



Location: City Hall – Council Chambers  
Date: April 23, 2024  
Time: 6:00 PM

## City Council Meeting Agenda

Mayor Jason Beebe, Council Members Steve Uffelman, Janet Hutchison,  
Shane Howard, Gail Merritt, Scott Smith, Marv Sumner and City Manager Steve Forrester  
**ATTEND TELEPHONICALLY BY CALLING 346-248-7799 Meeting ID: 947 5839 2608 Passcode: 123456**

### Call to Order

### Flag Salute

### Additions to Agenda

### Consent Agenda

1. Regular Meeting Brief - 4/9/2024

### Visitors, Appearances and Requests

### Council Presentations

2. Crook County Historical Society - Phil Burgess

### Council Business

3. Draft Findings for a Special Solicitation Method for NE Combs Flat Road Extension (**PUBLIC HEARING**) - Casey Kaiser
4. Intent to Approve Copier Contract - James Wilson
5. Intent to Award NE Peters Road Improvements Segment 1C Project - Casey Kaiser
6. Consideration of a Proclamation - May Foster Care Month (Lena Felt) - Councilor Hutchison -Sponsor

### Staff Reports and Requests

7. City Manager Report - Steve Forrester

### Committee Reports

### Ordinances

8. Ordinance No 1289 - Amending the Prineville Zoning Map and Comprehensive Plan Map to Reconcile Discrepancies Between the Two (**SECOND PRESENTATION**) - Josh Smith



## **Resolutions**

- [9.](#) Resolution No 1593 - Authorizing Special Solicitation Method for Public Improvement Contract - Casey Kaiser

## **Visitors, Appearances and Requests**

## **Adjourn**

*Agenda items maybe added or removed as necessary after publication deadline*



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

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

City Council Meeting Brief  
April 9, 2024

**Council Members Present:**

Marv Sumner  
Jason Beebe  
Gail Merritt

Scott Smith  
Janet Hutchison

**Council Members Absent**

Steve Uffelman  
Shane Howard

**Additions to the Agenda**

None.

**Consent Agenda**

1. Regular Meeting Brief 3-26-2024

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

**Visitors, Appearances and Requests**

2. **Prineville Crook County Chamber Update** – Deb Shaw & Kim Molnar

Deb Shaw, Operations Manager went through a power point presentation that highlighted accomplishments and changes over the last year as well as goals for the future.

There were discussions regarding the Human Resources service they are using, if they will be staying at the same location with the remodel and importance of ADA compliance.

Kim Molnar, Director of Tourism went through her portion of the power point presentation that covered all the new activities of the tourism efforts.

3. **Cascade East Transit (CET) Update** – Andrea Breault, CET Transportation Director

Ms. Breault went through a power point presentation that discussed existing routes and services and went over the additional services being added for the Prineville – Redmond routes since they are fully staffed now. She explained that the majority of their staff is out of Redmond.

There were discussions regarding all fees are free except for recreational routes since COVID.

### **Council Presentations**

None.

### **Council Business**

#### **4. Reading of Proclamation – Vietnamese Remembrance Day – Mayor Beebe**

Mayor Beebe read the proclamation into the record and presented Mr. Thao Tu, President of the Vietnamese Community of Oregon, with the proclamation.

### **Staff Reports and Requests:**

#### **5. City Manager’s Report– Steve Forrester**

Steve Forrester, City Manager went through highlights for each department, adding that the locomotive should be in Klamath Falls by Friday and all major hurdles have been passed.

Kelly Coffelt, Airport Manager stated that the FBO has taken over quite a bit of the operations. There are two large hangars under construction. They are working on the cross-wind runway that is a \$4M project. They are still trying to get the T-hangar project off the ground.

There were discussions regarding the runway project and Erickson Air.

Mr. Forrester continued with his report adding that there is an interest in a community center being led by the Kiwanis they are just in discussions at this point and will report back to Council.

Discussions continued regarding someone taking CPR and was able to save a man’s life right after the training and possibly making this a community outreach thing. Also, how Narcan saved a life on a public transit bus.

There were no questions or comments.

### **Committee Reports**

Councilor Hutchison attended the Meta awards and was impressed with most awards being related to children.

Councilor Hutchison also attended the Crook County Wildfire Protection Plan update meeting. They talked about the risk assessment areas and are still working through the plan with hopes to

have completed by end of year. OSU Extension is having a workshop on April 13<sup>th</sup> for wildfire preparedness.

There were discussions regarding cutting trees down on your own property and creating defensible space on your property.

There were no other reports.

### **Ordinances:**

#### **6. Ordinance No 1289 – Amending the Prineville Zoning Map and Comprehensive Plan Map to Reconcile Discrepancies Between the Two Maps (FIRST PRESENTATION) – Josh Smith**

Josh Smith, Planning Director explained that this is a recommendation from the Planning Commission. There are no changes since our last discussion with Council.

There were no questions.

**Councilor Smith made a motion to approve the first presentation of Ordinance No 1289. Motion seconded. No discussion on motion. All in favor, motion carried.**

### **Resolutions**

#### **7. Resolution No 1591 – Approving an Amendment to Funding Agreement with City and OID Regarding Combs Flat Rd. to Peters Rd. Extension Project – Casey Kaiser**

Casey Kaiser went through a power point that provided a refresher on the background information for this project. Mr. Kaiser explained that the Ochoco Irrigation District (OID) canal piping project shares the same footprint as the Combs Flat Rd. project.

Mr. Kaiser explained that collaborating on this project resulted in significant savings to both entities, but not having to build a bridge for the city as well as other items.

Bruce Scanlon, OID Manager came forward explaining that Phase I (phase that has had the Combs Flat Road and Laughlin intersection closed) of the project is close to the finish line. Mr. Scanlon referred to a zig zag portion of the canal that would have cost more to purchase pipe versus being able to run pipe adjacent to the extension of the road.

Discussions continued regarding changes in elevation, the part for Phase I finally coming in.

Mr. Kaiser explained that we hope to have a contract in place by June with prep work to begin right after and then can jump into the pipe work after irrigation season.

There were discussions regarding in-kind work, the existing canal being dangerous to humans and animals and having a significant water savings.

**Councilor Hutchison made a motion to approve Resolution No 1591. Motion seconded. All in favor. No discussion on motion. All in favor, motion carried.**

**8. Resolution No 1592 – Authorizing the City to Approve an IGA Between Crook County and the City for Management of the Crook County / Prineville Airport – Steve Forrester**

Mr. Forrester stated that nothing has changed since the presentation to Council by Andy Parks.

**Councilor Merritt made a motion to approve Resolution No 1592. Motion seconded. No discussion on motion. All in favor, motion carried.**

**Visitors, Appearances and Requests:**

No one came forward.

**Adjourn**

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

Meeting adjourned at 7:21 P.M.

**Motions and Outcomes:**

Motion:	Outcome	Beebe	Howard	Hutchison	Merritt	Smith	Sumner	Uffelman
Consent Agenda as Presented	PASSED	Y	-	Y	Y	Y	Y	-
Ordinance No 1289 – Amending the Prineville Zoning Map and Comprehensive Plan Map to Reconcile Discrepancies Between the Two Maps <b>(FIRST PRESENTATION)</b>	PASSED	Y	-	Y	Y	Y	Y	-
Resolution No 1591 – Approving an Amendment to Funding Agreement with City and OID Regarding Combs Flat Rd. to Peters Rd. Extension Project	PASSED	Y	-	Y	Y	Y	Y	-
Resolution No 1592 – Authorizing the City to Approve an IGA Between Crook County and the City for Management of the Crook County / Prineville Airport	PASSED	Y	-	Y	Y	Y	Y	-
Adjourn Meeting	PASSED	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> .

# Belknap Exhibit Center at the Bowman Museum

Then





# And Now

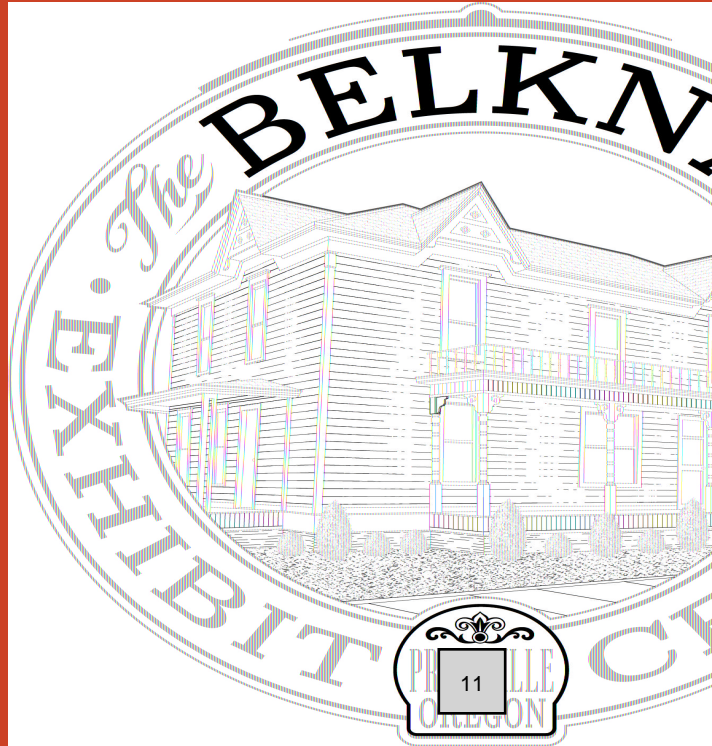


Our 3 day grand opening celebration drew over 1000 visitors.

In addition to the great turnout of local citizens we had Belknap family kin from out of state. They definitely added to the authenticity of our celebration.

# Our New Logo

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The Sharon Adams Gazebo is waiting for permitting

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The placement of the 18' diameter gazebo is in the area immediately to the west of the exhibit center towards the rear of the building and the Caboose park.

The plan calls for outdoor exhibit space in the gazebo as well as in the circular driveway on the eastside of the property.

Parking along the entire frontage of 3rd Street between Main and Belknap has been restored.

The new parking lot behind the exhibit center can accommodate 15 cars with shared easement between Sora Sushi and the Belknap Exhibit Center.

Normal access to the exhibit center will be through the Bowman Museum, into Caboose Park through the gardens and into the exhibit center through the main entry door on the north.

# \*\*\*The Stahancyk/Crawford Family Garden\*\*\*

Period appropriate plants with low maintenance in mind.

Gardens are being installed now. Planting will happen in mid May. The curved flower beds you see outlined with metal edging are for a rose garden with vintage roses. The pathways and center areas are paved with DG. The entire garden area is irrigated with a drip system and the lawn with a sprinkling system.



The gardens are designed to be period appropriate in the era of the early 1900's with many vintage plants donated from members of our community. ADA accessibility is foremost.

**Extensive use of decomposed granite (DG) is being used to replicate dirt but with the advantage of compaction and durability. The driveway and the primary garden paths are all paved with this material.**



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We believe the gardens are an important part of the Belknap Exhibit Center experience. Public access and useability have been the central focus of our design from the very beginning.

Thank you from the Crook County Historical Society- Board of Directors and the 680 members of the historical society.

