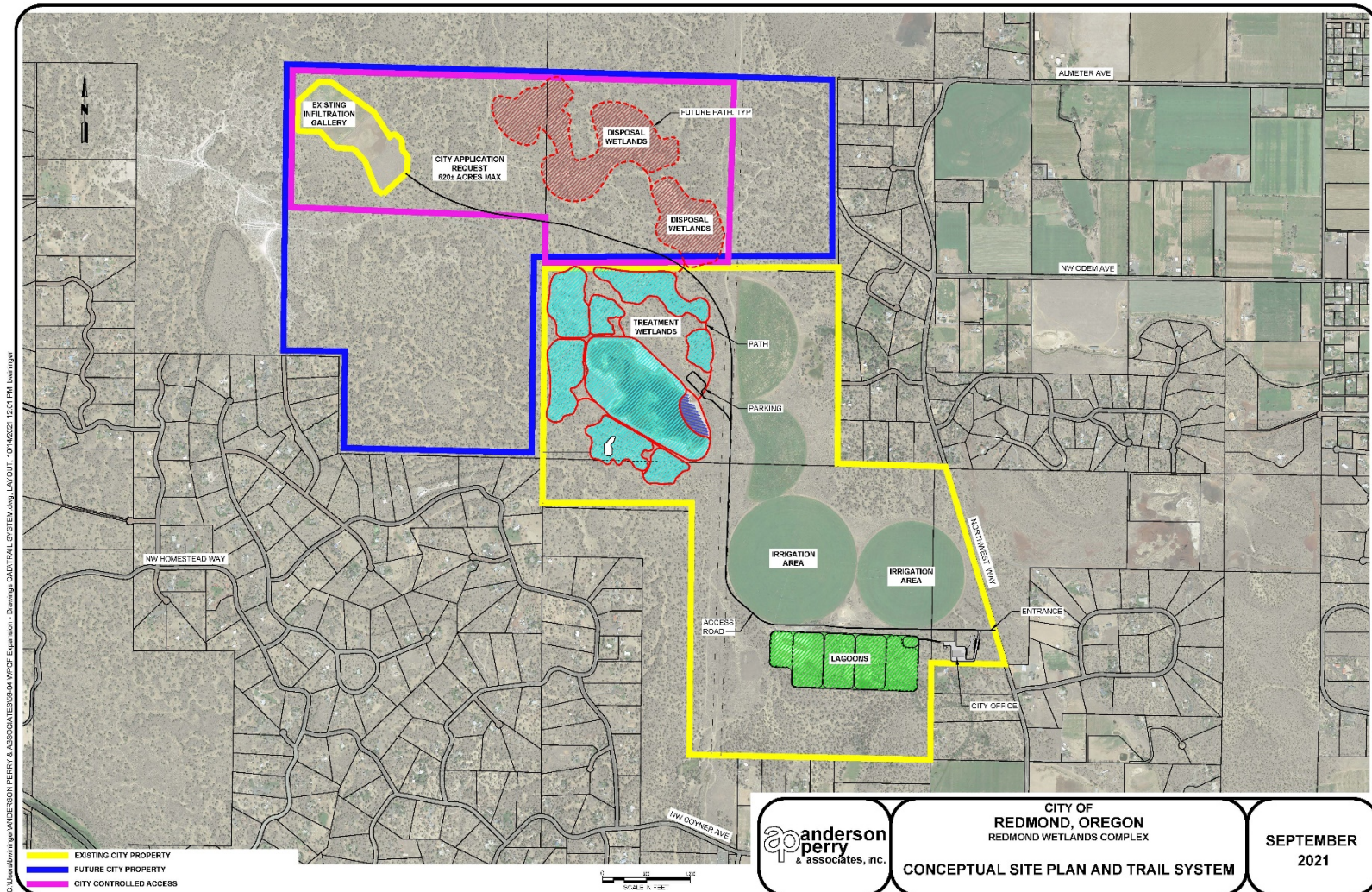


EXHIBIT B





REDMOND WETLANDS COMPLEX: TERREBONNE MOU

REDMOND CITY COUNCIL/DESCHUTES BOARD OF COMMISSIONERS

NOVEMBER 9, 2021



TERREBONNE FEASIBILITY STUDY

PURPOSE AND BACKGROUND

SLIDE / 2

PURPOSE:

To provide a feasibility analysis which responds to the limitations of the existing septic system in Terrebonne through the implementation of a Wastewater Collection and Treatment System.

