

SPECIAL CITY COUNCIL MEETING OF THE CITY OF REDMOND WAS HELD DECEMBER 7, 2021, VIA GOTOMEETING.

COUNCIL MEMBERS PRESENT: Krisanna Clark-Endicott – George Endicott – Clifford Evelyn – Ed Fitch – Jay Patrick – Shannon Wedding

STAFF PRESENT: City Attorney Keith Leitz – Airport Director Zachary Bass – Police Chief Dave Tarbet – Public Works Director Bill Duerden – City Recorder Kelly Morse – Deputy City Manager John Roberts – IT Manager Matt Hayes – Chief Financial Officer Jason Neff – Accounting and Financial Reporting Director Brooks Slyter – Director of Communications Heather Cassaro – Water Utility Manager Joshua Wedding

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

FUTURE AGENDA TOPICS

A. Dispensaries (Evelyn)

Councilor Evelyn presented his request for a future Council work session to prepare for the implementation of dispensaries in Redmond, opining it is inevitable that the federal government will legalize marijuana. Mayor Endicott stated he spoke to Rob Bobette who said legalization at the federal level will not occur in the foreseeable future and the City will have months of notice beforehand. After explaining the City's options, City Attorney Keith Leitz recommended waiting on the dispensary discussion based on Mr. Bobette's statements. While Councilor Fitch opined there is no sense of urgency, he does agree the issue will need to be addressed next year. He recommended staff be prepared to look at options for the Council to consider in the event the federal government decriminalizes marijuana. Councilor Patrick stated he is not in favor of marijuana and expressed concern with Oregon being the number one state for addiction. He would like to wait and see what happens before setting rules for marijuana that may not apply.

The majority of the Council present was not supportive of bringing this item forward at this time.

B. Vacant Downtown Properties (Evelyn)

Councilor Evelyn presented his request for a future discussion on downtown vacancies and expressed his concern over the accumulation of garbage and debris from people that live above the vacant buildings. He said long-term vacant buildings create deterioration and danger, which is a liability to the City as well as to the landowner. He opined there should be a time limit on how long a building can sit vacant. Deputy City Manager John Roberts stated that while the City relies on incentives and programs through the Urban Renewal Program to work with property owners to improve their buildings, the City has never necessarily leveraged City and/or Development Codes to force the building owners to act. He said staff can return to Council with an update on recent successes and the programs that are being used the most by property owners downtown.

Councilor Patrick stated that as a Councilor he will not tell property owners and business owners what they can or cannot do, unless there is a safety issue for the community. Mayor Endicott suggested the Council hear about the incentive programs from the Downtown Urban Renewal Advisory Committee (DURAC) and add that to a future agenda. Councilor Fitch opined there are solutions other than the City getting too involved in private properties and is not in favor of the City using public money on private property. As the liaison to DURAC, Councilor Clark-Endicott stated Redmond's downtown is flourishing and at the highest capacity it has been in years. Councilor Wedding pointed out plans for the downtown have been delayed due to the pandemic and City Hall being closed.

After additional discussion by the Council, Mayor Endicott asked Mr. Roberts to arrange an update from DURAC on activities and use of funds, etc. Mr. Roberts confirmed with a target of late January/early February 2022.

C. Council Goal Setting (Fitch)

Councilor Fitch offered ideas on how to obtain broader input on goal setting from the community and recommended a resolution could be brought to Council at the next meeting. Mayor Endicott commented that a discussion with City Manager Keith Witcosky revealed that some departments are severely understaffed resulting in heavy workloads. He added that coordinating town hall meetings at this time would be extremely burdensome to those departments. He encouraged the Council to gather input from the public and bring it to Council on the public's behalf. Committees and commissions already have numerous goals and objectives and adding more would make those items difficult to address. Councilor Clark-Endicott noted Councilors serve as liaisons to City commissions and committees and can bring input from those bodies forward to the Council.

The majority of the Council was not supportive of bringing this item forward at this time.

PRESENTATIONS

A. Water Panel Discussion

Public Works Director Bill Duerden introduced Central Oregon Irrigation District's (COID) Director of Water Rights Leslie Clark, COID Managing Director Craig Horrell, GSI Water Solutions consultant Adam Sussman, and the City's Water Utility Manager Josh Wedding who will discuss the City's water rights, the ability to meet our water needs over the next 20 years and whether the City should pursue acquiring more rights for mitigation.

Mr. Sussman presented background information on the City's water rights and our current status. He highlighted the life cycle of water rights, water right certificates and permits, future applications, water rights utilization and possible extensions, and certificate modifications through water right transfers. He explained that the Deschutes Basin has a unique "cap and trade" mitigation program due to over-appropriated water rights in the 1970s and 1980s. Pumping additional groundwater must be offset with surface water rights. The City's largest groundwater permit was issued in 2013 for 25 cubic feet per second (CFS). Mr. Sussman stated the City's next permit will be required to go through the mitigation process, but opined the City is in a unique situation and mitigation is achievable.

Mr. Sussman shared that all of the City's water rights gives us the ability to pump approximately 29 million gallons per day (GPD). Mr. Wedding added that the maximum demand in summer 2021 was 15.8 million gallons per day. The City holds a surface water right from 1912 for the Deschutes River, and while it is not currently being used, it is protected and considered beneficial use of the water.