Dawn Alexander- **President**    Jim Steeprow- **Vice President**    Phil Burgess- **Treasurer**  
Suzie Kristensen- **Secretary**

Claudia Loveland, Debbie Shaw, Forest Carbaugh, Ramona McCallister

**Directors**

Sean Briscoe- **Executive Director**    Deanna Smith- **Collection Manager**

Draft Findings Regarding Using a Special Solicitation Method for the Combs Flat Road Segment  
1A Project

City Staff recommends that the Council make the following findings as their basis for approval, if they approve, a special solicitation method for the NE Combs Flat Road Extension, Segment 1A Project (“Project”). If approved, the City would utilize a Request for Proposal method rather than a Invitation to Bid.

1. The nature of the contract for which the exemption is requested:
  - Public Improvement Contract. The Project will extend Combs Flat Road from its northerly terminus at NE Whistle Way north to the terminus of NE Peters Road. The project also includes piping and rerouting approximately 1.7 miles of existing Ochoco Irrigation District (“OID”) irrigation ditch that currently crosses the proposed roadway alignment and traverses the Barnes Butte Recreation Areas. The canal would be decommissioned and piped in an 86-inch outside diameter irrigation pipe, paralleling the roadway extension. This project includes the installation of the pipe and decommissioning of the canal within the identified project area.
2. The estimated contract price is \$16,818,311.20.
3. Findings to support the substantial costs savings, enhancement in quality or performance, or other public benefit anticipated by the proposed solicitation method:
  - The new roadway alignment and irrigation piping will cross a designated wetland associated with the Barnes Butte Reservoir overflow drainage. Significant dewatering efforts will be required to place the irrigation pipe below and construct the roadbed across the wetland.
  - This piping and roadway project cannot compromise the delivery or interfere with the operation of the existing canal during the 2024 irrigation season. A fully functioning irrigation piping system must be provided for delivery of the 2025 irrigation season.
  - Due to the substantial work to be completed within specific dates, the need for a highly qualified contractor to minimize the construction duration and has significant experience with de-watering operations is critical.
4. Findings to support the reason that approval of the request would be unlikely to encourage favoritism or diminish competition for the public contract or would otherwise substantially promote the public interest in a manner that could not practically be realized by complying with the solicitation requirements that would otherwise be applicable:
  - Previous projects in Central Oregon utilizing a Request for Proposal method have been successful in meeting the specific project challenges and have also demonstrated their ability to identify alternate approaches to value engineer and potentially reduce overall

costs and/or schedule. Such considerations and input from the contractor are not as readily available or evaluated with the traditional competitive bidding process, however would be evaluated and scored if exemption granted and competitive proposal method utilized.

5. A description of the proposed alternative contracting methods to be employed:
  - Request for Proposal would include a publicly advertised request for sealed competitive proposals that will be awarded through a selection process based on an objective scoring system involving additional factors than just costs.
6. The estimated date by which it would be necessary to let the contract is May 28, 2024.



# STAFF REPORT

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**MEETING DATE:** 4/23/2024      **PREPARED BY:** James Wilson

**SECTION:** Staff Reports and Requests      **DEPARTMENT:** Information Technology

**CITY GOAL:** Fiscal Responsibility, Provide Quality Municipal Service & Programs

**SUBJECT:** Copier Lease Approval

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**REASON FOR CONSIDERATION:** The City’s copier lease agreement is set to expire in August 2024 and it is time to perform hardware refresh on all copiers throughout the City as they have reached a 63-month replacement cycle.

**BACKGROUND:** The city leases multi-function printers and large format copier/scanners for document production throughout the city. It is staff’s position, and industry practice, that it is fiscally prudent to lease these devices instead of owning them, as they can be refreshed on a 5-year cycle to keep pace with technology improvements and minimize downtime and user impacts as machines require more repairs as they age. The city has utilized Solutions Yes to provide these services for the last several years, and their performance has been acceptable. Solutions Yes has prepared a device refresh order which meets the needs of the city and is procured on a cooperative purchasing contract to meet the city’s procurement requirements. The city leases 11 machines through this procurement, at a cost of \$45,451.44 annually.

**FISCAL IMPACT:** Budgeted funds exist for the procurement of these items. The new contracted monthly payment is in line with the existing payment. Copy and supply costs have been renewed at the existing rate.

**RECOMMENDATION:** Staff Recommends that Council moves to accept the proposal and award the renewal of the 2024 MFP and Large Format copier project to Solutions Yes.

If approved, these devices will be changed out in late August/ early September 2024.



# STAFF REPORT

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**MEETING DATE:** 4/23/2024      **PREPARED BY:** Casey Kaiser  
**SECTION:** Council Business      **DEPARTMENT:** Public Works  
**CITY GOAL:** Quality Municipal Services & Programs  
**SUBJECT:** Intent to Award NE Peters Road Improvement, Segment 1C

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**REASON FOR CONSIDERATION:**

The proposed contract will construct new curb and sidewalk along a portion of Peters Rd. The project will include both sides of NE Peters Road from Yellowpine Road west to the NE Mariposa Ave intersection. The project will extend to the existing curb and sidewalk east of NE Wolverine Loop intersection on the north side of Peters Rd..

**BACKGROUND:**

The City of Prineville received proposals April 18, 2024 for the NE Peters Road Improvements that will consists of approximately 740 lineal feet of sidewalks and curbing.

There were five responsive bidders on the project.

K&E Excavation	\$339,911.50
SMAF	\$359,797.64
Bar Seven A	\$361,763.00
VanNevel Concrete & Curb	\$366,600.58
Cascade Civil	\$390,927.00

**FISCAL IMPACT:**

The project costs are being covered by ARPA grant funds received for the Peters Road and N. Main Intersection project.

**RECOMMENDATION:**

After reviewing the bid documents and bid bonds, staff recommends Council approve the Intent to Award for the NE Peters Road Improvements Project to K&E Excavation in the amount of **\$339,911.50**.

## PROCLAMATION

WHEREAS, the children of Prineville, Oregon, are our most precious resource, and ensuring their well-being and future success is paramount to our community's vitality; and

WHEREAS, In Oregon, there are thousands of youth in foster and relative care being provided with a safe, secure, and stable home and in Madras there are 55 youth experiencing foster care currently; and

WHEREAS, the month of May serves as a time to recognize and honor the dedication and compassion of foster parents, social workers, advocates, and volunteers who tirelessly work to improve the lives of children in foster care; and

WHEREAS, through increased awareness and support, we can strengthen our foster care system and empower more families to open their hearts and homes to children in need; and

WHEREAS, by standing together as a community, we affirm our commitment to ensuring that every child in Prineville, Oregon, has the opportunity to thrive in a nurturing and loving environment;

NOW, THEREFORE BE IT RESOLVED that the Prineville City Council does hereby proclaim the month of May, 2024, as Foster Care Month in Prineville and urges all residents to join in recognizing the invaluable contributions of foster families and advocates and in supporting efforts to enhance the lives of children in foster care.

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Rodney J. Beebe, Mayor

## City Manager Update to Council

April 23, 2024

### **Public Safety / Dispatch**

PD had their first DARE graduation since 2019 for all 5<sup>th</sup> grade classes with 232 students graduating. The whole graduation ceremony was held at the high school with Officer Jeff Coffman putting the whole thing together. Nice work Jeff!

Interview with another lateral officer happening this week (last week by the time this report is presented). More to follow after the interview process. We are in background with another lateral officer and will probably be a couple more weeks to finish that. There were a lot of applications received for the Evidence Tech position and we are currently sifting through the applications.

On April 16<sup>th</sup>, PD received a “swatting call”. This is a fake call to 911 advising of a shooting and that people have been shot. They had a very large response to the area until it was determined that it was a scam call. The officers however that responded did a great job in their response and quickly established a perimeter, stopped traffic, and kept everyone safe while we investigated. Unfortunately, these types of calls are a huge drain on our resources and place our officers in danger as they are traveling at high speeds to try to get to the scene quickly to save lives.

### **Public Works**

ODOT Third Street improvements continue and moving along on schedule. Elm Street intersection is closed through the beginning of May. The construction of the stormwater retention pond at 5<sup>th</sup> and Claypool is well underway and expected to continue through the summer.

The 30” pipe project is going in up by the airport and moving along as expected and should be completed in late May or early June.

Ochoco Irrigation District is reporting that Combs Flat Road will be opened as of Saturday, April 20<sup>th</sup>.

### **Railroad**

The Railroad continues to remain busier than estimated

### **Meadow Lakes Golf**

Parking lot project is moving along nicely. The new curbing of the islands has been completed and the new light poles and bases have been installed on the north end. Public Works is hauling soil and landscaping rock for us this week and next. We want to have the new landscaping and



rock mostly in place before they pave on the 16<sup>th</sup>/17<sup>th</sup>. We are also working on the front gate/entrance area—removing the old sign base and pillars and replacing with a new base and faux rock pillars. Lastly, we have relocated the dumpsters and removed the old wooden fence as you enter the parking lot on the right. A new fence will be installed after the paving is completed. It should all look really good once we are done!

**Airport** – No Update

### **Planning**

The large apartment complexes are progressing. There is also interest in two smaller 20 unit projects. Single family housing is heating up with two new subdivisions building this summer. The EV stations are being used on a regular basis.

### **Human Resources**

Work continues on a comprehensive study in order to aide in attracting and retaining high quality talent and ensuring that we remain competitive with our total compensation package. Recent legislation makes it necessary in continuing analyzing what policy changes need to be made.

**Information Technology**- No Update

### **Finance**

In the Finance Department, we are working on implementing a paperless billing option and phone notifications for past due customers. The auditors will be on site in the beginning of June, which is the first time they have been here since CV-19. First budget meeting will be June 5<sup>th</sup> and is expected to last less than a half an hour with the only thing on the agenda being to accept State Revenue Sharing funds for the Transportation Fund.

### **City Recorder/Risk Management**

We are wrapping up the insurance renewal process for July 1, 2024. The Safety Committee is working on plans for the annual Safety Break.

**City Legal** – No Update

**EDCO** – No Update

**Public Relations** – No Update.

**Mayor/Council** – No Update

**Other**

ORDINANCE NO. 1289

**AN ORDINANCE AMENDING THE CITY OF PRINEVILLE ZONING MAP AND COMPREHENSIVE PLAN MAP, TO RECONCILE DISCREPANCIES BETWEEN THE TWO MAPS**

**WHEREAS**, the City of Prineville desires to reconcile discrepancies between its Zoning and Comprehensive Plan maps; and

**WHEREAS**, Prineville Code establishes the policy and procedure allowing the Planning Commission to initiate amendments to the zoning and Comprehensive Plan Maps; and

**WHEREAS**, all required notice was provided in accordance with state law and city ordinance, including notice to the State Department of Land Conservation and Development, newspaper notice and notice to neighboring property owners; and

**WHEREAS**, the City Planning Commission reviewed the proposal on January 17<sup>th</sup>, 2023 with a final review prior to the hearing on January 30<sup>th</sup> 2024; and

**WHEREAS**, the City Planning Commission held a public hearing on February 20<sup>th</sup>, 2024 in order to solicit comments from property owners, neighbors and other members of the community; and

**WHEREAS**, after hearing no citizen opposition at the hearing and considering the staff report and all items in the record of planning application AM-2024-100, the Planning Commission voted unanimously to recommend the City Council approve the proposed amendments; and

**WHEREAS**, the City Council reviewed the Planning Commission's recommendation on March 12, 2024 and accepted their recommendation.

