



CITY OF PRINEVILLE
Regular Meeting Brief
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City Council Meeting Brief
May 13, 2025

Council Members Present:

Jason Beebe
Scott Smith
Shane Howard
Janet Hutchison

Marv Sumner
Steve Uffelman

Council Members Absent

Jerry Brummer

Additions to the Agenda

None.

Mayor Beebe thanked everyone for attending, adding that this is an important topic and that is why we moved our meeting here to accommodate everyone that wanted to attend. The agenda order has been changed to prioritize the public hearings for the ordinances and also ensure that city business is accomplished. We will do our consent agenda and then ask if there is anyone that wants to speak to council about anything that is not related to the public hearings. This way if anyone is hear for anything other than the ordinances, they can speak to us. We will do resolutions which also has it's own public hearing. It is important that we have this resolution because of funding requirements tied to the resolution. After that we will dedicate the night to Ordinances 1300 & 1301. We have asked our staff to do a presentation addressing comments received over the last several weeks. After that presentation we will open the public hearing that was continued for April 8, 2025. That will be your opportunity to speak regarding the economic opportunity analysis and the potential UGB expansion and potential woody biomass facility. After that council will discuss the ordinances and how to move forward at that point.

Consent Agenda

1. Regular Meeting Brief 4-22-2025
2. Special Meeting Brief 4-29-2025

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

Visitors, Appearances and Requests

Mayor Beebe stated this is for people to come forward to talk to Council about anything that is not involving the public hearings. and the speaking time is limited to 3 minutes. When we get to the ordinances that will change.

Adam Mikulsi asked if Council asks if there is a conflict of interest before voting on any ordinances because that's what they do at the county and planning commission.

Jered Reid, City Attorney explained that we do not generally call for that because all of the Council has had training in conflicts of interest and it is there responsibility to declare that if there is an actual conflict.

Mr. Mikulsi said that when we do this at the county, it goes on the record.

Mr. Reid said that it is illegal and unethical for Council not to declare a conflict of interest, if there is one.

No one else came forward.

Resolutions:

- 3. Resolution No. 1619 – Exempting from Competition Additional Work to the Ochoco Mill Apartments Waterline Improvement Project (PUBLIC HEARING) – Casey Kaiser**

Mayor Beebe opened the public hearing portion of the meeting.

Casey Kaiser, Asst. City Manager / Public Works Director presented the staff report adding that the construction crew is already on site for the waterline improvement project and can complete the additional work within the time frame since the funding received requires the work to be completed prior to June 30th to utilize those additional grant funds.

No one came forward. There were no written comments received and no one on the phone.

There were discussions regarding that this was part of the original scope of the project and now since there are grant funds remaining we can now move forward with this part of the project, if the contractor can complete within the time frame and the contractor being confident that they can.

Mayor Beebe closed the public hearing portion of the meeting.

Councilor Hutchison made a motion to approve Resolution No 1619 – Exempting from Competition and authorizing additional work for the 2025 Ochoco Mill Apartments Waterline Improvement Project to C Bar L, in the amount of \$315,016.00. Motion seconded. No discussion on motion. All in favor, motion carried.

Council Presentations

4. Staff Presentation of EOA, UGB Expansion and Woody Biomass Facility

Mayor Beebe stated that we asked staff to make a presentation tonight regarding some concerns and questions we have had and heard from the community over the last several weeks. It is critical to us as Councilors that we have all the information available to use to make the best decision for our community. With all staff presentations, any Councilor may ask questions during or after the presentation. This is not the time for the public to ask questions and everybody will have the chance to make a statement during the public hearing.

We will have the following for the presentation: Steve Forrester, Caroline Ervin, Josh Smith, Rob Broberg and Jered Reid.

Mr. Reid provided a brief overview of how we got here tonight, including all of the council actions over the last couple of years getting us to this phase. As well as the Planning Commission's public hearing on the EOA and proposed UGB expansion.

Mr. Reid then went through the phases of a potential woody biomass facility, explaining that we are currently in the second phase of four, the permitting phase. It is important to underscore that the potential woody biomass facility is not what is being considered for approval tonight as that would go a separate approval process.

Caroline Ervin, Director of Strategy and Economic Development began a power point presentation that highlighted what the PREP project is, the various phases involved in the PREP project and current phase, why we are considering the PREP project, the benefits associated with a PREP project, advanced technologies used for air quality, juniper remediation for improving water quality and quantity, how juniper has taken over the landscape in the last 100 years, and regional power capacity issues.

