



Where Life is Sweet

CITY COUNCIL

Regular Meeting Minutes

May 11, 2026

Mayor Primmer called the regular meeting to order at 7:02pm. Present were Councilors Hayward, Roberts, Myers, Duron, Linton, Kelso, McCarthy, and Barron. 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.

Proclamation- National Police Week

Mayor Primmer read aloud the National Police Week Proclamation and thanked all those who serve in this field and asked Chief Edmiston to give a sincere thank you to his department personnel.

Citizen Input on Non-Agenda Items

None given.

Consent Agenda Items

Councilor McCarthy moved and Councilor Hayward seconded to approve Consent Agenda items A-D, to include:

- A. Committee Vacancy Announcements
- B. Appointment Recommendation for Kyleen Kosirog to the Budget Committee Position #4 ending December 31, 2029
- C. Appointment Recommendation for David Korb to the Airport Advisory Committee Position #2 ending October 31, 2029
- D. Liquor License Application Recommendation to: One Stop Mart #18 located at 1295 NW 11th Street

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

Items Removed from the Consent Agenda

No items were removed.

Public Hearing- Rename E Airport Road to E Veterans Ave

Hearing no conflicts of interest City Manager Smith presented the hearing guidelines and Mayor Primmer opened the hearing at 7:09pm.

Planning Director Clint Spencer presented information from the agenda packet regarding Council consideration of renaming E Airport Road to E Veterans Avenue as the City Council received a recommendation from the Airport Advisory Committee to change the name of E Airport Road due to the proximity to E Airport Way and the confusion surrounding these two similar named roads. The Council, at the February 23, 2026 meeting asked the city engineer to study and prepare a recommendation on whether renaming E Airport Road is appropriate. The issue has been historically raised at both the city and county level. The City does not have a recommendation and is simply presenting findings based on the information received.



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Public Testimony

Gary Culp (written testimony also received and attached), Chris Grant, Jodi Oswald, Sherie Britt, Bryce White, Robin Lamoreaux, Martin Gregory, Dan Coffey (County Residents) and Susan and Karen Jones (City Residents)- asked that the Council leave E Airport Road name as-is, stating: the amount of time the Road has been named this, larger and improved signage can be placed at E Airport Way and E Airport Road for better visibility, the many packages that are misdelivered are always delivered to the correct address by individuals, changing the name to E Airport Way as the name change would impact less businesses and residents, the amount of time and financial burden it will take to change their addresses for personal and business purposes and that the City should pay for these expenses, emergency responders know where they need to go as they are familiar with both of the street naming, and name changes should only be considered when there is documentation regarding emergency services concerning this issue.

Craig Hansen- stated he owns a title business on E Airport Road and changing the name will require many legal documents to be changed for business purposes and asked that he be given something in writing from the City if the Council approves the name change.

Rolf Anderson, Airport Manager- stated the recommendation to change the name of E Airport Road is due to the proximity of E Airport Way which does lead to the Municipal Airport and is named approximately based on other street names of Airports in the region. As previously mentioned, besides the many packages that are misdelivered, many out of town guests with and without large trailers turn on to E Airport Way in search of EOTEC located on E Airport Road as this is the first Airport sign they see and as the City grows and brings in more people for events or flying in for business this becomes more of a constant issue, and also wanting to make sure emergency services are not confused and arrive at their destination quickly.

Erick Peterson- Stated he recently developed Tourette Syndrome and apologized for any disruption this may cause, stating he would like to attend public meetings in-person but would appreciate letting him know if this is an issue.

Kyleen Kosirog- stated E Airport Way signage should be improved as it is difficult to see.

Hearing no others who wished to provide testimony, Mayor Primmer closed the hearing at 7:46pm.

The Council discussed in length the many reasons in favor of changing the name of E Airport Road, as well as keeping it as-is and Councilor Myers moved and Councilor Duron seconded to direct staff to prepare a resolution for adoption on May 26th retaining the E Airport Road name. Motion carried unanimously with Councilors Hayward, McCarthy, Roberts, Myers, Duron, Linton, Kelso, and Barron voting in favor.

Ordinance No. 2382- Amending Chapter 51 Sewer

City Attorney Richard Tovey read the ordinance by title only.

Assistant City Manager Mark Morgan presented information found in the agenda packet regarding establishing an Industrial Pretreatment Program and clarifying fine and fees for the FOG Program.



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Public Comment

Kyleen Kosirog- Asked if the City had worked with the Health Department on this program.