**NOW, THEREFORE, THE PEOPLE OF THE CITY OF PRINEVILLE ORDAIN AS FOLLOWS:**

1. The City zoning map and Comprehensive Plan map shall be amended as shown on Exhibit A; Areas 1-9 and described in the Planning Commission's Recommendation on Exhibit B.

Presented for the first time at a regular meeting of the City Council held on March 26, 2024, and the City Council finally enacted the foregoing ordinance this \_\_\_\_ day of April, 2024.

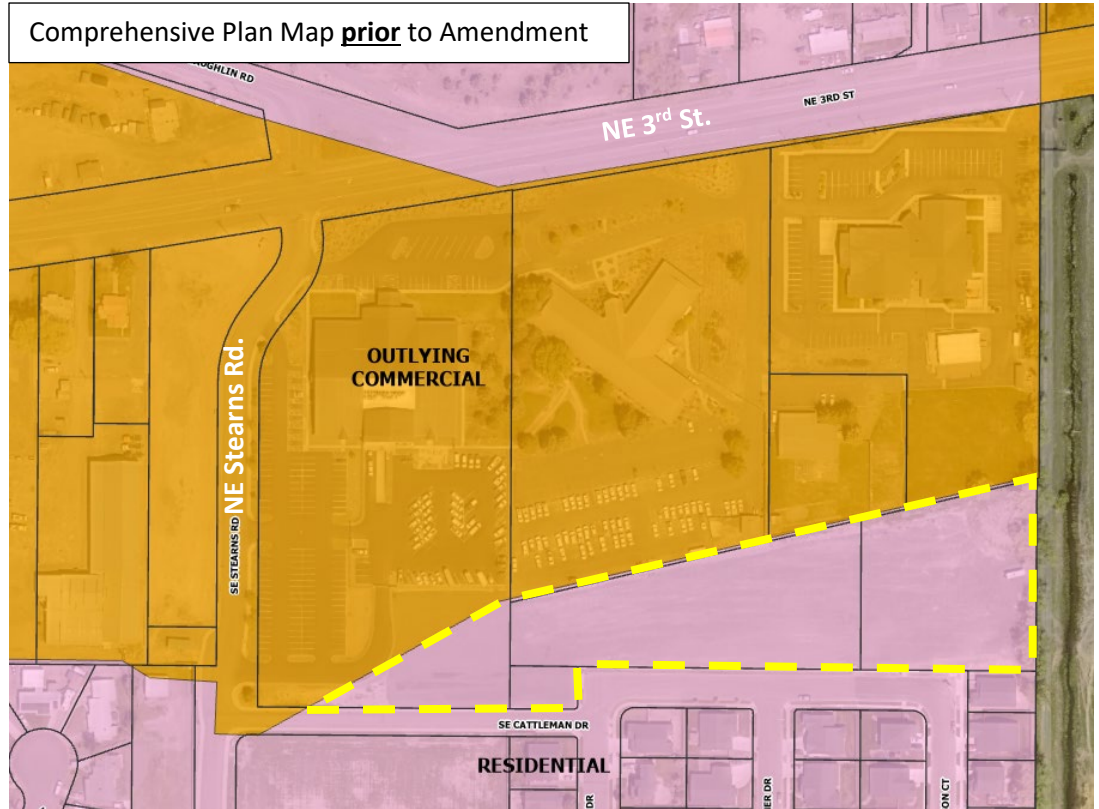
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Jason Beebe  
Mayor

ATTEST:

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Lisa Morgan, City Recorder



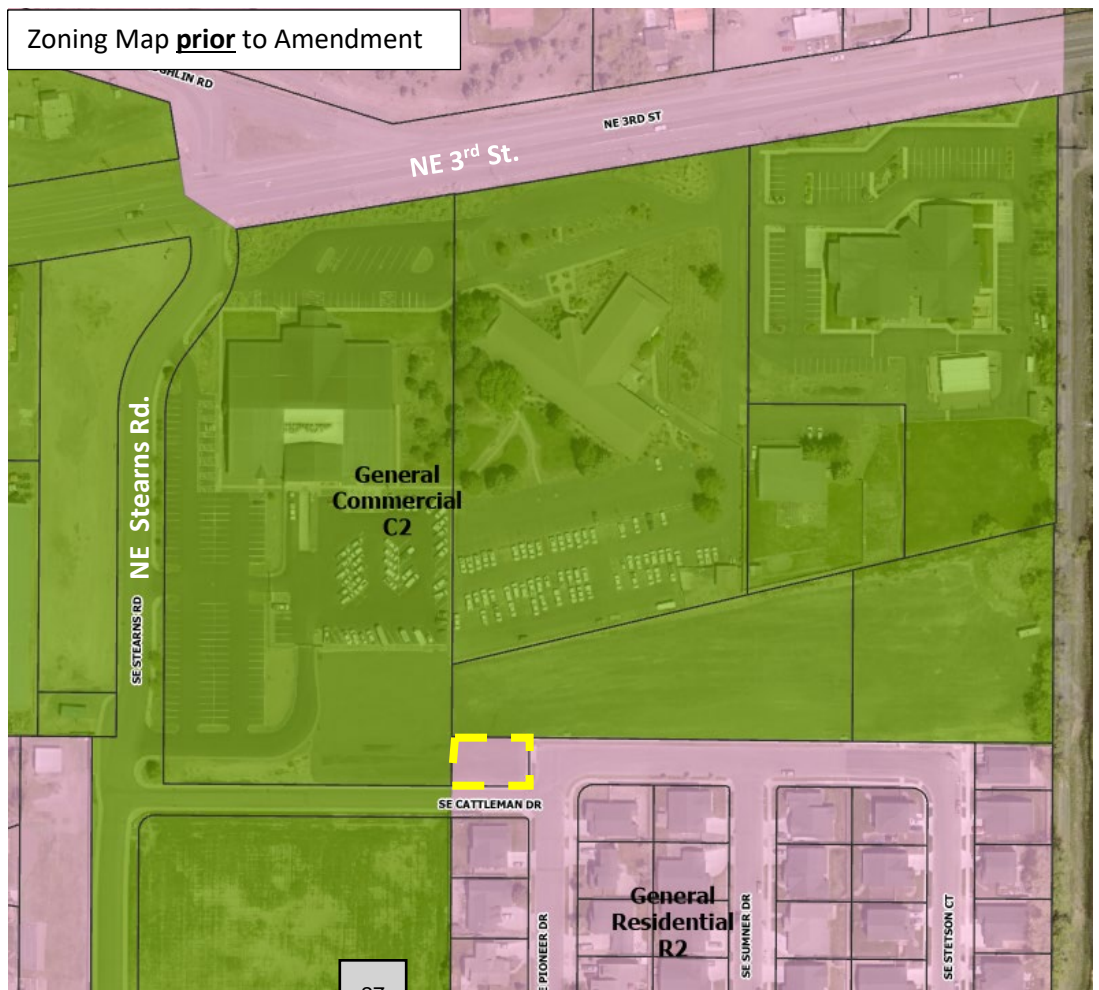
**Map & Tax lots:**

- 151604AA01000,
- 151604AA01300,
- 151604AA01400,
- 151604AD07009

**Residential**

*changed to*

**Outlying Commercial**



**Map & Tax lot:**

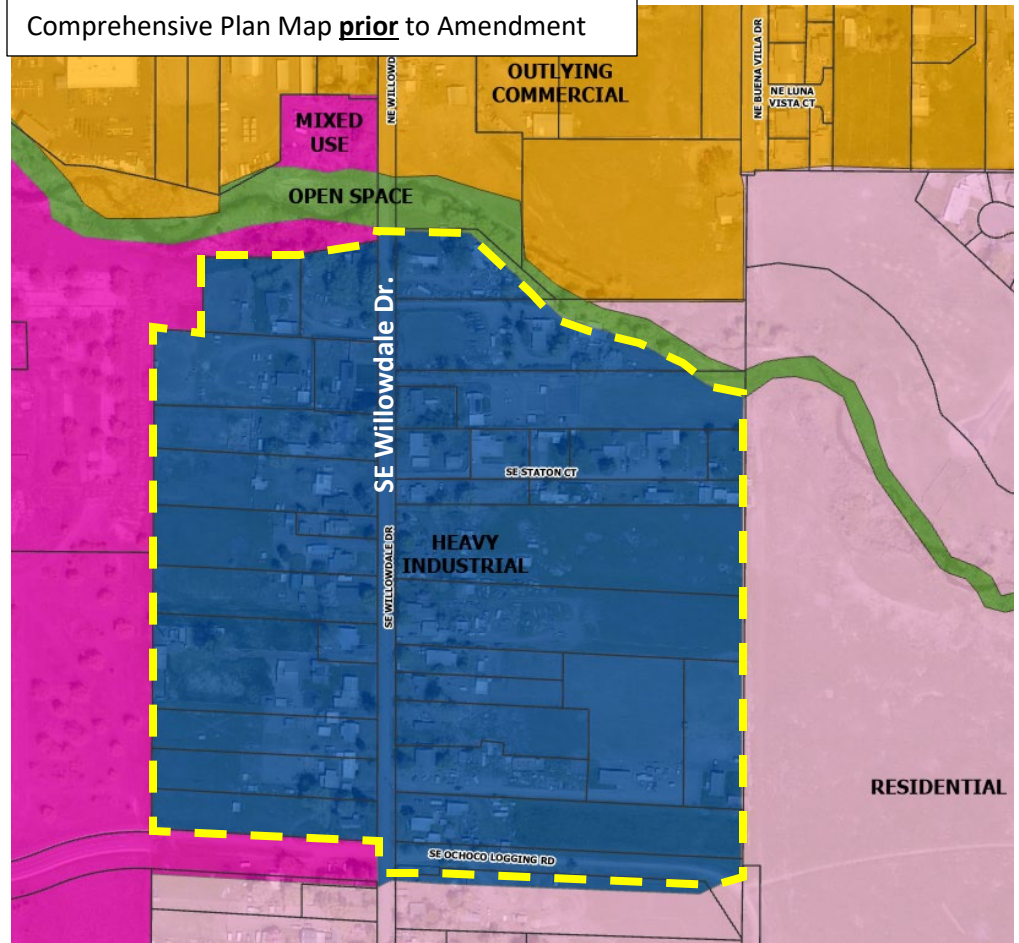
151604AA01400

**General Residential (R2)**

*changed to*

**General Commercial (C2)**

Comprehensive Plan Map **prior** to Amendment



- Map & Tax lots:**  
 151604C000200 & 300  
 151604C003000 & 3100  
  
 151604B006300 – 6305,  
 151604B006000 & 6100,  
 151604B005700 – 5702,  
 151604B005800, 5801, 5803  
 151604B005900,  
 151604B005600 & 5601,  
 151604B005400 & 5500,  
 151604B006400 & 6401,  
 151604B006500 – 6900,  
 151604B007100 & 7102,  
 151604B007000 & 7001,  
 151604B007004

