



# CITY COUNCIL & URBAN RENEWAL AGENCY

Regular Meeting Minutes  
January 13, 2025

Mayor Primmer called the regular meeting to order at 7:00pm. Present were Councilors Hayward, Roberts, Linton, McCarthy, Duron, Myers, Kelso, and Barron. 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, Planning Director Clint Spencer, and City Recorder Lilly Alarcon-Strong. Also present was Student Advisor Yaneisy Perez. The pledge of allegiance was given.

## **Presentation- Hermiston School District (HSD) Updates**

HSD Assistant Superintendent Jake Bacon gave updates to include: Parent Guidance Series webinars on how to help your child succeed and many other topics; HEF Crab Feed Fundraiser on February 1<sup>st</sup>; School Board Appreciation Month; Immunization Exclusion day; Winter weather school delays and closures will be publicized by 6am each morning; Charlie and the Chocolate Factory High School Play; and the new Unified Basketball Program for students with special needs, the first game was today and there will be two more on January 27 and 29 at 4:00pm at the Highschool.

Councilor Kelso stated he attended today's Unified basketball game and it was a heartwarming event and encourages all to attend in the future, if able.

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

Caleb Jacobs, 990 W. Juniper Ave #63, Hermiston- Asked if the City would consider discounted taxi-tickets for senior citizens.

Mayor Primmer stated the City already has a discounted taxi-ticket program for seniors and those with disabilities.

David Gracia, 966 SW Coyote Ave, Hermiston- Invited the Council and community to celebrate the MLK Event on Monday, January 20<sup>th</sup> at 11:00am at City Hall. The event is hosted by the Hermiston Cultural Awareness Coalition, which he is the President of, and sponsored by Rogers Toyota.

## **Consent Agenda Items**

Councilor Barron moved and Councilor Duron seconded to approve Consent Agenda item A and B, to include:

- A. City Committee Vacancy Announcements
- B. Minutes of the December 9, 2024 City Council Work Session and Regular Meeting

Motion carried unanimously.

## **Resolution No. 2351- Agape House Community Development Block Grant (CDBG) Project Signer**

City Manager Smith spoke regarding the resolution that would allow the City Manager to sign project documents in place of the Mayor.

After further discussion and answering questions from the Council, Councilor Hayward moved and Councilor Myers seconded to approve Resolution No. 2351 and lay upon the record. Motion carried unanimously.



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## **Resolution No. 2352- ODOT ADA Curb Ramp IGA Amendment**

Assistant City Manager Mark Morgan spoke regarding the resolution that would amend the ODOT ADA Curb Ramp Project from last year.

After further discussion and answering questions from the Council, Councilor Hayward moved and Councilor McCarthy seconded to adopt Resolution No. 2352 and lay upon the record. Motion carried unanimously.

## **Council Rules Overview**

City Manager Smith presented (PowerPoint Presentation attached), reviewed, and answered Council questions regarding the Council Rules that were updated on August 26, 2024.

## **Council Goal Update**

City Manager Smith presented (attached), reviewed, and answered Council questions regarding the 2024 Council Goal Setting Report and upcoming 2025 Council Goal Setting Session.

## **Hermiston Civic Leadership Academy Topic/Question**

City Manager Smith stated the City was awarded grant funding for two Civic Leadership Academy sessions from the Ford Family Foundation; the first session took place last year and the City is working towards scheduling the second session starting this spring. Staff is recommending the following possible Academy topics: Enhancements of our Current volunteer system; Considerations for some type of neighborhood watch program; and Process for a community discussion around the future use of the Carnegie Building.

City Manager addressed questions from the Council regarding making sure participants stay on topic, allowing more participants to be involved and hosting additional academy's, as well as the City's costs associated with the academies.

After further discussion, Councilor McCarthy moved and Councilor Roberts seconded to approve the Civic Leadership Academy Session topic of: Process for a community discussion around the future use of the Carnegie Building. Motion carried unanimously.

