Location: City Hall – Council Chambers
Date: March 10, 2026
Time: 6:00 PM

City Council Meeting Agenda

Mayor Jason Beebe, Council Members Steve Uffelman, Janet Hutchison,
Shane Howard, Jerry Brummer, Scott Smith, Marv Sumner and City Manager Steve Forrester

https://us02web.zoom.us/j/85283683490

Call to Order

Flag Salute

Additions to Agenda

Consent Agenda

1. Regular Meeting Brief 2-24-2026

Visitors, Appearances, and Requests Limited to Three (3) Minutes Per Person

2. Relocation of the "Y" Spurs - Phil Burgess & Councilor Sumner

Council Presentations

Council Business

3. Intent to Award Main Street Paving & Stormwater Project - Mike Kasberger
4. Consideration of Proclamation - Dark Skies Week - Sponsors Councilor Uffelman & Councilor Sumner

Staff Reports and Requests

5. City Manager's Report - Steve Forrester
6. Seahale Property Acquisition Discussion - Josh Smith

Council Reports

Ordinances

Resolutions

Visitors, Appearances, and Requests Limited to Three (3) Minutes Per Person

Adjourn

Agenda items may be added or removed as necessary after publication deadline

Individuals needing special accommodations such as sign language, foreign language interpreters or equipment for the hearing impaired must request such services at least 48 hours prior to the City Council meeting. To make your request, please contact the City Recorder at 541-447-5627 (voice), or by e-mail to recorder@cityofprineville.com

CITY OF PRINEVILLE
Regular Meeting Brief
387 NE Third Street – Prineville, OR 97754
541.447.5627 ph 541-447-5628 fax

Full Meeting Recordings Available at:
http://cityofprineville.com/meetings/

City Council Meeting Brief
February 24, 2026

Council Members Present:

Scott Smith
Marv Sumner
Steve Uffelman
Jerry Brummer
Shane Howard
Jason Beebe
Janet Hutchison

Council Members Absent

None.

Additions to the Agenda

None.

Consent Agenda

1. Regular Meeting Brief 2-10-2026

Councilor Brummer made a motion to approve the consent agenda as presented. Motion seconded. No discussion on the motion. Motion carried.

Visitors, Appearances, and Requests

No one came forward. No one online raised a hand.

Council Presentations

None.

Council Business:

2. Funding for Vactor Truck Purchase and CRISI Grant Match – Lori Hooper Antram

Mayor Beebe talked about Lori Hooper Antram's quarterly financial report presentation at the last Council meeting and how he was in awe of the city's financial condition. He thanked Mrs.

Hooper Antram and the Council for all the hard work over the last 15 years on financially positioning the city so well.

Lori Hooper Antram, Finance Director, went through the staff recommendations for funding these two items, explaining that these are considered capital improvements and can be funded from the Council Discretionary account without having to seek a loan in a volatile market for interest rates.

There were discussions regarding selling the current vactor truck, other purchases planned in the future, such as the Ochoco Heights Water & Street project on the horizon, and future funding conservatively estimated at $2M.

Discussions continued regarding alternative funding methods, the individual buckets of funding, and taking it from one of the three identified would reduce infrastructure, and the ability to refund the infrastructure bucket from the reserves.

Councilor Uffelman made a motion to approve the use of $1 for the purpose of funding the vactor truck purchase and CRISI grant match from Council Discretion reserves. Motion seconded. No discussion on the motion. Motion carried.

<u>Staff Reports and Requests:</u>

3. **City Manager's Report –** Steve Forrester

Steve Forrester, City Manager, began presenting his Manager's Report.

Zach Lampert, Golf Pro came forward during the Meadow Lakes activity report and shared before and after photos of the new carpet installation at the clubhouse.

Mr. Forrester continued with his report, adding that he was invited to Harney County to discuss economic development and the possible creation of more jobs over there.

Mayor Beebe announced that he was invited to present to the Governor's Data Center Committee, and they requested Mr. Forrester to participate in person.

Mayor Beebe talked about IP28 and how it would affect the entire state and Harney County's meat processing plant.

Discussions continued regarding the police cars and the new apartments being built in the spring.

There were no further questions.

4. **Police Department Annual Report –** Interim Chief Wilson

Interim Chief Wilson went through a PowerPoint presentation that highlighted the organizational chart of the Police Department and Dispatch, annual statistics on calls for service, the number of dispatch calls taken, and the amount of pharmaceuticals, firearms, and evidence taken.

