



CITY COUNCIL

Regular Meeting Minutes March 11, 2024

Council President Primmer called the regular meeting to order at 7:00pm. Present were Councilors Barron, Hardin, Myers, Duron, and Peterson. Mayor Drotzmann and Councilors McCarthy and Linton were excused. City Staff in attendance included: Assistant City Manager Mark Morgan, City Attorney Rich Tovey, Operations Captain Travis Eynon, Planning Director Clint Spencer, Finance Director Ignacio Palacios, Parks and Recreation Director Brandon Artz, Court Administrator Jillian Viles, and City Recorder Lilly Alarcon-Strong. The pledge of allegiance was given.

Recognition- Recognizing the dedicated staff of the Street Department for their role in protecting public safety, the economy, and the environment – Assistant City Manager Morgan recognized: Adam Cline, Municipal Service Lead; Alan Phillips, Municipal Service Worker; Gabriel Zacharias, Mechanic; Isaac Barajas, Municipal Service Worker; Jacob Noyes, Municipal Service Worker; and Ron Sivey, Street Superintendent for the exceptional work they do maintaining 150 miles of roadway including continuous efforts during snow and inclement weather, as well as maintenance of 400 drywells, collection boxes, piping, lift stations, management of stormwater runoffs and more.

Council President Primmer thanked the Street Department for all the important work they do. (Applause from the audience.)

Presentation- Hermiston School District (HSD) Updates

Assistant Superintendent Jake Bacon gave HSD updates to include: conferences, Spring Break, current sports and extra curricular activities, CTE Program, recognition of Classified Staff at tonight's Hermiston School Board Meeting, and continued Mental Health Series being offered, this session will specifically focus on substance abuse and vaping.

Citizen Input on Non-Agenda Items

None given.

Consent Agenda Items

- A. Committee Vacancy Announcements
- B. Hermiston Urban Renewal Agency (HURA) Annual Report
- C. Minutes of the January 8, 2024, Public Infrastructure Committee meeting
- D. Solid Waste Advisory Committee minutes of the February 26, 2024 regular meeting
- E. Minutes of the February 26th City Council Work Session, Regular, & HURA Meeting

Public Comment

Nick Ridling (1003 SW Olive Court) - Mr. Ridling asked questions and made statements regarding item C specifically related to the City's cost associated with infrastructure to accommodate one user.

Councilor Myers moved and Councilor Hardin seconded to approve Consent Agenda items A-E. Motion carried unanimously.



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Public Hearing- Annexation & Comprehensive Plan Amendment- Hermiston Home Works, Inc 4N2813 TL 200 & 500 - 1295 SE 10th St (Ordinance No. 2356 & 2357)- Hearing no conflicts of interest from the Council, Planning Director Spencer read the hearing guidelines and President Primmer opened the hearing at 7:16pm.

City Planner Spencer gave information (PowerPoint Presentation attached) regarding Hermiston Home Works Inc. application to amend the comprehensive plan map designation for approximately 80 acres of land and to annex the amended land to the City for residential and commercial development with the intention of developing the land for residential and commercial use as indicated in the agenda packet.

Public Testimony

Proponents

Tyler Brandt (469 SW Cottonwood Dr)- stated he is the applicant and is hoping to address and help housing affordability and community growth as there isn't many available developable lots in Hermiston. Asked the Council to approve the application as the community needs this to meet housing demands.

Neutral

Nick Ridling (1003 SW Olive Court)- asked if there was a possibility for a 200 space RV Park to be developed in the proposed commercial property, stating he understands lower housing costs are needed but traffic will be different depending on what type of development is proposed and asked how will neighbors be notified of potential developments.

City Planner Spencer stated signage is placed on the property notifying all of the proposed land use and neighbors, within 100 feet of proposed developments, also receive mailed notices with the information as well as who and how to contact City staff with further information and questions.

There were no opponents present who wished to give public testimony and the hearing was closed at 7:42pm.

Councilor Myers moved and Councilor Duron seconded to adopt the Finds of Fact. Motion carried unanimously. Councilor Barron moved and Councilor Hardin seconded to impose conditions of approval. Motion carried unanimously.

Ordinance No. 2356- Comprehensive Plan Amendment- Hermiston Home Works, Inc 4N2813 TL 200 & 500 - 1295 SE 10th St – Assistant City Manager Morgan stated this information was presented during the Public Hearing.

Council President Primmer requested that the first reading be by title only. Hearing no opposition, City Attorney Tovey read the ordinance by title only. Council President Primmer 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 Myers moved and Councilor Barron seconded that Ordinance No. 2356 be adopted and become effective 30 days after co-adoption by the City Council and Umatilla County Board of Commissioners. Motion carried unanimously.



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Ordinance No. 2357- Annexation of Hermiston Home Works, Inc 4N2813 TL 200 & 500 - 1295 SE 10th St –
Assistant City Manager Morgan stated this information was presented during the Public Hearing.

