



CITY COUNCIL

Regular Meeting Minutes September 8, 2025

Mayor Primmer called the regular meeting to order at 7:00pm. Present were Councilors Hayward, Roberts, Myers, McCarthy, Linton, Duron, Kelso, and Barron. City Staff in attendance included: City Manager Byron Smith, Assistant City Manager Mark Morgan, Finance Director Ignacio Palacios, City Attorney Rich Tovey, 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.

Presentation- Introduction of Youth Advisory Council

Hermiston High School Social Studies Department Teacher, Aaron Davis, stated the Youth Advisory Council is in its fifth year with the goal to encourage and engage youth to become involved in their community now and into the future, read aloud the Youth Advisory Council's purpose statement, and stated members of the Youth Advisory Council will also be attending the League of Oregon Cities Conference in October. Mr. Davis also thanked Ashley Smith and Kire Barraza Ross for their involvement in this program.

Each Youth Advisory Council member introduced themselves as follows: Adriana Nugoho, Jacquelyn Quevedo, Aspyr Inners, Gabriel Richards, Taylee Smith, Maddix Medrano, Jazmin Sanchez, Sofia Rodriguez, Jaideny Orozco Avila, Toby Orta, Gloria Serrano, Kyla Pack, Aries Woodward, Emily Stone, and Teodoro Delgado.

Mayor Primmer thanked Mr. Davis for his leadership helping students get involved in civic engagement and stated the world is run by those who show up.

(Applause from the audience.)

Citizen Input on Non-Agenda Items

None given.

Consent Agenda Items

Councilor Roberts asked to remove item B from the Consent Agenda. Councilor Roberts moved, and Councilor Hayward seconded to approve Consent Agenda items A & C, to include:

- A. Committee Vacancy Announcement
- C. Minutes of the August 25, 2025 City Council Regular Meeting

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

Items Removed From Consent Agenda

- B. Recommend appointment to the Ad-Hoc Charter Review Committee as follows: Chair, Dr. David Drotzmann, Members: Monique Brandley, Karyn Jones, Paul Wolverton, Kyndra Stone, Rod Hardin, and Val Hoxie.

Councilor Roberts stated he asked to remove this item so names could be read aloud with special recognition to the volunteers who will be working on the most important document the City has.

Mayor Primmer agreed, read the names aloud, and thanked the volunteers for being a part of this process.

Councilor Linton moved and Councilor Myers seconded to approve Consent Agenda Item B. Motion carried unanimously with Councilors, Hayward, Roberts, Myers, McCarthy, Duron, Linton, Kelso, and Barron voting in favor.



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Public Hearing- Creating Local Improvement District NO. 323 (Ordinance No. 2371)

Hearing no declarations of conflicts of interest or ex-parte contact from the Council, City Manager Smith read the hearing guidelines and Mayor Primmer opened the hearing at 7:15pm.

Assistant City Manager Morgan gave information (PowerPoint Presentation attached) as presented in the staff report regarding the need to form a Local Improvement District for street infrastructure on NW 2nd Street to accommodate for increased traffic for accessing businesses between Elm Street and Cherry Ave.

Hearing no members in the audience who wished to give public testimony, the public hearing was closed at 7:24pm.

Councilor Linton stated she emailed City Manager Smith a variety of questions regarding water and street infrastructure but did not have time to read the responses but would like some of those questions to be answered now, and asked if the City requested- from ODOT - the Elm Street project that will be impacting this area.

Assistant City Manager Morgan answered Councilor Linton's infrastructure questions and replied that the City did not request this project from ODOT.

Councilor Roberts stated the Council has previously been presented this information from staff and the Council has had ample opportunities to ask questions and give feedback and just wants the public to know that the lack of questions and comments from the Council tonight is not due to a lack of interest from the Council, but only because the Council heard this information prior to tonight.

Councilors Kelso, Myers, and Roberts thanked City staff for their work on this project and providing easy to understand information.

Councilor McCarthy moved, and Councilor Myers seconded to continue to the Presentation of Ordinance No. 2371 for possible adoption. Motion passed 7-1 with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Kelso, and Barron voting in favor, and Councilor Linton voting against.

Ordinance No. 2371- Creating Local Improvement District No 323

Mayor Primmer stated the information for this Ordinance was presented during the public hearing which has now been closed, and as such, no further evidence or public comment will be received.

Mayor Primmer requested that the first reading be by title only. Motioned passed 7-1 with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Kelso, and Barron voting in favor, and Councilor Linton voting against. City Attorney Tovey read the ordinance by title only.

