



CITY OF PRINEVILLE
Regular Meeting Brief
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City Council Meeting Brief
April 8, 2025

Council Members Present:

Jason Beebe
Scott Smith

Marv Sumner
Steve Uffelman

Council Members Absent

Jerry Brummer
Shane Howard
Janet Hutchison

Additions to the Agenda

None.

Consent Agenda

1. Regular Meeting Brief 3-25-2025

Councilor Smith made a motion to approve consent agenda as presented. Motion seconded. No discussion on motion. All in favor, motion carried.

Visitors, Appearances and Requests

Council President Uffelman announced that if anyone wanted to speak to the Council other than the ordinances to come forward, otherwise there will be an opportunity during the public hearing portion on the agenda.

No one came forward.

Council Presentations

None.

Council Business

2. EDCO Presentation and Request – Kelsey Lucas

Kelsey Lucas, Sr. Director for Business Development – Prineville/Crook County Director, Jon Stark - CEO and Mike Warren, Jr.- PEDCO Board Member came forward.

Ms. Lucas explained that she will go through an update and Mr. Stark would go into macro-economics.

Ms. Lucas went through a power point presentation that highlighted Prineville/Crook County rankings in various categories by organizations such as Heartland Forward and the Milken Institute. The presentation also included information on population and job growth rate as compared to other areas in the region and state.

Mr. Stark continued the presentation with information on the regional office and local area offices.

Mr. Stark went through the mix of resources for funding and revenue earned from various events. Mr. Stark summarized the funding request that they would like an increase of \$10,000 beginning FY2026 and an EDCO Platinum Level Membership of \$10,000.

Council agreed that they support the work that EDCO has done for the city.

Steve Forrester, City Manager stated that this will be done during the budget process.

3. Intent to Award 2025 Ochoco Mill Apartments Waterline Improvements – Casey Kaiser

Casey Kaiser, Asst. City Manager/Public Works Director presented the staff report explaining that this is the 3rd project of 4 identified to complete with the funding received from state SB1530.

Mayor Beebe commented that this is also helping to expand services to that area of town.

Council President Uffelman added he was pleased to see how the bids came in.

Mr. Kaiser said that the engineers estimate was for approximately \$600,000 and it is definitely a changing environment.

Councilor Sumner made a motion to approve the intent to award 2025 Ochoco Mill Apartments Waterline Improvements to C Bar L, in the amount of \$232,377.79. Motion seconded. No discussion on motion. All in favor, motion carried.

4. Consideration of CASA Proclamation – Mayor Beebe Sponsor

Mayor Beebe stated that he read through the proclamation and fully supports what they do for the children in our community.

Mayor Beebe made a motion to approve the reading of the proclamation at the next meeting. Motion seconded. No discussion on motion. All in favor, motion carried.

5. Consideration of Proclamation for Vietnamese American Remembrance Day – Mayor Beebe Sponsor

Mayor Beebe explained that we have done this proclamation in the past and fully supports again.

Mayor Beebe made a motion to approve the reading of the proclamation at the next meeting. Motion seconded. No discussion on motion. All in favor, motion carried.

Staff Reports and Requests:

6. City Manager's Report – Casey Kaiser

Mr. Forrester presented his Manager's report highlighting activity of each department.

There were discussions regarding the Combs Flat Road and Ochoco Irrigation season. The irrigation system has been turned on and seems to be working flawlessly, doing exactly what it is supposed to do.

Mr. Forrester provided a reservoir water level update and added the official irrigation start date is April 21st.

There were no further questions.

Council Reports

There were no reports.

Ordinances:

7. Ordinance No. 1300 – Amendment to the City's Comprehensive Plan to Update Chapter 2 & Chapter 5 (FIRST PRESENTATION) (PUBLIC HEARING)– Josh Smith

Jered Reid, City Attorney described that the process for the public hearing. He explained that Ordinances 1300 & 1301 as will be presented by Mr. Smith, are related to each other, although we have to do a public hearing for each one, Mr. Smith is going to do a presentation through the public hearing of 1300 that in essence covers both 1300 & 1301. The public hearing for 1301 will incorporate what has been part of this public hearing. In addition, all testimony of 1300 can be part of 1301. The public hearing will be on both, but will we still open a public hearing on 1301 because they do need separate hearings.

Council President Uffelman opened the public hearing portion of the meeting.