Council President Primmer requested that the first reading be by title only. Hearing no opposition, City Attorney Tovey read the ordinance by title only. Council President Primmer 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 Hardin moved and Councilor Myers seconded that Ordinance No. 2357 be adopted and become effective 30 days after co-adoption by the City Council and Umatilla County Board of Commissioners of Ordinance No. 2356. Motion carried unanimously.

Resolution No. 2316 – Airport Hangar Construction

Assistant City Manager Morgan gave information regarding awarding a construction contract to Silvercreek Contracting for hangar construction improvements at the Hermiston Municipal Airport.

After further discussion, Councilor Duron moved and Councilor Peterson seconded to approve Resolution No. 2316 and lay upon the record. Motion carried unanimously.

Resolution No. 2317 – Solid Waste Rate Adjustment

Assistant City Manager Morgan and Kevin Miracle from Waste Connections, Inc. (WCI) dba Sanitary Disposal, gave information (PowerPoint Presentation attached) regarding requesting a rate increase to account for the full-scale operations of the service they provide, including an increase of costs associated with: operating equipment, maintenance, employee compensation, and more.

Mr. Miracle stated going forward WCI plans to reevaluate costs annually and propose smaller, possibly 3% annual increases, to stay within the consumer price index, instead of waiting many years in-between requesting an increase and then asking for a larger rate adjustment at that time. This rate adjustment request does not include future costs associated with recycling requirements that the State is imposing.

Public Comment

Nick Ridling (1003 SW Olive Court) – stated the City could lower the burden to rate payers by not having the increase percentage go into the general fund and instead have it go directly to the users.

Alberto Munoz (1480 NE Kenna Dr) – stated he understands the hesitation to implement the requested increase but WCI must also keep up with price increase impacts that effect their business as well. This service is an investment in Hermiston’s livability.

Councilor Barron stated although all this information was supplied in the agenda packet the week prior, he feels as though it should have been presented during a work session allowing additional time for the Council to review.

Assistant City Manager Morgan and Councilor Peterson stated the information was presented to the Solid Waste Advisory Committee for their review and recommendation similar to the process of other City Committee’s.



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After further discussion, Councilor Myers moved and Councilor Barron seconded to approve Resolution No. 2317 and lay upon the record. Motion carried unanimously.

Committee Reports

Faith-Based Advisory Committee- Councilor Hardin stated the Committee heard information from Stepping Stones Alliance who are in need of volunteers, shuttle driver, and receptionist; updates on I Love My City which is planned for May 18th; and health updates for Lead Chaplain Terry Cummings.

Council President's Report

Council President Primmer announced the 2nd Annual Community Battle of the Books event will be taking place March 12th at 6:30pm in the Auditorium of Armand Larive. The public is encouraged to attend.

Council Reports

None given.

Youth Advisory Report

None present.

Assistant City Manager's Report

Assistant City Manager Morgan introduced the City's new Finance Director Ignacio Palacios.

Finance Director Palacios stated he moved from the Valley and is happy to be here.

Assistant City Manager Morgan stated tomorrow at 5:00pm is the last day to file for candidacy for the Mayor and Municipal Judge Elected positions.

Adjournment

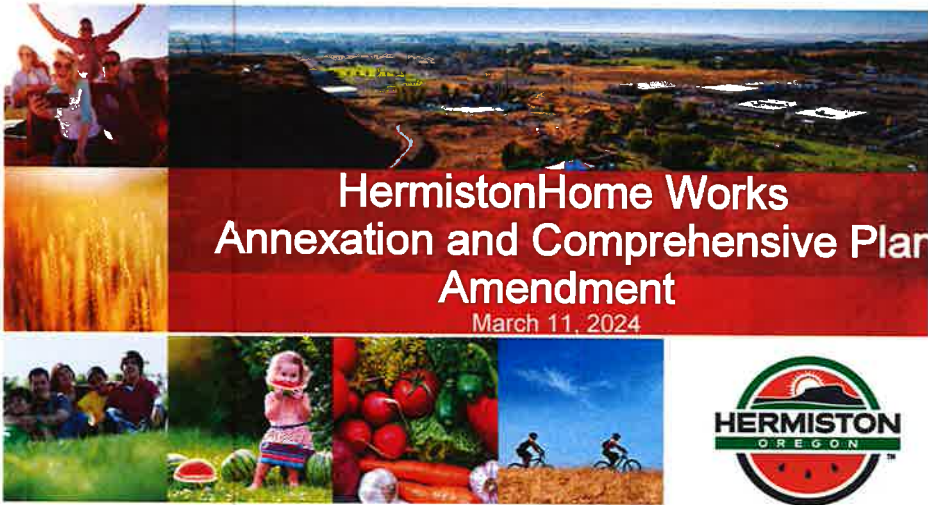
Council President Primmer adjourned the City Council meeting at 8:26pm as there was no other business.