BACKGROUND:

- 1984 study: Determined system not immediately necessary.
- 1999 study (commissioned by Water District): Determined system feasible, but not pursued.

WHY NOW:

- Requested by property owners/residents via petition to Board
- Significant septic failure rates in community (2x average)
- Significant commercial area failure and potential business closures.



CONNECTING TERREBONNE TO REDMOND

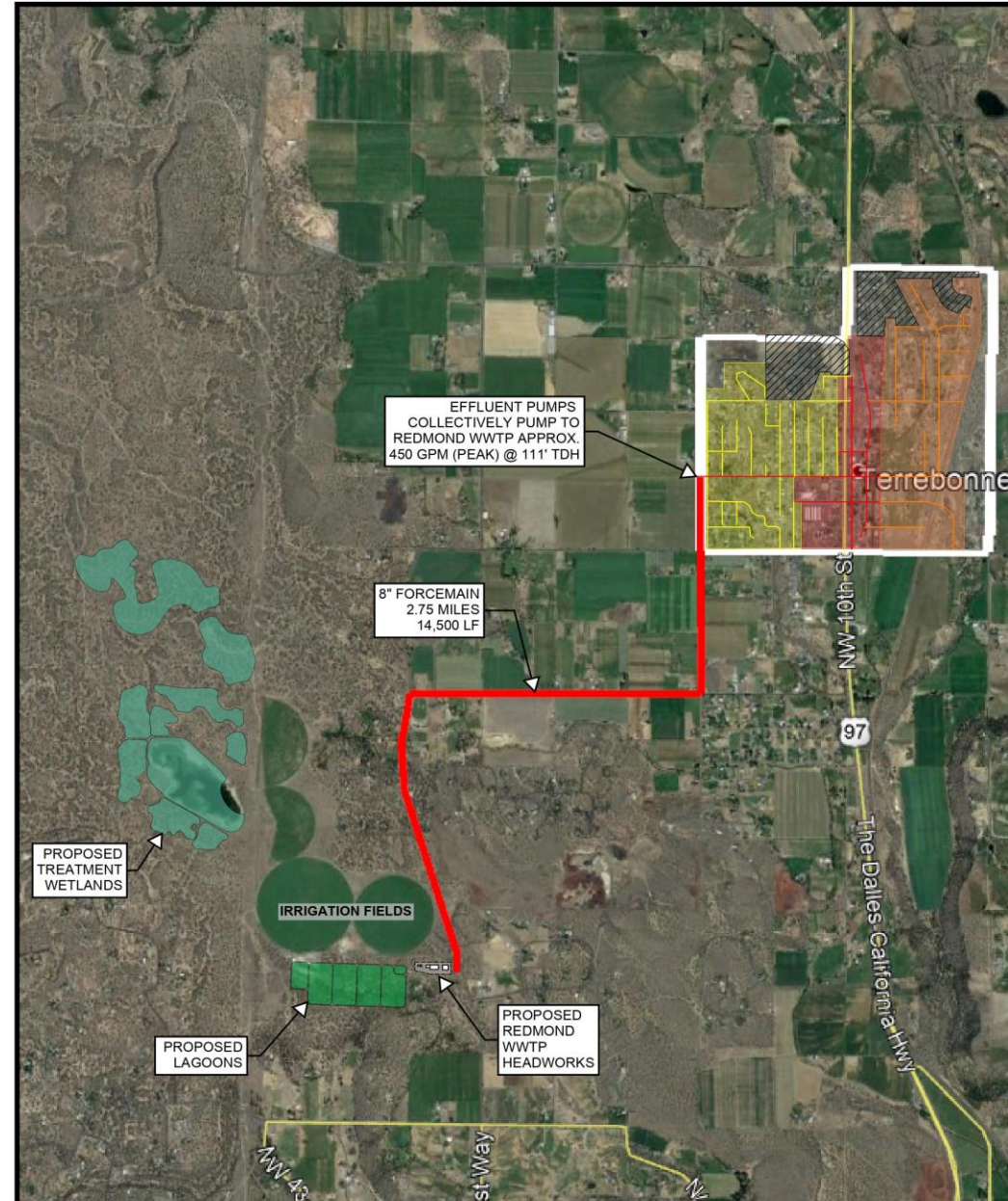
SLIDE / 3

TERREBONNE WASTEWATER SYSTEM ALT 3 - STEP PUMP TO REDMOND WWTP

DATE: 10/19/2021

Parametrix

ENGINEERING · PLANNING · ENVIRONMENTAL SCIENCES





NEXT STEPS

1. Approve and sign the MOU
2. Work in good faith towards an IGA between Redmond and the County, which will cover the terms of sewer service and financial obligations
3. County to initiate formation of Terrebonne Sanitary District
4. County to pursue for funding
 1. American Rescue Plan Act
 2. Other traditional sources
5. County to work with ODOT regarding collection system impacts for upcoming Terrebonne Project