Josh Smith, Planning Director went through a power point presentation that highlighted the purpose of both ordinances explaining that the Zoning, Economy, and Economic Opportunities Analysis (EOA) is to estimate the need for commercial and industrial land for the next 20 years.

Mr. Smith went through the background on the Comprehensive Plan stating that it was adopted by DLCD in 2007 and the current chapter 5 (EOA) was based on 2002 data necessitating the need to adopt a new EOA since it is over the 20-year planning horizon. Council adopted Resolution 1595 in 2024 to enter into a service contract with ECONorthwest to prepare an EOA and UGB expansion report.

Mr. Smith went through all of the applicable criteria to the Comprehensive Plan and Land Use Code, proposed zone designation, the list of legal notices required that have been completed and comments/suggestions that were received that were incorporated. There was verbal communication from neighbors and Central Oregon Land Watch (COLW). No written comments have been received.

Mr. Smith provided background on the Planning Commission hearing on March 18th. A few neighboring property owners testified with questions primarily about the possible biomass facility operation and how the facility may change the site. COLW spoke in opposition. No written comments were received.

Mr. Smith went through the updates to Chapters 2 & 5 of the Comprehensive Plan and illustrated the Comprehensive Plan organizational chart.

Mr. Smith went through the primary purpose of the EOA and how it is to justify expansion of the UGB for commercial and industrial uses, what the EOA does and why we do this.

Mr. Smith then provided the overview of the EOA process and how Goal 9, to target an industry approach is being utilized.

Mr. Smith continued with the buildable lands process, how developed land is removed, how buildable lands is looked at, and sites already identified in the current plan,

Mr. Smith went through the end result of the analysis stating that it was determined that Prineville currently has enough commercial land, and small industrial. It was also determined that Prineville will need 9 industrial sites larger than 50 acres. Prineville has 7, meaning that Prineville will need an additional 503 acres of buildable industrial land in two sites at approximately 251 acres each, for target industries which includes woody biomass and a range of manufacturing.

Mr. Smith displayed aerial maps of the proposed area for the UGB expansion and a vicinity map and then covered the UGB expansion process. He went through how sites are looked at and the requirements of those sites such as topography, size, compatibility with surrounding uses, access to rail, city infrastructure and power. There were no sites identified within the existing UGB so study areas outside the UGB were established that were within ½ mile of railroad that was adjacent to the UGB.

Mr. Smith went through the analysis of the study area, location factors, and the sites identified for the proposed UGB expansion.

Council President Uffelman announced that if anyone in the public would like to come forward to speak in regard to Ordinance No 1300 for the Comprehensive Plan Chapters 2 & 5, please come forward. There is a form there to write proper names and addresses for the record.

Mr. Smith stated this public hearing is on the EOA to be able to give us the justification to expand the UGB. Immediately after that we will talk about the UGB for public comment.

Carrie Boss asked when the deadline was to submit written testimony. Or did we miss our chance? Mr. Reid stated 4:00 PM and added that the ordinance requires two readings. So if it is voted on in the positive for instance, it will come back in two weeks for a second presentation. It won't be a public hearing. Council would have to vote affirmatively for it to move forward.

Robin Hayakawa - Associate Staff Attorney, Central Oregon Land Watch came forward and thanked the city for the process and hearing comment on the application. He stated Central Oregon Landwatch is opposed to the ordinance. He stated the city has decided to process these concurrently at the same time and feels they should be process independently. These are important decisions being made about the future of farm land, energy production, forest management, and industrial and employment policy. Decision makers and citizens deserve the time to digest the importance of these applications. Prineville is the applicant and decision maker. The draft EOA he feels is over estimated and thinks this is a rather simplistic way to determine and believes it is flawed. He asks that the city do another analysis and to leave the public hearing open for further comments and to leave the record open.

Adam Michalski lives close to here. Mr. Michalski pointed to a spot stating there is a pivot there and cows are running there. If you put biomass there, it will never go back to farm. This is not transparent, and it isn't preserving farm land.

James Peterson stated he is already having issues with water because of contaminated water. He expressed concerns regarding the notification radius. You hear down by the railroad and you think it's going to be one of the old mill sites which would be great. He enjoys looking out into the field and the evening breeze and doesn't want to look out and see that. What about the truck traffic it would bring? He asked the audience how many of you here just found about this?

Carrie Boss came forward and talked about her wanting to find out more, but the more she found out it brought on more questions. She wants a different location like Millican and allowing the community to have input.