City Attorney Tovey stated a unanimous vote must be had for final adoption at one meeting; therefore, the second and final reading of the ordinance must be presented and read at the next City Council meeting on September 22nd and asked for a motion if this was the Council's will.



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Councilor Roberts moved, and Councilor Hayward seconded to set the 2nd reading of Ordinance No. 2371 to the September 22 City Council Meeting. Motioned passed 7-1 with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Kelso, and Barron voting in favor, and Councilor Linton voting against.

Ordinance No. 2374- Hermiston Urban Growth Boundary Amendment

Mayor Primmer stated Ordinance Nos. 2374 and 2375 were presented during the public hearing on August 25th which has been closed, and as such, no further evidence or public comment will be received.

Councilor Hayward declared a conflict of Interest and left the Council Chambers at 7:34pm

City Manager Smith answered a variety of infrastructure questions from Councilor Linton.

Councilors Roberts and Kelso stated the Council has previously been presented this information from staff and the Council has had ample opportunities to ask questions and give feedback, and just wants the public to know that the lack of questions and comments from the Council tonight is not due to a lack of interest from the Council, but only because the Council has heard this information prior to tonight.

Councilor Barron stated this information has also been discussed and presentations have been made to the Council and public for over a year, at meetings and other public events.

City Attorney Tovey read the ordinance by title only. Councilor Kelso moved, and Councilor McCarthy seconded to adopt Ordinance No.2374 and become effective 30-days after co-adoption of the map amendments by the Umatilla County Board of Commissioners. Motioned passed 6-1 with Councilors Roberts, Myers, McCarthy, Duron, Kelso, and Barron voting in favor, and Councilor Linton voting against.

Ordinance No. 2375- Hermiston Urban Growth Boundary Amendment Annexation

City Attorney Tovey read the ordinance by title only. Councilor Myers moved, and Councilor Roberts seconded to adopt Ordinance No.2375 and become effective 30-days after acknowledgment of Ordinance No. 2374 by the Oregon Land Conservation and Development Commission. Motioned passed 6-1 with Councilors Roberts, Myers, McCarthy, Duron, Kelso, and Barron voting in favor, and Councilor Linton voting against.

(Councilor Hayward returned to Council Chambers and dais at 7:45pm)

Resolution No. 2394- Small Cell Wireless Franchise Amendment

Assistant City Manager Morgan presented the staff report regarding renewing the existing franchise agreement with Oregon RSA #2, Inc.

Councilor Hayward moved, and Councilor McCarthy seconded to adopt Resolution No. 2394 and lay upon the record. Motion passed unanimously with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Kelso, Linton, and Barron voting in favor.

Report on EOTEC RV Park Location

City Manager Smith presented the staff report and images of the proposed RV Park area and layout in the NW corner of the EOTEC grounds where 20 acres were recently acquired by the Farm-City Pro Rodeo and Umatilla County.



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City Manager Smith answered Council questions regarding water rights, parking, entrance and exits to the RV Park and surrounding area, and landscaping. The Council praised the City for this project and the income stream it will bring to the City.

Committee Reports

EOTEC Committee- Councilor Barron gave updates to include: HEROS- Parks and Recreation grant from the State of Oregon that the City was not awarded, and donor wall. Farm-City Pro Rodeo- arena grounds, soil, and the many participants that come to Hermiston to compete. RV Park, as previously discussed. Acquisition of the 140 acres near the Airport and EOTEC grounds.

Airport Advisory Committee- Councilor Roberts gave updates to include: Acquisition of 140 acres near the Airport and EOTEC grounds, the lack of quorum this Committee continues to experience and the need for committee members to join as there are open positions, fuel sales, Hangar construction and leasing updates, and a caution to the public to watch out for scammers as 2-4 times per year members of the community are asked to send money to love interests to purchase a plane ticket and meet them at the Hermiston Airport- The Hermiston Airport does not have commercial flights.

Hispanic Advisory Committee- Councilor Duron stated the Committee continued to plan the Hispanic Heritage Month Celebration which will be held on October 4th from 3pm to 7pm at the Community Center. The Committee will meet next week.

Mayor's Report

Mayor Primmer spoke regarding:

- Thanked Council President McCarthy for conducting the last City Council Meeting in his absence
- Spoke regarding the Umatilla County Fair, parade, and Farm-City Pro Rodeo events
- Life Flight Construction progress at Good Shephard Medical Center
- Asked that the Council read the City Council Rules of Order and adhere to the policies in place

Council Presidents Report

Councilor McCarthy spoke regarding:

- Pendleton Roundup
- Primary Election Information
- Hermiston High School Performing Arts Dinner and Fundraiser on September 20th
- Farm to Square event in Portland

Council Reports

Councilor Hayward stated the Summer City Logo t-shirts have arrived and are for sale at City Hall.

