



# CITY COUNCIL

## Regular Meeting Minutes September 25, 2023

Mayor Drotzmann called the regular meeting to order at 7:00pm. Present were Councilors Hardin, Peterson, Primmer, Linton, Barron, Myers, Duron, and McCarthy. Staff in attendance included: City Manager Byron Smith, Assistant City Manager Mark Morgan, City Attorney Rich Tovey, Chief Edmiston, Planning Director Clint Spencer, Parks and Recreation Director Brandon Artz, and City Recorder Lilly Alarcon-Strong. The pledge of allegiance was given.

City Manager Smith informed the Council that representatives of Hacienda CDC Loma Vista Housing Project will be presenting later in the meeting as they are currently presented at the Hermiston School Board.

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

None given.

### **Consent Agenda Items**

Councilor Duron moved, and Councilor Hardin seconded to approve Consent Agenda items A-F to include:

- A. Committee Vacancy Announcements
- B. Re-Appointment Recommendation of Dan Burns for: Airport Advisory Committee Position #1- term ending 10/31/2026
- C. Re-Appointment Recommendation of Nicole Westing for: Parks and Recreation Advisory Committee Position #7- term ending 10/31/2026
- D. Appointment Recommendation of Dan Mahon for: Faith-Based Advisory Committee Position #5- term ending 12/31/2025
- E. Appointment Recommendation of Jessica De la Cruz for: Hispanic Advisory Committee Position #2- term ending 06/30/2026
- F. Minutes of the September 11th Work Session and Regular Meeting

Motion carried unanimously.

### **Public Hearing- Annexation- Crowther 4N2815CB TL 1907-910 W Angus Ave (Ordinance No. 2349)**

Hearing no potential conflicts of interest, Mayor Drotzmann opened the hearing at 7:04pm.

Planning Director Clint Spencer gave information regarding the application of Nathan Crowther to annex .72 acres of land located at 910 W Angus Ave for emergency connection to City sewer. The property lies within the urban portion of the urban growth boundary and is adjacent to city limits on the east side.

There were no proponents, opponents, or neutral parties who wished to address the Council and the hearing was closed at 7:07pm.

Planning Director Spencer presented the Finding of Fact as outlined in the agenda packet. Councilor Primmer moved and Councilor Hardin seconded to approve the Findings of Fact as presented. Motion carried unanimously. Councilor Hardin moved and Councilor Primmer seconded to impose conditions of approval as presented. Motion carried unanimously.



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## **Ordinance No. 2349- Annexation of .72 Acres of Land Located at 910 W Angus Ave**

City Manager Smith stated this item was discussed during the Public Hearing.

Mayor Drotzmann requested that the first reading be by title only. Hearing no opposition, City Attorney Tovey read the ordinance by title only. Mayor Drotzmann requested the ordinance be put on for final adoption at this meeting and that the second reading be by title only. After City Attorney Tovey read the ordinance by title only, Councilor Primmer moved, and Councilor Duron seconded that Ordinance No. 2349 be adopted and become effective 30 days after adoption by the City Council. Motion carried unanimously.

## **Presentation- Hacienda CDC, Loma Vista Housing Project**

Hacienda Director of Real Estate Development Maryum Bolouri presented information (PowerPoint Presentation attached) regarding the proposed development of a 56-unit income-based apartment complex on property currently owned by the Hermiston School District on the corner of E. Theater Lane and NE 10<sup>th</sup> Street. Ms. Bolouri gave information regarding the different funding sources needed to secure development and asked that the City show support for this project in both monetary and non-monetary terms as it is difficult to secure state funding without local support, specifically because Hermiston is a rural area with a population of under 25,000 and there will be many other communities applying for the same funding.

Ms. Bolouri addressed questions from the Council and stated that Hacienda CDC is also reaching out to other organizations in the community to secure support for the project.

After further discussion, Mayor Drotzmann asked City Manager Smith to work on options of possible future support and thanked Ms. Bolouri for their determination to continue efforts on this project.

