

ORDINANCE NO. 2383

AN ORDINANCE CREATING LOCAL IMPROVEMENT DISTRICT NO. 324; DESCRIBING IMPROVEMENT; SETTING BOUNDARY; PROVIDING FOR PAYMENT BY BENEFITTED PROPERTIES; SECURING SUCH PAYMENT BY LIEN AGAINST THE BENEFITTED PROPERTIES; AND CALLING FOR CONSTRUCTION

WHEREAS, on June 8, 2026, the Hermiston City Council adopted Resolution No. 2427 to initiate the formation of a local improvement district in the vicinity E Jennie Avenue from NE 8th Street to NE 10th Street and directed the City Manager to prepare a feasibility report for a capital construction project; and

WHEREAS, on June 8, 2026, the City Manager submitted to the City Council the E Jennie Avenue Local Improvement District Engineering Report, June 2026, detailing the installation of improvements to E Jennie Avenue:

1. The improvements will consist of approximately 2307 linear feet of street improvement, to include including 5-foot sidewalk on the south side, an infiltration swale, a ribbon curb, one 6-foot parking lane on the south side, and two 11-foot travel lanes (a half-street improvement plus 10 feet of additional paving to allow for two-way traffic.
2. The full project cost for the above-mentioned improvements is estimated at \$1,270,000.
3. The methodology for levying assessments uses the amount of frontage that each property has in relation to certain improvements as the way to assign benefit, and therefore, the corresponding amount of the levy applied to the property. A detailed description of how that is applied is included in the engineer's report. and

WHEREAS, after reviewing the engineering report, the City Council adopted Resolution No. 2428, establishing the intent to form Local Improvement District No. 324 ("LID 324") and calling for a public hearing on July 27, 2026; and

WHEREAS, on June 11, 2026, more than ten (10) days before the July 27, 2026 public hearing on LID 324, the City Manager mailed or personally delivered a notice of the public hearing containing the date, time, and location of the hearing together with the information required by subsection 34.28(B) of the Hermiston Municipal Code ("HMC"), including a copy of the engineering report and a form of remonstrance as provided in HMC 34.30, to each of the owners of each property proposed to be located within the local improvement district; and

WHEREAS, on July 27, 2026, a public hearing was held before the City Council for public testimony and submission of remonstrances. Less than 60% of the properties within the proposed local improvement district provided timely remonstrances which were received by the City Council; and

WHEREAS, on August 10, 2026, the council received further information regarding methodologies for assessment of costs to the properties benefiting from the improvements; Now therefore:

THE CITY OF HERMISTON ORDAINS AS FOLLOWS:

SECTION 1. Findings. The staff report accompanying this Ordinance, the E Jennie Avenue Local Improvement District Engineering Report, June 2026, and the above recitals are incorporated as the City Council's findings as if set forth herein.

SECTION 2. That under the authority of Chapters 34.25-34.40 of the Hermiston Municipal Code, the City Council does hereby establish LOCAL IMPROVEMENT DISTRICT NO. 324, as the project satisfies the definition of a local improvement district under state law and HMC 34.26.

SECTION 3. That the improvement shall consist of approximately 2307 linear feet of street improvement, to include including 5-foot sidewalk on the south side, an infiltration swale, a ribbon curb, one 6-foot parking lane on the south side, and two 11-foot travel lanes (a half-street improvement plus 10 feet of additional paving to allow for two-way traffic. *See the E Jennie Avenue Local Improvement District Engineering Report, June 2026, on file with the City.*

SECTION 4. That the Boundary of Local Improvement District No. 324 shall embrace the property to be benefitted and to be assessed for the installation of said improvement, and shall include the following described land described in attached Exhibit A, all of said land being located in the City of Hermiston, Umatilla County, Oregon.

SECTION 5. That the cost of making such improvement shall be a charge against and a lien upon all lots, parts of lots and parcels of land benefitted by such improvement; and the owners of such lots, parts of lots and parcels of land especially benefitted by such improvement shall be liable for payment of the expenses and costs thereof.

SECTION 6. That the City will contribute an estimated \$305,000 and the property owners within the benefitted district will contribute an estimated \$965,000 towards the cost of this project based on the amount of frontage that each property has in relation to certain improvements constructed along their property frontage utilizing a linear foot methodology. A list of the benefitted properties by tax lots and tax map, owners and estimated LID assessment for each tax lot is attached as Exhibit B.

SECTION 7. That the City Manager shall have prepared plans and specifications for appropriate improvements as described in accordance with the charter and ordinances of the City and shall invite public bids for the construction of said improvement district project as required by the charter, ordinances and general specification of the City and this Ordinance No. 2383.

SECTION 8. This ordinance shall take effect on the 30th day after its adoption.

ADOPTED by the Common Council this 24 day of August 2026.

SIGNED by the Mayor this 24th day of August 2026.

Doug Primmer, Mayor

ATTEST:

Lilly Alarcon-Strong, CMC City Recorder