



CITY COUNCIL

Regular Meeting Minutes

May 27, 2025

Mayor Primmer called the regular meeting to order at 7:07pm. Present were Councilors Hayward, Roberts, McCarthy, Duron, Linton, Myers, Kelso, and Barron (arrived at 7:42pm). City Staff in attendance included: City Manager Byron Smith, Assistant City Manager Mark Morgan, City Attorney Rich Tovey, Finance Director Ignacio Palacios, Chief Jason Edmiston, Parks and Recreation Director Brandon Artz, Court Administrator Jillian Viles, and City Recorder Lilly Alarcon-Strong. The pledge of allegiance was given.

Mayor Primmer announced that the Council would continue to hear the remaining City Committees presentations and then move forward with the regular City Council agenda.

Work Session Continued- City Committee Review

Parks and Recreation Advisory Committee

Chair Hunter Tibbals and Parks and Recreation Director Brandon Artz spoke regarding: the many parks, programs, and events that the department manages and operates, Mr. Tibbals stated he recently moved to Hermiston from a city with a population of over 120,000 and has been blown away by these events and programs; Parks and Recreation Masterplan; Skatepark updates; Park renaming process, one of which will come before the Council tonight; the work and volunteerism involved in I Love My City efforts; Expansions of sports programs offered at HEROS with tournaments bringing in thousands of dollars into the community; the importance of having thriving outdoor areas such as Parks to help the community be healthy; the incredible videos of projects Mr. Artz makes to showcase improvements made; and how proud Mr. Tibbals is to serve on this Committee with other great community members, support of great service clubs, generous community members, and Mr. Artz and his team.

Recreation Projects Fund Advisory Committee

Chair Hunter Tibbals and Parks and Recreation Director Brandon Artz spoke regarding: the Committee is currently taking applications for funding for community programming with a deadline of May 31st; Currently, application requests have reached a total of \$159,000 with \$125,000 in available funding; The Committee will meet June 18th to review and make funding allocation recommendations; previous events/organizations who have received funding include: Cinco de Mayo, Juneteenth, Downtown District's MelonFest, Basketball Club, HEROS, Made to Thrive, and more; and spoke regarding this great program for the community.

After each Committee presentation, the Council expressed their gratitude for the leadership and volunteerism all Committee members give to their community and asked that each Committee let the Council know if there are ways the Council could help invest in their success.

Citizen Input on Non-Agenda Items

Karen Jones, 1010 W Highland Ave- Asked for a cost estimate on the Hermiston Aquatic Wellness Center and if the information will be presented to the public for review.

City Manager Smith stated the preliminary cost estimate is \$60 million and the assigned Task Force is continuing to meet to discuss this topic but the City does plan to present this information to the Council this fall for review.



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Consent Agenda Items

Councilor McCarty moved, and Councilor Myers seconded to approve Consent Agenda item A-G to include:

- A. Committee Vacancy Announcement
- B. Confirmation to appoint Kyndra Stone to Position 5 of the EOTEC Advisory Committee with a term expiration of June 30, 2028. 1
- C. Confirmation to appoint Mark Rademacher to Position 3 of the Airport Advisory Committee with a remaining term expiration of October 31, 2027.
- D. Final Plat- Upland Meadows Phase 1 & 2 4N2802A Tax Lot 500 - 811 E Theater Lane
- E. New Liquor License Application for Off Premises Sales for Fast Mart Hermiston Inc. located at 582 E Main Street.
- F. New Liquor License Application for Off Premises Sales for Grocery Outlet located at 1875 N 1st St, Suite E.
- G. Minutes of the May 12th City Council Regular Meeting

Motion carried unanimously.

Public Hearing – Initiate Formation of LID 323 on NW 2nd Street (Ordinance No. 2371)

After hearing no declarations of conflict of interest from the Council, City Manager Smith read the hearing guidelines and Mayor Primmer opened the hearing at 7:32pm.

Assistant City Manager Smith gave information (PowerPoint presentation attached) regarding the possible formation of LID 323 due to scheduled traffic barricades being installed on W Elm Av by the Oregon Department of Transportation and how this will impact traffic in the area.

(Councilor Barron arrived 7:42pm)

Public Testimony

Opponents/Remonstrances

Rhonda Schroeder, PO Box 203- stated these properties have been in their family for over 50 years. The area is prone to speeders and the family has major concerns if the area is paved as the gravel does slow down drivers, paving would make the area more dangerous and prone to accidents. The area is light industrial with storage units where trucks drive slow in the area, increased traffic will want to drive faster and make this area dangerous. The estimated \$580,000 is more than they make in 10 years and it would be best if the City paved all the way through Jennie Ave instead.