## **Consider Cancelling the City Council Meeting of January 27, 2025**

Mayor Primmer stated he asked that this topic be considered as five Council members will be attending the Day at the Capitol Conference in Salem the morning of January 28<sup>th</sup> and will need time on January 27<sup>th</sup> to travel.

After further discussion, Councilor Linton moved and Councilor Hayward seconded to reschedule the City Council meeting on Monday, January 27, 2025 at 7:00pm to Thursday, January 30, 2025 at 7:00pm. Motion carried unanimously.



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## **Elect a Council President for a Two-Year Term**

Mayor Primmer stated the Council President responsibilities include chairing meetings when the Mayor is not present and attending and speaking at community events when the Mayor is unable to attend, and opened the floor for nominations.

Councilor Myers nominated Councilor McCarthy and Councilor Barron nominated Councilor Duron. Mayor Primmer closed nominations as no others were nominated.

Mayor Primmer called for a vote in the order the nominations were received and stated each council member would vote once for the candidate of their choice, and the Councilor receiving the most votes would be elected.

Councilors Hayward, Roberts, Linton, McCarthy, Kelso, and Myers voted for Councilor McCarthy; Councilors Duron and Barron voted for Councilor Duron. Mayor Primmer announced that Councilor McCarthy received 6 of the 8 votes and would be the Council President through 2026.

## **Committee Reports**

Airport Advisory Committee- Councilor Roberts stated a quorum was not present and spoke regarding how impressed he was with the airport and everything he learned from the meeting and the Airport Manager Rolf Anderson.

Faith-Based Advisory Committee- Councilor Hayward spoke regarding the Committee's goal setting meeting.

Parks and Recreation Committee- Councilors Duron and Myers stated a quorum was not present and spoke regarding Health Aquatic and Wellness Center meeting updates, Harkenrider Senior Center ribbon cutting for the basement area, renaming efforts for Cimarron Park, vandalism at Harrison Park and quotes to repair damages of about \$12,000 as well as quotes to install camera system, and pickleball court updates.

Hispanic Advisory Committee- Councilor Duron stated Jose Garcia and Mark Gomolski had resigned and thanked them for their great work on the committee.

Mayor Primmer agreed and thanked both Mr. Garcia and Mr. Gomolski for the great contributions they made to the committee.

Vacancy Review Board- Councilor McCarthy reminded the Board regarding reviewing applications and responding to City Recorder Alarcon-Strong regarding application recommendations.

## **Mayor's Report**

Mayor Primmer spoke regarding:

- Asked that Council members please thoroughly read agenda packets when publicized and be prepared to ask questions giving staff proper time to research and respond
- Thanked the Police Department for the work they did and are continuing to do to make our community safe and bring the people accountable for the recent drive-by shooting
- Thanked Council members for their willingness to serve in this capacity and stated he is looking forward to working together and hearing fresh perspectives on city matters
- Reminded the Council and community about the City Chat on January 16<sup>th</sup> at 7:00am at Java Junkies



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## **Council President's Report**

Council President McCarthy spoke regarding:

- Thanked first-responders and all those who reached out when he broke his leg
- After comments regarding the Chamber of Commerce, Councilor Linton moved and Councilor McCarthy seconded that the Council vote to place this item on a February Council agenda for discussion to consider increasing the Chamber of Commerce portion of the TRT from 5% to 8%-10% as the Chamber is involved and partners with the City in many community programs and events. Councilors McCarthy, Linton, and Hayward voted in favor; Councilors Roberts, Myers, Duron, Kelso, and Barron voted against. Motion failed 5-3.

## **Council Reports**

Councilor Linton stated she has spent time with the seniors at the Harkenrider Senior Center and they would like the City to provide: an outside ramp to gain access to the basement in addition to the stairs and elevator, and would like square tables instead of round tables in the bingo room. After further comments regarding the Senior Center, Councilor Linton moved and Councilor McCarthy seconded that the Council vote to place this item on the February Council agenda for discussion so that the City can consider allocating \$30,000.00 per year to the Senior Center to lower the costs of the food program that currently charges \$5.00 per meal as this amount is too expensive. Councilors Hayward, McCarthy, and Linton voted in favor. Councilors Roberts, Myers, Duron, Kelso, and Barron voted against. Motion failed 5-3.