## **August FY2024 Financial Report**

Councilor Primmer moved and Councilor Duron seconded to accept the August FY2024 Financial Report as presented by City Manager Smith. Motion carried unanimously.

## **Committee Reports**

**Parks & Recreation Committee-** Councilor McCarthy gave information regarding received forestry grant, Skateboard Park grand opening in November, collaboration between the Senior Center and Arc to share the Harkenrider Center while the Arch undergoes renovations and mentioned that the Harkenrider Senior Center can now be used for private rentals. Parks and Recreation Director Brandon Artz stated a facility use agreement is being established for private rentals at the Harkenrider Senior Center.

**Hispanic Advisory Committee-** Councilor Barron stated the Committee cancelled their September meeting but hopes to meet next month.

## **Mayor's Report**

Mayor Drotzmann spoke regarding:

- His planned attendance at Legislative Days in Salem this week where topics will range from Homelessness to city revenue concerns in conjunction with Measures 5 and 50
- Stepping Stones Volunteer Day on Saturday, Sept 30<sup>th</sup> at Umatilla Public Works



*Where Life is Sweet*

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- Volunteer Fair on October 24<sup>th</sup>
- Almost all vacancies on City Committee's and Boards have been filled

### **Council Reports**

Councilor Primmer introduced his son in the audience and stated he is visiting from the Country of Cyprus.

Councilor McCarthy spoke regarding Nookies Grand Opening Celebration, combined Kiwanis Kids Day and Faith & First Responders event on October 7<sup>th</sup> from 10am-2pm, Cork & Barrel, and the Mayor & Municipal Judge election.

Councilor Barron spoke regarding his attendance at the Hispanic Heritage month kickoff in Salem on September 15<sup>th</sup> and his excitement to represent Hermiston at the event.

Mayor Drotzmann congratulated Councilor Linton on her recent community recognition and asked her to speak about it.

Councilor Linton stated she received recognition from the Portland Urban League on September 13<sup>th</sup> for work she has done throughout the community.

### **Youth Advisory Report**

None present.

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

City Manager Smith spoke regarding:

- The City's partnership with the Chamber of Commerce and Ford Family Foundation to develop Leadership Hermiston
- The passing of retired Lt. Randy Studebaker

Mayor Drotzmann gave his condolences to the Studebaker family.

### **Adjournment**

Mayor Drotzmann adjourned the City Council meeting at 8:17pm.

SIGNED:

\_\_\_\_\_  
Dr. David Drotzmann, Mayor

ATTEST:

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

# HACIENDA

COMMUNITY DEVELOPMENT CORP.

◆ Hacienda CDC is a Latino Community Development Corporation that strengthens families by providing affordable housing, homeownership support, economic advancement and educational opportunities.

◆ Hacienda CDC was formed in 1986 in response to the great need for affordable housing and social services in NE Portland.

◆ We have since built 12 housing communities in Northwestern Oregon – creating a portfolio of 772 units of supportive, community-centered affordable housing. Today, our community developments house over 3,600 people, over half are children.



## OUR MISSION AND HISTORY



**Las Adelitas** is the outcome of a 5+ year community design process that transforms a former vacated lot that was negatively impacting the vitality of Cully into a catalyst development. Fully leased in June 2023.

**Building Amenities:**

- ◆ 142 affordable apartments ranging from 1-3 bedrooms
- ◆ Space for events and performances
- ◆ Community room for residents
- ◆ Parking garage

## OUR PORTFOLIO | LAS ADELITAS





**Las Flores Apartments**, co-owned and co-developed by Community Development Partners and Hacienda CDC, will be a new community-centered apartment complex design around a communal green space. The site is set among a residential neighborhood and is adjacent to retail and commercial amenities. Project will begin leasing in January 2024.

**Building Amenities:**

- ◆ 171 affordable apartments ranging from 1-4 bedrooms
- ◆ Community garden
- ◆ Book-share library
- ◆ Community demonstration kitchen

OUR PORTFOLIO | LAS FLORES 



**Rockwood Village** Co-owned and co-developed by Community Development Partners and Hacienda CDC, Rockwood Village is designed and built with the community in mind.