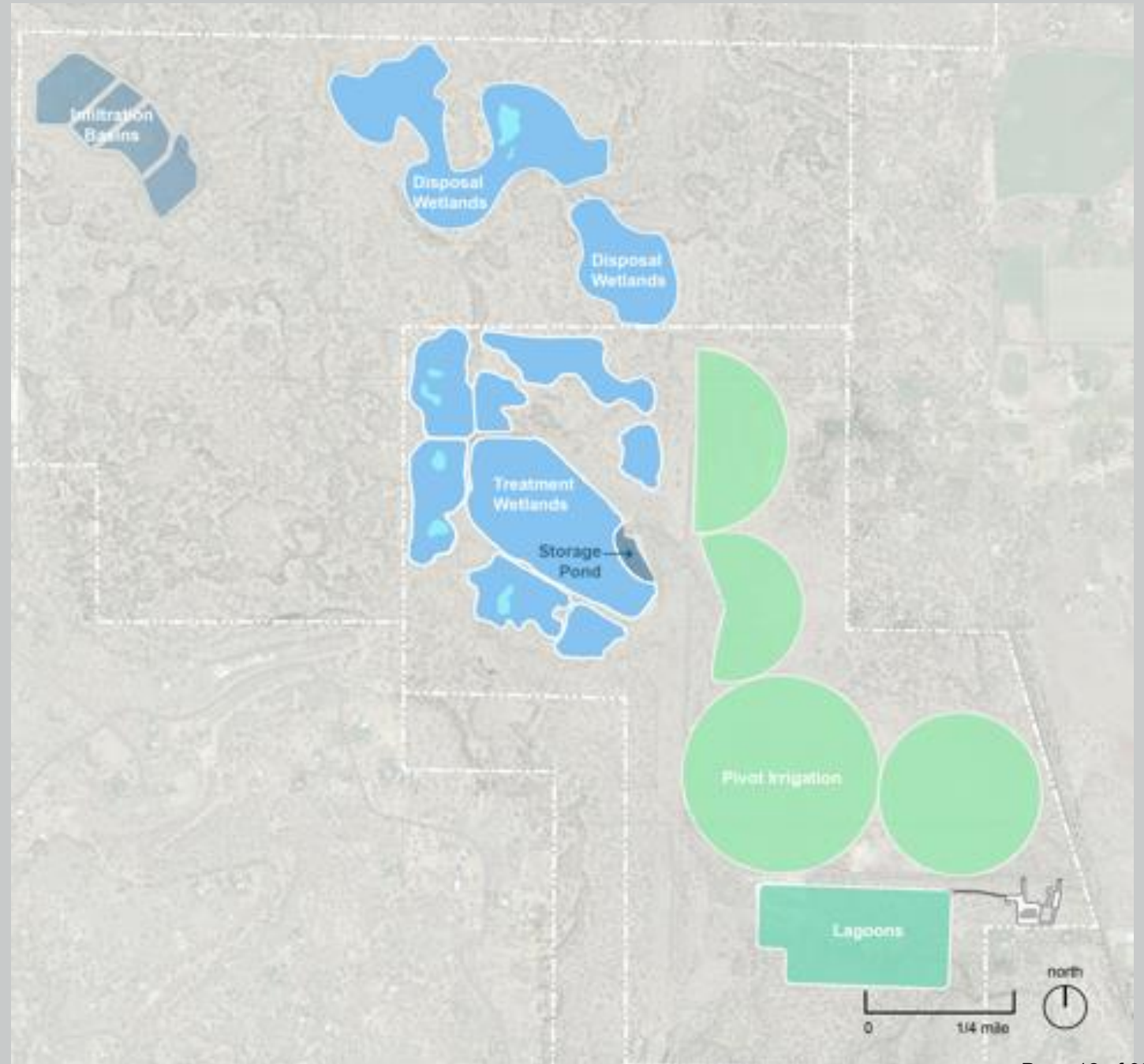
MOU ELEMENTS

Coordinate Efforts

1. Viability
2. Project Phasing
3. Sanitary District
4. Intergovernmental Agreement (IGA)

Design Capacity

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SLIDE / 5



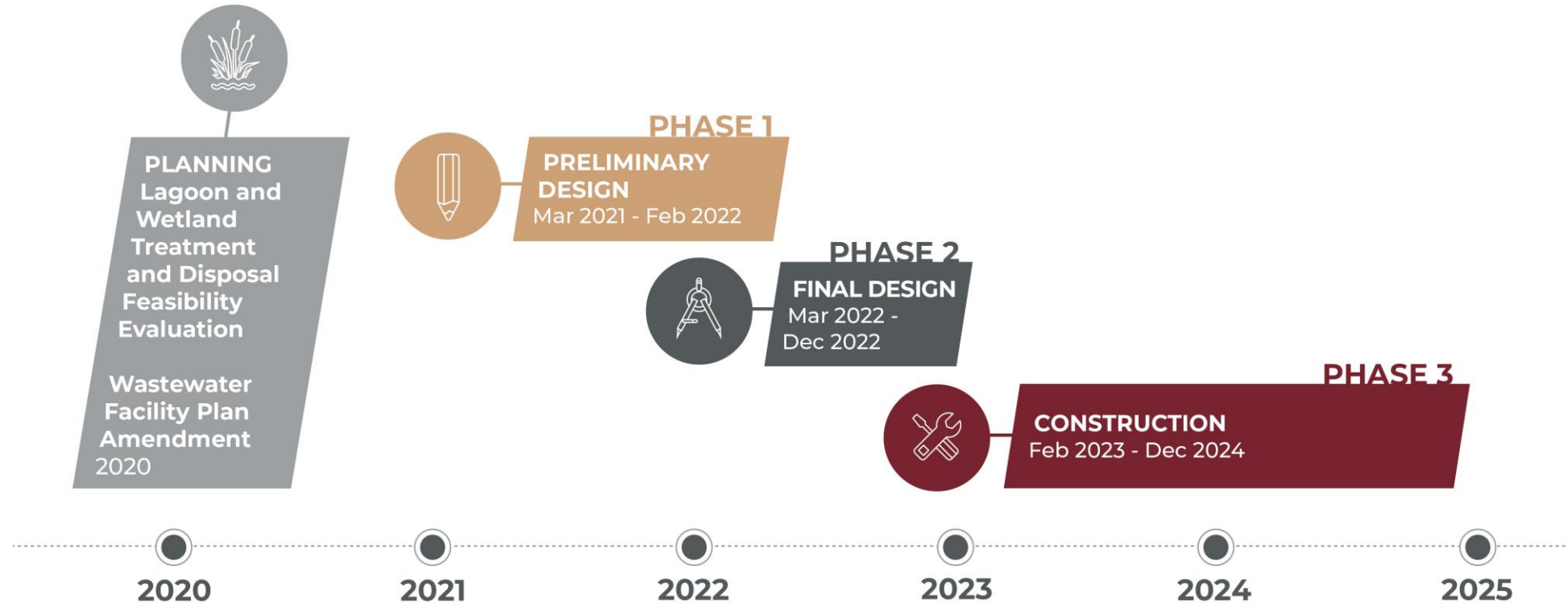


PROJECT TIMELINE & BUDGET

Design & Construction Timeline

CITY OF **REDMOND**
Water Pollution Control Facility Expansion

**Redmond
Wetlands
Complex**





QUESTIONS?





SKYLINE VILLAGE STATUS UPDATE

**JOINT MEETING OF THE REDMOND CITY COUNCIL AND THE
DESCHUTES COUNTY BOARD OF COMMISSIONERS**
NOVEMBER 9, 2021

SLIDE / 1

TOPICS

STATUS UPDATES

- LOCATION
- PAST EVENTS
- UPCOMING EVENTS

4079/2336 IN BRIEF

2016 - HB 4079 ADOPTED

2019 – HB 4079 AWARDED TO BEND
– HB 2336 ADOPTED
– HB 2336 AWARDED TO REDMOND

House Bill 4079

This pilot program authorizes a city to expand its UGB through an expedited process if the city dedicates at least 30 percent of the newly built housing as affordable and protects the newly added land for continued use as affordable housing for 50 years.

