



CITY COUNCIL & URBAN RENEWAL AGENCY

Regular Meeting Minutes
June 8, 2026

Mayor Primmer called the regular meeting to order at 7:00pm. Present were Councilors Hayward, Roberts, Duron, Linton, Kelso, and Barron (arrived at 7:50pm). Councilors Myers and McCarthy were excused. City Staff in attendance included: City Manager Byron Smith, Assistant City Manager Mark Morgan, City Attorney Richard Tovey, Finance Director Ignacio Palacios, Police Chief Jason Edmiston, Planning Director Clint Spencer, Parks and Recreation Director Brandon Artz, Court Administrator Jillian Viles, and City Recorder Lilly Alarcon-Strong. The pledge of allegiance was given.

Citizen Input on Non-Agenda Items

Karen Wilson, 2065 NE 6th St (email attached).

City Manager Smith stated the email was forwarded to City Council earlier today but does want to mention that the increase in her water bill, as mentioned in the email, is due to a significant increase in water usage.

Mayor Primmer thanked City Manager Smith for investigating the claim and giving Council the information.

Consent Agenda Items

Councilor Hayward moved and Councilor Roberts seconded to approve Consent Agenda items A-C, to include:

- A. Committee Vacancy Announcements
- B. Appointment Confirmation for Ann Minton to the Budget Committee Position #6 ending December 31, 2029
- C. Liquor License Application for Circle K located at 1430 N 1st Street

Motion carried unanimously with Councilors Hayward, Roberts, Duron, Linton, and Kelso voting in favor.

Items Removed from the Consent Agenda

No items were removed.

Public Hearing- 2026-27 Budget of the City of Hermiston (Resolutions 2429-2432)

Hearing no conflicts of interest City Manager Smith presented the hearing guidelines and Mayor Primmer opened the hearing at 7:04pm.

City Manager Smith presented information (PowerPoint Presentation attached), answered questions from the Council, and spoke regarding the Budget Committee meeting and their recommendation to the Council to adopt the proposed resolutions for the 2026-27 fiscal year budget.

Hearing no public testimony, Mayor Primmer closed the hearing at 7:24pm.



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Resolutions Related to the adoption of FY 2026-27 City of Hermiston Budget

City Manager Smtih stated these resolutions to adopt the FY 2026-27 budget were discussed during the public hearing and provided in the agenda packet and briefly explained each one, as well as answered questions from the Council, specifically from Councilor Linton regarding employee longevity pay.

- **Resolution No. 2430- Declaring the City of Hermiston's Election to Receive State Revenues**
Councilor Hayward moved and Councilor Duron seconded to adopt Resolution No. 2430 and lay upon the record. Motion carried unanimously with Councilors Hayward, Roberts, Duron, Linton, and Kelso voting in favor.
- **Resolution No. 2430- Adopting the City of Hermiston's Budget, Make Appropriations, and Impose and Categorize Taxes for FY 2026-27-** Councilor Hayward moved and Councilor Roberts seconded to adopt Resolution No. 2430 and lay upon the record. Motion carried unanimously with Councilors Hayward, Roberts, Duron, Linton, and Kelso voting in favor.
- **Resolution No. 2431- Establishing Reserve Funds for the City of Hermiston for FY 2026-27**
Councilor Kelso moved and Councilor Duron seconded to adopt Resolution No.2431 and lay upon the record. Motion carried unanimously with Councilors Hayward, Roberts, Duron, Linton, and Kelso voting in favor.
- **Resolution No. 2432- Establishing City Compensation Plan for the City of Hermiston for FY 2026-27-** Councilor Hayward moved and Councilor Kelso seconded to adopt Resolution No. 2432 and lay upon the record. Motion carried unanimously with Councilors Hayward, Roberts, Duron, Linton, and Kelso voting in favor.

Resolution No. 2427- Initiate LID for E Jennie Ave

Assistant City Manager Mark Morgan presented information (PowerPoint Presentation attached) regarding seeking an engineering report to consider forming a Local Improvement District (LID) for street improvements on E Jennie Ave between NE 8th and NE 10th, as described in the staff report.