**Building Amenities:**

- ◆ 224 affordable apartments ranging from 1-4 bedrooms
- ◆ Community Garden
- ◆ Food Truck Paseo
- ◆ Community plaza and flex open space

OUR PORTFOLIO | ROCKWOOD VILLAGE 



Las Adelitas



Villa de Clara Vista



Las Flores



Villa de Sueños

VT



Los Jardines de la Paz



Rockwood Village



Miraflores



Plaza los Robles



Clara Vista  
Townhomes



Vista de Rosas



Plaza los Cedros



Villa de Mariposas

## OUR PORTFOLIO



## We Go Beyond Housing

We provide holistic services like Youth & Family Services, Homeownership Support, and Mercado Empresarios that strengthen our communities from the ground up.

## HOLISTIC PROGRAMS



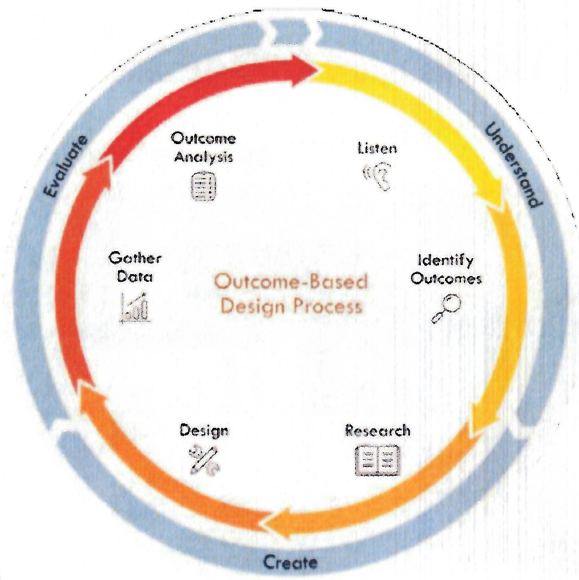
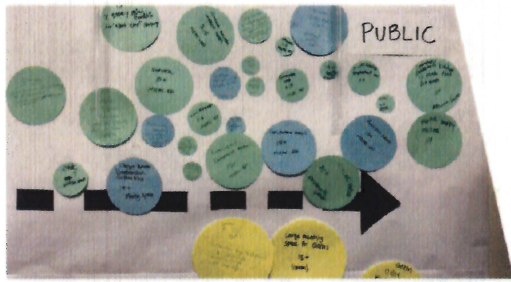