There were discussions regarding the reasons for safekeeping of firearms, calls for service, and preparing for growth, competitive wages, taking care of your people, and providing good equipment.

5. **Council Training Opportunities –** Steve Forrester

Mayor Beebe asked the Council to review the opportunities available and to send their choices to Lisa Morgan, City Recorder/Risk Manager, by Friday, so we can get training scheduled.

Council Reports

Councilor Smith provided a Central Oregon Advisory Committee on Transportation (COACT) meeting update that was held at the Bend ODOT offices, and that he and Casey Kaiser, Assistant City Manager/Public Works Director, participated by Zoom. He explained that COACT still hasn't decided where they are going to be funding-wise. Caroline and Casey put together a proposal that would finish the Third Street improvements. Everything has already been designed because we went through it, and it is on the shelf and ready to go. There is a COACT Executive meeting next month that will rank projects, though over the years, Highway 97 usually gets priority. Deschutes County has actually been going to Salem and is asking for a mega funding proposal.

No further reports.

Ordinances:

6. **Ordinance No. 1306 – Adopting Changes to Prineville Code Section 30.01 (FIRST PRESENTATION)** – Jered Reid

Jered Reid, City Attorney, explained that this will change the requirement of having a first Monday of each new year to the Council meeting just on odd numbered years for the purpose of swearing in newly elected Councilors.

Mr. Reid said that this has been on the city website for over a week, and if passed unanimously, it can be passed with the first presentation.

There were no questions.

Councilor Hutchison made a motion to approve the first reading of Ordinance No. 1306. Motion seconded. No discussion on the motion. All in favor, motion carried.

Resolutions:

7. **Resolution No. 1638 – Approving a Personal Services Agreement with Clear Trail CPA's for Municipal Auditing Services –** Lori Hooper Antram

Mrs. Hooper Antram presented the staff report.

Mr. Forrester added that though it is the same organization, the staff auditors change every two years and rotate out.

There were no questions.

Councilor Uffelman made a motion to approve Resolution No. 1638. Motion seconded. No discussion on motion. All in favor, motion carried.

8. **Resolution No. 1639 – Authorizing the City to Enter Into an Intergovernmental Agreement for the Central Oregon Drug Enforcement Team –** Interim Chief Wilson

Interim Chief Wilson presented the staff report.

There were discussions regarding cost increases when an agency opts out, and the cost to participate covers involvement with COLE, SWAT, and the Major Incident Team.

There were no further discussions.

Councilor Smith made a motion to approve Resolution No. 1639. Motion seconded. No discussion on the motion. All in favor, motion carried.

Visitors, Appearances, and Requests:

No one came forward, and no one online raised a hand.

Adjourn

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

Meeting adjourned at 7:16 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	Y
Motion to approve the use of $1 for the purpose of funding the vactor truck purchase and CRISI grant match from Council Discretion reserves	PASSED	Y	Y	N	N	Y	Y	Y
Ordinance No. 1306 – Adopting Changes to Prineville Code Section 30.01 **(FIRST PRESENTATION)**	PASSED	Y	Y	Y	Y	Y	Y	Y
Resolution No. 1638 – Approving a Personal Services Agreement with Clear Trail CPA's for Municipal Auditing Services	PASSED	Y	Y	Y	Y	Y	Y	Y
Resolution No. 1639 – Authorizing the City to Enter Into an Intergovernmental Agreement for the Central Oregon Drug Enforcement Team	PASSED	Y	Y	Y	Y	Y	Y	Y
Adjourn Meeting	PASSED	Y	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.

STAFF REPORT

MEETING DATE:	3/10/2026	**PREPARED BY:**	Casey Kaiser
SECTION:	Council Business	**DEPARTMENT:**	Public Works
CITY GOAL:	Quality Municipal Services & Programs		
SUBJECT:	Main Street Paving & Stormwater Project		

REASON FOR CONSIDERATION:

To request City Council approval for the grind and inlay of the pavement on Main street from NE 3rd to Lynn Blvd., including storm drains and sidewalks.

BACKGROUND:

The project will also include the replacement of 916 lf of curb and 6,422 lf of sidewalk. Stormwater improvements include installation of 600 lf of 8” schedule 3034 PVC pipe and two catch basins. This will provide much needed drainage to a main thoroughfare, along with providing safer conditions for pedestrians.

FISCAL IMPACT:

This project is included in the 2026 Street Improvement budget which was estimated at approximately $810,000. We had five responsive bids ranging from $621,057.11 to $1,456,528.29.