Assistant City Manager Morgan stated the program is directly from the Oregon Department of Environmental Quality.

Councilor Hayward moved and Councilor McCarthy seconded to adopt Ordinance No. 2382 at a single meeting and become effective 30-days after adoption by the City Council. Motion carried unanimously with Councilors Hayward, McCarthy, Roberts, Myers, Duron, Linton, Kelso, and Barron voting in favor.

Resolution No. 2422- NW 2nd & Dogwood Construction Award

Assistant City Manager Mark Morgan presented information regarding awarding the NW 2nd Street and W Dogwood Ave Roadway Improvement Project to Bolen Construction as the low bidder.

Councilor Duron moved and Councilor Hayward seconded to approve Resolution No. 2422 and lay upon the record. Motion carried unanimously with Councilors Hayward, McCarthy, Roberts, Myers, Duron, Linton, Kelso, and Barron voting in favor.

Resolution No. 2423- Orchard Ave Water Line Construction Award

Assistant City Manager Mark Morgan presented information regarding awarding the Orchard Avenue Water Line Replacement Project to C&E Trenching LLC as the low bidder and spoke regarding other improvements that will be done simultaneously such as sidewalk infill.

Councilor McCarthy moved and Councilor Hayward seconded to approve Resolution No. 2423 and lay upon the record. Motion carried unanimously with Councilors Hayward, McCarthy, Roberts, Myers, Duron, Linton, Kelso, and Barron voting in favor.

Resolution No. 2424 – Agreement for IT Services with Stepping Stones Alliance (SSA)

City Manager Byron Smith presented information regarding an intergovernmental agreement with Stepping Stones Alliance to provide IT Services for four hours a month. The low number of hours is due to the small number of staff and devices they use.

Councilor Duron moved and Councilor McCarthy seconded to approve Resolution No. 2424 and lay upon the record. Motion carried unanimously with Councilors Hayward, McCarthy, Roberts, Myers, Duron, Linton, Kelso, and Barron voting in favor.

2nd Quarter 2026 Quarterly Investment Report

Councilor McCarthy moved and Councilor Hayward seconded to accept the 2nd Quarter 2026 Quarterly Investment Report as presented by Finance Director Ignacio Palacios (PowerPoint Presentation attached). Motion carried unanimously with Councilors Hayward, McCarthy, Roberts, Myers, Duron, Linton, Kelso, and Barron voting in favor.



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Hermiston Aquatic Wellness Center Task Force Report

Cassie Hibbert, Senior Project Manager for Wenaha Group presented (PowerPoint Presentation attached) information regarding the Hermiston Aquatic Wellness Center (HAWC).

Public Comment

Susan Jones and Kyleen Kosirog stated they had questions regarding this topic. Mayor Primmer stated this time was reserved for public comments and not questions and were encouraged to contact staff after the meeting to answer questions.

After some Council discussion regarding the high expense it would be to build and maintain this Center, as well as the communities "Can-Do Attitude", City Manager Smith stated no action was being requested from Council as this information was an update with what the Council can expect moving forward this year.

Continuation of Meeting

City Manager Smith stated according to Council Rules, the Council must vote to continue or adjourn the Council meeting once the meeting has reached the hour of 9:30pm, which it is now.

After staff answered questions from the Council, Councilor Linton moved and Councilor Barron seconded to continue the meeting for an additional hour. Motion carried unanimously with Councilors Hayward, McCarthy, Roberts, Myers, Duron, Linton, Kelso, and Barron voting in favor. Councilor Hayward moved and Councilor Duron seconded to forgo the Committee Reports Section of the meeting and immediately head into Executive Session. Motion carried 7-1, with Councilors Hayward, McCarthy, Roberts, Myers, Duron, Kelso, and Barron voting in favor, and Councilor Linton voting in opposition.

Recess for Executive Session

At 9:31pm Mayor Primmer announced that the City Council will meet in Executive Session pursuant to ORS 192.660 (2) (h) which allows the Council to meet in Executive Session to conduct deliberations with persons designated by the Council to consult regarding the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed. At the end of the executive session, the council will return to open session. The executive session will last approximately 15 minutes.

Reconvene & Adjourn

With no further business, Mayor Primmer reconvened and adjourned the regular City Council meeting at 9:46PM.