Councilor Kelso thanked the voters for allowing him to serve on the City Council and stated he will try to do his best.

Councilor Barron reminded the Council regarding the upcoming Goal Setting Session and the possibility of further addressing topics of the Chamber of Commerce TRT increase and the Harkenrider Senior Center items.

## **Youth Advisory Report**

Yaneisy Perez spoke regarding the youth advisory students attending the Day at the Capitol in Salem with members of the City Council on January 28<sup>th</sup>, and the new process youth advisors are implementing when attending City meetings of taking minutes and sharing those with Dr. Davis.

## **City Manager's Report**

City Manager Smith reminded the Council and Community about the City Chat on January 16<sup>th</sup> at 7:00am at Java Junkies as previously mentioned by Councilor McCarthy.

## **Adjourn City Council Meeting and Convene Urban Renewal Agency Meeting**

There was no other business and Mayor Primmer adjourned the regular City Council meeting at 8:39pm and immediately convened the Urban Renewal Agency meeting.



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**HURA Façade Grant- Club 24/Orien Fiander 4N2811CC Tax Lot 2600 – 555 S HWY 395**

Planning Director Spencer spoke regarding a façade grant application for exterior improvements to the commercial property located at 555 S Highway 395. The grant eligible improvements proposed include new windows, siding, and paint.

After further discussion and answering questions from the members, Member Barron moved and Member Roberts seconded to approve the grand award for the exterior improvements to 555 S. HWY 395 in the amount of \$30,000. Members Hayward, Kelso, Barron, McCarthy, Myers, Duron, and Roberts voted in favor; Member Linton voted against. Motion carried 7-1.

**Adjourn Urban Renewal Agency Meeting**

There was no other business and Chair Primmer adjourned the Urban Renewal Agency meeting at 8:48pm.

SIGNED:

\_\_\_\_\_  
Doug Primmer, Mayor

ATTEST:

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





## Introduction

- Overall Governance
- Meetings
  - Agenda
  - Public Comments/Hearings
  - Minutes
- Presiding Officer
- Roles
- Decorum
- Voting
- Miscellaneous



## Overall Governance

- Charter (adopted by the citizens)
- Ordinances (adopted by the council with more strict procedure)
- Rules (adopted by resolution)
  - **Rosenberg's Rules of Order**



## Meetings

- Required once a month
- Regularly 2<sup>nd</sup>/4<sup>th</sup> Mondays from 7 to 10pm
- Quorum five members (Mayor counts towards a quorum)
- Work Sessions
- Executive Sessions
  - **Recognized media organizations**
- Public Meetings
- Specified Agenda Order



## Meetings

- Public Comment
  - Two different times
  - Allow electronic comment
- Public Hearings
  - Land use
  - Budget



## Minutes

- Written
- Summary and Action



## Presiding Officer

- Mayor
- Council President
- Temporary Chair



## Roles

- Elected/Appointed Officials
  - All working for the good of the City
  - Different roles
  - Both required to be professional and act with decorum
    - Public also required to follow decorum
- Involvement with Staff



## Voting

- Every member present shall vote
- Vote recorded by name unless unanimous
- Mayor only votes in case of a tie



## Miscellaneous

- Committees
- Statements to media or other organizations
- Servant-Leadership
  - **I will never forget – it is not about me and it is not about now.**



Questions?

Thank You!