Emmett Scott, 805 W Quince Ave- Stated Rhonda Schroeder is his grandmother and heard in tonight's presentation that the City wants to install rainwater swells in the new street, however, he graduated high school last year and wants the Council to know that high schoolers love to catch speed on these rainwater swells and jump them which will be another danger to add to this area.



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Mary Jane Hughs, 149 NE 12th St- Stated she is Rhonda Schroeder's sister and some of the staff report presented by Assistant City Manager Morgan is incorrect as the street sweeper takes some of the rocks from that area into the paved street after speeding vehicles go in and out of the street. There isn't many vehicles that travel down this street but could be in the next 2-3 years. The family also provides storage facilities to domestic violence victims and if they have to pay the \$580,000 this will impact how they help those victims going forward. Mrs. Hughs also thanked the Police Department for all the work they do.

Hearing no proponents or neutral parties who wished to give public testimony, Mayor Primmer closed the hearing at 8:17pm.

After additional discussion and questions from the Council, Councilor McCarthy moved and Councilor Kelso seconded to make a finding that the proposed local improvement is immediately needed to address a threat to public health, safety or welfare. Councilor Hayward, Roberts, Myers, McCarthy, Duron, Kelso, and Barron voted in favor; Councilor Linton voted against. Motion failed 7-1.

City Attorney Tovey stated the vote must be unanimous in order to proceed with the LID, however the Council is welcome to make another motion.

Councilor Linton moved to continue the hearing to another date and time with the condition that no sidewalks be installed to save money. Hearing no second, the motion died.

Councilor McCarthy moved and Councilor Roberts seconded to continue the hearing to a specific date and time. Councilor McCarthy rescinded his motion once the Council was notified by City Attorney Tovey that the hearing could no longer be continued as it was closed.

Councilor Barron moved and Councilor Hayward seconded to suspend the formation of the LID for not less than six months. Councilor Hayward, Roberts, Myers, McCarthy, Duron, Kelso, and Barron voted in favor; Councilor Linton voted against. Motion carried 7-1.

Ordinance No. 2371- Creating LID 323

Mayor Primmer stated there will be no action on this item per the Public Hearing results.

Resolution No. 2369- Parks & Recreation Committee Recommendation to Name the New Park in the Cimmaron Development Sherman Park- Parks and Recreation Director Artz spoke regarding the community efforts made to involve the public in naming ideas for this new park, and after reviewing all the entries, the Parks and Recreation Committee is recommending naming the park Sherman Park in recognition of the vast community contributions made by the Sherman's.

Members of the Council spoke regarding the contributions both Ric and Karen Sherman have made to the community and honoring them both in this way would be ideal.

Mayor Primmer asked that Council consider amending the Resolution to include Karen and read the resolution in its entirety adding "Karen" and "their" to the updated resolution.



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Public Comment

Karen Jones, 1010 W Highland Ave- Thanks the Council for the wonderful idea of naming the park after both Ric and Karen Sherman who have contributed so much to the community.

Councilor Linton moved, and Councilor Duron seconded to approve Resolution No. 2369 with the amendments as read aloud by Mayor Primmer and lay upon the record. Motion carried unanimously.

Resolution No. 2370- Airport RPZ Agreement to Purchase Real Property

Assistant City Manager Morgan presented information (PowerPoint Presentation attached) regarding purchasing additional real property to expand the Airport's Runway Protection Zone as described in the agenda packet.

Councilors Roberts and Jeff spoke regarding the incredible opportunity to purchase this property while only contributing \$100,000 of City funding and thanked staff for their long game efforts making this happen. Councilor Myers moved, and Councilor Hayward seconded to approve Resolution No. 2370 and lay upon the record. Motion carried unanimously.

April 2025 Financial Report

After addressing questions from the Council, Councilor Roberts moved and Councilor Duron seconded to accept the April 2025 Financial Report as presented by Finance Director Palacios, Assistant City Manager Morgan, and City Manager Smith (PowerPoint Presentation attached). Motion carried unanimously.

City Committee Review

City Manager Smith stated the Council has heard from all City Committees, Boards, and Commissions as well as received information and recommendations regarding said Committees and is open to questions or discussion regarding staff's recommendation as proposed in the agenda packet.

After some discussion and clarification on committee appointments vs nominations for Council members, Councilor Duron moved and Councilor Myers seconded to approve staff recommendations as presented in the staff report of the agenda packet. Motion carried unanimously.

Committee Reports

Recreation Projects Fund Advisory Committee- Councilor McCarthy stated the deadline for application submission are May 31.

Mayor's Report

Mayor Primmer stated he's had a busy couple of weeks.