SIGNED:

Doug Primmer, Council President

ATTEST:

Lilly Alarcon-Strong, CMC, City Recorder



Comprehensive Plan Map Amendment and Annexation– Hermiston Home Works

Subject Property



Comprehensive Plan Map Amendment and Annexation– Hermiston Home Works

Existing Comprehensive Plan and Zoning Designation

Future Industrial Comp Plan

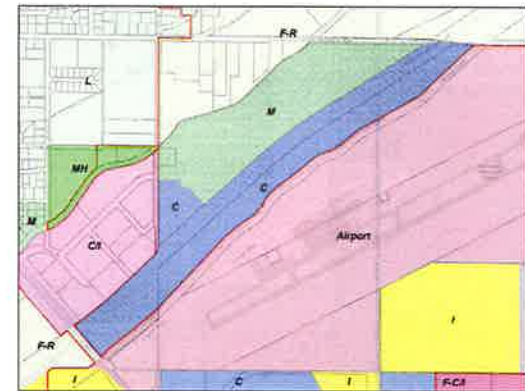
F-2 General Rural Zoning



Comprehensive Plan Map Amendment and Annexation– Hermiston Home Works

Original Proposed Comprehensive Plan and Zoning Designation

- Medium Density Residential (R3) (47.9 Acres)
- Commercial (C-2) (32 Acres)



Comprehensive Plan Map Amendment and Annexation— Hermiston Home Works

Recommended Comprehensive Plan and Zoning Designation

- Low Density Residential (R2)
(33.6 Acres)
- Medium Density Residential (R3)
(15 Acres)
- Commercial (C-2)
(32 Acres)



Comprehensive Plan Map Amendment and Annexation— Hermiston Home Works



Southbound canal crossing

SE 10th St extension



Northbound canal crossing



Comprehensive Plan Map Amendment and Annexation— Hermiston Home Works

- Impact on land supply
 - 80 acres of future industrial land in city's UGB
 - Factored into current employment land inventory
 - Part of overall 605-acre employment land supply
 - Reduces 605 acre supply by 50 acres
 - City requires at least 145 acres of employment lands for 20 years
 - Adds 50 acres to residential land inventory
 - City has a supply of 1,400 vacant and partially vacant residential acres
 - Adding 50 acres to the residential supply adds the capacity for at least 300 additional housing units
 - City has need of 2,045 housing units over 20 years
 - Existing land supply can support up to 18,000 housing units
- Industrial and residential land supplies are both able to accommodate proposed amendment



Comprehensive Plan Map Amendment and Annexation— Hermiston Home Works

- Conditions of Approval
 - A trip cap of 657 peak hour trips is imposed upon the property. Residential trips shall be capped at 325 peak hour trips and the newly designated commercial area south of the railroad tracks shall be capped at 110 peak hour trips.
 - The city shall prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.
 - Where restrictive foundation soils are evident, the city shall require a registered engineer's assessment of the design and structural techniques needed to mitigate potential hazards.
 - At such time as development is proposed, the city will notify the Oregon Department of State Lands of the development proposal, soliciting comment on the potential wetland status.
 - Annexation is contingent upon co-adoption of the comprehensive plan map amendment by Umatilla County. In the event that Umatilla County fails to co-adopt the map amendments, annexation shall fail, and a new comprehensive plan map amendment and annexation application shall be submitted.



Resolution 2317 Solid Waste Rates

City Council: March 11, 2024

Overview

- Waste Connections, Inc. (DBA Sanitary Disposal)
 - Hermiston, Umatilla, Stanfield, Echo, Irrigon, Boardman, etc.
- Purchased SDI Business 2 Years Ago
 - Increasingly Complex (regulated)
 - Volatile
 - Expensive/Risky at Small Scale



Overview

- Operate & then Review Actual Costs
- Old Trucks/Equipment
 - Avg - 27 Years
 - **Deferred Capital Investment by SDI**



What's wrong with old Trucks?

- Downtime
 - **Expensive Driver Downtime**
 - **Missed Pickups or Extra Trucks**
- Replacement Parts/Changing Business Model
 - **Discontinued parts**
 - **Components more complex**





New Trucks/Wages

- New Base Model Trucks
 - All Systems More Complex/Expensive
- Local Labor Market Increasingly Competitive
 - Minimum Wage up 42% since 2016
 - Increased Driver & Office wages



Comparable Services

Weekly Residential	Proposed Hermiston	Pendleton	Pilot Rock	West Richland
35 Gallon Cart	\$ 17.46	\$ 16.75	\$ 23.25	N/A
90 Gallon Cart	\$ 29.05	\$ 33.60	\$ 43.25	\$ 30.67

• Current Hermiston Rates

- 35 Gal: \$12.70
- 90 Gal: \$21.13



Comparable Services

Weekly Commercial	Proposed Hermiston	Pendleton	Pilot Rock	West Richland
1.5 Yard Container	\$ 120.82	\$ 124.92	\$ 127.75	\$ 136.52

• Current Hermiston Rates

- 1.5 Yard Container: \$87.87



Additional

- Effective Date: April 1
- Future Curbside Recycling
 - Not Included in this Request
 - Funding Model Still In -Flux
 - Impossible to predict that rate impact





Fiscal Impact to City

- City does all billing services for Hermiston accounts (10% fee)
- Franchise Fee for exclusive franchise (3.5%)
- Current FY24 Fees (13.5%): \$480,000/yr
- Net Increase from this request: \$180,000/yr



QUESTIONS?

Where Life is Sweet™