House Bill 2336

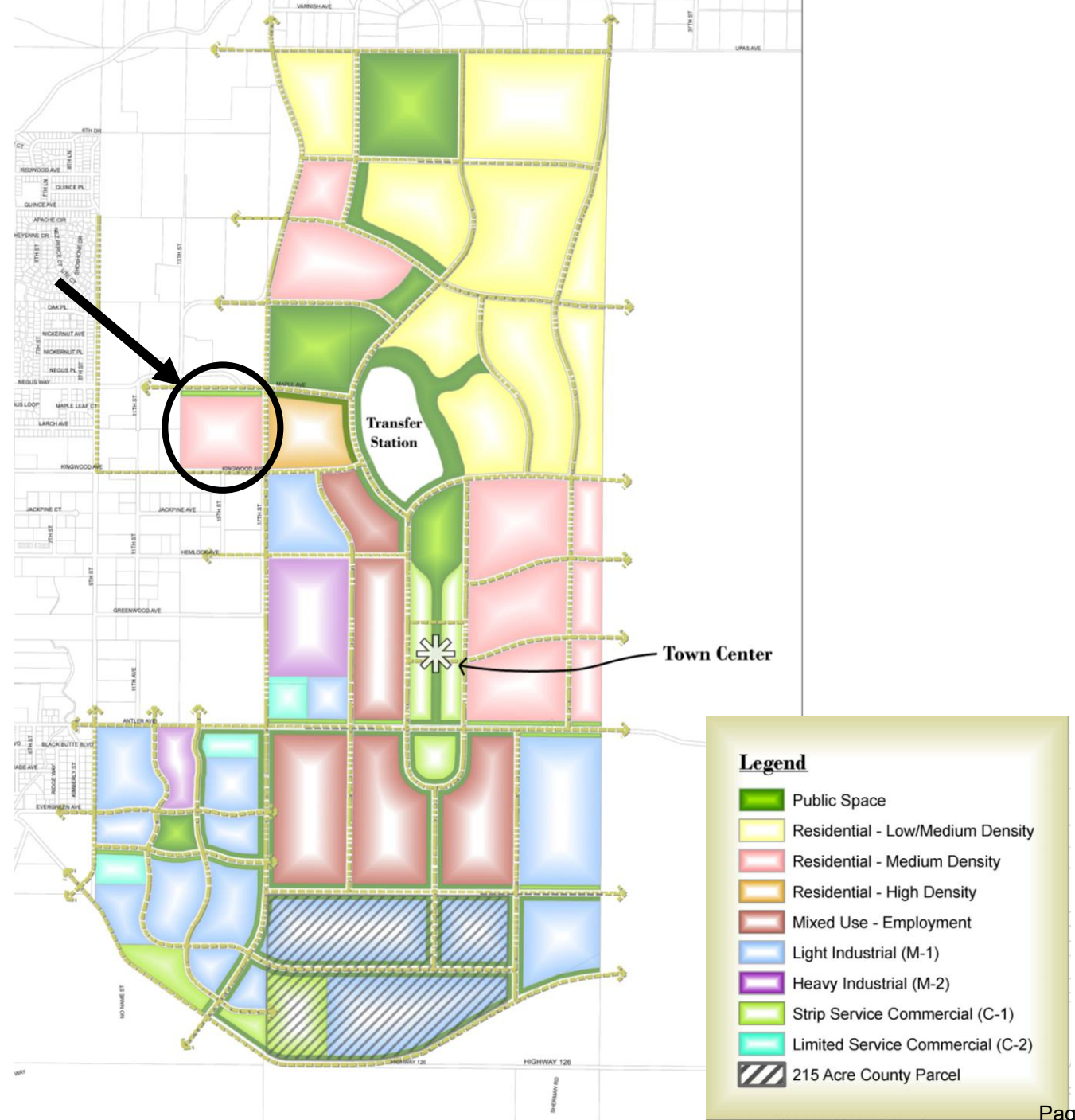
Amends House Bill 4079 to also award Redmond the Afford Housing Pilot Program outlined in HB 4079

