

REGULAR CITY COUNCIL MEETING OF THE CITY OF REDMOND WAS HELD JANUARY 28, 2014, IN THE CITY COUNCIL CHAMBERS.

COUNCIL MEMBERS PRESENT: Tory Allman – Joe Centanni – George Endicott – Camden King – Ginny McPherson – Jay Patrick

COUNCIL MEMBERS EXCUSED: Ed Onimus

STAFF PRESENT: City Manager Keith Witcosky – Assistant City Manager Sharon Harris – City Attorney Steve Bryant – Interim Airport Director Bob Noble – Police Chief Dave Tarbet – Public Works Director Bill Duerden – City Recorder Kelly Morse – Community Development Director Heather Richards – CIS Administrator Sheri Cleveland – Finance/Budget Manager Jason Neff

MEDIA PRESENT: Leslie Pugmire-Hole, Redmond Spokesman – COTV

Mayor Endicott called the meeting to order at 6:30 p.m.

INVOCATION

Pastor Eric Burtness, Zion Lutheran Church, led the invocation.

PLEDGE OF ALLEGIANCE

Councilor Allman led the Pledge of Allegiance.

COMMENTS FROM CITIZENS AT THE MEETING

There were no comments from citizens at the meeting.

CONSENT AGENDA

- A. Minutes of December 9, 2013 Special P.M. Council Meeting (Exhibit 1)**
- B. Minutes of December 17, 2013 Special P.M. Council Meeting (Exhibit 2)**
- C. Res. #2014-02 – A resolution of the City of Redmond to partner with the Oregon department of Transportation on design and engineering for a South US 97 Improvement Project utilizing Federal Highway Funds. (Exhibit 3)**

Councilor King moved, seconded by Councilor Patrick, to approve the Consent Agenda, motion passed. (Allman-yes, Centanni-yes, Endicott-yes, King-yes, McPherson-yes, Onimus-absent, Patrick-yes)

PRESENTATIONS

A. Redmond Economic Development, Inc., Jon Stark

Redmond Economic Development, Inc. (REDI) Manager Jon Stark provided the Council with an update on REDI's Strategic Plan; current strategic projects; business development activity; pipeline of project types, industry mix, and jobs; the number of companies assisted; and lead generation activities. Mr. Stark addressed questions from the Council.

B. Airport Commission Annual Update, Mike Newell

Interim Airport Director Bob Noble described changes in the Airport Commission's direction and focus moving forward then introduced Airport Commission Chair Mike Newell. Mr. Newell detailed the Airport Commission's 2013 accomplishments which include the following:

- Advocated for American Airlines Service initiative.
- Recommended the implementation of a public parking lot reconfiguration and rate change which resulted in a 21 percent increase in revenue.

- Approved a new addressing scheme for all buildings inside the security (AOA) fence.
- Approved the Communication Plan for processing the Airport Rules and Regulations, Minimum Standards, and Lease Policies.
- Reviewed land development study.
- Provided guidance on Capital Improvements (Taxiway C and north side GA ramp, ordered snow removal equipment)

Mr. Noble outlined 2014 goals which are:

- Assist with the transition for the new Airport Director and establish new work plan/agenda.
- Advocate to City Council adoption of new Airport Rules and Regulations, Minimum Standards, and Lease Policies
- Advocate for air service development and establish a sustainable funding strategy.
- Receive briefing from staff and provide input on Capital Improvement and Airport finances.

Mr. Newell and Mr. Noble answered questions from the Council.

C. 2nd Quarter Financial Report, Jason Neff

Finance/Budget Manager Jason Neff presented the 2nd quarter financial dashboard. Areas highlighted were the positive trending of the stormwater and wastewater revenue, property tax assessment growth of 10 percent, higher than anticipated beginning fund balance in Airport Operations, lower growth rate for PERS than budgeted, and fiscal sustainability labor contracts. Mr. Neff reviewed each department fund and the City's cash and investment summary.

PUBLIC HEARINGS

A. Sale and Relocation of the Old Redmond Schoolhouse locate at 1429 W Antler Avenue (Exhibit 5)

Mayor Endicott opened the public hearing.