Mrs. Ervin continued by summarizing the financial impact the PREP project would have on the city with property taxes, franchise fees and the economic impact on job creation.

Josh Smith, Planning Director spoke next highlighting what each ordinance is for adding that these ordinances do not approve the woody biomass project. That would have its own approval process and public hearings.

Mr. Smith explained what an Economic Opportunity Analysis (EOA) and that our current EOA is outdated and is required to have an EOA whether the expansion happens or not.

Mr. Smith talked about the proposed UGB expansion area and why it is needed and the various levels of approvals needed for a UGB expansion.

Mr. Smith provided an overview of the land use process for industrial, such as site plans, development standards, buffering and screening, traffic studies, water and sewer connection and air quality permit.

Councilor Hutchison asked about other uses and if they would have to go through the same kind of process. Mr. Smith explained that any use is always some kind of process. The land use code has tables on different uses and what kind of approval process they would go through. Mr. Smith said that the property would actually have to be annexed into the city before the industrial zoning designation would be in effect. Also, this is an industry target expansion so the intended industry would actually have to be built before any other development could occur on that property.

There were no further questions.

Rob Broberg, TRM Energy Solutions took over the presentation that highlighted why this location was chosen and other sites that were considered.

Mr. Broberg provided an overview of the types of emissions to expect with a woody biomass facility and requirements of DEQ and the Clean Air Oregon.

Mr. Broberg went through the technological process of a woody biomass facility and carbon neutrality and the type of fuel supply that would be used.

Mr. Broberg talked about the facility water consumption and how the water is recirculated and discussed the impacts on site and the water table.

Mr. Broberg talked about the anticipated amount of truck and rail traffic and how a full traffic analysis would be completed if and when a PREP land use application was submitted to the city.

In closing Mr. Broberg explained the reasons why Prineville was selected.

Mayor Beebe said there has been a lot of misinformation about biomass in general being put out there. This isn't about burning garbage and just want people to know that this is strictly biomass and if the owner if its built, that the owner could turn around and burn whatever they wanted. However they would have to go through this entire process again, correct?

Mr. Broberg said nothing else could be burned in this. It would ruin the machine and it would run horribly and you would never pass emissions. It would destroy the refractory and it would never work.

Mr. Smith clarified that it would have to go back through the land use process and burning garbage would be considered a nuisance.

Councilor Howard added that it is raw, untreated woody biomass and there are no chemicals in there whatsoever.

There were no further questions from Council for the panel.

Mayor Beebe began the continuation of the public hearing.

Mayor Beebe explained that the public hearing for Ordinance 1300 & 1301 is being merged. We will start with testimony from people in attendance, then go to the phone line for testimony and ask for any written testimony. Mayor Beebe read the remainder of the script into the record.

Ordinances:

- 5. Ordinance No. 1300 – Amendment in the City’s Comprehensive Plan to Update Chapter 2 and Chapter 5 (FIRST PRESENTATION) (CONTINUATION OF PUBLIC HEARING from April 8, 2025) – Josh Smith**
- 6. Ordinance No. 1301 – Amendment in the City’s Comprehensive Plan Map Expanding the Urban Growth Boundary (UGB) (FIRST PRESENTATION) (CONTINUATION OF PUBLIC HEARING from April 8, 2025) – Josh Smith**

Bob Buxton, Scenic Drive said the infrastructure bugs him and talked about his visit to a biomass facility in White City. Talked about where they got their source and it is not from the woods. Mr. Buxton talked about the operation of the facility he visited. He said that the saw dust needs to be contained.

Julie Thompson, Green Valley Road talked about agendas not being very transparent to your average citizens. Feels they are misleading. Is against the UGB and truck traffic for a biomass facility along with water usage. Should not be rezoned heavy industrial and doesn’t want to connect to city water or sewer. Other sites already available. Asked if Councilor Smith worked for the Stafford family.

Councilor Smith responded that he would answer after the public hearing.

Ms. Thompson continued regarding Eric Klann having a conflict of interest, her public records request, number of people that would be employed at the facility, and submitted an online petition with 818 signatures.

Luna Palmeron, Pucket Lane talked about the property she bought in 2005 and where she grew up. Ms. Palmeron talked her health and the mining going on. Tiny farmers going away and where the mining truck traffic is driving, her bees, sheep and geology. Farmland going away nationwide. Oil and gas process and land leases. Biomass violations in the Pacific Northwest.