(Councilor Hayward left the Council Chambers at 7:34pm and returned at 7:35pm)

After staff answered questions from the Council, Councilor Hayward moved and Councilor Duron seconded to approve Resolution No. 2427 and lay upon the record. Motion carried 4-1 with Councilors Hayward, Roberts, Duron, and Kelso voting in favor; and Councilor Linton voting against.

Resolution No. 2428- Declare Intent to Form LID for E Jennie Ave

Assistant City Manager Mark Morgan presented information (PowerPoint Presentation attached) regarding allowing the City to set a public hearing date to consider whether to form the Local LID or not.

(Councilor Barron arrived at 7:50pm)



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Public Comment

Tyler and Tara Bendixsen, owners of 992 E Jennie Ave (email attached).

City Manager Smith stated this email was forwarded to Council when it was received.

Assistant City Manager Morgan answered Council questions stating all impacted property owners have non-remonstrance agreements and the City Council may choose to extend the 10-year City loan repayment for property owners who wish to take advantage of the option instead of paying in full. Councilor McCarthy moved and Councilor Hayward seconded to approve Resolution No. 2428 and lay upon the record. Motion carried 5-1 with Councilors Hayward, Roberts, Duron, Kelso, and Barron voting in favor; and Councilor Linton voting against.

Order No. 2026-1- Affirming the Decision of the Planning Commission in Henry K's Subdivision Phase 4 Preliminary Plat 4N2813 TL 210, 1200 SE Columbia Drive- City Manager Smith stated at the May 26th City Council meeting, the Council voted to affirm the Planning Commissions decision, this order is to confirm this action.

Planning Director Spencer answered Councilor Barron's question stating, if approved, the Hermiston Irrigation District has 21 days to appeal this decision to the State Land Board of Appeals. Councilor Roberts moved and Councilor Hayward seconded to approve Order No. 2026-1. Motion carried 5-1 with Councilors Hayward, Roberts, Duron, Kelso, and Barron voting in favor; and Councilor Linton voting against.

Committee Reports

Airport Advisory Committee- Councilor Roberts gave updates regarding Life Flight, fuel sales in Oregon continue to be less expensive than Washington which is increasing fuel sales at HMA, continued discussion and research into a grass landing strip, Amateur Radio Emergency Services Club will help fill gaps in services in case the Oregon Disaster Response Team needs assistance- in case of an emergency, discussion of a 500ft runway extension planned for 2031, and reminded the public that HMA is not a commercial airport- please do not fall victim of scammers instructing you to send them money and then telling you that Willy Nelson or a \$30,000 ring will be flying into HMA for you.

Mayor's Report

Mayor Primmer spoke regarding:

- Congratulated Hermiston High School and all area graduates
- Thanked the Hermiston High School Metal Shop Class for their construction of the new metal Bridge at Belt Park, and gave special thanks to Mr. Wright, who was also present and originally constructed the wood bridge during his time as a boy scout
- Manager/Mayor regular meeting
- Upcoming CarTunes Music Festival
- Veterans Stand Down event on June 13th at Wildhorse Resort & Casino
- Flag Day
- Juneteenth Holiday



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Council Presidents Report

Not present.

Council Reports

Councilor Linton asked if the City would be testing the Columbia River Water due to the chemical explosion in Washington and if City Council meeting minutes were available for public view.

Councilor Kelso responded that the explosion happened in Longview Washington which is downriver. City Recorder Alarcon-Strong stated the last several years of City Council Minutes are available online, however all other minutes are in archive and would have to be retrieved with a public records request.

City Manager Smith stated the new Records Clerk position, that was funded in the budget and part of Council Goals, will begin scanning in paper documents to have those items readily available to the public online.

Councilor Hayward asked the community to be cognizant of fire during the dry weather and ground conditions especially during the 4th of July Holiday.

Councilor Kelso spoke regarding the Good Shepherd Community Health Foundation Annual Golf Fundraiser, Parks and Receptions Birdies & Beyond Youth Golf Camp Event in conjunction with Kiwanis, and congratulated the Hermiston School District and its Finance Department for its 20th consecutive award for financial reporting excellence.