RECOMMENDATION:

Staff recommends City Council approve the Intent to Award the Main Street Paving and Stormwater Improvements to Taylor Northwest, LLC., in the amount of $621,057.11

PROCLAMATION

DARK SKY WEEK 2026

WHEREAS: International Dark Sky Week is observed in April on the week of the new moon, and

WHEREAS: The experience of standing beneath a starry night sky inspires feelings of wonder and awe, and encourages stewardship of our shared environment and our magnificent dark skies; and

WHEREAS: Dark skies are an integral aspect of the sustainability of Oregon's wild ecosystems as a key environmental factor in bird migration, insect pollination, and human sleep patterns; and

WHEREAS: Oregon's dark skies are a significant natural resource, with seven accredited International Dark Sky Places to date—Sunriver, Prineville Reservoir State Park, Oregon Caves National Monument, City of Antelope, Oregon Outback Sanctuary, Cottonwood Canyon State Park, and City of Sisters.

WHEREAS: Eastern Oregon holds the world's largest dark sky sanctuary, and an area of the largest pristine night skies in the contiguous 48 states; and

WHEREAS: Astro-tourism, including star gazing, astronomy star parties, and dark sky photography, is an evolving facet of outdoor recreation with real economic benefits for communities across Oregon, and which promotes the mitigation of light pollution; and

NOW, THEREFORE, we, the Prineville City Council, proclaim April 13-20, 2026, to be International Dark Sky Week in Bend, Oregon, and encourage all Oregonians to join in this observance.

_____

Mayor Rodney J. Beebe

City Manager Update to Council

March 10, 2026

Public Safety / Dispatch

Please welcome Ashley and Grace, our two newest call takers who started March 2nd, and Aubree, our newest dispatcher. All three will be headed to the academy together on March 23rd and graduating on April 10th.

Shane reported that he and Amy are working on a couple of grants for car seats and bike helmets. The Fire Department will demonstrate proper hookup of the car seats, and a bike rodeo event is planned to distribute the bike helmets if successful.

Plans are underway for the annual awards banquet held in May during National Police Week.

Public Works

Public Works is in the design phase for the water and sewer extension & connection projects.

Many projects will be starting soon, and there will be some travel disruptions on South Main during that project. That will involve installing storm drainage, some sidewalk repairs, and then paving.

Railroad

The barley business has slowed a bit, as expected. The Railroad is working with several other customers to continue to expand our business this year.

Meadow Lakes Golf

Meadow Lakes had a very busy weekend at the end of February, where they had to dip into their spare golf carts to accommodate the activity.

Dave Holeman has announced his retirement date at the end of June, after 33 years of service to Meadow Lakes.

Zach is already looking to hire seasonal help, since there basically wasn't a winter this year.

Airport – No Update

Planning

Approved projects were able to continue through the mild winter, with many of them wrapping up early. The Ochoco Mill apartments are expected to have available units this spring.

Josh has been busy working with the state on the housing analysis and is looking at developing a scope of work for the code development code update.

The public hearing has been scheduled for the revised economic opportunity analysis for April 14th.

Human Resources – No Update

Karee is working on many policy updates.

Information Technology

The Fire Department phone system upgrade went smoothly. City facilities will be getting the same phone system upgrades in the near future.

Finance

Finance remains busy.

Lori is working on an investment policy.

We will be welcoming a college intern to the team temporarily, starting in June, who will help offer additional coverage while another team member goes on maternity leave.

City Recorder/Risk Management – No Update

City Legal – No Update

EDCO – No Update

Public Relations –

March social media content is rolling out, and we will be starting our water conservation campaign soon.

Mayor/Council

Reminder that registration is now open for the League of Oregon Cities Spring Conference in Pendleton.

Of the three Councilors who weighed in on training opportunities, two had listed High-Functioning City Councils and Public Meetings.

There will be a PP & L franchise agreement workshop before our next Council meeting at 5:15 P.M.

Economic Development and Strategic

Caroline had put in a request for congressionally directed funding for $2M, with hopes that something would develop out of that.