Mike Fox, NW Horseshoe Lane talked about moving here in 2021. Read his statement and submitted it as written testimony. Talked about the Senaca plant in Eugene and the power it produces and the motto of the plant. Mr. Fox talked about slash burning polluting our air and wouldn’t be better to burn in a controlled environment. Urged City Council to continue its support for this proposed project.

John Shelk, Crook County talked about the history of Ochoco Lumber and the saw mill plant. He rezoned his 80 acres on the east side of town from heavy industrial to mixed use and the 80

acres of industrial was never replaced. They have the hospital on the site as well as retail and apartments are going in. Talked about the sawmills that ran in town and the boilers with stacks that hopefully took it out of the atmosphere on good days. On bad days they would get complaints about smoke and ash. Would have had to do a lot of other upgrades to continue to meet DEQ requirements. This proposed facility would come with state-of-the-art technology and responds to a real need for additional power in our region. Taking trees at the bottom of the food chain would get us back in the forest.

Wayne Looney, Century Drive talked about when they moved into the community 20 years ago, the community was struggling and have seen such a transformation and thinks this community is positioned better than any other community of this size now that he is aware of. He is proud of what this community has done to get there. The process does work and is certainly warranted. Sometimes things are different than what we initially thought. Thinks research should be done. Talked about not relying on a single industry, because it could be a disaster as it has proven. Talked about another community not allowing itself to move forward and it was devastating. There is a lot of misinformation out there and can be pretty dangerous and encouraged to get informed to make a good decision. Hopes the co-gen plant moves forward.

Brad Bartlett, Prineville watched his 160 acres burn up on Cougar Creek. Every summer Prineville fills up with smoke for months and can't do anything about it. The forest service was doing a controlled burn that got out of control and now his 160 acres is black so they are logging it, having to truck the fir trees a great distance so there is no money in it. No one wants the pine because there are no sawmills for the pine except Gilcrest. He has decks of trees and no where to take them. The Forest Service surrounding his property is not doing anything and leaving downed trees lay there. We need a place to get rid of the trees. Talked about sediment going into rivers because of the wildfires. All the surveying markers are gone. As a land owner, this biomass is the only way to get rid of our trees.

Mark Pimental, Prineville resident asked about the EOA being outdated, wanted to know how long it has been outdated. When you do an EOA assessment, how long does it last? Talked about the presentation that brought up concerns about being tied to wood. In the event of a catastrophe "may" provide power, not "shall". Talked about the savings in water through juniper removal and wanted to know when that savings would begin, the first year? Then referred to Mr. Buxton's notes regarding water usage and explained his calculation on the water savings.

Frank Profily, Crook County hopes to get this approved. He has seen evidence on how much water juniper trees use. Had to start hauling water in and Tim DeBoodt told him to cut down some juniper trees, so he did and now he has water again. It is a benefit to get rid of junipers and hope this can get done.

Kelsey Lucas, Wilshire Drive would like to express her support. It is a critical step in securing our economic future. Talked about EDCO and their mission and her role with EDCO. Talked about meaningful employment opportunities to live here. Talked about a diversified economy, strict state and federal regulatory framework, needing both agricultural and industrial, job creation and youth retention, strategic growth and not sprawl. The UGB expansion is a vital need.

Adam Mikulski, Stahancyk Lane talked about estimates and narratives being made. Talked about hiring a salesman for the plant they want to build is only going to be information about the good things, not the bad things. Talked about Ordinance 1300 and the wording of protecting farmland. The 96 acres and the mine. That land has to go back to farmland when they are done mining according to the permit. The other acreage that they are waiting for the permit on also has to go back to farmland. Talked about biomass and the amount of water it uses versus a pivot that runs only six months out of the year. Talked about shortage of power and Pacific Power is trying to put in more transmission lines. How long can we support biomass because it isn't going to grow back in two years. Discussed the railroad bringing in fuel from outside the area, mitigation and heavy industrial zoning and what can go in there. Just vote this down.

Chuck Beem, Crook County talked about a comment another gentleman made about making sure you have all the facts and not just hearsay, not just a sales pitch from a salesman. Talked about the water usage on the farm. Rob has an agenda. Talked about catching him using wrong information on small things. Discussed the noise being amplified if it is down in a hole. Please look into the facts.

