



# CITY COUNCIL

## Regular Meeting Minutes December 11, 2023

Council President Primmer called the regular meeting to order at 7:02pm. Present were Councilors Peterson, Barron, Duron, and Linton. Mayor Drotzmann and Councilors Hardin, Myers, and McCarthy were excused. Municipal Court Judge Cameron Bendixsen (exited at 8:04pm) was in attendance, as well as City staff to include: City Manager Byron Smith, Assistant City Manager Mark Morgan, City Attorney Rich Tovey, Captain Travis Eynon, Planning Director Clint Spencer, Parks and Recreation Director Brandon Artz, and City Recorder Lilly Alarcon-Strong. Youth Advisor Present was Jeannine Heredia (exited 7:36pm). The pledge of allegiance was given.

### **Presentation- Hermiston School District Updates**

Hermiston School District (HSD) Assistant Superintendent Jake Bacon gave HSD updates and information to include: Scheduled calendar events including Winter Break, construction at Highland Hills Elementary School, sport activities, winter concerts, 1<sup>st</sup> Student App that allows for live viewing and bus tracking, and the continuation of the Mental Health series on 01/09/2024 at 6:30pm at Rocky Heights.

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

Brian Owens (665 W Division Ave)- Stated he is the owner of the Roller Rink and property behind it. For the last 12 years there has been miscommunication between the City, Irrigation District, and Core of Engineers regarding the drainage ditch on his property. Due to this miscommunication and inaction from these three entities, he has spent well over \$150,000 on improvements to the ditch and surrounding area to prevent flooding in the area, as well as health and safety concerns with high stagnant water and children playing in the area, only to have the City undo what he has done. Mr. Owens would like the City to either take care of this issue or allow him to do it to give him some resolve.

Nick Ridling (1003 SW Olive Court)- Stated he wanted to address the budget overspending and suggested the City make as many cuts as possible and not add more expenses at this time. While understanding that these are hard conversations to have, decisions need to be made that reflect this hardship. Mr. Ridling stated he is in support of adding three officers but not a Public Safety Fee as it is not specifically tied to anything and asked what the money collected for it will be used for and how it will improve the community as this fee won't have an impact on homelessness issues, drugs being used in public spaces in front of everyone at the Library, City Hall, and Parks. Mr. Ridling stated he is also not in support of a Business License Fee but is in support of a higher TRT and updating Planning Fees.

### **Consent Agenda Items**

Councilor Linton moved and Councilor Duron seconded to approve Consent Agenda items A-B to include:

- A. Minutes of the November 27, City Council Special Town Hall and Regular Meetings
- B. Minutes of the October 23, Public Safety Committee Meeting

Motion carried unanimously.

### **Resolution No. 2299- RWS Phase 2 Pump Improvements**

Assistant City Manager Morgan gave information regarding awarding C&E Trenching, LLC the construction contract related to water and sewer infrastructure improvements in the Feedville Road corridor at multiple locations throughout the Regional Water System.



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After some discussion, Councilor Barron moved and Councilor Duron seconded to approve Resolution No. 2299 and lay upon the record. Motion carried unanimously.

### **Resolution No. 2230- Purchase 44 Acres of Land within the South Hermiston Industrial Park**

Assistant City Manager Morgan presented information (PowerPoint Presentation attached) regarding purchasing 44 acres of light industrial land located within the South Hermiston Industrial Park to help with potential economic and workforce development.

After some discussion, Councilor Barron moved and Councilor Peterson seconded to approve Resolution No. 2230 and lay upon the record. Motion carried unanimously.

### **Resolution No. 2231- Return of A Misdemeanor Prosecution to Hermiston Municipal Court**

City Manager Smith spoke regarding authorizing the return of adjudication of Class A Misdemeanors from the Circuit Court to the Municipal Court as the Municipal Court continues to improve their procedures and can offer a quicker processing time for the public.

City Attorney Tovey explained that Class A Misdemeanors are DUI, Theft II, Criminal Mischief, Trespassing, and offenses that can carry no more than a 364-day jail sentence.

Municipal Court Judge Bendixsen stated the Circuit Court is unable to adjudicate cases quickly because of their heavy case load; returning A Misdemeanors to the Municipal Court would require scheduling more Jury Trials than what is currently being done but the Municipal court can process these cases in a few weeks rather than an unknown time frame at the Circuit Court. Judge Bendixsen praised the Court staff stating they are doing excellent work.