HISTORY



EASTSIDE FRAMEWORK PLAN

SLIDE / 5



PAST & FUTURE EVENTS

DECEMBER, 2019

Joint BOCC / City Council
Land Donation
Agreement

JUNE, 2020

UGB & Comp Plan
Amendment Submitted to
County

OCTOBER, 2021

Annexed
Skyline Village

EARLY 2022

Select a Master
Developer

JANUARY - JUNE, 2020

Topo Survey,
Environmental
Assessment, TIA

APRIL, 2021

City Approval: Partition, UGB
Amendment, Rezone, Master
Development Plan

DECEMBER, 2021

Issue an RFQ to Solicit
Master Developer

FALL 2022

Master Developer:
Planning, RFP, Phasing,
Infrastructure



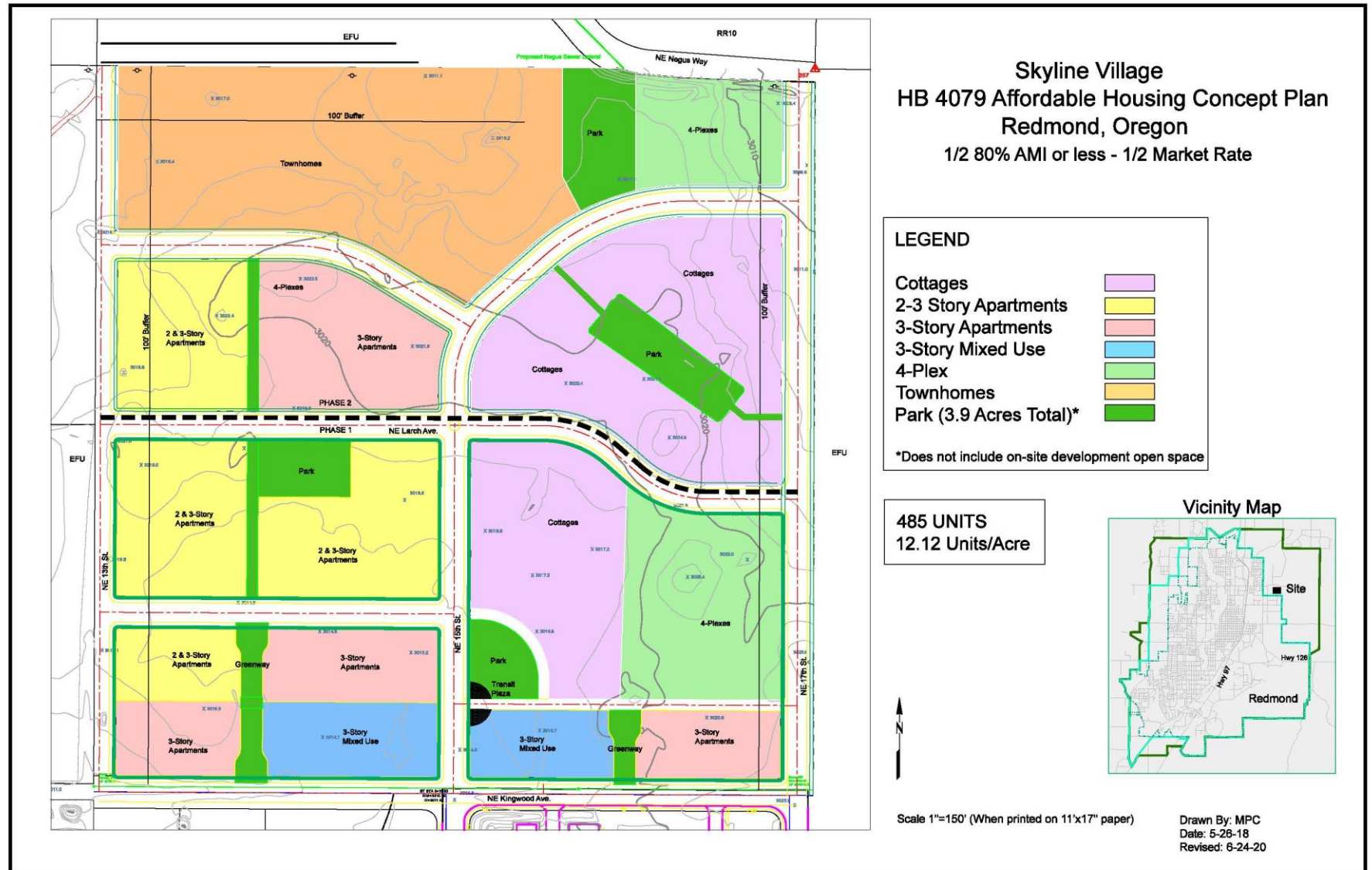
QUESTIONS?