Robin Hayakawa, Central Oregon Landwatch thanked Council for hearing all the testimony and Mayor Beebe for his leadership and keeping the public hearing open to allow more time for testimony and to learn about this. Discussed the role of Central Oregon Landwatch. Central Oregon Landwatch continues to oppose the ordinances. Briefly talked about the law and referred to the comments they submitted on April 8, 2025 and submitted more comments this evening. Discussed public visioning process for an EOA. Discussed the site characteristics criteria not being permissible, the usage of the railway and compatibility. Mentioned transportation and health and safety issues. Deny the UGB expansion.

Ken Smith, Peppermint Lane doesn't know who got this great idea. Too bad time was taken to walk around and talk to people about this. He wished we communicated more with people in the area. The biomass isn't going to prevent wildfires. Lets get someone else who isn't involved in the biomass to talk about this. Talked about paid consultants and staff not being objective. Talked about DEQ and the mess with the wells. There are health issues with biomass. Why destroy more farmland for a biomass plant. Use the juniper trees for firewood.

Tim DeBoodt, NW Winters Lane talked about his history here working with farmers and ranchers and is in favor of the two decisions to be made tonight. When the kids graduate they had to leave because there were no job opportunities to stay. Discussed USDA classification of soils being available on the USDA website. Talked about the soil out there being classified as a four, being in a 10" precipitation zone, and not being able to grow a lot with that. Discussed Ochoco Irrigation District and the two types of water they provide to these lands, agricultural and industrial and water rights. Talked about 17 woody biomass throughout the state as well as 21 agencies that use a biomass facility as a heat source and has not seen any health issues linked to them. There was timber in the Sisters area that was sent to the White City biomass facility which is well beyond the 80 mile range mentioned earlier during that individuals tour. Talked about his career with juniper, water that is consumed by junipers and how many acres of juniper there are. Talked about junipers causing an ecological drought and the associated risks.

Clay Allen, NW Lamonta has spoken at other meetings. Hearing things driven by emotion. He would live right next to the facility. Can't imagine anything nosier or dirtier than the gravel crushing facility. He is more concerned about the UGB expansion. Not taking a stance against it and whatever decision is made tonight will determine the decision he will make. He talked about the mining currently taking place and not being farmed. He has heard that this will be going on for the next 13 years and most of us won't be around to see it go back to agricultural land. The dust that is produced by the mining is bad. As far as traffic somebody has to put in the infrastructure to accommodate that. He sees trucks all day long, everyday going in and out where the mining is happening. Discussed junipers and three ponds that were full and now dry. Unlined rock ponds can't be good for water quality. You have to be able to guarantee the wood supply or it is a waste. Talked about the importance of economic foresight. Talked about the division in the community without really knowing what they are arguing about.

Earl Taylor, Lamonta Road and lives right on the yellow line. He wants to know if the city is buying his houses or taking them by eminent domain. Urban growth is completely different than industrial growth. If anyone is profiting from this should resign cause that is wrong and he would be happy to close the jail cell.

Karen Milulski, Stahancyk Lane, across from current Knife River mine and not being able to rely on DEQ. The dust at the Knife River plant is really bad. Talked about her discussion with DEQ. Going to have a lot more dust and water issues. Attended by April 8th meeting and it being said that the city was going to get the biomass facility up and running for someone else to buy and then the city wouldn't have control over it anymore.

Denise Smith, Peppermint Lane explained that she waited until the very end to see if her questions were answered. She submitted specific questions to the city and the questions that were answered were very vague and not answered. Changing the zoning of this property would significantly impact the value of her property. The proposed biomass facility could significantly impact the health of those living around it. Talked about DEQ allowance and emissions of the Seneca plant. Asking for specifics and would like answers. Air doesn't dissipate all the time. Went through all of the questions she submitted. Isn't really against biomass she is against being put in the valley. Just because someone doesn't want to farm their land doesn't mean you can come in and zone it industrial. We should have answers to these questions.

Kim Griffin, lives right down from where this would be. She can't imagine one more thing going in with all the noise and activity already going on. Talked about the drought and wells. Talked about the aquifer going right into where the biomass plant would be. Discussed all the apartments going in and all the water they and everything else will be taking. When water isn't there it is kind of detrimental. Her concern is about the water and not being able to suffice. Think about the water because it is important.

Dick Zimmerlee, Lamonta Road talked about how much money has been spent, Rob has been contracted for about \$2.3 million and that should be considered. Discussed the study was done. Talked about battles going on in other communities in other states. A biomass plant is not clean. There is a lot of misinformation.

No one else came forward. There was no one on Zoom that unmuted themselves to testify.

Mr. Reid provided a summary of the written testimony that has been received since April 8, 2025.