After some discussion, Councilor Linton moved and Councilor Barron seconded to approve Resolution No. 2231 and lay upon the record. Motion carried unanimously.

(Judge Bendixsen exited the meeting at 8:04pm)

### **Committee Reports**

None given.

### **Council President's Report**

President Primmer spoke regarding:

- Tree Lighting event on 11/30 and Pancakes with Santa stating the events were well attended and thanked Parks and Recreation for the great job they did organizing these events
- Festival of Lights at EOTEC
- Stepping Stones Alliance Open House and Ribbon Cutting Event
- North 1<sup>st</sup> Place Street reopening and the great look and feel of the road
- Thanked City Recorder Alarcon-Strong for providing the Council with power supply chargers at the dais
- Asked City Manager Smith to stand and display the tie he was wearing showcasing photos of staff members and the City logo and tagline



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### **Council Reports**

Councilor Peterson spoke regarding attending the Stepping Stones Alliance Open House and Ribbon Cutting and speaking to a member of the public who expressed excitement and hopefulness regarding being able to use the facility to gain stability for himself, which is what Stepping Stones is all about; and thanked all those who made this project a reality.

Councilor Barron agreed with Councilor Peterson and thanked Cathy Lloyd who worked hard to make this Stepping Stones idea a reality with help from many area agencies, and while there is still work to be done it's great to celebrate the accomplishments to date.

Councilor Duron stated Stepping Stones Alliance is a great project but is concerned that there may be people who still do not know about it that can benefit from what they offer and thanked all those involved in the project.

Councilor Linton Thanked Cathy Lloyd for her vision and hard work to make Stepping Stones a reality, stating she has always been in support of this project; and thanked City Recorder Alarcon-Strong for providing meals to Stepping Stone guests.

### **Youth Advisory Report**

None given.

### **City Manager's Report**

None given.

### **Adjournment**

Council President Primmer adjourned the City Council meeting at 8:25pm as there was no other City business.

SIGNED:

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Doug Primmer, Council President

ATTEST:

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

**Res. 2300: Buy 44ac in SHIP**

December 11, 2023 City Council

**HERMISTON**  
OREGON

## Action Description

- Purchase 44 Acres of Light Industrial Land
- Cost: \$1,954,480

## SHIP Timeline: Cook Site (April, 2021)

**360 Acres  
Agriculture**

Google Earth

## SHIP Timeline: Cook Site (May, 2023)

**Warehouse**

**TECH**

**TECH**

Google Earth



## SHIP Timeline: Cook Site (2024)



## 44 Acre Site- Existing Utilities



## 44 Acre Site- Existing Utilities



## 44 Acre Site- Existing Utilities



## 44 Acre Site- Existing Utilities



## 44 Acre Site- Existing Utilities



## 44 Acre Site- Utilities 2024



## 44 Acre Site- Utilities 2024





## 44 Acre Site- Utilities 2024



## Why Purchase?

- Shovel-Ready
- Surplus/Available
- Local Economic Control



## Corporate Zombie Properties- Fully Served



## Corporate Zombie Properties- Fully/Potentially Served



## Corporate Zombie Properties- Seattle Children's Hospital



## Corporate Zombie Properties

- Stunt Job Growth
- Stunt Tax Growth
- Valuable/Developable
- Owner Inertia Prevents Effort Required to Sell



## Purchase Financials

- Negotiated- 2023
- Market-Rate Price
- \$1,954,480- Utility Fund



## Utility Fund Balance

- Oct. '23: \$6,523,745
- Savings for large Expenses
- LGIP Avg. Return
  - 2.00% (2018-23)





## Exit/Sales-Strategy

- Liquidate <1Yr
- <5 Year Hold
- Advertised Price: \$75K/ac
- Econ. Dev. Price: \$44K+ Negotiable with Job Creation



## Exit/Sales-Strategy

- Sub-Divide No Less than 10ac
- 5Yr Liquidation Price: \$48,580/ac\*
- \*Equal to 2% LGPI Rate over 5 Years



**Questions?**

*Where Life is Sweet™*