Other

STAFF REPORT

MEETING DATE:	3/10/2026	**PREPARED BY:**	Joshua Smith
SECTION:	Staff Reports and Requests	**DEPARTMENT:**	Planning
CITY GOAL(S):	Position City for the Future		
SUBJECT:	Property purchase from Crook County Parks and Recreation		

BACKGROUND: The subject properties encompass 24.8 acres along Ochoco Creek, comprising the Seehale tract (18.8 acres) and the Ridenour tract (6 acres). This area is entirely within the 100-year floodplain of Ochoco Creek and characterized by high groundwater, significant drainage challenges and access issues. During the 2004–2006 housing boom, a proposed subdivision threatened to fill natural drainage ways, encroach upon wetlands and add significant traffic to substandard streets. While the City's 2007 adoption of the Natural Features Overlay District (NFOD) provided new protections, it also placed a perpetual enforcement burden on the City regarding individual lot compliance. Following the 2008 housing crash, development stalled, and by 2019, the owner/developer sought to divest the property.

Although the City was financially constrained in 2020 due to infrastructure projects, the Barnes Butte acquisition and the new Police Station acquisition and remodel, we recognized the strategic importance of this land. I collaborated with then-Parks Director Duane Garner to facilitate a purchase by Parks and Recreation, with the goal of establishing a passive-use park. A year later, the Ridenour property became available via an exclusive estate sale.

Currently, in 2026, the Parks Board has re-evaluated its priorities. They now view these parcels as outside their primary mission of developing active-use parks. Consequently, the Board intends to sell the property, either to the City or a private buyer to fund higher-priority capital improvements within their Master Plan.

REASON FOR CONSIDERATION:

- Strategic investment in natural infrastructure that can yield long-term economic and safety benefits.
    - Public acquisition breaks the 'cycle of loss' inherent in private development on marginal lands. By preventing construction in hazardous and problematic areas, it reduces long-term taxpayer burdens for disaster relief, infrastructure repair, drainage management, and code enforcement.
    - The property can potentially be used for wetland and/or floodplain mitigation. Years ago the City provided ODOT with property at our wastewater treatment facility for wetland mitigation. This provided the City with wetland mitigation credits that were used on the Combs Flat Road project saving time and hundreds of thousands of dollars.

- By keeping these areas undeveloped, the City preserves the land's natural ability to absorb and store excess runoff, significantly reducing the risk of flooding.

- These sites can act as natural filtration systems, where wetlands and soil layers scrub pollutants from stormwater before they reach the local water table or surface streams.
- Much like Barnes Butte, and the Wetlands complex, these sites preserve recreational potential for future development. This acquisition secures green space and neighborhood connections for nearby residents who currently lack sufficient outdoor recreation options.
- The purchase price would be returned to the Parks District in the form of system development charges (SDCs) that were used for the original purchase. This means those dollars will be reinvested into capital improvement projects within the community.
- The City would still maintain the option of selling portions of the property for development, but would control how, when and where.

FISCAL IMPACT:

- The District is asking to recover only their original purchase price of $540,000.
- If approved, Staff will request this payment to be made in 3 equal payments over 3-years. This needs to be approved by Parks Board.
- Finance Director has indicated that funds in the City's "Vitality Reserves" would be utilized.
- Grass mowing may incur minor maintenance costs. The Parks District has confirmed that this area can be integrated into the existing management agreement. This would cover ongoing upkeep as well as the maintenance of future improvements, such as trail systems.