Mayor Beebe closed the public hearing portion of the meeting.

Mayor Beebe thanked everyone for coming and sharing their stories and concerns and acknowledged that there are a lot of questions. Mayor Beebe is still waiting on some answers.

Mayor Beebe explained that at this time he would like to give each Council member the opportunity to make a statement and ask questions of staff or ask a particular question that was asked tonight. After everybody has had a chance to speak he will ask if anybody has a motion.

Mr. Reid wanted to clarify and define conflict of interest. Councilor Smith works for a Stafford that has no financial ties or interests to the property in question and therefore does not have a conflict of interest. If Councilor Smith has other information than this then he would need to declare a conflict of interest at this point.

Councilor Smith stated that he does not work for Mark Stafford or any of his siblings. He does work part time for Michael Stafford. Those businesses are completely separate and you can verify that with the State of Oregon.

Mayor Beebe stated that he isn't sure if there was a question that he is making money on this or eminent domain or something like that since he is not fully clear on what was being asked. No, he doesn't work for any company that is tied to this and is employed by a company outside of the United States. He volunteers his time on Council and has no conflict of interest regarding this.

Councilor Sumner stated that he has asked questions to the City Manager and planning staff and had most of his questions answered. Councilor Sumner referenced a pivot and understands that it was used for mining prior. He is curious about when the plant would be built and the location. He doesn't like to see the public having concerns and if there is an alternative location. Had questions about the conveniences of having water and wastewater and had most of those answered. There was a question regarding the sale of the electricity and that is going to be something that has to be a part of the deal before they can really move forward with the process. You cannot just go without knowing what is the payback. He has seen co-generation plants before that was smaller such as one in Baker City. He is concerned about the financial end of it to.

Josh Smith asked Councilor Sumner if there is a specific question he needed answered.

Councilor Sumner stated he thinks the public would like to know how the electricity is going to be sold.

Mr. Broberg responded that the rate that would make this viable is approximately 10.5 cents per kilowatt hour. That's what a customer would have to pay to make this viable. It is tier two power.

Councilor Sumner asked if juniper would be able to be burned based on one man's comment regarding the White City plant stating it could not be burned.

Mr. Broberg stated that juniper absolutely can be burned at this facility.

Councilor Hutchison thanked everyone for taking the time to come and share their concerns and it is very much appreciated. We heard and listened to everything that was said. Councilor Hutchison stated that she was surprised to find out that 73 acres in the proposed UGB is in their long-term plans for mining that they can use. She was surprised at the number of people that got and spoke their concerns to us and then left comments. Her biggest concern is not knowing what those comments are and having that information before we make a decision on whether to approve these ordinances.

Councilor Howard doesn't necessarily have any questions and has done his research. He has made up his mind where he stands on this matter. He thanked everyone for coming and for their written testimony. Starting with the UGB, he fully understands the concerns in expanding the UGB and rezoning EFU to industrial. This proposal is not unprecedented in Prineville. At one point in time and everything that is incorporated in Prineville was once farmland. We have a rich history of strategic expansion to facilitate economic growth and a majority of this was done by incorporating farmland. Whether building our railway to facilitate a thriving timber industry or Meadow Lakes to provide more capacity for our wastewater treatment, to the welcome of Facebook. The city of Prineville has always remained in position to set our city up for generations to come.

Councilor Howard then went to the potential woody biomass facility. He has seen a lot of bad information circling around regarding this sensitive subject. Since this first started his biggest question has always been, how can people think that this facility would be such an environmental pollutant? We live in one of the most environmentally protected states in the nation. We can all agree that our energy demands has exponentially increased in the last decade. In less than 10 years, the State of Oregon's mandate that all passenger vehicles and light trucks be completely emission free or electric. This mandate is going to require more power than the state can facilitate and is not even close. More than 40% of Oregon's energy production is hydroelectric. However in the opinion of the state hydroelectric is no longer favorable. Which has been seen by the removal of hydroelectric dams. Our hydroelectric productivity has been severely impacted by recent drought years. The next largest energy producer in the state comes from natural gas which we import almost all of. After that comes wind and solar in a very distant third and fourth. To him these sources are not reliable or sustainable. A woody biomass co-gen facility provides great, clean renewable energy and will help reduce our wildfire pollution through fire-risk mitigation. The facilities themselves are very clean, not very loud and do not pollute in the ways he has heard circulating. These facilities adhere to guidelines set by the Oregon DEQ and must conform to air and water quality standards and solid waste regulations

and numerous others. In closing, this is an opportunity for Prineville to make a proactive move to create local renewable energy to ensure that we can meet our rising energy needs in the future.