Councilor Duron congratulated, by name, the 2026 graduates of City Staff and spoke regarding the June 18th OLLG Conference at the Harkenrider Senior Center, and the June 26th LOC Board Meeting in La Pine.

Councilor Barron thanked City staff and administration for prioritizing and implementing beautification standards throughout the City to make our community look better.

Councilor Linton thanked those who donated diapers and formula to those in need at the I Love My City event.

Youth Advisory Report

None present.

City Manager's Report

None given.

Adjourn City Council Meeting and Convene Hermiston Urban Renewal Agency (HURA) Meeting

At 8:18pm Mayor Primmer adjourned the City Council Meeting as there was no other business and convened the Urban Renewal Agency Meeting.



Where Life is Sweet

CITY COUNCIL & URBAN RENEWAL AGENCY

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Public Hearing- HURA 2026-27 Fiscal Budget (HURA Resolution 26)

Hearing no conflicts of interest from the members, City Manager Smith read the hearing guidelines and Chair Primmer opened the hearing at 8:19pm. City Manager Smith gave information regarding the Budget Committee meeting held and their recommendation to the Agency to adopt proposed Resolution No. 26 for the 2026-27 fiscal year budget.

There was no one present who wished to give public testimony and the hearing was closed at 8:21pm.

HURA Resolution No. 26- Adopting the FY 2026-2027 Budget for the Hermiston Urban Renewal Agency

City Manager Smith stated this resolution was discussed during the public hearing and information was provided in the agenda packet.

Member Kelso moved and Member Hayward seconded to adopt HURA Resolution No. 26 and lay upon the record. Motion carried unanimously with Members Hayward, Roberts, Duron, Linton, Kelso, and Barron voting in favor.

Adjourn Urban Renewal Agency Meeting

Chair Primmer adjourned the HURA meeting at 8:28pm as there was no other HURA business.

SIGNED:

Doug Primmer, Mayor

ATTEST:

Lilly Alarcon-Strong, CMC, City Recorder

From:
To: [City of Hermiston Meetings](#)
Date: Sunday, June 7, 2026 11:20:37 AM

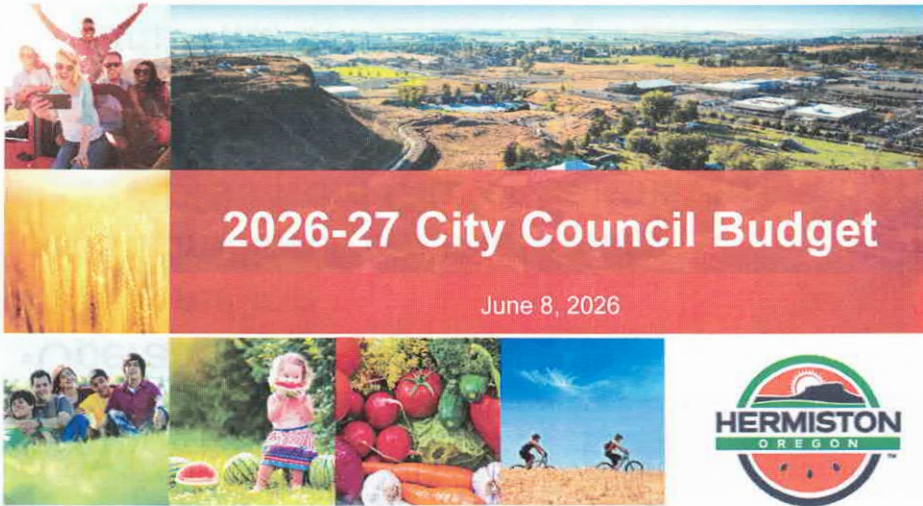
[EXTERNAL EMAIL] - STOP and VERIFY - This message came from outside of the City of Hermiston

Karen Wilson
2065 NE 6th St
Hermiston, Oregon 97838

I hope this message gets to the right eyes to see. I will make this short and I don't know if it will be sweet. If you guys keep going up on the water bill my grass will become dirt. Because we all know it doesn't rain in Hermiston. My bill went from 150 to 235 and we are not using anymore water then we did last month. So if it's going up again let me know, because two people will not have my business anymore, the lawn guy and the people who spray my grass.