SIGNED:

Doug Primmer, Mayor

ATTEST:

Lilly Alarcon-Strong, CMC, City Recorder

In 1966, my dad moved our family from Union County to Canal Road. Not long after, I rode the bus (Route 5) on Airport Road—an address that has been part of my life for decades. We later moved into town to S.E. Juniper. As a side note, Hermiston has both an E./S.E. Juniper and a W. Juniper across town with miles between them; I've often wondered whether mail ever gets mixed up.

My dad used to say he could see this area was going to grow. At the time, I thought he was crazy—but he was absolutely right. In 1971, he bought five acres on the corner of Airport Road and Highway 395. My dad, my brother, and I built our building on evenings and weekends and started a welding and machine shop. We built our business from nothing and created a life through hard work. I have never really worked anywhere else.

When we built the shop, there was very little development out there. Even down the road, the neighborhood looked much like it does today. It was a content and happy community.

In 1984, my dad lost 1.5 acres to the State Highway Division through eminent domain. Later, I lost additional land when Airport Road was widened, including a significant portion of ground from our corner. I also lost more land for an extended right-of-way. While those losses were difficult, I was glad to see the road improved for the community.

Changing the name of the road may not be eminent domain in the legal sense, but it feels similar in its impact. A road name change affects every resident and business through costs, paperwork, lost time, and ongoing confusion.

I went to grade school at Sunset. When the old school was finally torn down, I was upset to see the large trees cut down. I remember those trees in fourth grade—about six feet tall and tethered to posts so they would grow straight. I always felt that when the new Sunset school was built, some of them could have been preserved and incorporated into the parking lot. A similar situation happened earlier at the high school, and I was interviewed by the *East Oregonian* about it. This is simply to say: I care deeply about preserving the history and character of our town.

When I attended Armand Larvie Junior High in the early 1970s, I proudly wore maroon and gold (we were not originally purple and gold). Back then the schools didn't have much money, so we often wore purple hand-me-downs from the high school. Years later, a new influx of people tried to change the junior high's name because they didn't know who Armand Larvie was. Truthfully, I didn't know either—but I believed he must have been a great man to have a school named after him. His family even came from Wisconsin to speak to the school board, and the name stayed. Unfortunately, the school colors were changed. To me, changes like these can feel like an unnecessary loss of history.

I also studied in the Carnegie Library in junior high and high school. Hermiston was the smallest town in the United States where Carnegie built a library. I've heard various ideas for what should be done with that building, and I strongly support keeping it tied to our history—something historic that honors what it has meant to the community.

Later, I raised my sons here, and they attended the same schools I did. They played sports and were both strong baseball players. I coached Little League and Babe Ruth for 14 years—sometimes coaching two teams in a season—and I continued coaching even before and after my sons' playing years. I was one of the main people, along with Kent Gutierrez, Dave Dickmeier, and many others, who helped build the ball fields on Diagonal Road. I also sponsored teams (sometimes two in a year) and paid for signs at the Little League, Babe Ruth, and American Legion fields. I didn't do that for advertising; I did it because I believe in our community.

The City of Hermiston is also one of my customers. Three years ago, I was in a serious car wreck. I dislocated my shoulder, broke three ribs, punctured a lung, and suffered a concussion. I dealt with severe vertigo and dizziness whenever I bent down and stood back up. Even so, I returned to my shop after six days. I couldn't do full work, but I answered the phone and kept things moving as best I could.

During that time, the City's sewer department urgently needed couplers bored out with keyways for sewer pump drives. Anyone who runs a lathe or mill knows it is extremely difficult—almost impossible—to do that work with one hand. I rigged a cheater bar to tighten the lathe chuck and managed to get the job done because the City needed me. City employees Bill, Kent, and Robbie can speak to that. The City also had an ongoing problem with breaking the ends off pump impeller shafts. I was the one who lobbied for installing VFDs on the pumps to allow a slow start-up. I repaired many shafts before that change, often as emergencies, and I was always there when needed. The VFDs seemed to solve the problem.

I am not asking for much. I have given to this community and supported the City in practical ways for decades. I have five common-sense suggestions that I will share with the City Council on Monday. Changing the name of the road will cost all of us significant time and money, and it will create months—if not years—of headaches for the 35 residents and businesses affected. It has been Airport Road for 67 years. Please do not change our address, and please leave E. Airport Road alone.

A handwritten signature in black ink, appearing to read "Gary Cup". The signature is fluid and cursive, with a large initial "G" and "C".

Airport Way and Airport Road Change suggestions

Here are a few suggestions that would help any confusion.