Councilor Smith echoed a lot of Councilor Howard's comments. Probably one of the things that all of us has learned through this process is maybe we could do a better job of getting this out. We thought we were. We had it in the newspapers, staff has done presentations to civic groups, it's been on our Facebook page, and on our website. Yes, we could do a better job. He appreciates everybody being here and voicing their concerns. He wants people to know that yes, he is a pioneer family descendant, been here his whole life. The last thing he would ever do is to do something that is going to jeopardize our community and our citizens. He couldn't face his relatives or friends. He doesn't think through these couple of two or three weeks he hasn't spoken out and has been criticized about that. He felt like our Mayor was doing a very good job of that and sometimes the more mouths and all that can confuse people. He thanked the Mayor for taking the lead on that and addressing what you could and how you could. He is open to sitting down and talking to anybody. He has family friends and relatives that have the opportunity to reach out and say lets sit down and talk about it, but they haven't. We are hearing you, I am hearing you and appreciate the input.

Councilor Uffelman has prepared some thoughts and thanked everyone who came to voice their concern and submitted thoughts in writing to us for our files. He really appreciates that. What is evident here tonight and for the last several weeks is the amount of education we all need regarding this potential project and appropriate location. We know disasters will strike and power will be disrupted. Biomass is a fundamental tool that can benefit our community and firmly believes that. In 1982 when he moved to Prineville with his family and is very involved with the community. Prineville had in excess of 20% unemployment and was essentially a single industry town. We had agriculture, we had timber which was dying on the vine, and Les Schwab. That was basically it. Prineville population shrank from about 5,000 to 4,000. Businesses closed, and people were losing their homes because of the loss of the timber industry. Efforts for industrial diversification success centered around infrastructure focus to attract industry that provides family wage full time benefited jobs. The industrial park near the airport was the result of a recommendation by Les Schwab to then City Manager Henry Hartley. Development of EDCO is a tool for industrial recruitment and partnered with them. It began in Bend and spun off and the rest of the communities in Central Oregon tagged into that so we could recruit industry to diversify our economy. We have been strengthening the city of Prineville Railway for its ability to accommodate heavy industry. No other city in Central Oregon has that resource. We went to the Federal government to make requests for infrastructure, specifically stood by Steve Forrester's side and spoke with Senators Wyden and Jeff Merkley. We urged them to help us get additional energy, additional power lines to Prineville. They said that's basically not going to happen. We need to find a means of generating power in Central Oregon for ourselves. Biomass actually is an alternative that we can look at. The need for generation centrally is real. He serves on a Board of Directors called CREA. Community Renewable Energy Association. We work with small independent energy developers primarily with wind and solar projects all over the central and northern part of the state. Primarily these are county focus organizations that recruit energy production. The big issue for them was trying to find out to facilitate getting the energy they generated transmitted on owner-owned or industrial power lines. That was a challenge and CREA was a means to make

that happened. He does know through that organization that the forecast demand for additional energy in the next six years is between 200-300% increase. Emergency power shut offs in California and in Oregon have been proposed for fire prevention. There have been brown outs in Texas and other states due to lack of adequate electricity. If the amount of power that is needed, Oregon does not have the transmission capability let alone the ability to generate the energy that will be needed. By virtue of having the means to generate our own power here in Prineville would be huge for our future. Biomass is a partial solution that would help with industrial diversification. It produces heat as a waste product that can be utilized in symbiotic relationship with other industries. Since the beginning of our discussion on biomass, we have been approached by a party to construct a small lumber mill that will need heat to dry kiln and Warm Springs is very excited about that possibility because if we end up with a lumber mill here they will have a site that they can bring their wood for biomass from their forest thinning. Not to mention the logs that they produce that do not meet the quality for international export. We have also been approached by another company that wants to put in a massive greenhouse to grow vegetables. This is a mimic of a very successful project in Sweden. When Facebook opened their facility in Sweden they were not going to have enough energy so they put in a biomass facility. Someone took the heat and created a massive greenhouse and a large portion of the vegetables for Scandinavia are actually grown in that greenhouse in Sweden. Prineville has a new product that we ship by rail which is barley. It's grown in the Midwest and shipped to Prineville. They unfortunately have to stop in Idaho to drive the barley and then it is reloaded on the rail and shipped into Prineville. Then it is offloaded from the rail and loaded on trucks to breweries all over Oregon, Southern Washington and Northern California. If we could take some of the heat from the biomass project and use that for barley it would be a lot more efficient to ship barley from the Midwest to Prineville without having to stop and offload and reload. There have been comments from people far more knowledgeable than I am about the reduction of fire risk by forest thinning, our healthy forest initiative. That will provide supplemental fuel for us. Dr. Tim DeBoodt spoke to the benefit of the juniper reduction because of the amount of water they consume. We know disasters will strike and power will be disrupted. He wants us to be prepared as possible, biomass is a fundamental tool to benefit our community and I firmly believe that. However, he is not convinced that the site selection is the optimal for us moving forward. He would like to suggest two things. First, that we convene a group of citizens to work with the City Council to explore alternative sites for urban industrial expansion with a focus on biomass. Second, that we convene another citizen group to look deeper into biomass for Prineville. We do not have all of the necessary information for an operation of that magnitude, or do we and need to get those questions answered. He is not ruling out the proposed site for the project, but he is not prepared to move forward at this time.