Thank you,

Karen Wilson



Agenda

- Budget Overview
- Enterprise Funds
- General Fund
- Discussion/Questions
- Tonight's Resolutions



Budget Overview

- City of Hermiston is a conglomerate.
 - **Overarching company with very diverse lines of business**
 - Police Department
 - Library
 - Wastewater Department
 - **Berkshire-Hathaway is a prominent private sector example**
 - Dairy Queen
 - BNSF



Budget Overview

Basic Assumptions

- Based on Vision, Values and Goals
- Contains a 3.0% wage increase for all employees
- Contains 2.16% PERS rates changes
- Property and Liability insurance increased ~4%
- Health insurance rates will increase 1/1/27 by ~27%
- Costs for Longevity Pay/401a Plan

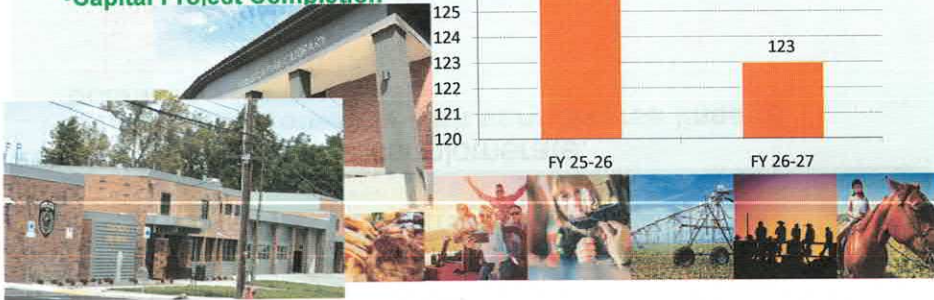
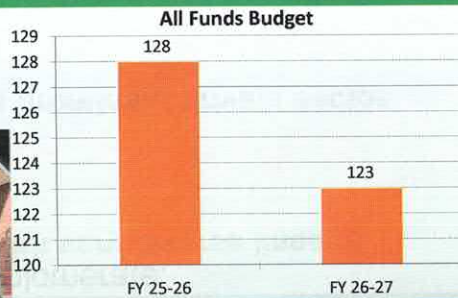




Budget Overview

- All funds budget down 4%.

- Building Fund Creation Completed
- Capital Project Completion



Budget Overview

- Proposed Staffing Changes

- Funding the frozen positions in Library and Parks and Rec
- Adding a ¾ time records clerk position in Admin
- Adding a position in each Water and Recycled Water



IT Fund

- Operational Budget
 - \$1.7 million
 - \$1.2 million from customers
 - \$280,000 from City of Hermiston
 - 7 employees currently
 - One additional employee proposed if additional customers sign-on



Street Fund

- Operational Budget
 - \$2.9 million
- Capital Projects
 - Geer/Harper Construction-\$1.7 million
 - SE 10th Culvert-\$500,000



Utility Fund – Recycled Water

- Operational Budget
 - \$9.7 million
- Capital Projects
 - Cooling Discharge for AWS - \$5.5 million
 - Lift #7 Rebuild - \$950,000
 - Evelyn Gravity Sewer Replacement-\$350,000
 - RWTP Chlorination to UV-\$1,500,000



Utility Fund – Water

- Operational Budget
 - \$10.1 million
- Capital Projects
 - AWS System Expansion (RWS) - \$3.0 million
 - Orchard Main Replacement - \$1.7 million
 - Well #6 Chlorination - \$700,000
 - Well #4 Controls - \$530,000
 - View Drive Booster Upgrade-\$1,020,000



Hermiston Energy Services

- Operational Budget
 - \$13.9 million
- Continuing Construction Work Plan
- Drought Conditions



Building Inspections

- Operational Budget
 - \$6.1 million
 - \$4.1 million in reserve for future expense



EOTEC

- Total Budget – \$6.6 million
 - \$1.1 million Operations
 - \$5.5 million RV Park Construction