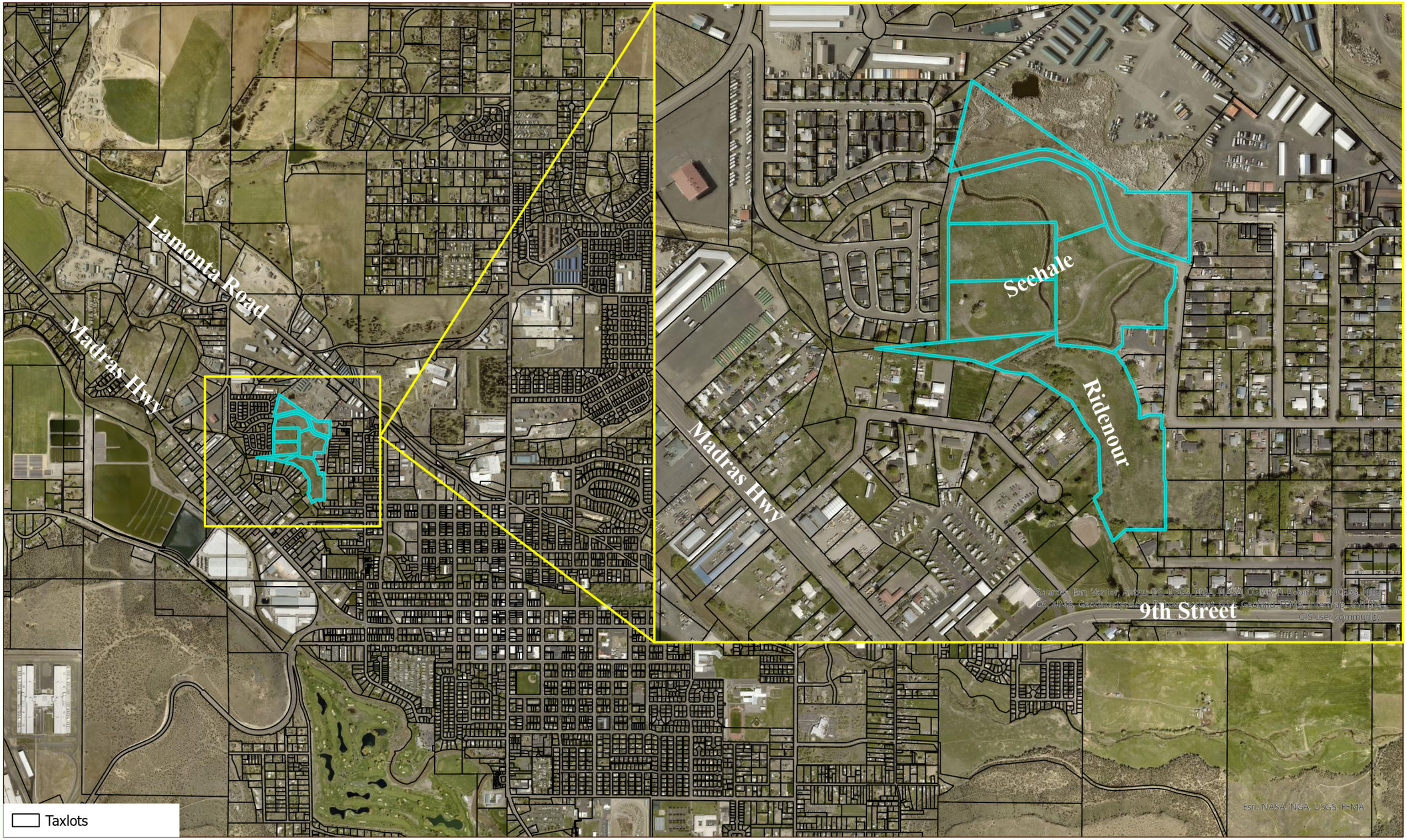
RECOMMENDATION:

Based on the above considerations, Staff recommends the purchase of these properties at the Parks District's original purchase price of $540,000.

CONSENSUS: Only a consensus is needed at this time to bring a resolution back to Council for a vote.

RELATED DOCUMENT(S):