Community Development Director Heather Richards explained that the Council is conducting a public hearing to consider the sale of what is known as the Old Redmond Schoolhouse. Ms. Richards explained the considerations for sale of property which include:

- Anything with value of over \$1,000 must receive a public hearing
- The structure is assessed by Deschutes County at \$36,630 and considered to be 50 percent viable

Ms. Richards described the history of the Council's discussion on the sale of the Old Redmond Schoolhouse then noted proposals were received by Roger Lee, Save Our Schoolhouse (SOS), and Habitat for Humanity which formally withdrew their proposal earlier today.

Proposals

1. Roger Lee
 - a. Purchase for \$1
 - b. Relocate to 13th Street between Forest and Glacier Avenues
 - c. Restore as a single family dwelling
 - d. Preserve historic integrity
 - e. Interpret history through a plaque and addition to the walking tour
 - f. Host an open house at the conclusion of the restoration
 - g. Relocate the "Did you know" signs to the new site while under construction
 - h. Not System Development Charges for relocating house
2. SOS
 - a. Phase 1: Structure and Membership – 9 months
 - i. Initial membership drive for annual operational fund (200 members @ \$35 + \$7,000)

- ii. Establish structure for organization and working agreement with the City of Redmond
- b. Phase 2: Fundraising – 12 months
 - i. Raise \$100,000 for restoration efforts
- c. Phase 3: Building and Operating – 12 months (4-6 months overlap with Phase 2)
 - i. Rehabilitation of structure

Pros and Cons of Proposals

1. Roger Lee
 - a. Pros
 - i. Preserves the structure
 - ii. Restores it to housing, its primary use
 - iii. Restores it to original historic neighborhood
 - iv. Cost neutral to the City and taxpayer (no restoration, annual operational/relocation/demolition costs)
 - v. Retains designation as Site of Historical Significance
 - vi. Memorialized with plaque, walking tour brochure, and public open house
 - b. Cons
 - i. Reverts to private ownership
 - ii. Lost opportunity for this structure to be a community amenity in the park system
2. SOS
 - a. Pros
 - i. Preserves the structure
 - ii. Maintains it in public ownership as a community asset
 - iii. Educational opportunity for YouthBuild program
 - iv. If successful, demonstrates community buy-in
 - b. Cons
 - i. Time period to demonstrate success is lengthy – continued deterioration of the building and holding costs for the city/taxpayer
 - ii. Risk financially – no demonstration of past success
 - iii. If not successful, then what?

Redmond Resident Linda Nolte, Richard Lance, Jack Kay, Jack Nelson, Diana Bozarth, and Nunzie Gould spoke in favor of the SOS proposal. Several individuals in attendance stood in support of the SOS proposals

Redmond resident Bill Groesz spoke in favor of Roger Lee's proposal.

Redmond resident Leanne Latterell read letters on behalf of John and Lari Hodecker and Josephine Weigand who all supported the SOS proposal.

Redmond Area Park and Recreation District (RAPRD) Executive Director Katie Hammer addressed questions from the Council on the feasibility of a multiple vendor location adding that RAPRD looked into the facility but maintenance costs were deemed to prohibitive.

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

Mayor Endicott stated that both proposals preserve the building and the issue is whether the Council would prefer to keep it and use it as a community building or sell it to a private party.

Councilor McPherson expressed concern that in 30 months, the City could lose the one offer that will restore the structure back to its historical integrity then we are left with a building that continued to deteriorate. Councilor McPherson added that unfortunately, there is no guarantee with the SOS proposal.

In response to questions from Councilor Allman, Mr. Lance clarified the SOS proposal which would create a membership-owned non-profit organization that would provide core staff and cover operating expenses.

Councilor King noted there no shortage of ideas regarding uses for the facility; however, this presents itself as an opportunity for the community to come together and support the SOS proposal to keep the structure in the Dry Canyon.

In response to concerns from Mayor Endicott on volunteer liability, City Attorney Steve Bryant stated the City uses volunteers in many capacities throughout the city without liability.

Councilor Allman expressed concern with fundraising.

Councilor Patrick stated he is weighing the financial aspect of selling the structure with that of the community's desires adding he would like to see the structure remain in its current location.