Mr. Sussman provided statistics on projected demand/supply which indicate Redmond has enough water rights to service a population slightly under 70,000, but noted it is time to start thinking about the next application. The City currently has 815.5 acre feet of mitigation credits and adding water rights from 1912 would add over 500 acre feet of additional mitigation credits. The current challenge is the cap on the mitigation program which limits the number of permits the Water Resources Department will issue. There is currently only 10 CFS remaining before reaching the cap. Mayor Endicott explained that the cap is for the entire Basin, not just Redmond and if the City wanted to increase its water rights or certificates in the Basin, it would be competing for access to the remaining 10 CFS. Mr. Sussman added the cap is not only for municipal use but also agricultural, irrigation, and industrial uses.

Mr. Wedding shared details of the City's Water Management and Conservation Plan and added that staff review the document every five years to ensure benchmarks are still being met. Benchmarks include a leak detection program, citywide metering, public and educational outreach. The City encourages water conservation through public outreach, rate increases, and development. Mr. Wedding demonstrated how development impacts water use by comparing older/larger lots in northwest Redmond versus newer/smaller lots in southwest Redmond. Northwest Redmond homes have more irrigatable space, mature water dependent landscape and average 1,109 GPD per account in the summer and 121 GPD in winter, whereas southwest Redmond homes have less irrigatable space, high desert landscaping with native plants and

grasses and average 508 GPD per account in the summer and 84 GPD in the winter. Because summer irrigation consumes the largest amount of water, the City strongly encourages xeriscaping. Mr. Wedding added it would be beneficial to have a program that teaches landscapers more efficient ways to install landscaping for water savings.

Ms. Clark discussed the background of COID's water rights certificates. The City has a right to use that water as a holder of municipal water right use. She talked about some of COID's efforts which include mitigation, meeting Deschutes River needs for endangered species through the Habitat Conversation Plan, delivering water to farmers, addressing the needs of municipal water users, removing water through annexation agreements and development within Redmond, and piping. Ms. Clark noted the five districts on the Deschutes River are committed to projects that will conserve water to help the North Unit Irrigation District (NUID) support its live flow. An agreement between COID and NUID delivers any conserved water to NUID during the irrigation season and in return, NUID agrees to release an equal volume of water from Wickiup Reservoir during the winter months.

Mr. Horrell stated a Basin Study Work Group consisting of municipalities, irrigation districts, and environmental groups believe there is a balanced plan for meeting the water needs of cities, agriculture, and rivers; however, environmental groups such as Water Watch does not want COID to "double dip" in terms of mitigation credits. He spoke to COID's System Improvement Plan and Modernization Plan noting that COID delivers water in a 100-year-old canal which can sometimes lose 30-40 percent of the water in this delivery, mostly occurring in the Pilot Butte Canal and the Central Oregon Canal. COID and the Deschutes Basin Board of Control's plan of piping leaky canals and modernization was subsequently approved and well-funded. Phase 1 of the project will pipe 4 miles of the Pilot Butte Canal, cost approximately \$32 million, and ultimately conserve 30 CFS. This will have a significant impact on NUID, the Oregon spotted frog, and municipalities. COID is in the process of completing an Environmental Impact Statement which will allow them to receive unlimited federal grant funding. Mr. Horrell believes COID will received about \$250 million in funding to pipe the remainder of the Pilot Butte Canal. Engineering plans should be completed in 2025. Mr. Horrell spoke to the historic nature of a 6,780 foot segment of the Pilot Butte Canal from NW Dogwood Avenue to NW Quince Avenue. This section is adjacent to the original site of the Frank and Josephine Redmond homestead and will need to be highlighted in a historical way by COID in partnership with the City.

Mr. Horrell, Ms. Clark, and Mr. Sussman addressed questions regarding COID's main piping, responsibility for laterals, water rights from Redmond annexations, and municipal demand in the Deschutes Basin.

B. Council Vacancy Process

Mayor Endicott discussed the process used for appointing a replacement for Councilor Bullock who resigned in November. His goal is to make the appointment by the end of the calendar year. The 17 applications received during the two weeks filing period will be included in the next meeting packet. Mayor Endicott stated that while applicants had great credentials, the three applicants selected for interviews were already committing their time, effort, and energy to Redmond by serving on a City commission or committee. A panel consisting of Mayor Endicott, Councilor Patrick, and Councilor Wedding conducted interviews on December 3, 2021, and were impressed by all three candidates. Councilor Wedding opined the process was well vetted and she looks forward to the selection next week. Councilor Patrick noted he was pleased by the number of applicants.

In response to a question from Councilor Fitch, Mayor Endicott stated the Council is welcome to provide input on the candidates before he makes the formal appointment.

OTHER BUSINESS

Council Patrick and Mayor Endicott commented on the anniversary of Pearl Harbor and thanked all veterans for their service.

There being no further business, the meeting was adjourned at 8:03 p.m.

Prepared by ABC Transcription Service and reviewed by Kelly Morse, City Recorder

APPROVED by the City Council and SIGNED by the Mayor this 24th day of May 2022.

/s/ George Endicott
George Endicott, Mayor

ATTEST:

/s/ Kelly Morse
Kelly Morse, City Recorder