Julie Thompson talked about the UGB because she found out about it at a county meeting. Once this is zoned industrial they no longer have a voice, and we all know how transparent the county and city are. Look at all these people who didn't even know that showed up after going door to door. It is a big problem and once you have a permit there isn't anything you can do to stop it. There is no rail that goes out to the east, so it would have to be truck in and our roads can't handle it. Why can't it go out Millican? What about water they are able to discharge, city wells

are from around town and why would we put in something that uses more water? She talked to DEQ regarding air and what goes into the air and listed off chemicals that would be discharged into the air. Has heard about the biomass facility in Eugene and health issues. Feels it is an excuse to use the property because of the rail.

Eric Rice spoke regarding Stafford asking permission for grading and being promised that afterwards it would be restored. The level dropped 20 feet.

Mr. Smith, Planning Director talked about how promises can be talked about and explained how a site plan review works.

Ken Smith, no relation to Josh, owns 150 acres on the east side of lots 11 & 13. That is good farm ground, agriculture land. Mr. Smith talked about what the county did with what Knife River did and notification radius. Talked about the Stafford's and how they use their land for toxic industries.

Mark Rhoden talked about not being against expansion, logging and manufacturing companies, but never heard anything about this. Thinks they should have received notice. Spoke about other biomass plants and them going bankrupt, a railroad spur, and the whole thing irritates him because of notice. Talked about other industries that started up and shut down. He is against a biomass plant. Wants the record to stay open.

Chuck Holliday talked about his family moving here in 1945 and what they have raised on his property over the years. He lives next to there and it will impact him. Feels we are totally out of sink and a biomass plant doesn't belong there.

Dick Zimmerly, talked about watching what Knife River is doing over there and the issues it is causing. Asked if we have seen the DEQ report on the do's and don'ts on biomass that says "don't do it" and biomass being dirtier than coal, questioned why the wood would have to come from other areas if it is such a good deal. Can't be competitive due to freight. Don't do it.

Lisa Fairman talked about not living here that long and noticed this pattern about wealthy people that have been here forever, doing whatever they want and selling out. Heard about this last night and lives downtown and doesn't want this pollution. Biomass burns. Hopes the council will have the guts to stand up, but won't and why? Because we are a poor town and stupid. The valley people think they can take advantage and want to bring their trash here to burn, that's insane.

Mayor Beebe announced that he has to leave the meeting soon to go to work.

There were discussions regarding not being able to do business without a quorum, the public hearing remaining open and having to adjourn the meeting before the Mayor has to sign off, because there would not be a quorum to vote to adjourn.

Ted Hartman said there is a residential neighborhood up there and can't imagine why anyone would want to put a biomass plant there. Thinks the Boardman plant would be a great place to move it.

Councilor Sumner made a motion to suspend the meeting until April 22nd, and give us more time to gather information. Motion seconded. No discussion on motion. All in favor, motion carried.

Mayor Beebe made a motion to leave the written record open until the public hearing on April 22nd. Motion seconded. Discussion on motion clarified that the written record will remain open until the 22nd. All in favor, motion carried.

Adjourn

Councilor Sumner made a motion to adjourn the meeting. Motion seconded. No discussion on motion. All in favor, motion carried.

Meeting adjourned at 8:23 P.M.

Motions and Outcomes:

Motion:	Outcome	Beebe	Brummer	Howard	Hutchison	Smith	Sumner	Uffelman
Consent Agenda as Presented	PASSED	Y	-	-	-	Y	Y	Y
Motion to approve the intent to award 2025 Ochoco Mill Apartments Waterline Improvements to C Bar L, in the amount of \$232,377.79	PASSED	Y	-	-	-	Y	Y	Y
Motion to approve the reading of the CASA proclamation.	PASSED	Y	-	-	-	Y	Y	Y
Motion to approve the reading Proclamation for Vietnamese American Remembrance Day	PASSED	Y	-	-	-	Y	Y	Y
Motion to suspend the meeting until April 22 nd , and give us more time to gather information	PASSED	Y	-	-	-	Y	Y	Y
Motion to leave the written record open until the public hearing on April 22 nd	PASSED	Y	-	-	-	Y	Y	Y
Adjourn Meeting	PASSED	Y	-	-	-	Y	Y	Y

Public Records Disclosure

Under the Oregon public records law, all meeting information, agenda packets, ordinances, resolutions, audio and meeting briefs are available at the following URL:

<https://www.cityofprineville.com/meetings> .