Council Presidents Report

Councilor McCarthy spoke regarding Chamber of Commerce ribbon cutting events in June.



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Council Reports

Councilor Hayward thanked all who volunteered and participated in the I Love My City events.

Councilor Kelso stated he also volunteered in the I Love My City tire recycling area and stated he recently attended the City of Umatilla Council Meeting and encouraged the Council and public to attend their meetings as well.

Councilor Barron stated he arrived late as he was in attendance of the High Schools Scholarship Night where three of the Youth Advisors received a large amount of scholarship and gave them praise for their accomplishments.

Councilor McCarthy reminded the Council that the Civic Leadership Academy will present their report to the Council at next week's meeting.

Youth Advisory Report

None present.

City Manager's Report

City Manager Smith stated he will be meeting School District staff to discuss additional resources the School District plans to provide to the Youth Advisor Program next year.

Adjourn

There was no other business and Mayor Primmer adjourned the regular City Council meeting at 9:23pm.


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 100% of cost to benefitting properties



LID 323



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



Elm Ave Barricades



395 Barricades: 2024



395: 2012 Pre-Barricade



Elm Ave @ McDonald's 2012





Elm Ave: 2024 With "Wedge"



Elm Ave @ Starbucks



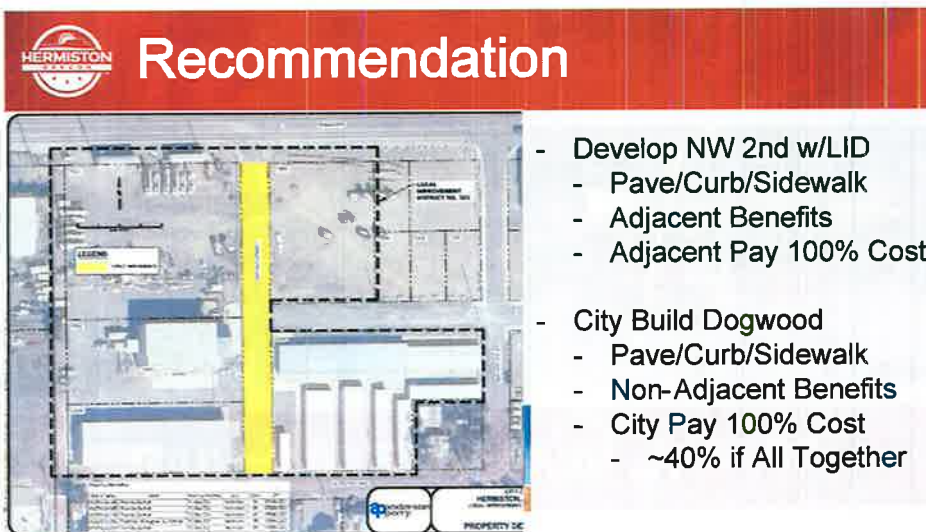
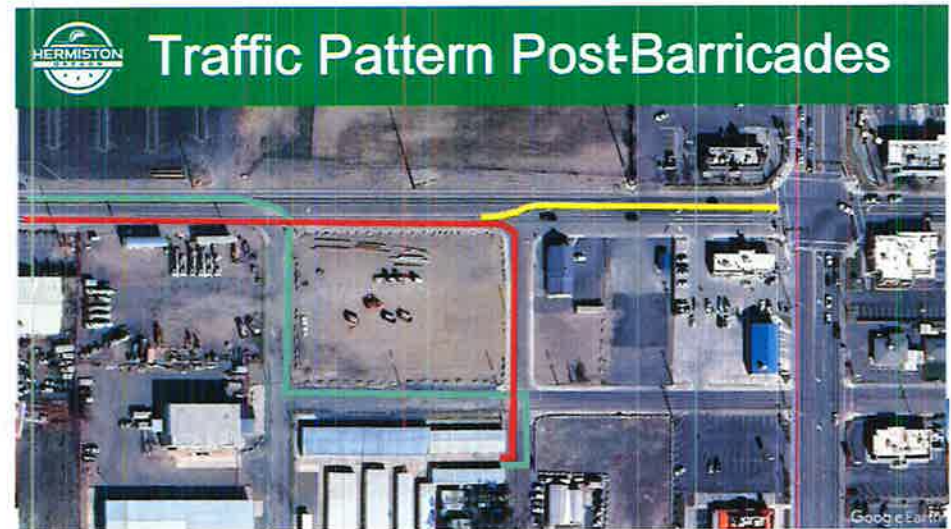
Elm Ave @ Starbucks

Photo Credit: "Hermiston Bad Driver Shaming" - Facebook



Barricade Impacts on NW 2nd







Remonstrances: "Opposition"

- All 5 Properties Identical Items (Same PO Box)
 - **Stormwater**
 - Permeable to Impermeable
 - **Safety**
 - Higher Speeds Due to Paving



Stormwater



STREET CROSS SECTION



PAVEMENT SECTION



Safety- Increased Speed



Safety





Why is NW² Still Gravel?