PROGRAMS | RESIDENT SERVICES



PROGRAMS | HOMEOWNERSHIP SUPPORT

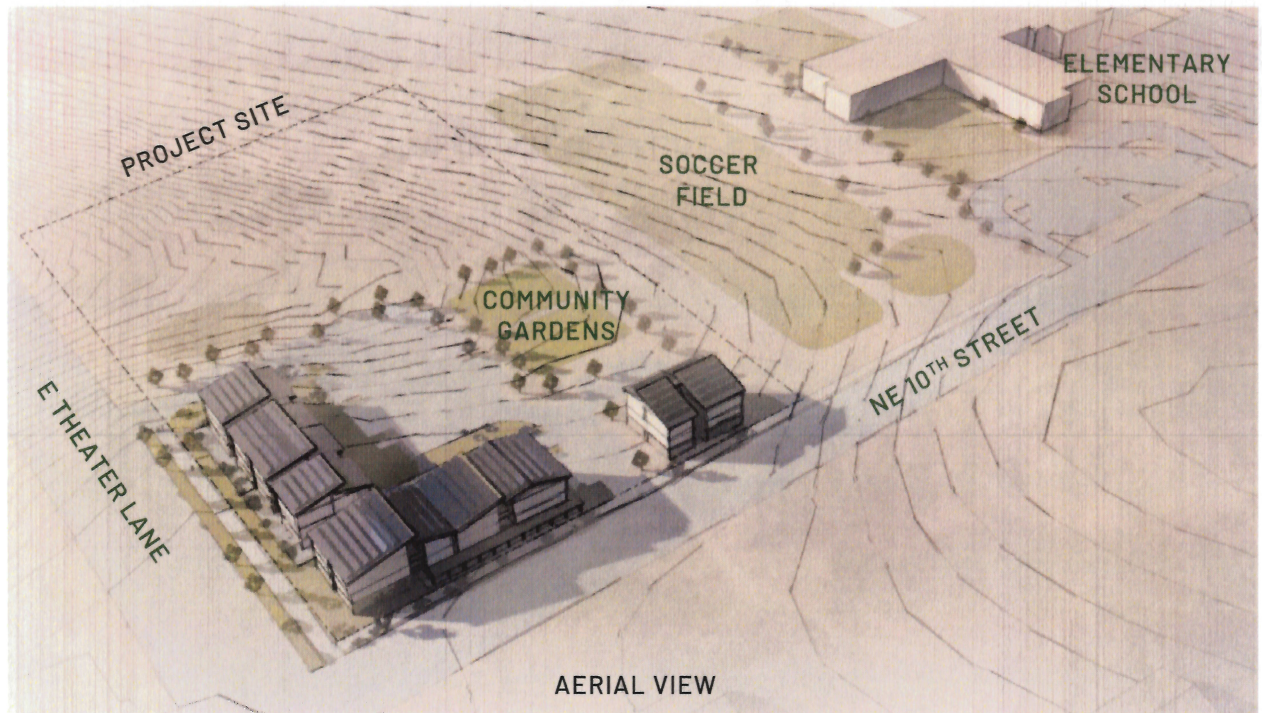




OUR APPLIED OUTCOME-BASED DESIGN RESEARCH HAS INCLUDED

- ◆ Home & Sense of Place
- ◆ Dignity & Independence
- ◆ Healing Environments & Empowerment
- ◆ Order & Arrangement
- ◆ Environmental Control
- ◆ Trauma-Informed Design
- ◆ Privacy & Safety & Security
- ◆ Families & The Built Environment
- ◆ Way-finding