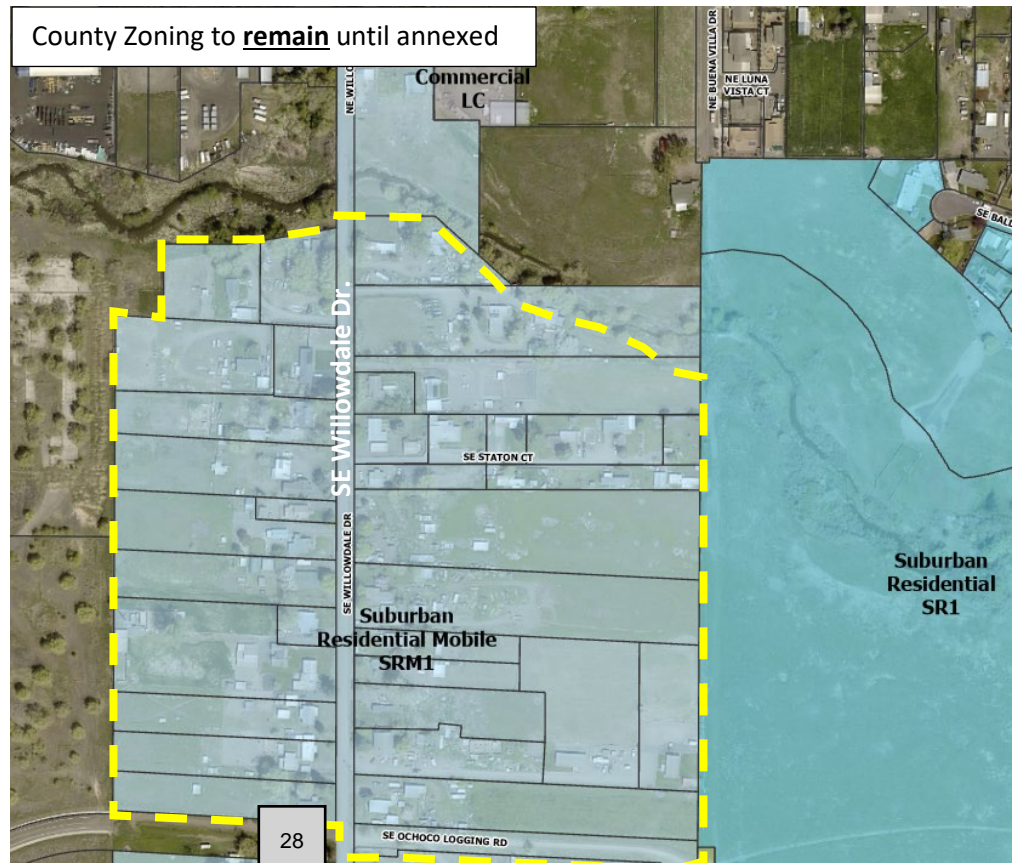
**DESIGNATION:**

**Heavy Industrial**

*changed to*

**Residential**

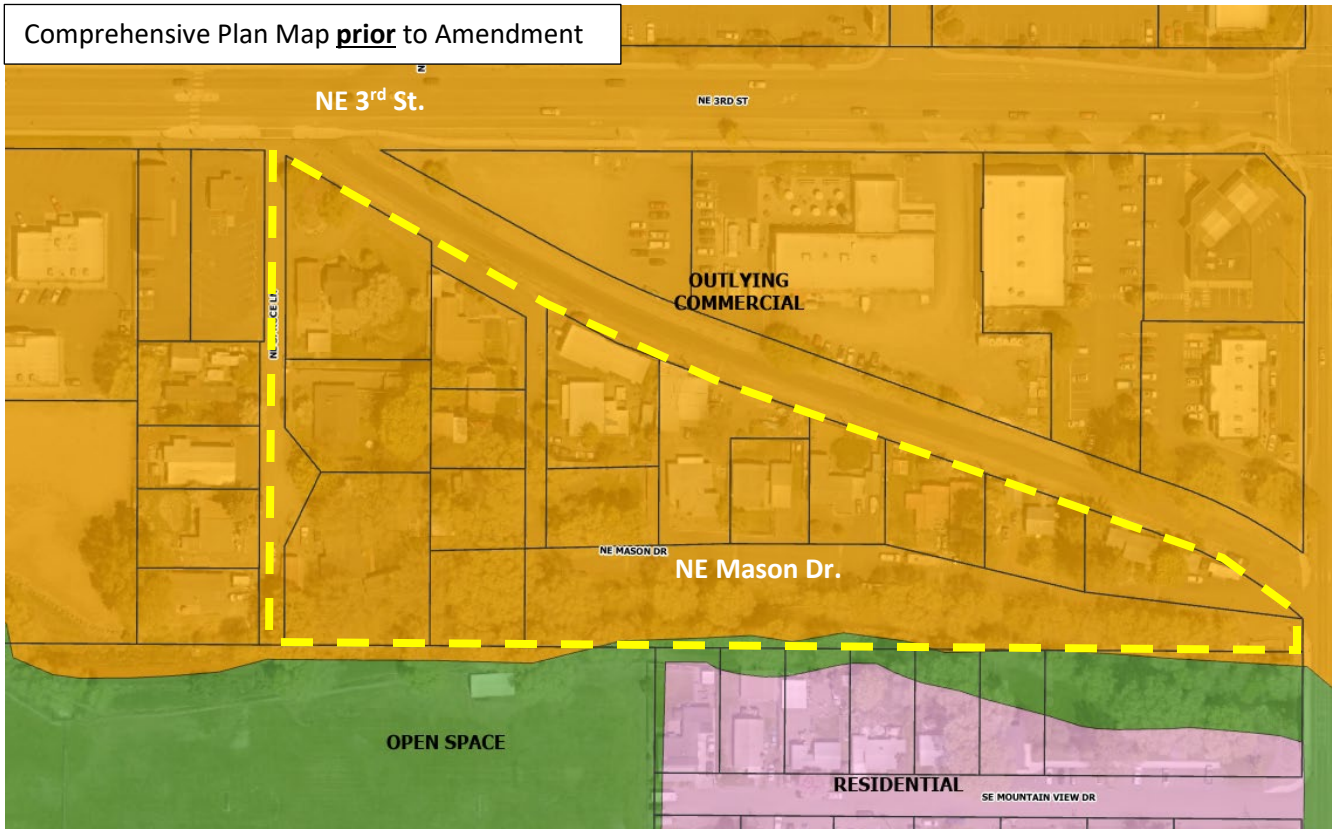
County Zoning to **remain** until annexed