#1 Promote or encourage all residents and businesses to make sure their addresses are marked clearly on their mailboxes, house, or business. I have recently updated my two mailboxes and numbered my building and house. This is inexpensive, common sense, and would definitely help.

#2 Talk to the Managers of UPS, FEDEX, Amazon and make them do their job. I hardly ever have a problem. If I have something that I have ordered that is very very important to me or my business, I make sure that I check the signature required box with these delivery companies or have the company that I am buying the product from, have a signature required upon delivery. This would not cost a dime.

#3 Improve and slightly alter the two road signs. The sign going to the airport is 50 ft. from the road. Move it closer to the Hwy. I think that the word MUNICIPAL should be slightly spaced above AIRPORT WAY. This would take away doubt on what is at the end of that road. The sign on Airport Rd. could be improved also. Airport Rd. is at a 60 degree angle to the Hwy. As Airport Rd. approaches the Hwy it makes a 60 degree turn to the left and approaches the Hwy. perpendicular or at 90 degrees to the Hwy. Unfortunately though, the sign is set at a 45 degree angle to the Hwy. and not 90 degrees. This makes the sign easy to read going north but difficult to read going south. The sign needs to be rotated counterclockwise 45 degrees. I also like Mayor Primmers idea of having a NOT AIRPORT ACCESS in possibly Yellow above or below the road sign. The sign itself has a tiny e for East and tiny rd for Road. The only word that obviously stands out is the bold word AIRPORT. Could EAST AIRPORT be on a top sign with ROAD on an also green sign below it? This would help and would be inexpensive.

#4 Al at EOTEC would like his own road. The city could name the road from Airport Rd. to the event center' EOTEC Street or Drive. The road would be incorporated into Google Maps and folks that are new to the area would let their cars take them right to the event center. The City then would of course have to pay for the event center's address change.

#5 The last suggestion is the Airport needs a large free standing sign. The Hermiston Airport sign is very hard to see. Right now it is diffused in the Welcome to Hermiston sign. It is low to the ground. We need a large sign reading HERMISTON MUNICIPAL AIRPORT. This would cost the City some money, but it is a win for everyone including all the traffic going by.

Approximately one month ago, I submitted a petition along with information outlining what I—as a local business owner—would be required to do in order to complete an address change. Council members and the Mayor should still have that material on file.

For clarity, I am providing a brief checklist of the types of steps an individual (or any member of this Council) would typically have to navigate to complete an address change. My intent is to show the practical impacts and administrative burden involved, so the Council can consider these realities as you review this matter.

Gary Culp
Jicki Culp

ADDRESS CHANGE CHECKLIST – PERSONAL

Government & Legal

- Driver's License
- REAL ID
- Vehicle Registration
- Voter Registration
- IRS (Federal tax records)
- State Department of Revenue
- County Assessor / Property Tax
- Passport (if needed for residency documentation)

Financial Accounts

- Bank Accounts (checking & savings)
- Credit Cards
- Investment / Brokerage Accounts
- Retirement Accounts (IRA, 401k)
- Mortgage / Loan Accounts

Insurance

- Auto Insurance
- Homeowners Insurance
- Umbrella Policy
- Health Insurance
- Life Insurance

Utilities & Services

- Power
- Natural Gas
- Water / Sewer
- Garbage
- Internet
- Phone (cell & landline)
- USPS Change of Address
- Mailbox / PO Box

Other Important Updates

- Online Shopping Accounts (Amazon, etc.)
- Subscription Services
- Medical Providers

- ■ Pharmacy
- ■ Dentist
- ■ CPA / Tax Preparer
- ■ Emergency Contacts
- ■ School Records (if applicable)



REGIONAL HEALTH, WELLNESS, AND AQUATIC CENTER – TASK FORCE UPDATE

City of Hermiston - City Council Regular Meeting
May 11, 2026



REGIONAL HAWC TASK FORCE STAKEHOLDERS

Task Force Stakeholders City Manager's Committee

- City of Hermiston
- Umatilla County
- City of Umatilla
- City of Stanfield
- City of Echo
- Port of Umatilla
- Hermiston School District
- Blue Mountain Community College
- Good Shepherd Health Care System
- Umatilla Electric Co-op