1. Vicinity map
2. Floodplain map
3. Property value evaluation



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Vicinity Map

13

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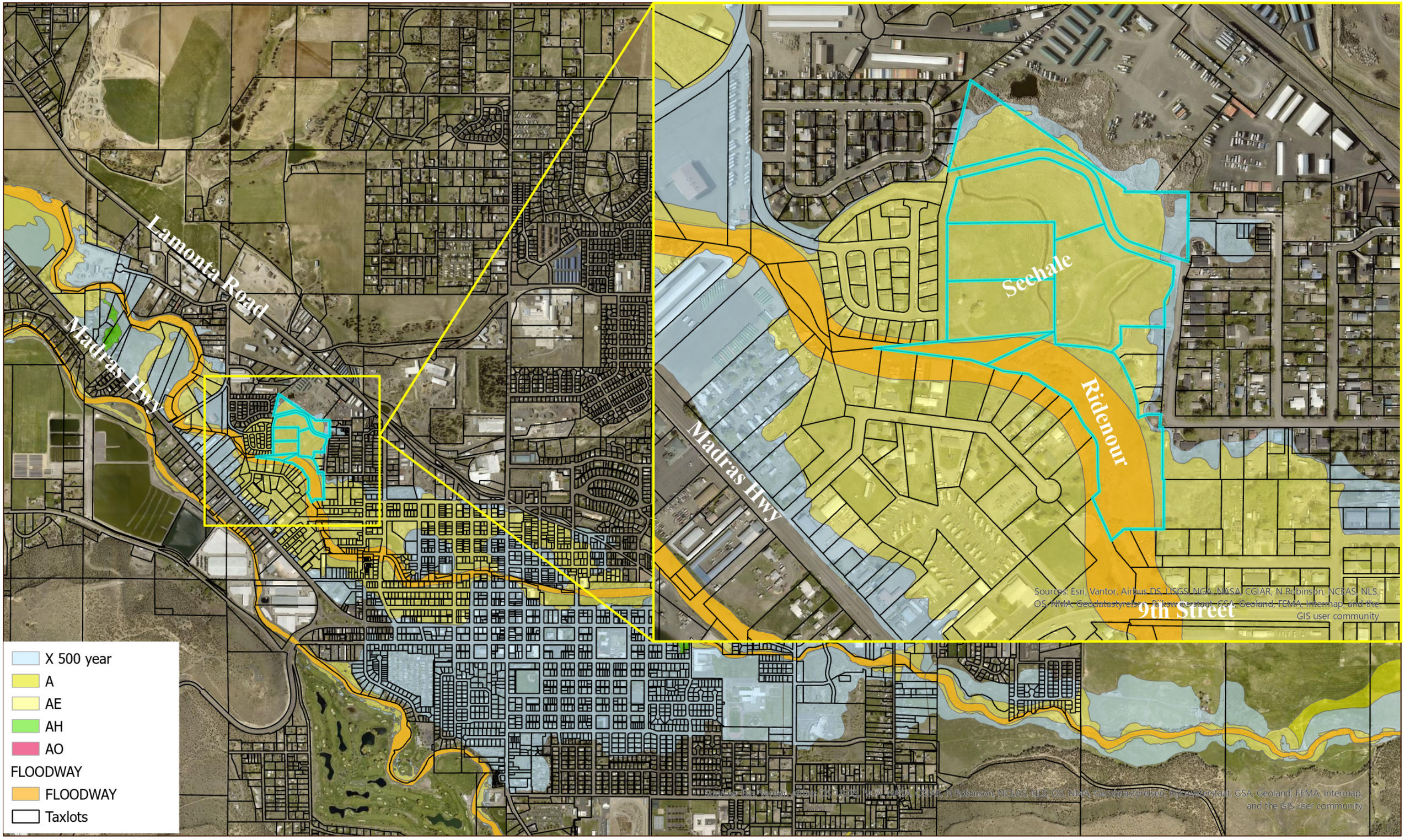
CITY OF PRINEVILLE OREGON



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Floodplain Map

14

0 1,000 2,000 4,000 6,000 8,000 Feet

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CITY OF PRINEVILLE OREGON

Crook County Properties, LLC

691 NE Third Street, Prineville, Oregon 97754

Michael Warren II * Principal Broker

Licensed in the state of Oregon

(541) 447-3020 office (541) 390-1032 cell

Email: michael.ccp@outlook.com

Website: michaelwarren-realestate.com

February 26, 2026

RE: CCP&R Seehale Property Value

The following is a Property evaluation on all 6 tax lots that Crook County Parks and Recreation district are looking to sell.

The properties include:

- 141631CB00100 2.66 Acres
- 141631CB00200 2.66 Acres
- 141631CB00300 .94 Acres
- 141631BD02300 7.79 Acres
- 141631CA02400 4.73 Acres
- 141631CA03100 6.01 Acres

Included in this packet are maps, assessor information, value graphs and a very recent sold listing used as a comparable sale. The County assessor RMV information is also included, however, is not an accurate evaluation on these particular parcels.

All parcels are zoned R4. Out of the 24.79 acres total, there are approximately 8 acres that could be developed into residential parcels. This 8 Acres is evaluated differently than the remainder of the property. Ready to build parcels range in value depending on location, amenities and restrictions. The most accurate comparable property is a parcel that sold in the Western Sky Subdivision to the West, this was a .24 acre parcel that sold for $78,000, January 14, 2026 (sold at $7.46 a sqft).

The first evaluation will be in two parts, only the 8 acres will be used to determine developable value. Taking the price per sqft on the most relevant comparable of $7.46 we multiply that by 348,480 (total sqft of 8 acres) which gives a total of $2,599,660. This is raw land, not developed. Developers need to pay approximately 19-20% of the “Finished value” in order to have a project pencil out. 19-20% of $2,599,660 is $493,935 - $519,932.