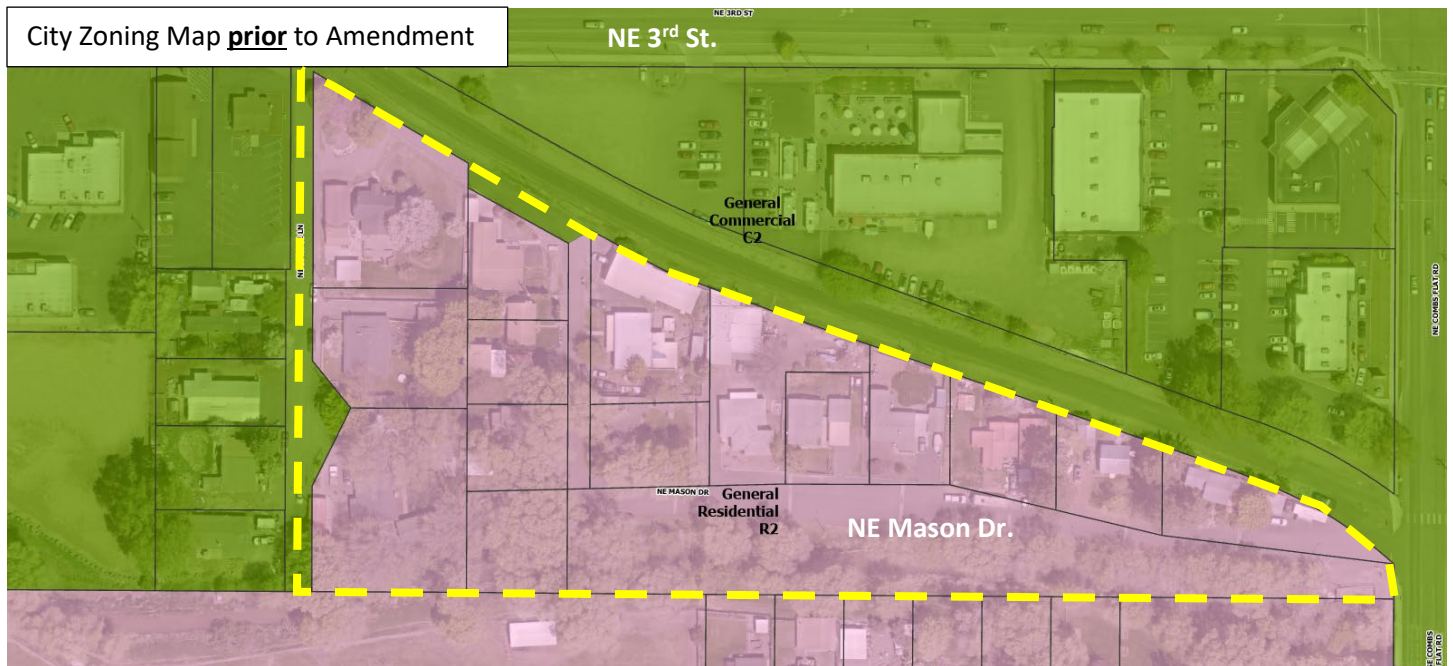
No change in "SRM1" Zoning

Map & Tax lots: 151605AA01800 - 3200 & 3400

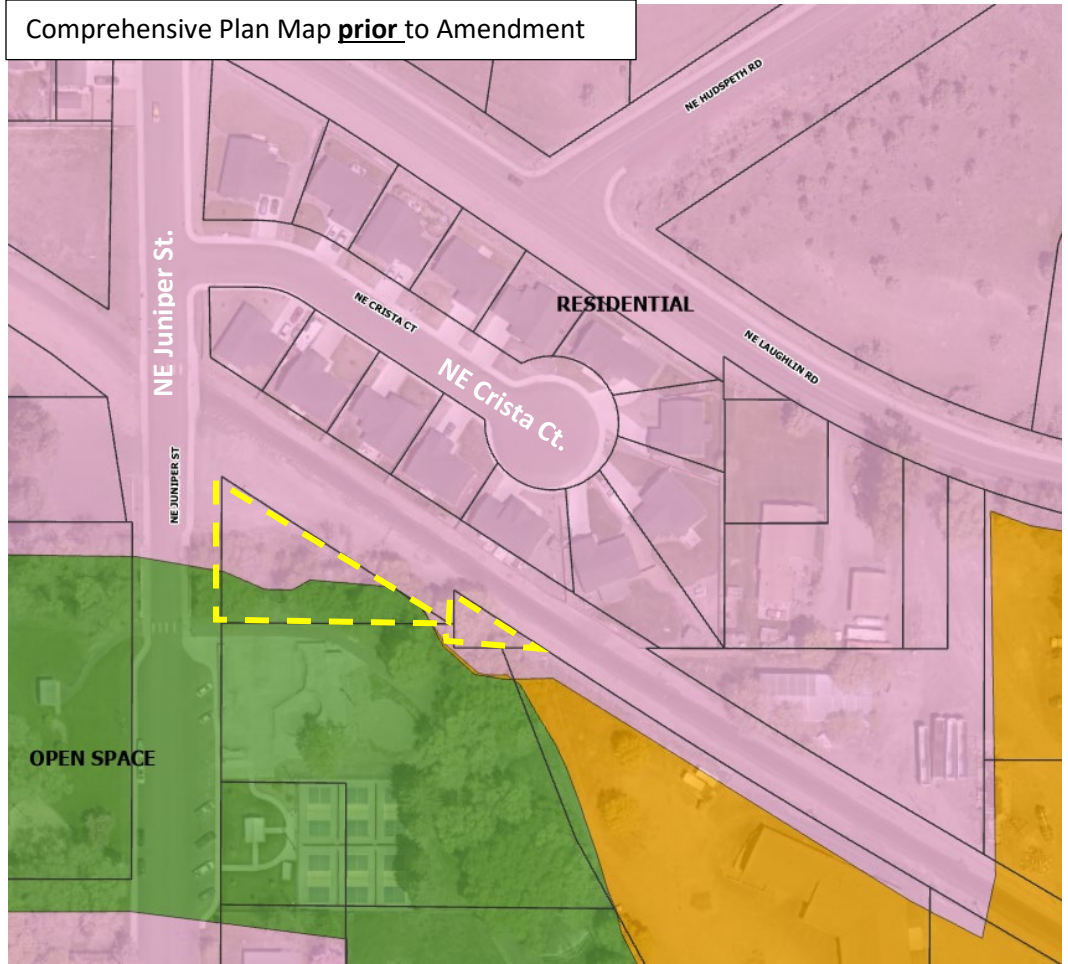
**DESIGNATION:** Outlying Commercial *change to* Residential



No change in "R2" Zoning



Comprehensive Plan Map prior to Amendment



Map & Tax lots:  
151605AB00900 & 800

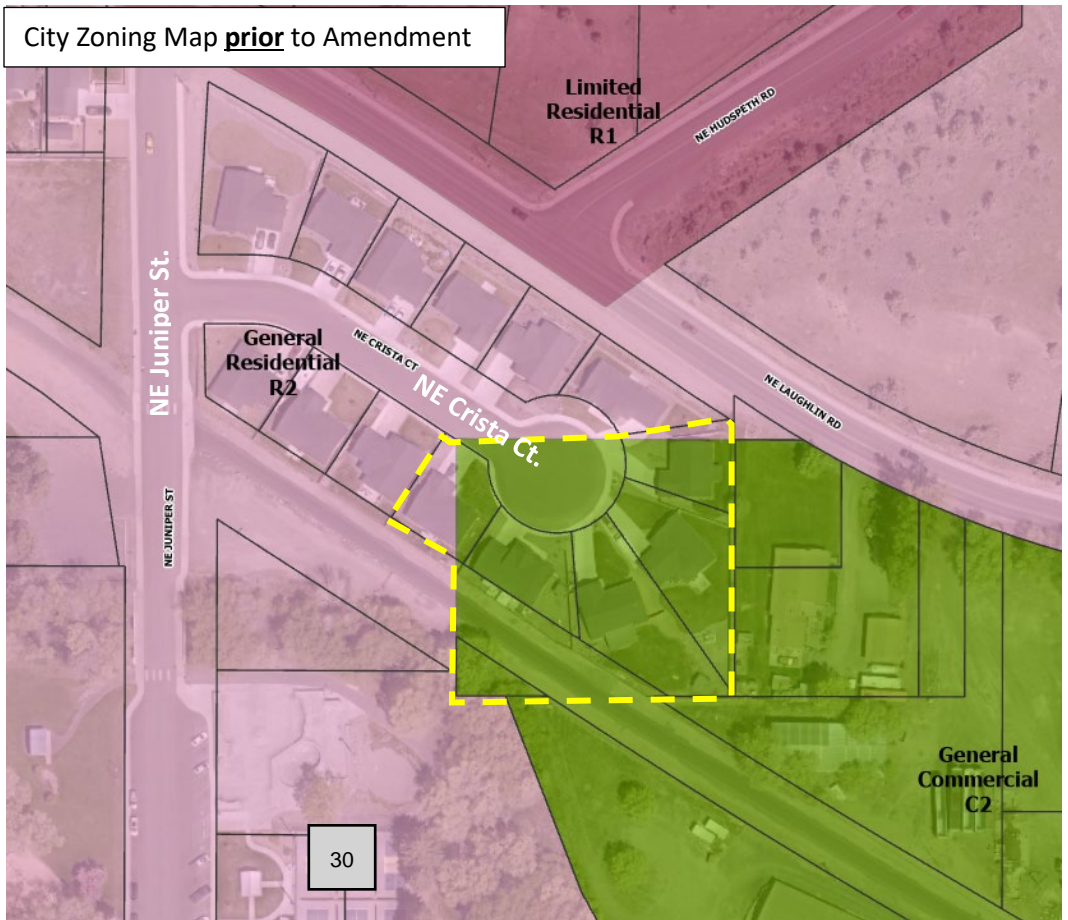
**DESIGNATION:**

Residential

*changed to*

Open Space

City Zoning Map prior to Amendment



Map & Tax lots:  
151605AB00800,  
141632DC05807 - 05811

**ZONING:**

General Commercial (C2)

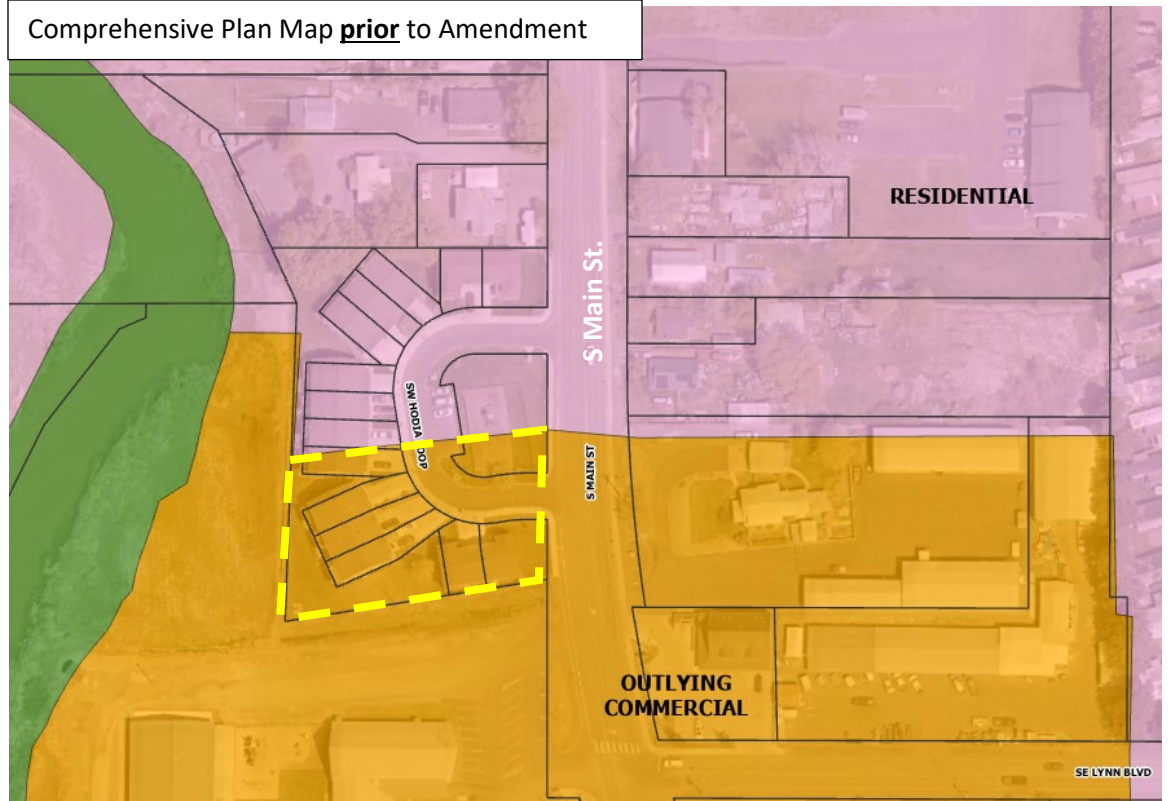
*changed to*

General Residential (R2)

Comprehensive Plan Map **prior** to Amendment

**Map & Tax lots:**  
151606DA03600  
151606DA3608  
151606DA03611 - 03617

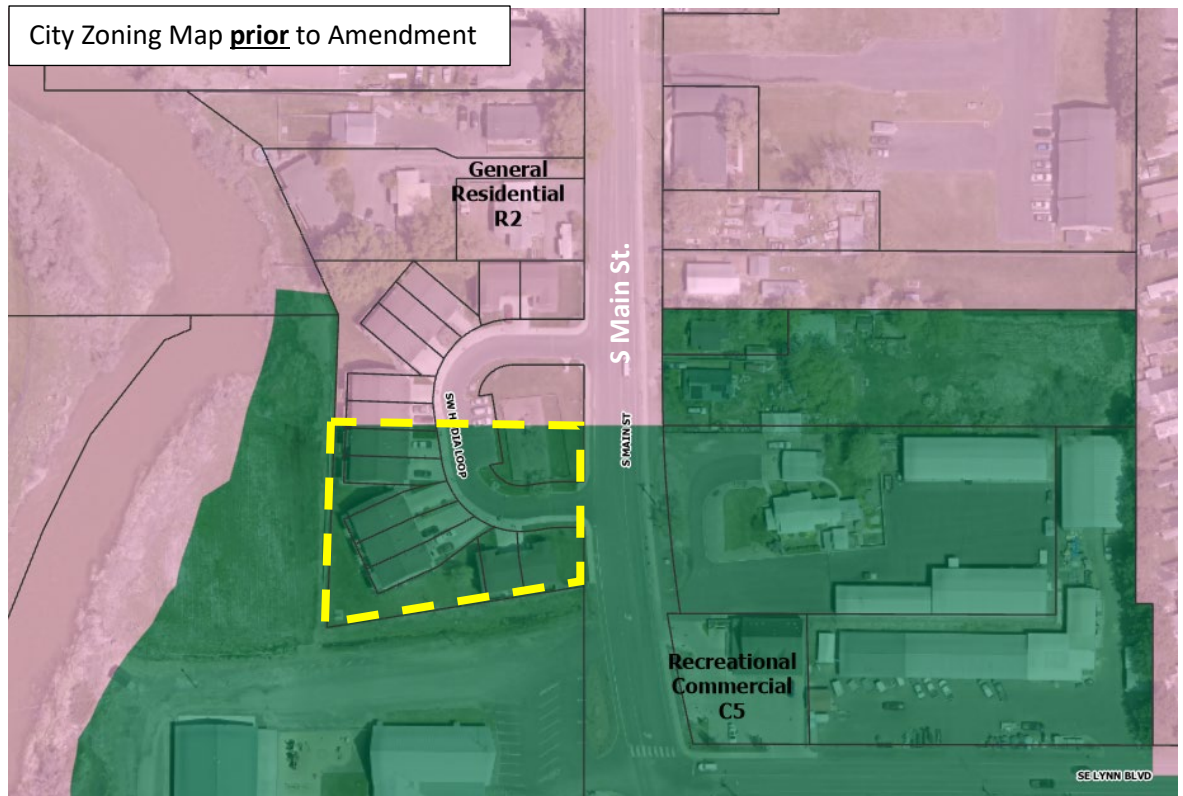
**DESIGNATION:**  
**Outlying Commercial**  
*changed to*  
**Residential**