Hermiston Enterprise Zone

- Second year of AWS EZ payments
 - Only single campus
- Revenue
 - Lamb Weston
 - AWS



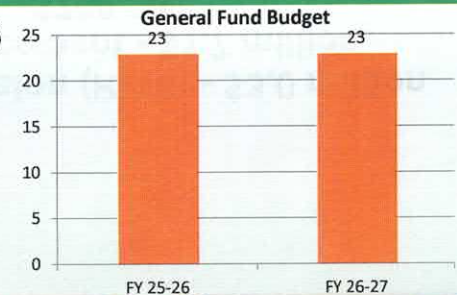
Hermiston Enterprise Zone

- Expenses
 - Internal Funds
 - City Hall
 - Civic Projects
 - NE Water Tower
 - Parks Reserve
 - External Payments
 - Umatilla County
 - UCFD#1
 - Every Taxing District impacting that property



General Fund

- Compared to FY26
 - Basically the same (\$35,887)





General Fund

- Revenues
 - Solid Property Tax Growth
 - Increased Franchise Fees from UEC
 - 2nd Year of in lieu of Tax Revenue from EZ Fund
 - Traffic Fines staying strong



General Fund

- City Manager/Legal
 - Full year of safety/risk management position
 - Computer replacements



General Fund

- Planning
 - Completing Transportation System Plan (TSP) Development



General Fund

- Transportation
 - Reduction in cost for taxi contract
- Airport
 - Life Flight moving operations to Good Shepherd





DISCUSSION!
QUESTIONS?

Where Life is Sweet™

Tonight's Budget Resolutions

- **Resolution 2429**
 - Election to Receive State Revenues
- **Resolution 2430**
 - Budget Adoption and Imposition of Property Tax
- **Resolution 2431**
 - Establishing Reserve Funds
- **Resolution 2432**
 - Establishing City Compensation Plan



Discussion!
Questions?

Where Life is Sweet™



Res 2427- Initiate LID: Jennie

City Council: June 8, 2026





Resolution 2427

- Calls for Engineering Report
- Most relevant questions have no answer until engineering report complete

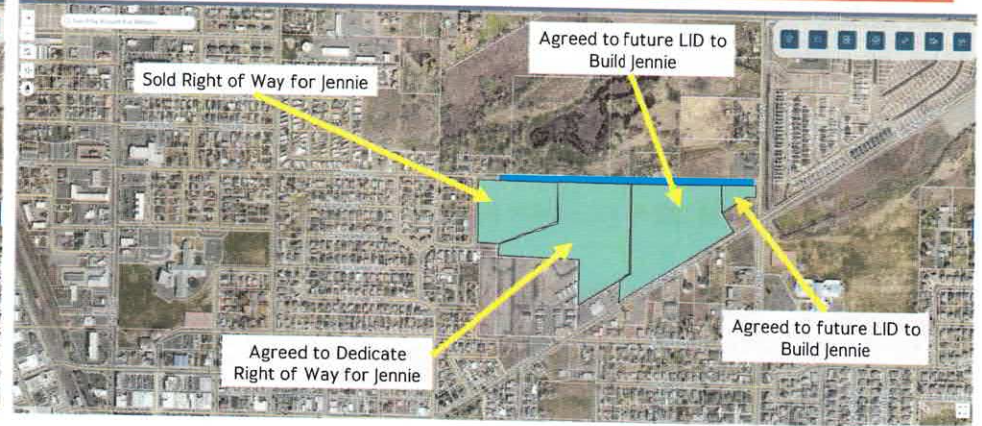




Dispersing Traffic



Preparing for Jennie



Local Improvement District (LID)

- Financing Tool for Infrastructure
- City Constructs Improvement (i.e. road)
- Adjacent Properties Levied for Proportional Cost
- City of Hermiston Initiated 322 LIDs to-date



LID Process

- Step 1. City Council Requests Report
 - Defines Scope of Project
 - Estimates Costs
 - Establishes Method to Assign Cost (i.e. frontage)
 - Identifies Benefitting Properties & Their Share of Cost