- Un-Developed Properties Not Required to Build Adjacent Street.
- Historically Some Properties Allowed to Develop In Exchange for Building Street in Future: Irrevocable Consent/Non-Remonstrance



Why is NW² Still Gravel?



- "Undeveloped" Clearly Generates Traffic
- Irrevocable Consent
 - Avoided Cost 30+ Yr
 - Win-Win



LID Rules: HMC 34.30

- Valid Remonstrances from more than 60% of Lots
- Council May Override Remonstrances by Unanimous Agreement that Improvements are needed immediately for public health, safety, or welfare



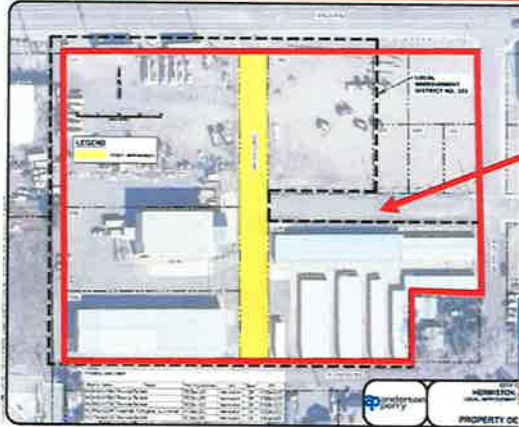
Realistically



- Actively Used
- Future Development Requirement Anyway
- Avoided Cost 30+ Yr



Realistically



- Generally Common Ownership (Same PO Box)
- City Building Dogwood Will Contribute ~40% of cost



Realistic Cost of Inaction



Next Steps

- Motion to Find Immediate Need
- 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?





May 27, 2025



- **Authorize Purchase of 140.06 Acres for \$2,100,000**





Background

- RPZ Protection on Master Plan since 1970's
- Direct Property Owner Contact Since 2017
- Environmental/Cultural/Etc. Completed 2017-2025
- Appraisal & Appraisal Review (2025): \$2,100,000
- First Right of Refusal to Lease at Fair Market Value



Financials

- FAA: \$1,890,000
- ODA: \$150,000
- City Out of Pocket (Including Costs to -Date): ~\$100,000
- True City ROI: <5 Years



Grant Assurances

- Maximize Local Revenue to Support Airport Operations
- Farm Land Currently best financial return for City
- Other Future Uses will Need to Pay Market Rates



Context

- 260 Acre Airport Bought in 1946
- \$3/Ac
- What will Land be in 79 More Years?
 - \$75M/ac?





Questions?





Hermiston Urban Renewal Agency (HURA)

- North Hermiston Urban Renewal Area – ROW appraisals complete with anticipated bidding this summer.



General Fund

- Tenth month (or 83.3%) of 2024-25 fiscal year
- Monthly Revenues are over projections by ~\$1,029k
 - **When compared to budget, revenues are meeting expectation at 83.8% (property taxes annualized)**



General Fund

- Monthly Expenses under projections by ~\$1,089k
 - **Although, four departments are over budget when compared to projected only City Council is over budget – this will be addressed in May 2025.**



Special Revenue Funds

- Observations:
 - Included is a EOTEC fund summary for April 2025 Financial Reports
 - It is presented compared to projected
 - Actual revenues are \$1,209k or 80% of budget
 - Actual expenditures \$38k over in materials & services primarily due to events cleaning, janitorial and related utilities



Utility and Street Funds

- Observations:
 - Utility fund ~\$680k over projected revenues
 - This corresponds to one time 'septic service' in recycled water



Capital Projects

- A number of projects in design:
 - Geer/Harper Realignment- full design expected by late Spring
 - N. 1st Sidewalk (additional ROW with UPRR has begun)
 - RWS Backup Generators
 - Well #6 Chlorination Structure
- Aquifer Storage/Recovery – drilling is underway
- Well #4 Controls – contract awarded, initial work begins in June



Capital Projects

- Hangar Replacement – foundation work to begin
- Library – Drywall nearly complete with new window and door entrances 'cut' into front of building
- The Arc – Painting completed
- Public Safety Center
 - Interior framing underway
 - Sally Port addition nearly complete
 - Roofing installation has begun





Discussion

Questions?

Where Life is Sweet™