



# CITY COUNCIL & URBAN RENEWAL AGENCY

Regular Meeting Minutes  
March 10, 2025

Mayor Primmer called the regular meeting to order at 7:00pm. Present were Councilors Hayward, Roberts, McCarthy (arrived at 7:11pm), Myers, Kelso, and Barron. Councilor Linton and Duron were excused. City Staff in attendance included: Assistant City Manager Mark Morgan, City Attorney Rich Tovey, Chief Jason Edmiston, Parks and Recreation Director Brandon Artz, Planning Director Clint Spencer, and City Recorder Lilly Alarcon-Strong. The pledge of allegiance was given.

## **Citizen Input on Non-Agenda Items**

None given.

## **Consent Agenda Items**

Councilor Roberts asked to remove item B- City of Hermiston – Hermiston Urban Renewal Agency IGA for Loan and Repayment for design and construction loan for NE Aspen Drive from the Consent Agenda. Councilor Myers moved and Councilor Hayward seconded to approve Consent Agenda items A-E with the exception of B, to include:

- A. IGA with ODOT to help fund the Hermiston Transportation System Plan (TSP) update.
- C. Minutes of the February 24th City Council Regular, Work Session, and Urban Renewal Agency Meetings 1
- D. Parks and Recreation Committee Confirmation Appointments for Remaining 3-year terms ending October 31, 2027, Position 1, Jay Ego and term ending October 31, 2026, Position 7 Douglas Minton.
- E. Committee Vacancy Announcement

Motion carried unanimously.

Mayor Primmer congratulated Jay Ego and Douglas Minton on their committee appointments.

## **Items Removed from the Consent Agenda**

- B. City of Hermiston - Hermiston Urban Renewal Agency IGA for Loan and Repayment for design and construction loan for NE Aspen Drive

Councilor Roberts stated he understands this item is being presented during the City Council meeting and Urban Renewal Meeting for action but feels this item should be discussed with greater detail at this time to answer any Council questions or the like.

Planning Director Spencer stated this agenda item is a formality when the City enters into an agreement to loan money to an Urban Renewal District. This item was part of the approved 2024-25 municipal budget, where the City agreed to loan \$5,000,000 to the Urban Renewal District to cover the design costs of the NE Aspen Drive extension linking NE 4th Street and N 1st St/Highway 395.

Planning Director Spencer answered various questions from the Council including stating this item will not have any property tax increases to the general public as all costs associated with this area will stay within the District formed for that specific area.



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Council members thanked Councilor Roberts for asking to discuss the item in more detail as it gives the public and new Council members insight on what was presented, discussed, and approved last year on this overdue and greatly supported project. Councilor Roberts moved and Councilor Hayward seconded to approve Consent Agenda item B. Motion carried unanimously.

**Resolution No. 2358 - Authorizing the City Manager to Apply for Matching Funds for Improvements to HEROS Sportsplex** (Councilor McCarthy arrived 7:11pm) – Parks and Recreation Director Artz gave information (PowerPoint Presentation attached) regarding the Resolution which would allow the City to apply for state funding from the State of Oregon Parks and Recreation Department Local Government Grant Program (LGGP) for the HEROS Sports Complex improvements.

The Council spoke regarding the great asset HEROS is to the entire community and the importance of applying for grants to make city improvements. Councilor Roberts thanked Made to Thrive and all the grassroots fundraising efforts made by community members to make this project a reality, stating the City did not use any general fund money for this project because of these community contributions.

Councilor Kelso moved and Councilor Hayward seconded to approve Resolution No. 2358 and lay upon the record. Motion carried unanimously.

**Resolution No. 2359 – Airport RPZ Property Acquisition COAR Grant Acceptance**

Assistant City Manager Morgan gave information (PowerPoint Presentation attached) regarding the Resolution which would allow the acceptance of a Critical Oregon Airport Relief (COAR) grant from the Oregon Department of Aviation for \$150,000 to assist in purchasing property for the Airport's Runway Protection Zone.

After Assistant City Manager Morgan answered questions from the Council, Councilor Hayward moved and Councilor McCarthy seconded to approve Resolution No. 2359 and lay upon the record. Motion carried unanimously.