LID Process

- Step 2. City Council Accepts Report & Sets Hearing Date
 - Sets Future Date for Hearing on LID
 - Begins Official notice



LID Process

- Step 3. Public Hearing
 - Properties may formally "remonstrate"
 - "More than 60%" remonstrances may block LID formation



LID Process

- Step 4. Establish LID
 - City Council creates LID



LID Process

- Step 5. Construction
 - City constructs improvements according to LID scope





LID Process

- Step 6. Cost Reconciliation
 - LID Formula Recalibrated Based on actual costs
 - Actual costs may be more or less than estimate



LID Process

- Step 7. Properties Assessed
 - Owners May choose two options
 - Pay Assessment upfront
 - Pay over 10 years
 - Lien on Property
 - City's best interest rate available



What Step are We?

- Resolution 2427: Step 1- Call for a Report
- No Financial Obligation to Property Owners.



QUESTIONS?

Where Life is Sweet™

Res 2428- Intent to Form LID

City Council: June 8, 2026

Resolution 2428: Step 2

- Resolution 2427: Step 1- Call for a Report
- Resolution 2428: Step 2- Declare Intent to Form LID
 - **Established Hearing Date: July 27, 2026**
 - **Notices & Information Mailed to Property Owners Upon Adoption**



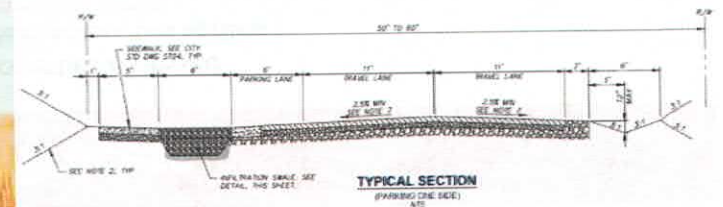
Scope

- Street & Sidewalk
- NE 8th to NE 10th
- Southern Half, Plus 10'



Scope

- Sidewalk along south side
- Build North to Center-Line; plus 10'
- Remainder to North to be built by others in future





Fiscal

- Total Cost Estimate: \$1,206,000
- City Taxpayer Recommended Contribution: \$293,000
 - 10' north of Centerline
 - Recognizes benefit to general motoring-public

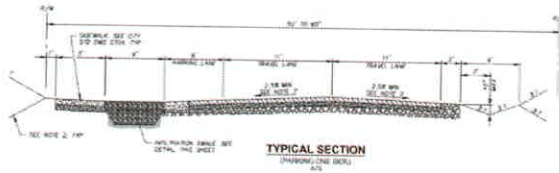


Res. 2428

- If Approved
 - July 27 Public Hearing
 - Notice Mailed to all 5 Properties
 - Does NOT Create LID



Questions?



From:
To: [City of Hermiston Meetings](#)
Subject: 6.8.26 City Council Meeting
Date: Monday, June 8, 2026 6:31:48 PM

[EXTERNAL EMAIL] - STOP and VERIFY - This message came from outside of the City of Hermiston

Dear Hermiston City Council Members,

We, Tyler and Tara Bendixsen, are the owners of 992 E Jennie Ave, Hermiston, OR 97838 or tax lot 4N2811AD00101.

We are writing to express opposition to the proposed Local Improvement District currently being considered by the council. We understand the importance of maintaining and improving public infrastructure; however, we do not believe this proposal is in the best interest of all impacted property owners. As the owners of the parcel with the lowest assessed fair market value, the estimated cost as it currently stands presents an extreme financial burden. According to the preliminary estimates the portion we would be financially responsible for far exceeds the current fair market value.

We are also concerned about whether the benefits of this project would be distributed fairly among those expected to pay for it. For instance, a neighboring property that is currently under development with a value in the millions is better able to absorb this cost than we as individuals. We are one of the few property owners that would see little direct benefit while still being required to absorb substantial costs. The costs involved would not improve the value of our property enough to make it marketable for resale.

For these reasons, we respectfully ask the city council to reject any further action regarding the formation of the proposed Local Improvement District.

Thank you for your consideration,
Tyler and Tara Bendixsen