City Zoning Map **prior** to Amendment

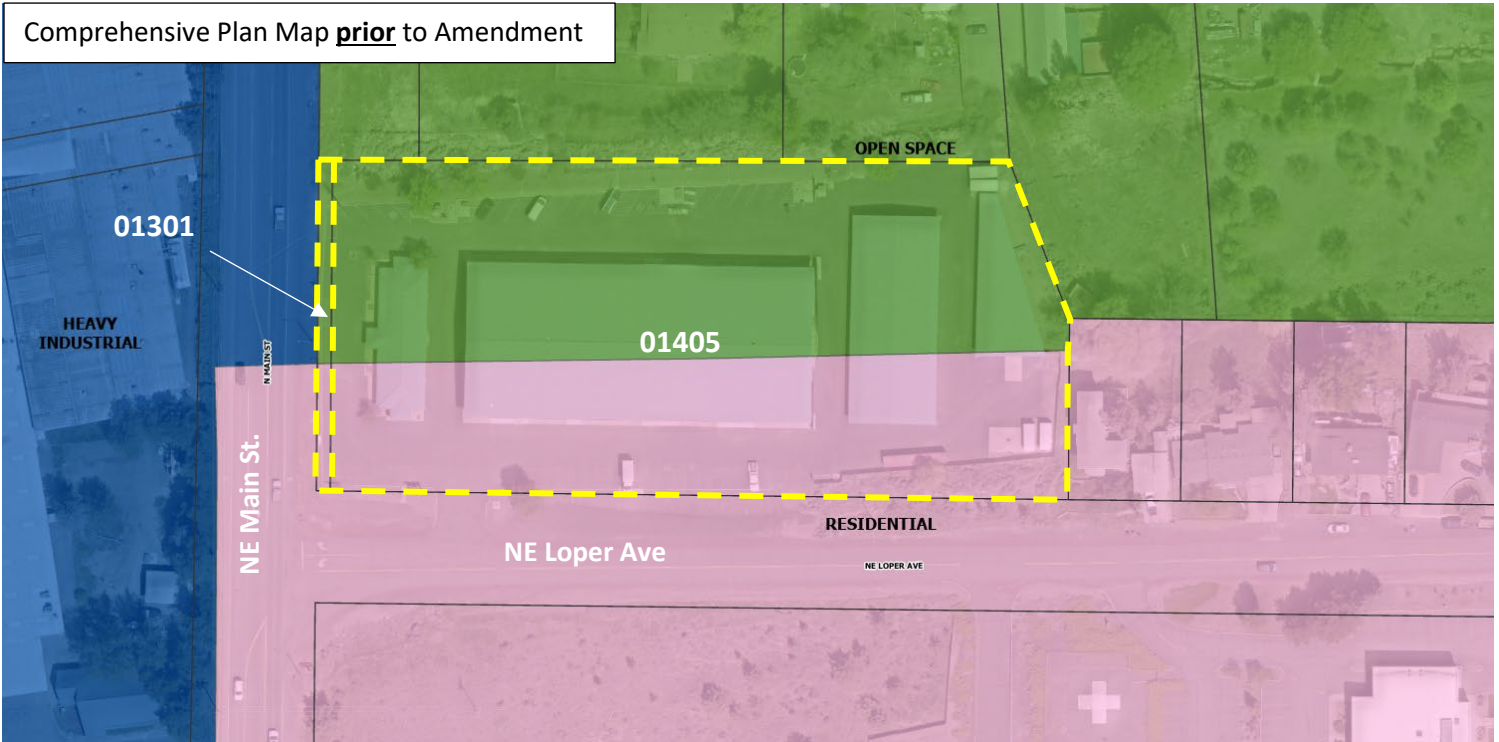
**Map & Tax lots:**  
151606DA03600  
151606DA3608  
151606DA03611 – 03617