**Resolution No. 2360 – Monitoring Well Purchase**

Assistant City Manager Morgan gave information (PowerPoint Presentation attached) regarding the Resolution which would allow the purchase of a 1,500 feet deep groundwater well located on SE 9<sup>th</sup> Street within the South Hermiston Industrial Park

Assistant City Manager Morgan answered questions from the Council to include: that the City could use the well in the future for drinking water but it would be expensive to treat, and nitrates not being found in these types of deeper aquifers. Councilor McCarthy moved and Councilor Hayward seconded to approve Resolution No. 2360 and lay upon the record. Motion carried unanimously.

**Committee Reports**

**Faith-Based Advisory Committee-** Councilor Hayward spoke regarding the Committee's work to complete a public survey questionnaire and encouraged all to participate in the 8<sup>th</sup> Annual I Love My City event on May 17<sup>th</sup> and 18<sup>th</sup>, more information can be found at [www.ilovehermiston.com](http://www.ilovehermiston.com)



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Recreation Projects Advisory Fund Committee- Councilor McCarthy stated the Committee plans to meet on Thursday.

Library Board- Councilor Roberts gave construction updates including a Council facility tour scheduled for April 14<sup>th</sup>, stated the Library was conducting interviews to fill open positions and may change their hours of operation based on community input, as well as tapping into community foundations resources to be able to give additional services to the public.

Airport Advisory Committee- Councilor Roberts gave t-hangar construction updates and stated Life Flight has asked for a one-year lease extension.

Hispanic Advisory Committee- Councilor Kelso stated Committee members were invited to a BMCC event on March 5<sup>th</sup> by the Oregon Humanities Project. The event was fascinating and attendees heard from persons from Latin American and Sudan regarding traditions and culture.

## **Mayor's Report**

Mayor Primmer spoke regarding:

- Attending the City of Umatilla's Council Meeting, stating the meeting was very interesting and the meetings are held quite differently than Hermiston's. As mentioned earlier in the year, encouraged the Council to attend other municipality meetings.
- Congratulated Hermiston High School Principal Tom Spoo for receiving the Patriot Award for his support of employees serving in the Nation Guard and Reserves

## **Council President's Report**

Council President McCarthy spoke regarding:

- Attending the AWS Ribbon Cutting event, stating there was a great turn out from the City and other community leaders, and businesses
- Announced the following events: Father-Daughter Dance is March 22<sup>nd</sup>, tickets can be purchased at the Community Center; Distinguished Service Awards Banquet is March 19<sup>th</sup>; and the Chamber of Commerce Luncheon is March 26<sup>th</sup>

## **Council Reports**

Councilor Kelso stated he also attended the AWS Ribbon Cutting event and expressed his gratitude to AWS for establishing an office in Eastern Oregon and for all the wonderful things they do to support the City and community.

## **Youth Advisory Report**

Youth Advisory's sat in audience seating and did not have any items to report.

## **Assistant City Manager's Report**

None given.

## **Adjourn City Council Meeting and Convene Urban Renewal Agency Meeting**

There was no other business and Mayor Primmer adjourned the regular City Council meeting at 7:43pm and immediately convened the Urban Renewal Agency meeting.



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**City of Hermiston - Hermiston Urban Renewal Agency IGA for Loan and Repayment for design and construction loan for NE Aspen Drive** - Planning Director Spencer stated this item was discussed in detail earlier this evening during the City Council meeting.

Member Myers moved and Member Kelso seconded to approve the IGA as presented. Motion carried unanimously.

**Adjourn Urban Renewal Agency Meeting**

There was no other business and Chair Primmer adjourned the Urban Renewal Agency meeting at 7:44pm.