04: MASTER PLAN DEVELOPMENT

CONCEPT PLAN

WHAT?
PRODUCT

SLIDE / 8



FUTURE EVENTS



STEP 01

CITY OF REDMOND
AWARDED
AFFORDABLE
HOUSING PILOT
PROJECT
2019



STEP 02

LAND DONATED BY
COUNTY
2019



STEP 03

LEVEL 1 LAND USE
ENTITLEMENTS
2020



STEP 04

**LEVEL 2 LAND USE
ENTITLEMENTS**
**July 2020 –
April 2021**



STEP 05

MASTER DEVELOPER
RFP & SELECTION
Summer 2021

HISTORY

SLIDE / 9



NEW PUBLIC SAFETY BUILDING (PSB)

CITY/COUNTY JOINT MEETING

NOVEMBER 9, 2021



DEPARTMENT SVCS./BLDG. USES

Public Contacts/Reporting
Fingerprint Public
Computer Forensics
Investigate Crimes
Evidence Processing
Report Processing
Technology Management
Take Reports

Interviews/Interrogations
Booking Suspects/Security
Grand Jury Hearings
Polygraphs
Secure / Public Parking
Training Classes
Equipment Storage
Community Meetings

Briefings
Team Conferences
Vehicle Inspections
Restrooms
Major Incident Operations Center
Fitness
Locker Rooms
Weapon Cleaning/Vault



POLICE DEPARTMENT

CURRENT FACILITY

- Total Building 12,850 sf
- Built in late 1990's
- Total Acreage: 1.1 Acres
- Parking (42):
 - 16 secure/fenced spots,
 - 26 unsecured spots
- Sally Port/Garage sized to fit 1 patrol car

8,030

TOO SMALL IN 2021

EXISTING SIZE:

12,850

CURRENT NEED:

20,880

LAND ACQUISITION: 2983 NW CANAL BLVD.

KEY STATS/INFO:

- Listed: March 2021
- Size: 8 Acres
- Price: \$2,265,000
- Source: ARPA

CITY'S INTEREST:

- Room for Growth
- Co-Location Potential
- Response Time
- Reasonable Price





BUILDING DEFICIENCIES (BUILT IN '98)

FAILING BUILDING

- HVAC issues
- Plumbing backups
- Structural deficiencies
- Last 12 months:
 - More than 500 hrs. maint.
 - \$30,000/Yr. in repairs

FUNCTIONALITY

- No Incident Command Center
- No privacy for investigators
- Insufficient interview rooms
- Records processing space
- Social Service component
- Technology
- Lack of secure officer parking

STORAGE

- Insufficient evidence locker capacity
- Evidence stored in (3) different areas offsite
- Records space too small

PUBLIC NEEDS

- Secure lobby with privacy opportunities
- Community meeting room
- Adequate Public parking





REDMOND



- Completed in 2024 –
Total cost =
\$20-\$30 mm
- 35,000 – 40,000
square foot building
on 4.0+ acres

OREGON CITY



- Completed in 2020 –
Total cost =
\$23 mm
- 34,000 square foot
building on 7.0 acres

ALBANY



- Completed in 2018 –
Total cost =
\$16 mm (*City
owned land*)
- 43,000 square foot
building on 3.9 acres
of land

BEAVERTON



- Completed in 2020 –
Total cost =
\$35 mm
- 72,000 square foot
building (3 stories) on 4.5
acres of land