The remainder 16.79 Acres will be treated and evaluated as non-buildable. It is possible that some of the 16.79 acres also may be able to be developed. For this evaluation I am treating it as strictly recreational property. Non buildable parcels regardless of location seem to range between $2,500 - $3,000 per acre. This gives a range of value on the remaining 16.79 acres between $41,975 - $50,370. Giving an overall range of value for the entire property between ***$535,910 - $570,302.***

Another evaluation exercise is again to look at the 8 acres and the most relevant comparable. Theoretically the 8 acres with lot sizes of .24 acres would get you 32 lots. Once developed and each sold at $78,000 that would be a total of $2,496,000. Again, taking the 20% reduction for development costs factored in that is $499,200**.** Then adding the remaining 16.79 acres and with $2,500 - $3,000 per acre, range of value between $41,975 - $50,370. In this scenario the range of value is between ***$541,175 - $549,570.***

Because the actual acreage to develop could vary, a third scenario is looking at the entire acreage as a single-family residence property. This compares larger acreage properties solely for the intent to build one home. The type of parcels used for comparison are between 10 – 30 acres and give a range between $21,000 - $23,000 per acre. In this scenario, the range of value is between ***$520,590 - $570,170***.

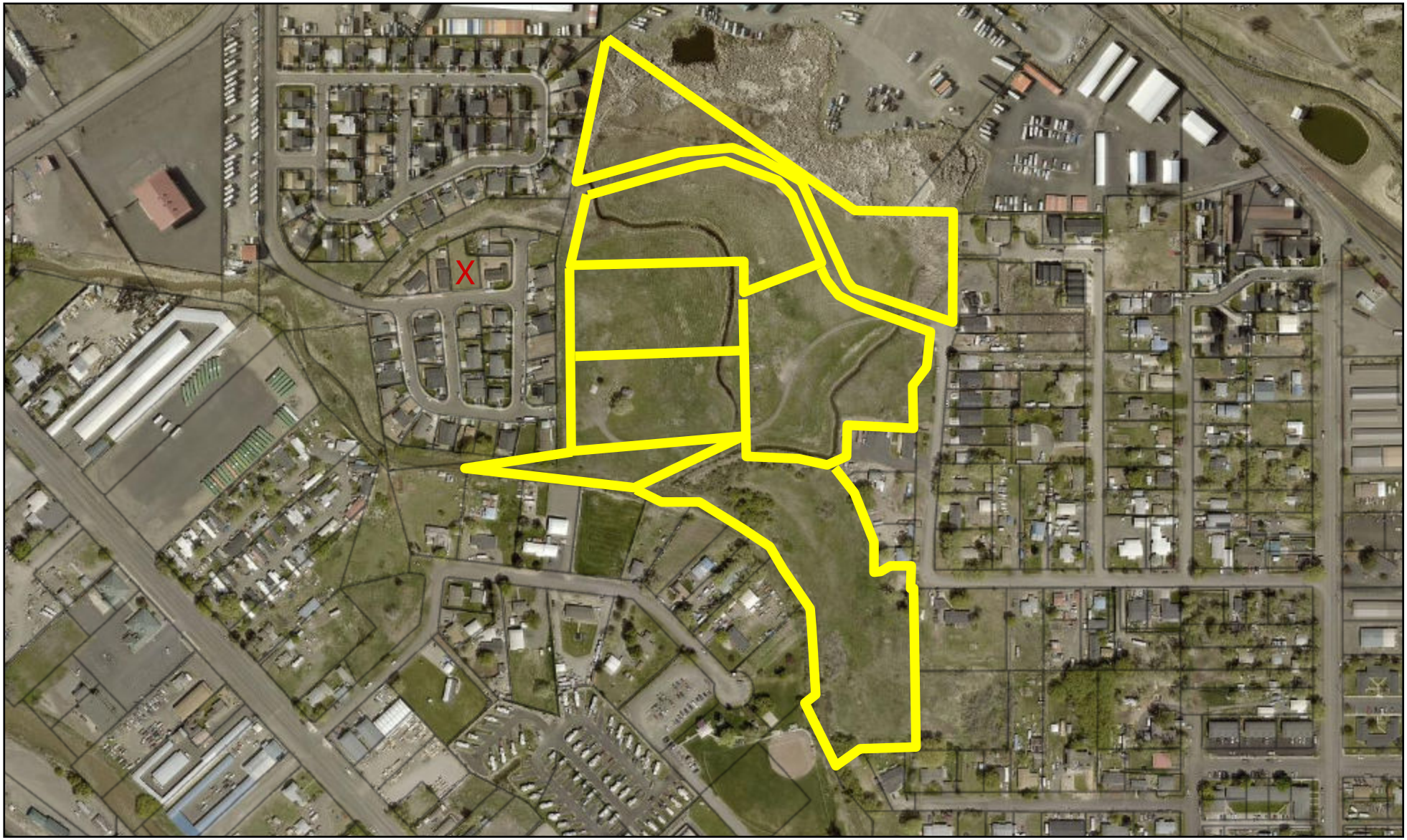
All three cost approaches place the value within a similar range.

