



COUNCIL PUBLIC HEARING

Wednesday, September 17, 2025

APPROVED MINUTES

MEMBERS PRESENT

Mayor Jennifer Massey
Council President Jessica Chilton
Councilor Mark Gundersen
Councilor Russell Hubbard
Councilor Brandon Sundeen

STAFF PRESENT

John Walsh, City Administrator
Kathy Payne, City Recorder
Lisa Scholl, Deputy City Recorder
Jacob Graichen, City Planner
Ashley Wigod, Contracted City Attorney

OTHERS

Steve Topaz	Brad Monroe
Nicholas Hellmich	T. Curry
Brady Preheim	Ron Houghtelling
Adam St. Pierre	Chris Houghtelling
Tanner Boyle	

OPEN PUBLIC HEARING – 6:30 p.m.

TOPIC

1. Sale of City-Owned Property at 1300 Kaster Road described as:
 - Tax Account No. 11362, Map No. 4N1W-4DD-11300
 - Tax Account No. 11361, Map No. 4N1W-4DD-10800
 - Tax Account No. 13215, Map No. 4N1W-9-100

Contracted City Attorney Ashley Wigod explained the legal requirements for selling real property under ORS 221.725, noting that the City must publish a notice stating the time and place of the public hearing, property description, proposed uses, and reasons why the Council considers it necessary or convenient to sell the property. Wigod confirmed that the City Recorder had satisfied the notice requirements and noted that the option area had been updated to a 25-acre parcel.

PUBLIC COMMENTS

- ◆ Steve Topaz. Spoke both for and against the property sale. He noted that the sale would prevent a proposed toxic waste facility, as the property's location would make toxic waste transportation and processing unfeasible. However, he expressed concerns about power usage requirements for whatever would be built on the property, questioned whether the marijuana grow facility still had first right of refusal on mill property sales, and worried about losing industrial business space.
- ◆ Nicholas Hellmich. Briefly commented in favor of selling the property.

City Administrator John Walsh explained that the nature of the proposed sale is an option for Project Arcadia to purchase 25 additional acres to expand the paper mill they are currently rehabilitating. The option would be valid for two years. The purchase price was set at \$200,000 per acre, which exceeds the appraised value of approximately \$140,000 per acre. Walsh clarified that the option would be contingent upon the owners acquiring the mill site.

City Planner Jacob Graichen provided details about the property, noting it contains wetlands on the east and west sides with a canyon having a 44% slope on the east. He explained that the area has limited access, with the only practical route being through a gravel road cutting through the wetland on the west side or through the mill site itself. Graichen emphasized that the City would retain certain parcels, including those along Kaster Road that provide vehicle, pedestrian, and utility access. He also confirmed that the existing ball fields would not be included in the option area and that all land in question is zoned Heavy Industrial.

CLOSE PUBLIC HEARING – 6:42 p.m.

Respectfully submitted by Lisa Scholl, Deputy City Recorder.

ATTEST:

/s/ Kathy Payne
Kathy Payne, City Recorder

/s/ Jennifer Massey
Jennifer Massey, Mayor