SIGNED:

\_\_\_\_\_  
Doug Primmer, Mayor

ATTEST:

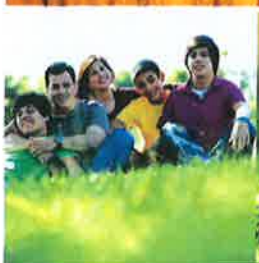
\_\_\_\_\_  
Lilly Alarcon-Strong, City Recorder





# PARKS & RECREATION

## HEROS GRANT FUNDING



City of Hermiston, HEROS Sportsplex Project Map  
OPRD-LGGP, Q1 2025 Application





## Move Ott Road from RPZ



## Fiscal

- Federal Grants: \$3,650,000
- City Funds: \$255,556
- COAR Grant: \$150,000







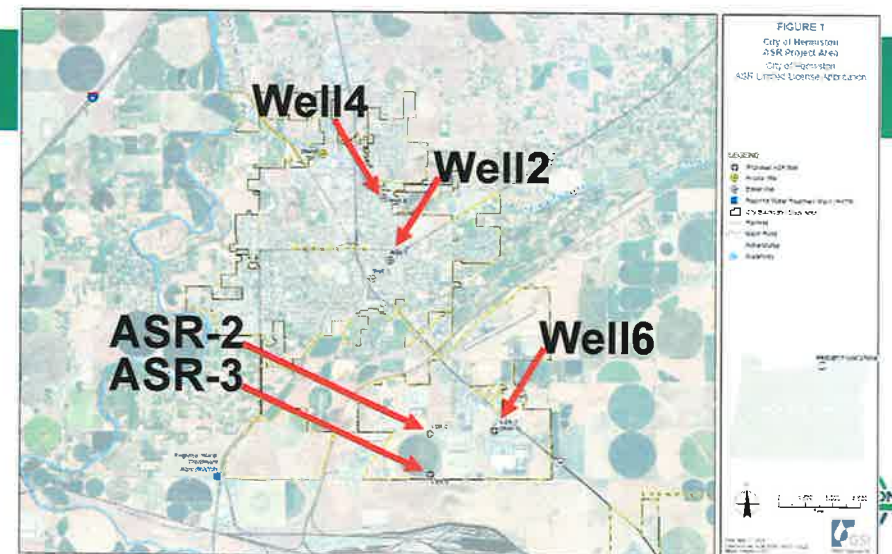
## Resolution 2360

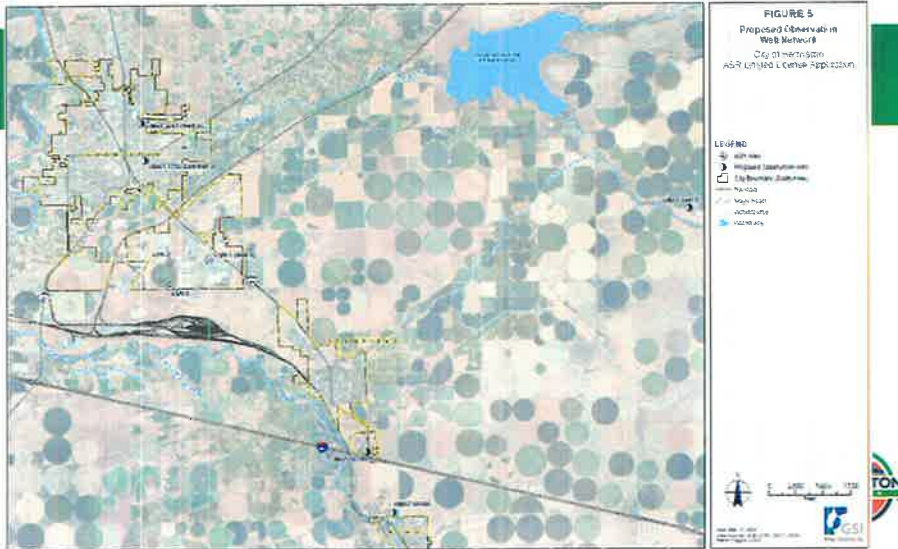
- Purchase Existing Well
- \$200,000
- Use to monitor groundwater levels



## ASR3

- Store Potable Water Underground
- Wintertime storage
- Summertime Withdrawal





**MW1**



**MW1**







## MW1 Testing/Sampling

- Winter 2023-24 Flow Tests
- January Water Quality Sampling
  - PCE Above OHA Limits
- April Water Quality Sampling
  - PCE Above OHA Limits from two separate labs
- GSI Recommendation
  - Abandon Further for ASR viability & Drill Now



## Monitoring Well

- Monitor groundwater levels from ASR 3 & Possibly ASR2
- Long-Term \*may\* be useful for other needs for City
- \$200,000