FUNDING OPTIONS

GENERAL OBLIGATION (GO) BOND

Voter Approval

	\$1M	\$25M*
Per House	\$5	\$129
Tax Bill % Increase	0.1%	4%

General Fund operating flexibility

*** Does not include \$3M
commitment from state for triage
center**

FULL FAITH & CREDIT (FF&C) BOND

Council Approval

	\$1M	\$25M*
Annual Payment	\$67k	\$1.7M
Operating Budget %	0.3%	9%

Trade-off = Additional General
Fund operating expenses

*** Does not include \$3M
commitment from state for triage
center**

"ONE-TIME" FUNDS

Unable to fund the
entire project

TOTAL	\$9.3M
Land Sales	\$3.4M
ARPA	\$5.9M

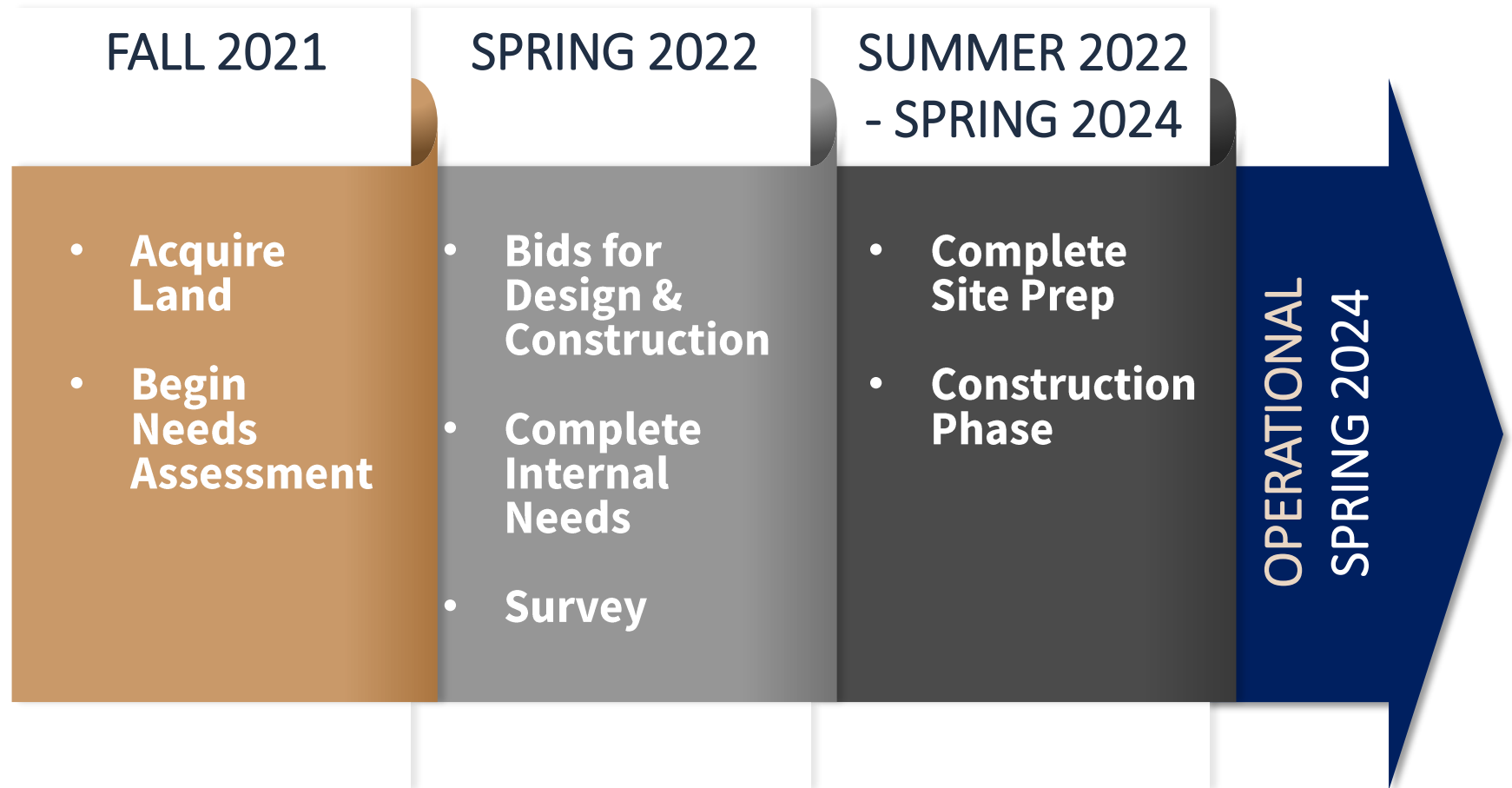
Trade-off = "1-time" General
Fund projects / initiatives

**REDUCES GO
OR FF&C DEBT**



POTENTIAL NEW BUILDING TIMELINE

PUBLIC SAFETY BUILDING





POLLING

225 PHONE

INTERVIEWS

(JULY 2021)

Support	82%
Oppose	12.5%

Use General Fund	30%
Bond Measure	59%

\$11/month	
Willing	69.3%
Not Willing	26.7%



POLLING

MORE/LESS LIKELY SCENARIOS (JULY 2021)

SLIDE / 11

	More/Less/Neutral
Sell Current Property	60/11/24

Outgrown Bldg./Main.	72/6/16
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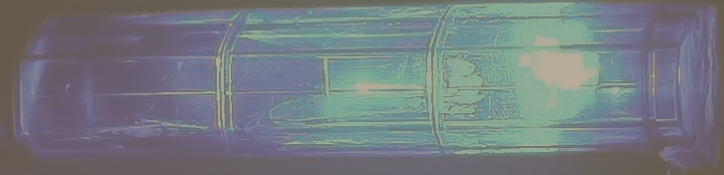
Victim Privacy	62/8/24
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Male/Female Facilities	59/8/28
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Mental Health Center	73/8/11
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Safe & Modern (PD)	68/4/20
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Post Scenarios:	
Support	80%
Oppose	12%



Q & A