**ZONING:**  
**Rec. Commercial (C5)**  
*changed to*  
**General Residential (R2)**

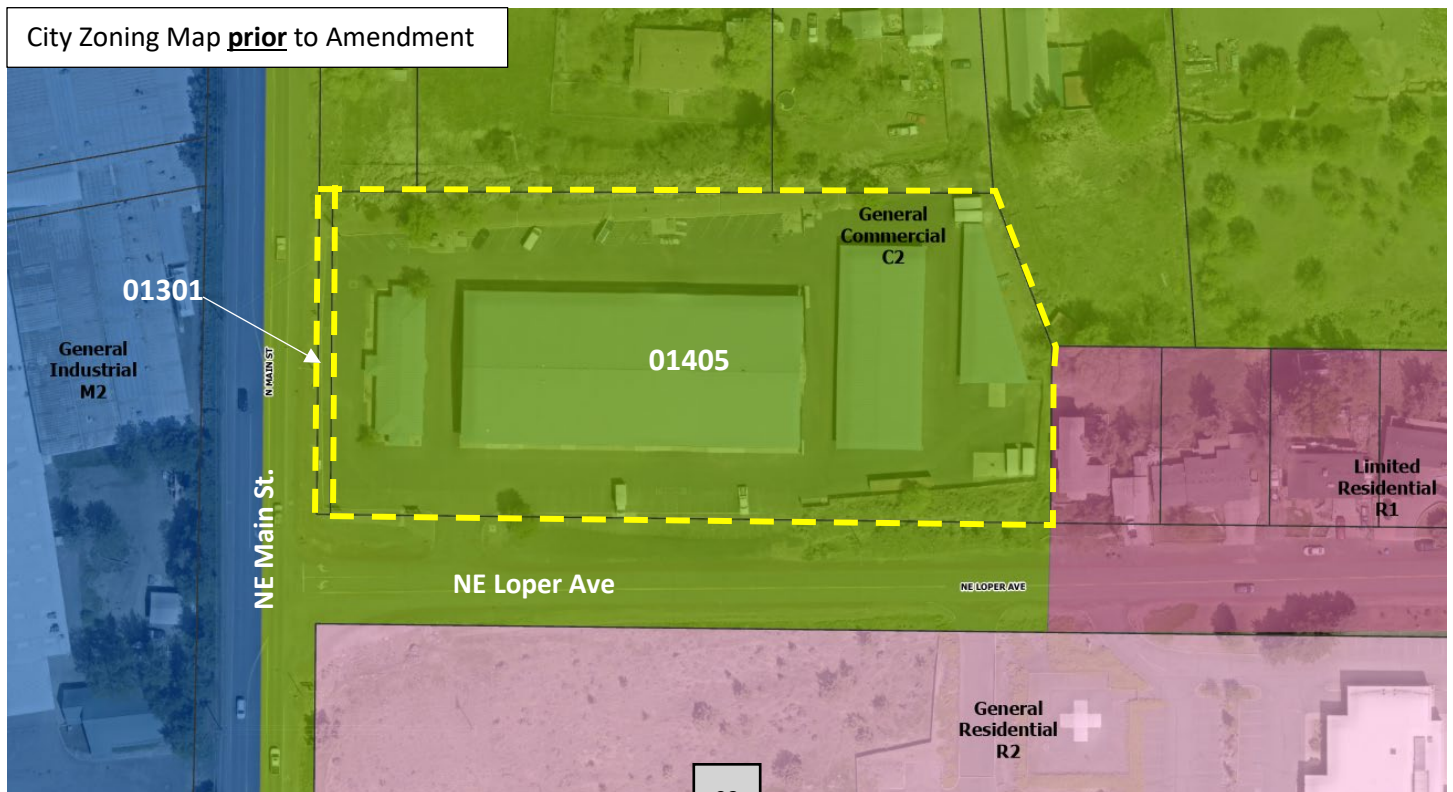


Map & Tax lots: 141632CB01405 & portion of 141632CB01301

**DESIGNATION:** Open Space/Residential change to Outlying Commercial



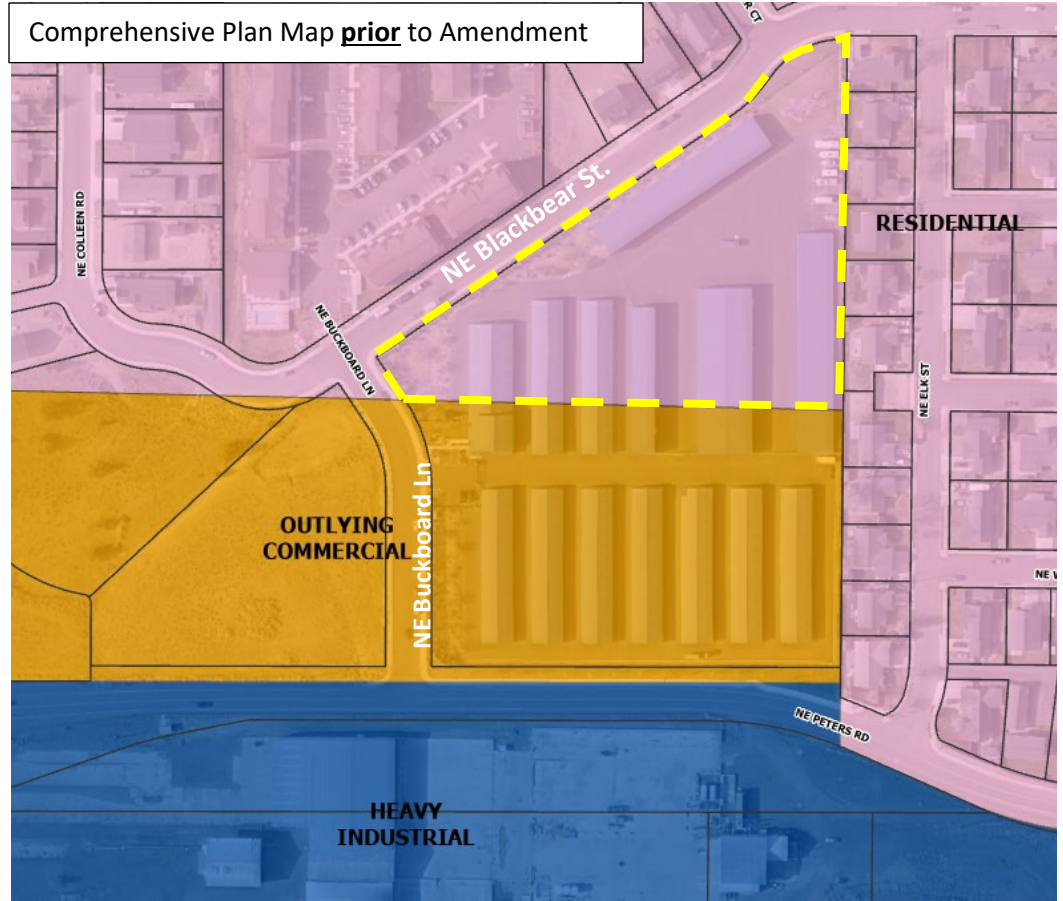
No change in "C2" Zoning





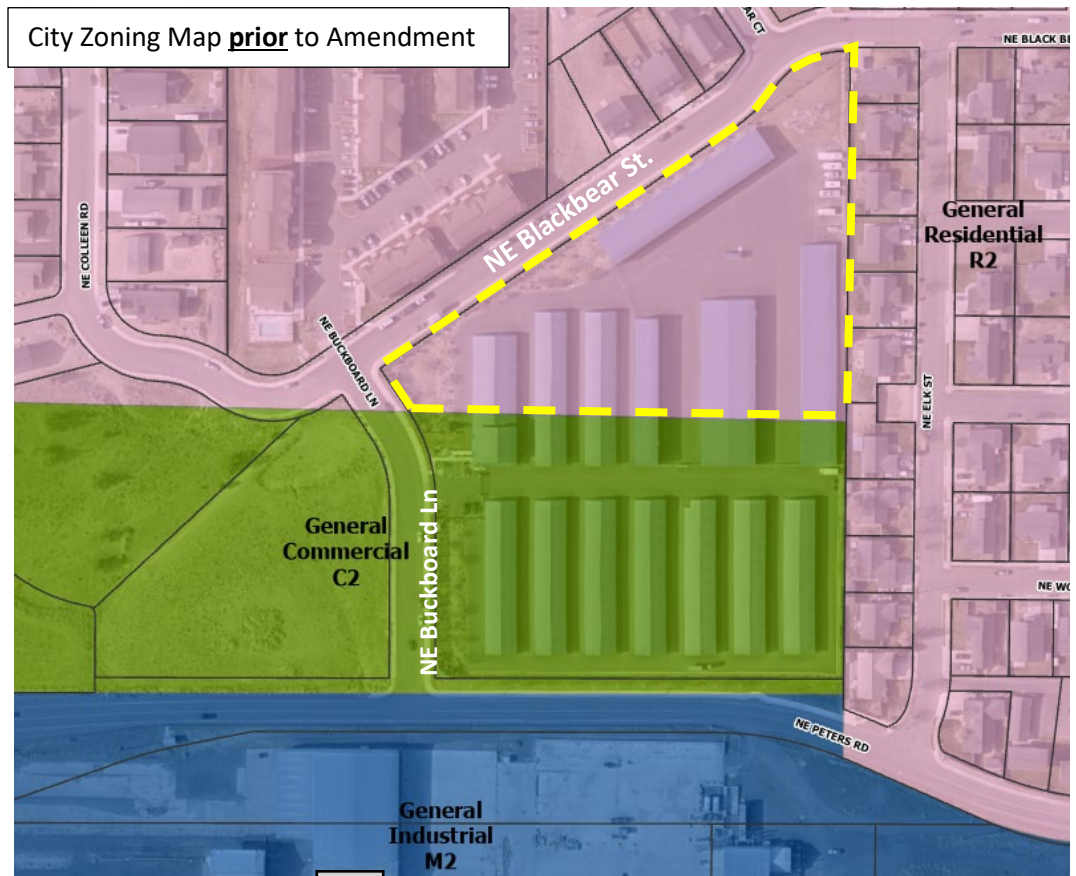
Map & Tax lot:  
141629CC00105

**DESIGNATION:**  
Residential  
*changed to*  
Outlying Commercial



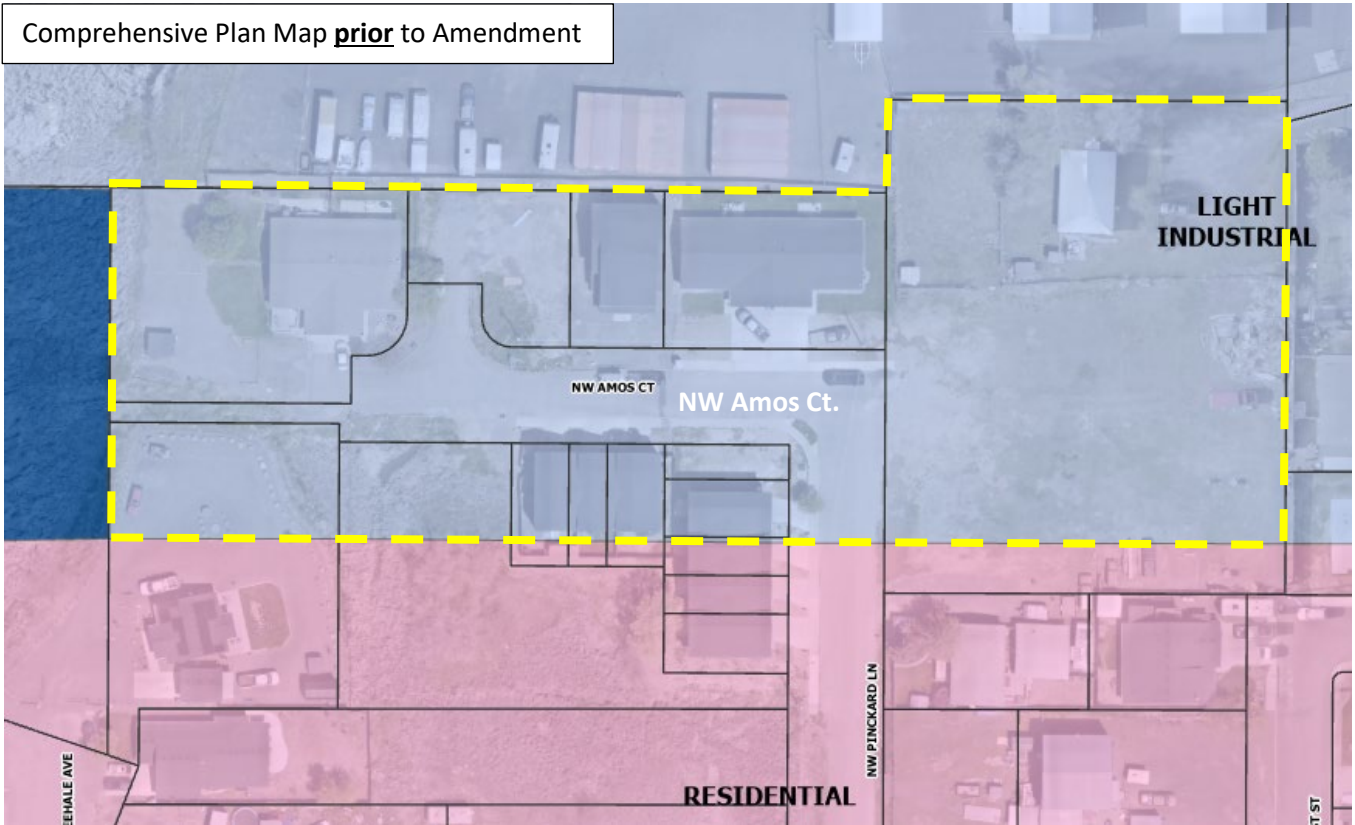
Map & Tax lot:  
141629CC00105

**ZONING:**  
General Residential (R2)  
*changed to*  
General Commercial (C2)

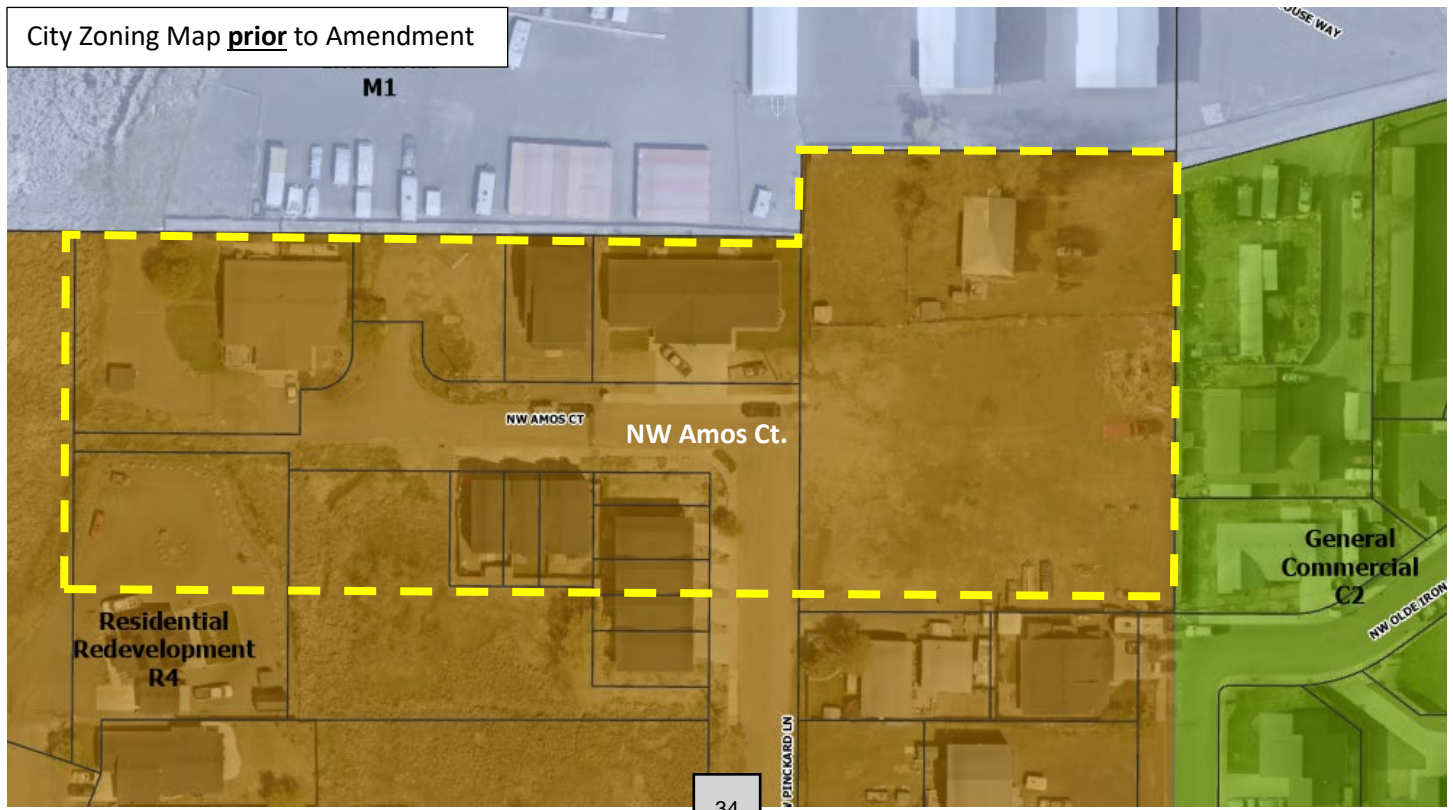


Map & Tax lots: 141631BD01200, 01700, 01800, 01801, 01900, 02000 – 02005 & 02200

**DESIGNATION:** Light Industrial *change to* Residential

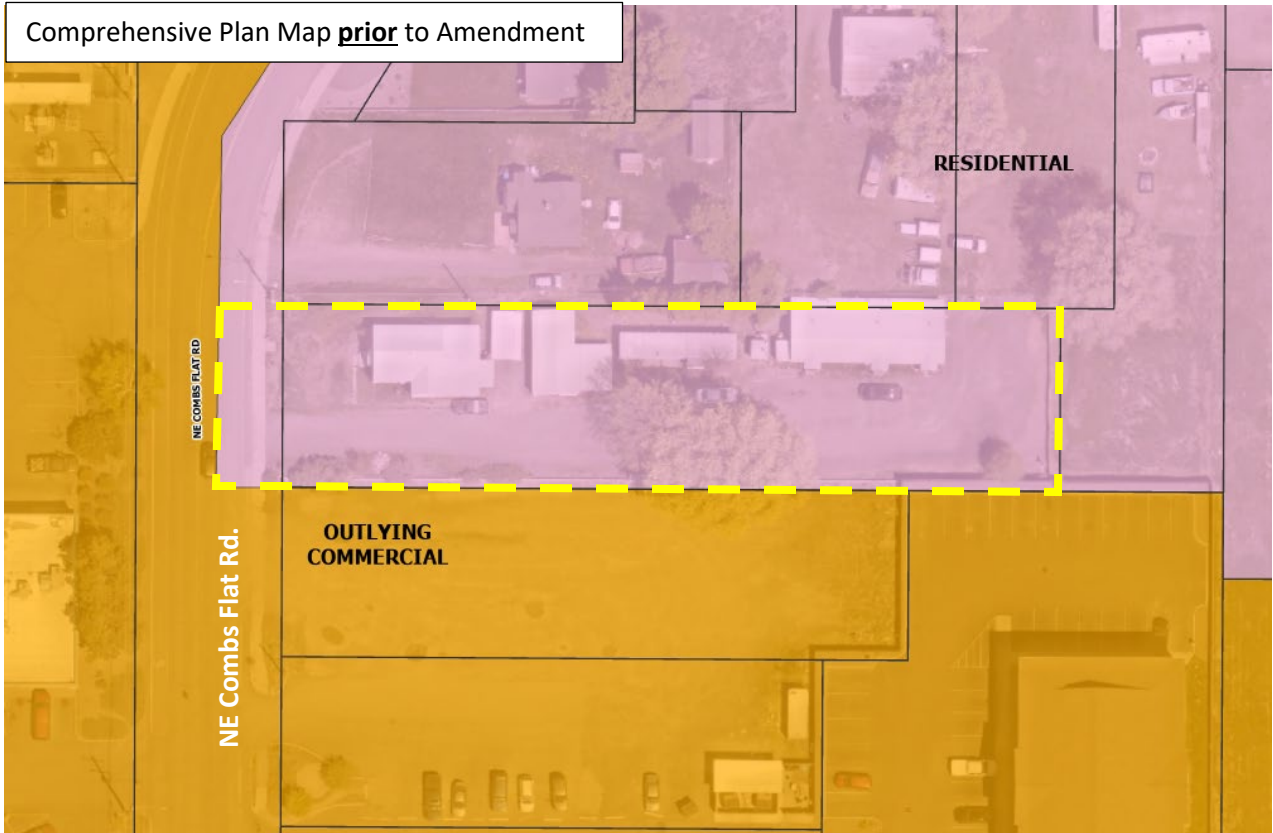


No change in "R4" Zoning



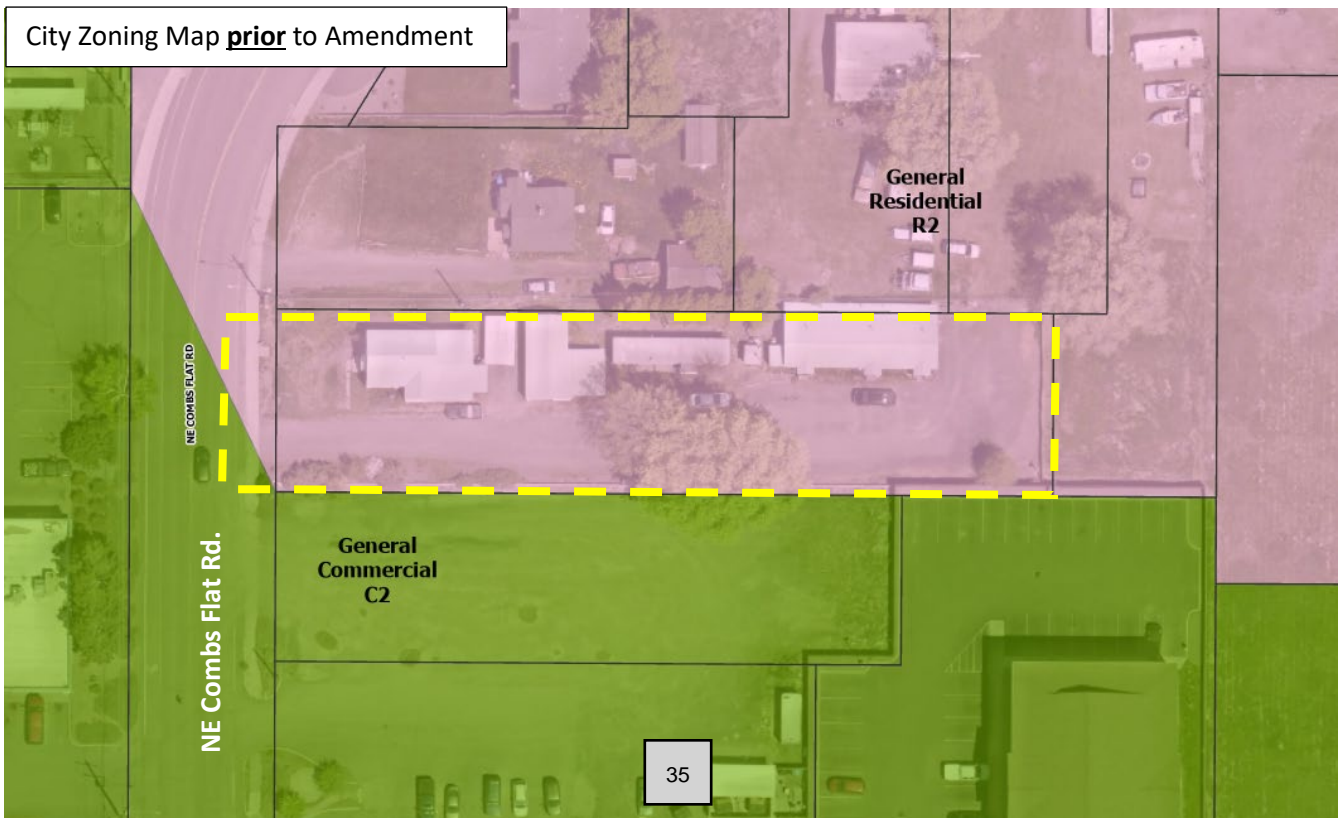
Map & Tax lot: 151604B003300

**DESIGNATION:** Residential *change to* Outlying Commercial



Map & Tax lots: 151605151604B003300

**ZONING:** General Residential (R2) *change to* General Commercial (C2)



## RESOLUTION NO. 1593

### A RESOLUTION AUTHORIZING SPECIAL SOLICITATION METHOD FOR PUBLIC IMPROVEMENT CONTRACT

#### RECITALS:

- A. City of Prineville Resolution No. 1266 authorizes the City Council acting as the Contract Review Board for the City to authorize a special selection, evaluation, and award procedures for an award of a specific contract.
- B. A public notice was published in the April 5, 2024 edition of the Daily Journal of Commerce setting the April 23, 2024 Prineville City Council meeting as the time and place to comment on the City's draft findings regarding using a special solicitation method for Combs Flat Road Segment 1A Project.
- C. A public notice was published in the April 16, 2024 edition of the Central Oregonian setting the April 23, 2024 Prineville City Council meeting as the time and place to comment on the City's draft findings regarding using a special solicitation method for Combs Flat Road Segment 1A Project.
- D. A public hearing was held April 23, 2024, at the Prineville City Council meeting to allow an opportunity for any interested person to appear and present comment.
- E. Pursuant to City Resolution No. 1266, the City Council makes the following findings as their basis for using a special solicitation method for the Combs Flat Segment 1A Project:
1. The nature of the contract for which the exemption is requested:
    - Public Improvement Contract. The Project will extend Combs Flat Road from its northerly terminus at NE Whistle Way north to the terminus of NE Peters Road. The project also includes piping and rerouting approximately 1.7 miles of existing Ochoco Irrigation District ("OID") irrigation ditch that currently crosses the proposed roadway alignment and traverses the Barnes Butte Recreation Areas. The canal would be decommissioned and piped in an 86-inch outside diameter irrigation pipe, paralleling the roadway extension. This project includes the installation of the pipe and decommissioning of the canal within the identified project area.