Mayor Endicott acknowledged that the Council does have a fiduciary responsibility to the tax payers, but he struggles with the decision as well.

Councilor Centanni explained that his primary goal is more about retaining the structure itself versus retaining the location adding that Mr. Lee's proposal will return the structure to its original condition as a home. Mr. Lee values history and his track record of historic restoration has proven itself. Allowing Mr. Lee to move forward with his proposal will keep the structure as an asset in Redmond. Councilor Centanni expressed concern that if the structure remains a public asset there is no guarantee it will be utilized then opined the structure needs to be used, not just rehabilitated.

Councilor Centanni moved, seconded by Councilor Allman, to approve the sale and relocation of any or all of the structures on city-owned property at 1429 West Antler Avenue and authorize the City staff to negotiate the sale with a proposal consistent with Roger Lee's proposal and the Redmond City Code, motion passed. (Allman-yes, Centanni-yes, Endicott-yes, King-no, McPherson-yes, Onimus-absent, Patrick-no)

ACTION ITEMS

A. Res. #2014-01 – A resolution setting fees and charges imposed by the City of Redmond. (Exhibit 6)

Mr. Duerden Res. #2014-01 changes the City's fee schedule to reflect a stormwater franchise fee. The City charges all utilities a franchise fee for use of the public right-of-way. The City's utilities must also pay franchise fees. When the stormwater fee was approved in 2013, this section of the fee schedule was not updated to include notation of the franchise fee. The fee schedule will be effective retroactive to October 1, 2013, when the stormwater utility was implemented. Approving the franchise fee will allow the City to transfer the franchise fee to the General Fund.

No comments were received from the public.

Councilor Allman moved, seconded by Councilor McPherson, to adopt Res. #2014-01, motion passed. (Allman-yes, Centanni-yes, Endicott-yes, King-yes, McPherson-yes, Onimus-absent, Patrick-yes)

MAYOR'S COMMENTS

Mayor Endicott reported on his visit to an Idaho water park with the resort's developer who feels there may be an opportunity now for the water park project in Redmond to move forward. Mayor Endicott will be attending Governor John Kitzhaber's Resilience Task Force meeting in Salem.

COUNCIL COMMENTS

Councilor Allman thanked those in attendance for their support of the Old Redmond Schoolhouse.

Councilor King thanked the public for their passion and support as well. Councilor King updated the Council on the status of the Central Oregon Community College's recruitment for a President. Awards at the Redmond Chamber of Commerce annual banquet were as follows:

- Citizen of the Year – Linda Hill

- Business of the Year – Opportunity Foundation of Central Oregon
- New Business or Product – Straw Propeller
- Customer Service Award – Original Pancake House
- President's Award – Bern Theisen

Councilor Centanni expressed appreciation to the SOS group for their efforts to save the Old Redmond Schoolhouse. Eric Sande, who serves as the City's business representative to the Economic Development for Central Oregon (EDCO) board has requested to step down. Former EDCO business rep Chris Severn has been approached as a possible replacement.

Mayor Endicott recommended the appointment of Chris Severn as the City's Business Representative to the Economic Development for Central Oregon Board, motion passed. (Allman-yes, Centanni-yes, Endicott-yes, King-yes, McPherson-yes, Onimus-absent, Patrick-yes)

Councilor Centanni encouraged people to be safe when walking and driving in bad weather and to shop local.

Councilor McPherson thanked the Public Works transportation crew for their efforts during the icy weather. The citizens of Redmond were encouraged to get behind the Evergreen School and Sam Johnson Park project as the SOS group did for the Old Redmond Schoolhouse. Volunteers are needed to serve on the Historic Landmarks Commission.

CITY MANAGER COMMENTS

City Manager Keith Witcosky discussed the budget calendar, labor negotiations, and Central Oregon Drug Enforcement team.

Mayor Endicott thanked Ms. Nolte for her passionate comments.

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 9:28 p.m.

Prepared by Kelly Morse, City Recorder

APPROVED by the City Council and SIGNED by the Mayor this 25th day of February, 2014.

/s/ George Endicott
George Endicott, Mayor

ATTEST:

/s/ Kelly Morse
Kelly Morse, City Recorder