

# City Manager's Report

## Information and Updates for the Mayor and City Council

December 5, 2025

### UPCOMING EVENTS AND MEETINGS

MEETING/EVENT	DATE	TIME	LOCATION
City Council Work Session	December 10	4-6 p.m.	Council Chambers / Virtual
City Council Business Meeting	December 17	6 p.m.	Council Chambers / Virtual
<i>Note: No Meeting on Wednesday, December 24 and Wednesday, December 31</i>			
Audit Committee Meeting	January 7 (2026)	3:45 p.m. (Audit Committee)	Awbrey Butte Conf. Room
City Council Business Meeting		6 p.m. (Business Meeting)	Council Chambers / Virtual
City Council Work Session	January 14	4-6 p.m.	Council Chambers / Virtual

[VIEW THE FULL COUNCIL SCHEDULE](#) (Includes 2026 Overview)

## PUBLIC AGENCY AND COMMUNITY PARTNER UPDATES

### League of Oregon Cities Bulletin

**Read the most recent LOC Bulletin [here](#).** Highlights include:

- **Governor Kotek Issues Executive Order 25-29**, directing state agencies to prioritize strategies that advance Oregon's clean energy transition.
- **November Election Summary Report**: The LOC has released a comprehensive summary of the November elections.
- **University of Oregon Sustainable City Year Program (SCYP)** is seeking a city partner for the 2026–27 academic year and is now accepting applications.
- **National Civic League All-America City Award**: Communities are invited to apply for the 77th annual All-America City Award.



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## Oregon Business Plan Releases “Oregon at a Crossroads” Report

The **Oregon Business Plan**, an economic development organization that brings together leaders from business, government, and nonprofit sectors, has released a new report: ***Oregon at a Crossroads – How We Can Compete & Thrive.***

The report begins by examining changing demographics and population trends that are reshaping Oregon’s economy and workforce. It then discusses structural challenges in key systems—land use, regulatory frameworks, forest management, and education—that are not effectively meeting today’s needs.

To address these issues, the report calls for action to modernize outdated systems and position Oregon for long-term success. It emphasizes updating critical infrastructure and policies, accelerating site readiness for economic development, improving school performance, reducing wildfire risk, broadening the tax base over time, and strengthening Oregon’s ability to attract and develop talent. For more information, see the [Oregon Business Plan website](#).

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## DEPARTMENT UPDATES

### Private Development Fee Updates Effective January 1, 2026

Councilors, please read: [Memo to Council: Private Development Fee Update](#)

The Community Development Department (CDD) will implement modest fee adjustments starting January 1, 2026, as part of its ongoing revenue stabilization plan. Thanks to previous phased increases recommended by Bend Economic Development Advisory Board and approved by Council, CDD revenue has largely stabilized, resulting in a **smaller 2026 fee adjustment** than originally proposed.

#### Key updates:

- **Building Safety:** There will not be a need to implement the planned 10% increase on January 1, 2026.
- **Planning:** Recent recalibration has stabilized the Planning Fund sufficiently and eliminated the need for the scheduled 5% increase on January 1, 2026.
- **Private Development Engineering (PDE):** Staff reviewed 25 of the highest-volume Tier 1 and Tier 2 permits and identified nine as underpriced, creating projected shortfalls in the five-year financial model. To address this, a one-time fee adjustment averaging 5%—including a 3% across-the-board increase and targeted corrections—will be implemented.

Thanks to collaboration between the City and partners in the development community, the three fee-supported funds are approaching sustainable levels. Other than adopting the January 1, 2026 PDE fees



and recalibrating Tier 3 permits, the **City intends to end the phased fee increase program**. Going forward, Building Safety, Planning, and Engineering fees will be adjusted annually on July 1 to reflect cost escalation. Contact Colin Stephens, Community and Economic Development Director, at [cstephens@bendoregon.gov](mailto:cstephens@bendoregon.gov) for more information.

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## **Bend Municipal Airport Lighting Project Begins January 2026**

Starting January 2026 through May 2026, Bend Municipal Airport will undergo a major capital improvement project. This work will require phased, temporary closures of the runway and taxiways to ensure safety during construction.

The improvements will address critical maintenance and modernization needs, including crack repairs and asphalt patching on Taxiways A and B, applying a seal coat over 75,000 square yards of pavement, and installing new LED Medium Intensity Taxiway Lighting (MITL) to replace outdated reflectors—adding approximately 25,000 linear feet of lighted edges. Additional updates include a runway number change from 16-34 to 17-35 to reflect magnetic variation adjustments, along with fresh painted runway numerals and updated lighted sign panels. Contact Tracy Williams, Airport Manager, at [trwilliams@bendoregon.gov](mailto:trwilliams@bendoregon.gov) for more information.

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## **Homeless Leadership Coalition Seeking Elected Officials for Board Membership**

The Homeless Leadership Coalition (HLC) is actively recruiting new board members to strengthen its leadership and align with the updated requirements outlined in HUD's Continuum of Care Notice of Funding Opportunity (NOFO). The HLC is specifically looking for elected officials as well as law enforcement representatives.

**Bend City Councilors are encouraged** to apply. Interested individuals can learn more and apply through the [HLC website](#) and access the [application](#). Currently, the HLC board has 15 seats and is considering expanding to 17 to meet NOFO representation requirements, which include:

- 3 elected officials
- 1 business community member
- 2 law enforcement representatives
- 1 person with lived experience

For more information, please contact Brook O'Keefe, City of Bend Shelter Coordinator, at [bokeefe@bendoregon.gov](mailto:bokeefe@bendoregon.gov) or 541-388-5544.

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## November Social Media and Media Report

For the month of November, the top community topics and themes observed in media and social media by the Communications & Engagement Department included:

- Transportation: Hawthorne Crossing and Reed Market Bridge project updates
- Mirror Pond Flex Plaza: Coverage of the updates to the North Mirror Pond Parking lot

For more information, including media coverage of the City and social media engagement, see the **November Social Media and Media Monitoring Report**.

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**VIEW PREVIOUS CITY MANAGER'S REPORTS**

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### **Accommodation Information for People with Disabilities**

To obtain this information in an alternate format such as Braille, large print, electronic formats, etc., please contact Hilary McDonald at [hmcDonald@bendoregon.gov](mailto:hmcDonald@bendoregon.gov) or 541-323-6596. Relay Users Dial 7-1-1.