DESIGN PROCESS



VISION FOR HERMISTON





VIEW FROM THEATER LANE & 10<sup>TH</sup> STREET

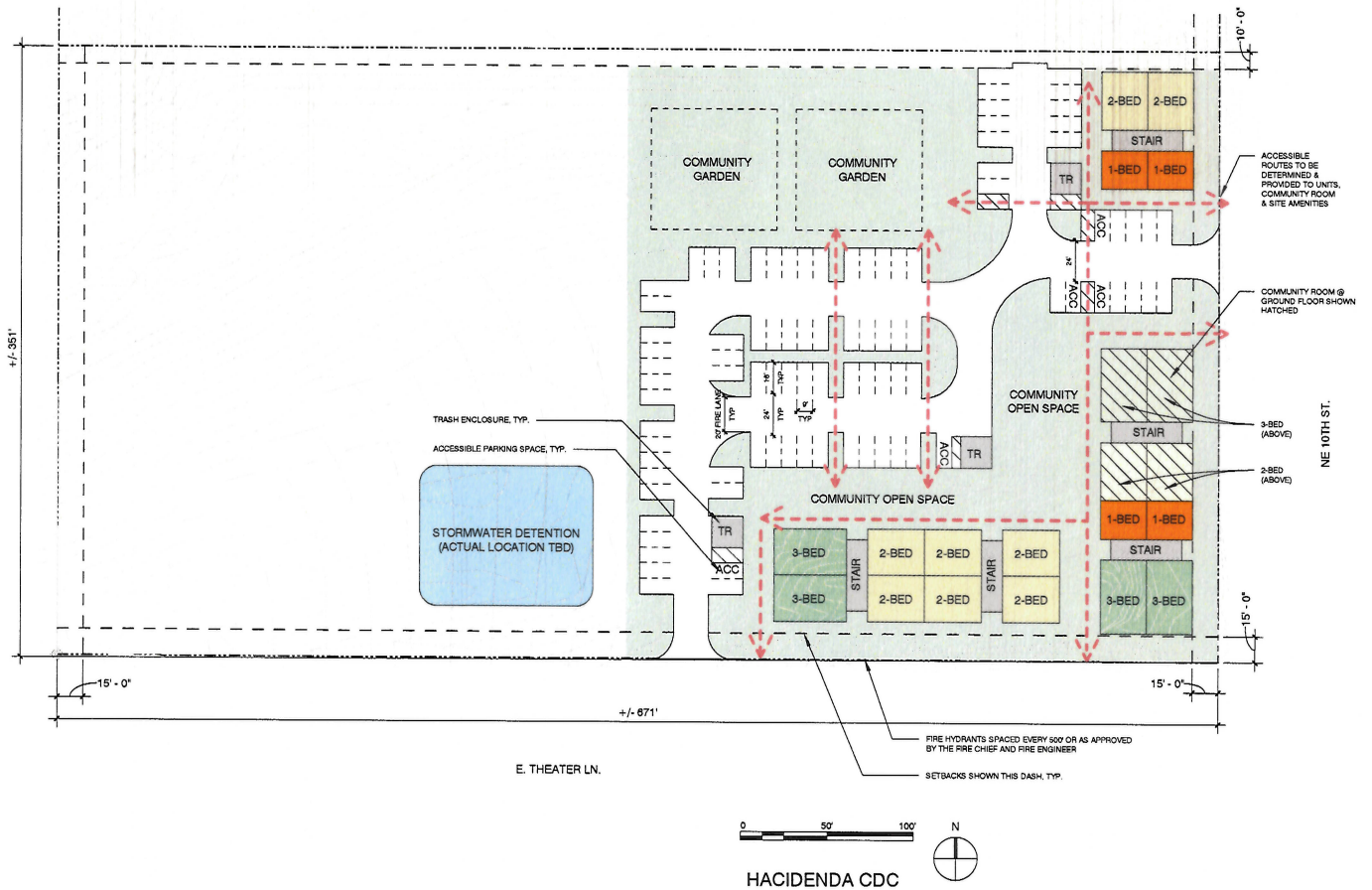
VISION FOR HERMISTON



VIEW FROM COMMUNITY GARDENS

VISION FOR HERMISTON





| UNIT MIX     |           |           |           |           |
|--------------|-----------|-----------|-----------|-----------|
|              | 1 Bedroom | 2 Bedroom | 3 Bedroom | Total     |
| Third Floor  | 4         | 10        | 6         | 20        |
| Second Floor | 4         | 10        | 6         | 20        |
| Ground Floor | 4         | 8         | 4         | 16        |
|              | <b>12</b> | <b>28</b> | <b>16</b> | <b>56</b> |

| FLOOR AREA*  |              |               |               |              |                  |               |
|--------------|--------------|---------------|---------------|--------------|------------------|---------------|
|              | 1 Bedroom    | 2 Bedroom     | 3 Bedroom     | Community    | Circ/ Mech/ Stor | Total         |
| Third Floor  | 2,332        | 8,750         | 6,678         | 0            | 1,600            | 19,360        |
| Second Floor | 2,332        | 8,750         | 6,678         | 0            | 1,600            | 19,360        |
| Ground Floor | 2,332        | 7,000         | 4,452         | 3,000        | 1,600            | 18,384        |
|              | <b>6,996</b> | <b>24,500</b> | <b>17,808</b> | <b>3,000</b> | <b>4,800</b>     | <b>57,104</b> |

| PARKING        |                |              |                |                  |
|----------------|----------------|--------------|----------------|------------------|
| 1.5/ 1 Bedroom | 1.5/ 2 Bedroom | 2/ 3 Bedroom | Total Required | Total Provided** |
| 6              | 15             | 12           | 33             |                  |
| 6              | 15             | 12           | 33             |                  |
| 6              | 12             | 8            | 26             |                  |
| <b>18</b>      | <b>42</b>      | <b>32</b>    | <b>92</b>      | <b>92</b>        |

\* May vary +/-15%

\*\* Includes 5 accessible spaces