Mayor Beebe wrote down a bunch of things. He is very sorry to the community because he takes a lot of this personally. He was born and raised here and his great grandmother was a pioneer here. A lot of her old equipment and horse equipment and tack is back in the museum. Going back to 1889, his family was here. Grace Wilson Higgins is his great grandmother. She adopted his grandfather when he was a small child and he grew up with his grandmother. The Beebe family goes back to the 20's or 30's. He has those roots here so he is a part of this community and born and raised here, his kids have all grown up here. Unfortunately they moved away and his grandkids are growing up all over the country. Hopefully someday they come back here and call this home. He is proud to be from Prineville, proud to raise his family here. One thing he is

really proud of that he wished was still here. He grew up on timber dollars and his family all worked in the timber industry. Everyone of them were in timber, but had a grandmother that maybe didn't work in timber but she went out and picked potatoes and whatever else they did back then out at Gumpert's and remembers that as a kid. We all worked in the ag or everything and he was the first one to switch from that and went to Les Schwab tires and started working for them and actually worked for one of the Rhoden's logging for about two days and then Les Schwab hired him. Johny Rhoden told him don't stay with me, logging is dying. You got to get out, take that job at Les Schwab. He said he could keep him on for about another six months but that is about it. That was his dream to be in timber. He has done some research. People have asked him tons of questions. He can't answer every question, because he does not know all the answers and will be honest with that. He has done some research and did just graduate from college so he is using that great degree he just got. A bachelors in science and IT, but he learned how to research. He did his own research and take it as you will and he will be able to share this information at some point. He just wanted to see what emissions were from a 40 megawatt biomass plant compared to emissions from forest fires smoke. You are not going to take all the forest fires away, there is always going to be forest fires. But if we can minimize some of that effect and get back to this locally, he would love to do it. Just off the information based on the forest service studies that they have done, biomass studies, DEQ studies, there were about 25 different papers that he researched, and drew the information out of. Just in 2024, 1.9 million acres burned in Oregon. We dealt with that last year. He has videos just being out in the Silvies and the fires being right there beside him. He was sitting there watching all these landowners fighting these fires. The fire had already burnt through Brad Bartlett's property. He was down by the highway watching thinking what can we do? Of course, there probably isn't a lot you can do all the time, but can do something. A 40 megawatt biomass plant in its entire lifetime will not even come close to the 1.9 million acres of emissions that we had to deal with last year from the fires. That was just a comparison and not saying one or the other, for or not, and don't believe him, do your own research. He did his own research and found that out.

Mayor Beebe continued with his statement saying that he has talked to a lot of people locally, have taken a lot of heat on this and put himself out there for that. He felt as the Mayor of Prineville that's his duty to listen to the people. He has friends that are involved, has a family member that just bought a house very close to where the mining operation is out there by Green Acres. So he is invested in this. It is his belief that the property being considered for the UGB expansion is not the best location for a potential biomass plant. The concerns of the residents brought to his attention that the potential issues around removing farm land for industrial use. So he does understand that. Ken Smith actually farms the land that his grandfather used to farm so he understands that and luckily he doesn't have to change pipe on it anymore. His heritage had that property too. He believes there are other properties in the city or county that are already zoned for this type of business and he would rather pursue one of those locations. He feels very sorry for the people that live on Stahancyk Lane or that have the rock mining close to them. He does not want to bring that into the city and make it a city issue. He feels very sorry for those that have to deal with that because the county, that's in their control and this point and he doesn't want to bring that into the city. He wishes he could fight for them on that issue, but he has no way to do that. It is hope that the Council would move to table Ordinances 1300 & 1301 at this time and direct staff to redirect effort to find a more suitable location for a biomass plant and to

engage all the citizens of Prineville and Crook County and surrounding areas that are potentially impacted by that.