Councilor Kelso encouraged the Council and public to attend the Stepping Stones Alliance Fundraising Dinner on October 11th at EOTEC.

Councilor Duron spoke regarding the City Chat Events and Ask Hermiston and how these both bring great transparency.

Youth Advisory Report

None present.



Where Life is Sweet

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City Manager's Report

City Manager Smith gave information regarding:

- City Chat on September 19th at the Hermiston High School Football Game. Mayor Primmer, and Councilors Duron, Barron, and Kelso have already committed to attend.
- Umatilla County Bounty at Pioneer Square in Portland on September 20th
- Tentative Library Open House on September 27th
- October LOC Annual Conference in Portland

Adjourn

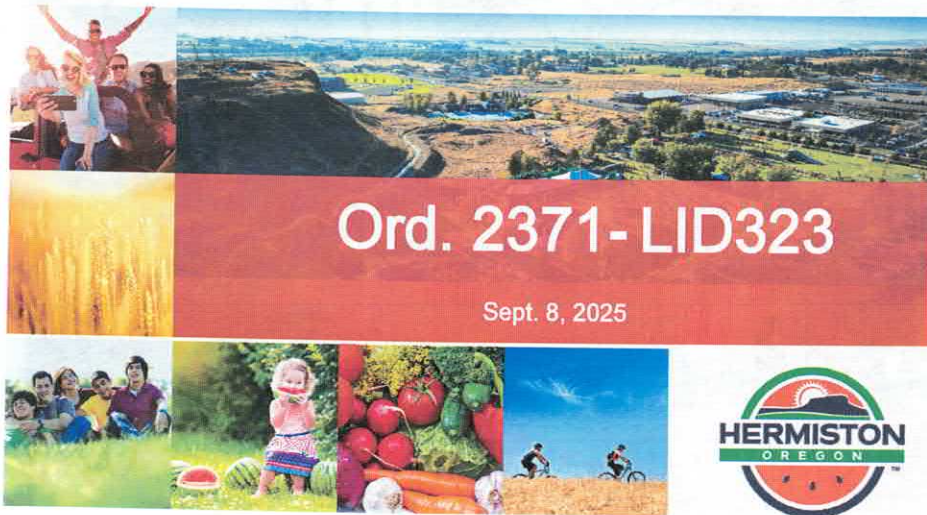
There was no other business and Mayor Primmer adjourned the regular City Council meeting at 8:16pm.

SIGNED:

Doug Primmer, Mayor

ATTEST:

Lilly Alarcon-Strong, CMC, City Recorder



Summary

- Approves formation of LID323 to construct street/curb/gutter/sidewalk/stormwater infrastructure on NW 2nd Between Elm Ave. and Cherry Ave.
- Assess ~86% of cost to benefitting properties



NW 2^d St. Looking South at Elm



LID 323



- 5 Tax Lots
- 3 Developed
- 2 Un-Developed



Elm Ave Barricades



Elm Ave @ Starbucks

Photo Credit: "Hermiston Bad Driver Shaming" - Facebook



Barricade Impacts on NW 2nd



Traffic Pattern Pre-Barricades





Traffic Pattern PostBarricades



Recommendation



- Develop NW 2nd w/LID
 - Pave/Curb/Sidewalk
 - Adjacent Benefits
 - Adjacent Pay ~86% Cost
- City Build Dogwood
 - Pave/Curb/Sidewalk
 - Non-Adjacent Benefits
 - City Pay 100% Cost
 - ~40% if All Together



Timeline

- March 24: Council Ask for Preliminary Engineering Rep.
- March 24: Council 'Intent to Form' Set May 12 Hearing
- March 25: Notice Mailed to Property Owners
- May 9: Property Owner "Remonstrances" Received
- May 23: Error identified in 1992 "Non-Remonstrance"



Timeline

- March 27: Council voted 7-1 in favor of proceeding
 - **Unable to proceed, lacking unanimous vote**
- Summer: Staff negotiated with Property Owners
 - **Accepted \$75,000 to remove opposition**
- Tonight: Lacking property owner opposition, LID can proceed on simple majority





Financial

- Scope: Same as in May
- Total Cost: Same as in May
- Only Change:
 - **\$75,000 more cost for taxpayers**
 - **\$75,000 less cost for benefitting properties**



Next Steps

- Motion to Approve Ordinance 2371
- Design/Bid: Fall '25
- Construct: Spring '26
- Levy Actual Cost: Spring '26
- 10-Year Repayment at City's Borrowing Cost



Questions?