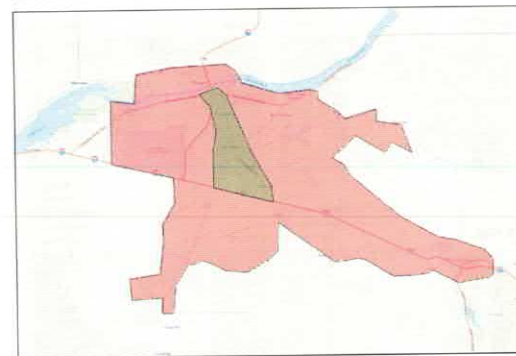
Support Team



REGIONAL HWAC TASK FORCE

- Met 5 times between September 2024 and April 2025
- Charge:
 - Review the existing Hermiston aquatic center facility needs/condition identified in a recent facility assessment;
 - Study types of facilities, including options for program offerings;
 - Study various site locations for a facility;
 - Study operational funding models;
 - Consider options for operational funding partnerships;
 - Consider options for capital funding;
 - Review cost estimates for capital construction;
 - Consider community feedback in creating the recommendation; and
 - Recommend to the City Manager the preferred operational approach and capital construction options for a facility.

PRIORITY FOR REGIONAL FOCUS



- Green Boundary – Primary Service Area (Cities of Hermiston, Stanfield, & Umatilla)
- Red Boundary – Secondary Service Area (modified 30-min drive)

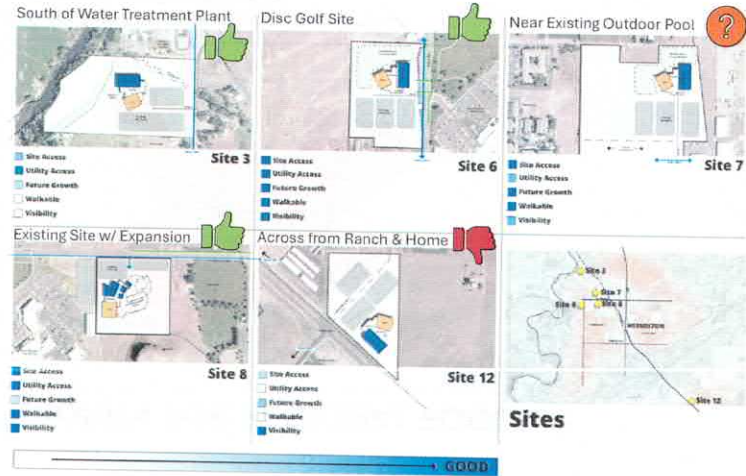
PRIORITY FOR PROGRAM ELEMENTS

Item	Votes
50-meter pool	17
Leisure Pool	13
Gymnasium	10
Drop-In Child Care	9
Indoor Track	8
Weight/Cardiovascular Space	8
Tie-In with Community Health	5
25-yard pool	4
Indoor Playground	3
Aerobics/Dance Room(s)	2
Senior Activity Space	2

Item	Votes
Art Display Case	0
Climbing Wall	0
Game Area (electronic/active)	0
Gymnastics	0
Ice Arena	0
Kitchen	0
Meeting/Multi-Purpose	0
Pre-School Meeting Space	0
Racquetball	0
Theater	0