If you have any questions, feel free to ask.

Thank you ~
Michael

Crook County, Oregon

Current Time: 2/25/2026 4:10 PM



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N

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X = Location of Comparable sale

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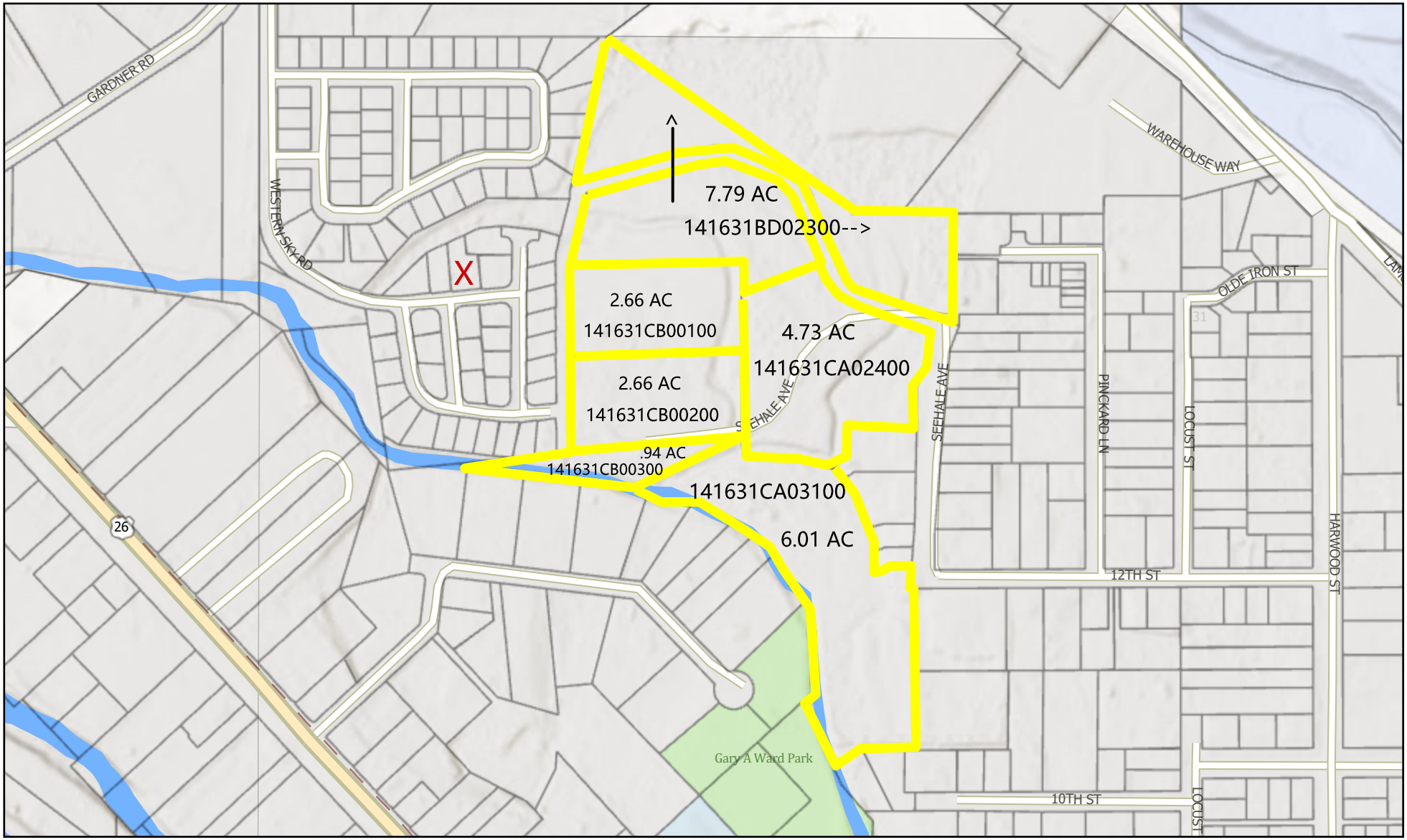
GEOGRAPHIC INFORMATION SYSTEMS

Crook County, Oregon

Current Time: 2/25/2026 4:07 PM



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N

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