  2. The estimated contract price is \$16,818,311.20.
  3. Findings to support the substantial costs savings, enhancement in quality or performance, or other public benefit anticipated by the proposed solicitation method:
    - The new roadway alignment and irrigation piping will cross a designated wetland associated with the Barnes Butte Reservoir overflow drainage. Significant dewatering efforts will be required to place the irrigation pipe below and construct the roadbed across the wetland.
    - This piping and roadway project cannot compromise the delivery or interfere with the operation of the existing canal during the 2024 irrigation season. A fully functioning irrigation piping system must be provided for delivery of the 2025 irrigation season.

- Due to the substantial work to be completed within specific dates, the need for a highly qualified contractor to minimize the construction duration and has significant experience with de-watering operations is critical.

4. Findings to support the reason that approval of the request would be unlikely to encourage favoritism or diminish competition for the public contract or would otherwise substantially promote the public interest in a manner that could not practically be realized by complying with the solicitation requirements that would otherwise be applicable:

- Previous projects in Central Oregon utilizing a Request for Proposal method have been successful in meeting the specific project challenges and have also demonstrated their ability to identify alternate approaches to value engineer and potentially reduce overall costs and/or schedule. Such considerations and input from the contractor are not as readily available or evaluated with the traditional competitive bidding process, however would be evaluated and scored if exemption granted and competitive proposal method utilized.

5. A description of the proposed alternative contracting methods to be employed:

- Request for Proposal would include a publicly advertised request for sealed competitive proposals that will be awarded through a selection process based on an objective scoring system involving additional factors than just costs.

6. The estimated date by which it would be necessary to let the contract is May 28, 2024.

NOW, THEREFORE, based on the above Recitals and findings of fact, the Prineville City Council, sitting as the Contract Review Board for the City of Prineville, hereby resolves as follows:

1. A Request for Proposal is hereby authorized as a special solicitation method for the Combs Flat Road Segment 1A Project.

Passed by the City Council this \_\_\_\_ day of April, 2024.

\_\_\_\_\_  
Rodney J. Beebe, Mayor

ATTEST:

\_\_\_\_\_  
Lisa Morgan, City Recorder