 Task Force priorities are very similar to City of Hermiston's 2018 Design Study

SITE SHORT LIST

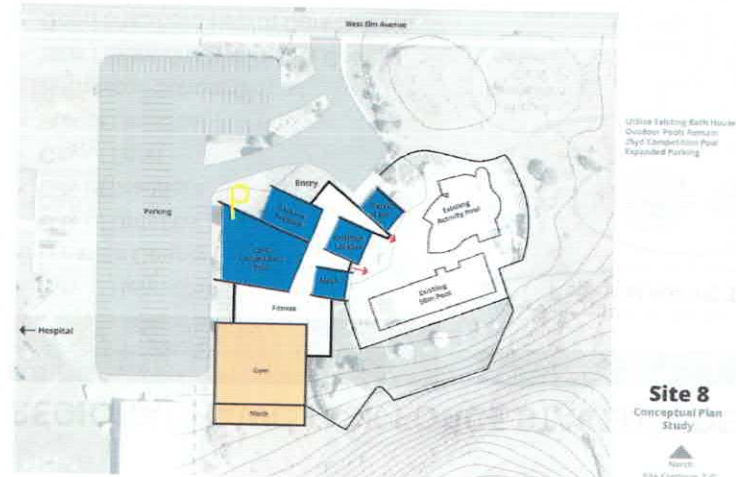


SITE COST COMPARISON

	Site 3 South of Water Treatment Plant	Site 6 Disc Golf Site	Site 8 Existing Site with Expansion
Building SF	66,798	66,798	62,771
Program	Indoor 25yd pool Indoor Recreation Pool Indoor Therapy Pool 2 Gym Courts Fitness Area Indoor Track Support Spaces (Locker rooms, offices, childcare, party/meeting rooms, etc.)	Indoor 25yd pool Indoor Recreation Pool Indoor Therapy Pool 2 Gym Courts Fitness Area Indoor Track Support Spaces (Locker rooms, offices, childcare, party/meeting rooms, etc.)	Outdoor 50m pool Outdoor recreation pool Indoor 25yd pool – smaller natatorium Indoor Therapy Pool 2 Gym Courts Fitness Area Indoor Track Support Spaces (Locker rooms, offices, childcare, party/meeting rooms, etc.) – Slightly smaller
Estimated Project Cost	\$64,582,000 <i>Premium over Site 6 for additional earthwork and utility costs</i>	\$63,725,000	\$59,569,000 – \$63,536,000 <i>Lower cost: Refinish pool with plaster and tile/grout</i> <i>Higher cost: Liner/prefabricated panel system</i> <i>Assumes remodel of 6,500 SF of existing buildings</i>

Includes construction cost, development/soft costs, contingency, and escalation to Q3 2028.

EXISTING SITE W/ EXPANSION



EXISTING FACILITY – BUBBLE DOME OPTION

Cost range: \$11-15 million

Includes:

- Bubble dome
- Refurbishment of existing outdoor pool's vessels, finishes, mechanical systems
- Refurbishment of pool deck sloping to accommodate bubble dome
- Renovate, weatherproof, and insulate existing bathhouses and offices to be able to be used for all seasons

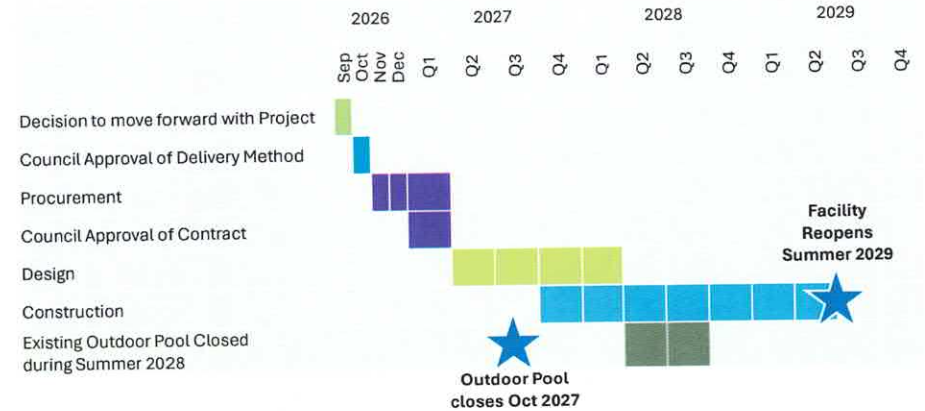


Pasco Memorial Pool – Photo courtesy Pasco Parks & Recreation Department

Other considerations:

- Operational cost to take down bubble in early summer, install in fall
- Increase in monthly heating bill for the facility with bubble in place. Pasco is estimating approx. \$17K-\$20K/month

PRELIMINARY PROJECT SCHEDULE EXISTING SITE WITH EXPANSION



PRELIMINARY MEMBERSHIP COSTS

Resident Rates	Daily	Monthly Membership	Annual Membership
Youth/Student	\$6	\$34	\$408
Adult	\$9	\$50	\$600
Household		\$84	\$1,008
Senior	\$6	\$34	\$408
Senior + 1		\$51	\$612

PRELIMINARY EXPENSES AND REVENUE

	1 Facility	2 Facilities	1 Facility
	New Indoor Facility (Site 3 or Site 6), CLOSE existing outdoor pool	New Indoor Facility (Site 3 or Site 6), AND KEEP existing outdoor pool	Existing Site with Expansion (Site 8)
Expense	\$2,671,975	\$2,635,714	\$2,339,817
Revenue	\$2,382,411	\$2,092,707	\$1,982,061
	(\$289,564)	(\$543,007)	(\$357,755)
Cost Recovery	89.2%	79.4%	84.7%
Capital Replacement	\$67,000	\$67,000	\$56,271

NEXT STEPS: COMMUNITY ENGAGEMENT

Summer Road Show:

- Process to date
- Overview of option for Existing Site with Expansion
- Financing
- Preliminary Membership Cost



Report back to Council in September 2026



QUESTIONS?