Councilor Uffelman made a motion to table our decision for our Urban Growth expansion this evening until we have more thoroughly vetted these issues with broader community involvement. Motion seconded. Discussion on motion included Mr. Reid clarified the motion in regards to urban growth expansion and getting more vetting on it. He is also tabling Ordinances 1300 & 1301. Councilor Uffelman confirmed he is also tabling Ordinances 1300 & 1301. Mr. Reid asked with that clarification if Councilor Smith is still seconding. Councilor Smith confirmed he will still second the motion. Mayor Beebe asked if there was any further discussions before a vote. Councilor Howard explained he is prepared to vote but appear he may be the only one. Councilor Smith stated prior to the vote if the other Councilors feel that if this will put the community at ease knowing that we are going to investigate this and go through those steps again. He just doesn't want the community to think we are hiding something. Councilor Uffelman repeated the motion and said he hopes to have broader community involvement with Council before coming to a final decision on moving forward. Councilor Smith said that he had seconded that statement and just wanted to bring that up. Councilor Uffelman stated he just wants more community involvement all the way through this process. Mayor Beebe said he would see us moving pretty quickly to putting together a group of citizens and the community, but can't say that at this moment but he would just imagine that it would come soon. Mr. Reid stated that based on the motion that has been made, any public involvement would, is also going to involve the Council through workshops and other public type hearings not necessarily public hearings like tonight but certainly public workshops and townhall meetings, however you want to do it. Ultimately the Council will decide if those issues that Councilor Uffelman has brought up have met the qualifications of vetting and broader community participation enough to bring the ordinances back off the table into a vote. So you would control that timeline based upon if you felt as a group whether or not that the concerns articulated in this particular motion are met, as presuming that there is an affirmative vote on the table. Councilor Hutchison stated there is a number of people here tonight that would probably like to be involved in this, so she is thinking that if some of you folks want to be involved in it, you should let us know before you leave tonight. Instead of us having to go out and vet this situation, cause you are already here so lets do it that way instead. Mayor Beebe stated he definitely feels comfortable with what Councilor Uffelman has presented because that is exactly what he wants is to get the community involved first go and look down the road this may not even be a thing, but at least get the community involved, get all the input we can, and make a decision as a community going forward. With my suggestion that is what I want to see and I feel like that is what Councilor Uffelman is presenting. Councilor Howard wanted to add for Council to consider that if we do table this matter, that there is a possibility of a lost opportunity. There has been a lot of time and due diligence put into this and said it's always going to be the same argument you know that when we come back to the table with a new proposed site there is going be new neighbors and new folks that are going to have the same valid concerns and he understands that and to him this is the potential to lose out on an opportunity for Prineville's future. No further discussions. Motion carried.

Mr. Reid announced that there are sign-up sheets for anyone interested in signing up.

Council Business:

None.

Staff Reports and Requests:

7. City Manager's Report – Casey Kaiser

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

There were no questions.

Council Reports

None.

Visitors, Appearances and Requests:

No one else came forward.

Adjourn

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

Meeting adjourned at 10:15 P.M.

Motions and Outcomes:

Motion:	Outcome	Beebe	Brummer	Howard	Hutchison	Smith	Sumner	Uffelman
Consent Agenda as Presented	PASSED	Y	-	Y	Y	Y	Y	Y
Resolution No. 1619 – Exempting from Competition Additional Work to the Ochoco Mill Apartments Waterline Improvement Project (PUBLIC HEARING)	PASSED	Y	-	Y	Y	Y	Y	Y
Ordinance No. 1300 – Amendment in the City’s Comprehensive Plan to Update Chapter 2 and Chapter 5 (FIRST PRESENTATION) (CONTINUATION OF PUBLIC HEARING from April 8, 2025)	TABLE	Y	-	N	Y	Y	N	Y
Ordinance No. 1301 – Amendment in the City’s Comprehensive Plan Map Expanding the Urban Growth Boundary (UGB) (FIRST PRESENTATION) (CONTINUATION OF PUBLIC HEARING from April 8, 2025)	TABLE	Y	-	N	Y	Y	N	Y
Adjourn Meeting	PASSED	Y	-	Y	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> .