*Where Life is Sweet™*



## Hermiston City Council Goals 2024

2040 Vision Goal Area	Focus Area	Action	Project Lead	Timeline (1-2 years, 3-4 years, 5+)	Status
Growing + Prosperous					
Hermiston is cultivating a vibrant community with a thriving economy, assortment of housing opportunities, high-quality education, and support services to preserve the small-town feel	Economic Development:	1.1 Examine the expansion of the Urban Growth Boundary (UGB) for commercial and industrial lands	Planning/City Manager's Office	2 years	Hired Consultants, Council Adopted Economic Needs Analysis
		1.2 Foster collaborative partnerships for workforce training and development	Planning/City Manager's Office	2 years	Conversations with BMCC to determine who are best partners.
		1.3 Evaluate retail business mix and pursue areas of need	Planning/City Manager's Office	2 years	Hosted Retail Strategies. National retailers interested and looking at the market.
	Transportation: Improve mobility and transportation	1.4 Complete Transportation System Plan Update (will include sidewalks)	Planning/City Manager's Office	1-2 years	Consultant selected. Process just beginning.
		1.5 Develop Safe Streets for All comprehensive safety action plan	Planning/City Manager's Office	1-2 years	Completed. Adopted by City Council late 2024.
	Housing: Increase senior, workforce, and affordable housing, market rate rentals, and prevent people from becoming unhoused	1.6 Attract market-rate rental housing developments to increase middle housing inventory	Planning/City Manager's Office	1-2 years	Continuing conversations with various multi-family developers. One developer has participated in a pre-application meeting with City staff.
		1.7 Continue to fund infrastructure improvements to support new housing and enhance livability	Planning/City Manager's Office	Ongoing	Always looking for infrastructure projects that will encourage development in new areas of the City.
Safe + Healthy					
Hermiston ensures a healthy and safe environment for all through abundant recreation and wellness opportunities, high-quality health care, collaboration with community partners, and a healthy and attractive built environment	Wellness: a healthy community	2.1 Update feasibility analysis of a Health, Wellness, and Aquatic Center	Parks and Recreation/City Manager	1 year	Held two Health, Aquatics, Wellness Center (HAWC) meetings with multiple stakeholders involved.
		2.2 Finalize memorandums of understanding (MOUs) to solidify partnerships for a Health, Wellness, and Aquatic Center	Parks and Recreation/City Manager	1 year	See Above
		2.3 Identify and secure land for a health, wellness and aquatic center	Parks and Recreation/City Manager	1 year	See Above
	Public Safety: Improve traffic safety and align public safety resources with community needs	2.5 Evaluate and possibly implement red light photo enforcements along Hwy 395	Police/City Attorney	1 year	Necessary traffic study is underway.
		2.6 Develop plan to increase police officer staffing	Police	1 year	
Sustainable					
	City Facilities: Public facilities that meet the community needs of today and the	3.1 Conduct public engagement to identify use scenarios, evaluate all options, and finalize plan for Carnegie Building	City Manager's Office	1 -2 years	Not yet started. Proposed item for Civic Leadership Academy consideration.

Hermiston responsibly plans and invests in community infrastructure and the built environment to support the critical needs of daily life and sustainable growth for the future	future	3.2 Complete Public Library renovation	City Manager/Library	1 -2 years	Under Construction
		3.4 Complete public safety center renovation	City Manager/Police	2 years	Under Construction
	Fiscal: Maintain service levels, strengthen internal operations to support sustainability, accountability,and transparency	3.5 Evaluate and update internal financial policies and procedures	City Manager/Finance	1 year	A number of changes have been made internally on these.
		3.6 Develop five-year financial plan to support sustainable staffing and operations	City Manager/Finance	1-2 years	In process
		3.7 Finalize water allocation for EOTEC	City Manager/EOTEC	1-2 years	In process
Connected + Engaged					
Hermiston provides opportunities for strong social connections, celebrates diversity, and honors our historic and cultural heritage to foster a welcoming and inclusive community for all	Community Engagement: Improve engagement and connection with the community	4.1 Engage with education partners to develop and implement youth engagement plan to increase understanding of and involvement with City	Byron	1 -2 years	Working with the high school on internships during the school year. Working with civics teachers on curriculum.
		4.2 Evaluate and implement communication best practices and tools to improve connection with the community	Byron	1 - 2 years	Continuing to evaluate communication options. Implemented changes to staff communication. Implementing City Chats.
		4.3 Develop and implement a formalized Community Service Award program to recognize community members and employees	Byron	1 -2 years	Not yet started.