



CITY COUNCIL

Regular Meeting Minutes January 26, 2026

Mayor Primmer called the regular meeting to order at 7:00pm. Present were Councilors Hayward, Roberts, Myers, McCarthy, Duron, Linton, Kelso, and Barron. City Staff in attendance included: City Manager Byron Smith, Assistant City Manager Mark Morgan, City Attorney Rich Tovey, Police Chief Jason Edmiston, Finance Director Ignacio Palacios, Planning Director Clint Spencer, Court Administrator Jillian Viles, and Deputy City Recorder Heather La Beau. Also present was Student Advisor Jacquelyn Quevedo. The pledge of allegiance was given.

Citizen Input on Non-Agenda Items

Jonathan Tallman 450 Laurel Lane Boardman- Mr. Tallman thanked Councilor Barron for his Facebook post about the council agenda items. Mr. Tallman spoke of his concerns regarding data center developments, providing multiple handouts with references to links (attached).

The attached emailed comment from Donnie Hill was provided to each councilor.

Consent Agenda Items

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

- A. Committee Vacancy Announcements
- B. Minutes of the January 12th Regular Meeting of the City Council

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

Public Hearing- Comprehensive Plan Map & Zoning Map Amendment & Annexation 4N2813 TL 1300 (Ordinance Nos. 2378 & 2379)

Councilor Hayward stated a potential conflict of interest as an Amazon employee. Hearing no other declarations of conflicts of interest or ex parte contact, Planning Director Spencer read the hearing guidelines and Mayor Primmer opened the hearing at 7:14pm.

Planning Director Spencer gave information (PowerPoint presentation attached) regarding the proposed map amendments and annexation of the property. The change from Future Commercial/Industrial to Commercial and from F-1 General Farm Use to Outlying Commercial with a Fairgrounds Overlay allows the land to be developed as an RV park. The property is proposed for annexation to allow connection to city utilities.

Public Testimony

Vikash Narain 2255 S Hwy 395- Mr. Narain represents the hotels and motels of Hermiston and Umatilla and spoke of the impacts of an RV park on hotel occupancy rates, lodging tax revenue, jobs, and the ripple effect on the local economy. Mr. Narain desires to grow together, not compete with the city.

Karyn Jones 1010 W Highland Ave- Ms. Jones is here in support of the hotels and other businesspeople in opposition and hopes the council considers the impacts on them and the economy.

Mayor Primmer closed the hearing at 7:24pm.

Planning Director presented the Findings of Facts for the map amendments and annexation as included in the agenda packet and answered a Council question regarding the acreage of the proposed RV park.



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Where Life is Sweet

Councilor Hayward moved and Councilor Roberts seconded to adopt the Findings of Facts as presented. Motion carried unanimously with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Linton, Kelso, and Barron voting in favor. Councilor Hayward moved and Councilor Myers seconded to impose the conditions of approval. Motion carried unanimously with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Linton, Kelso, and Barron voting in favor.

Ordinance No. 2378 - Comprehensive Plan Map & Zoning Map Amendments- Farm City Pro Rodeo 4N2813 Tax Lots 1300- 1835 E Airport Rd- City Manager Smith stated the proposed ordinance was presented during the public hearing.

Councilors expressed appreciation for the public comments, stated the importance of supporting hotels, and thanked the Farm City Pro Rodeo. City Attorney Tovey read the ordinance by title only. Councilor Hayward moved and Councilor Myers Motion to adopt Ordinance No. 2378 at a single meeting and become effective 30 days after co-adoption by the Umatilla County Board of Commissioners. Motion carried unanimously with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Linton, Kelso, and Barron voting in favor.

Ordinance No. 2379 – Annexation- Farm City Pro Rodeo 4N2813 Tax Lots 1300- 1835 E Airport Rd- City Manager Smith stated the proposed ordinance was presented during the public hearing.

At the request of Mayor Primmer, City Attorney Tovey read the ordinance by title only. Councilor McCarthy moved and Councilor Hayward seconded to adopt Ordinance No. 2379 at a single meeting and become effective 30 days after adoption by the Umatilla County Board of Commissioners. Motion carried unanimously with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Linton, Kelso, and Barron voting in favor.

Resolution No. 24021- Master Fee Schedule & Utility Rate Adjustments

Assistant City Manager Morgan reviewed information from the agenda packet and presented additional information (PowerPoint Presentation attached) regarding Resolution No. 2401 and addressed the typo on page 5 of the PowerPoint Presentation stating the page should read \$2.72 not \$2.27.

After addressing Council questions and additional discussion, Councilor McCarthy moved and Councilor Hayward seconded to adopt Resolution No. 2401 and lay upon the record. Motion carried unanimously with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Linton, Kelso, and Barron in favor.

Resolution No. 2402- Authorizing Installation of Stop Signs

Assistant City Manager Morgan reviewed information from the agenda packet regarding Resolution No. 2402. The resolution includes the addition of a stop sign at the intersection of SE Columbia Drive and SE 10th St, as requested at a previous meeting. (Exhibits attached) One of the location requests came via the My Hermiston App.

Councilor Duron moved and Councilor Hayward seconded adopt Resolution 2402 and lay upon the record. Motion carried unanimously with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Linton, Kelso, and Barron in favor.

Resolution No. 2403- Adopts revised Public Works Standards, Technical Specifications, and Standard Drawings Manual



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Assistant City Manager Morgan reviewed information from the agenda packet regarding Resolution No. 2403.

After some discussion regarding removing the tracer wire, Councilor Linton moved and Councilor McCarthy seconded to adopt Resolution 2403 and lay upon the record. Motion carried unanimously with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Linton, Kelso, and Barron in favor. Councilor Linton thanked staff for answering her questions regarding the changes.

Resolution No. 2404- Renewal of IGA for IT Services with the Oregon Trail Library District (OTLD)

City Manager Smith stated this renewal extends the contract for an additional three years and adds a 3% inflationary increase each year. Councilor Kelso shared his appreciation with staff for the vision and willingness to create an IT department and establish IGAs. Councilor Duron moved and Councilor Hayward seconded to adopt Resolution 2404 and lay upon the record. Motion carried unanimously with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Linton, Kelso, and Barron in favor.

Resolution No. 2405- North EOTEC RV Park Contract Award

Councilor Hayward stated there is a potential conflict of interest due to his employment with Amazon. City Manager Smith reviewed information regarding awarding the contract for the North EOTEC RV Park, located on the existing fairgrounds (site plan attached). Due to operational challenges, the location of the event camping spaces and longer-term spaces were split. This award is for the event camping spaces located as originally allocated on the EOTEC Master Plan. This project is time sensitive, as they hope to have the spaces operational by the 2026 fair.

Councilors discussed contractor selection requirements, utility connections, landscaping, parking, the engineer's estimate and project costs, experience with Big D's Construction, and Ott Road traffic. Councilor Hayward moved and Councilor McCarthy seconded to adopt Resolution 2405 and lay upon the record. Motion passed 7-1, with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Kelso, and Barron in favor and Councilor Linton opposed.

Potential Code Amendments Regulating Temporary Food Vendors

Planning Director Spencer reviewed information regarding potential amendments, stating these amendments are not in the mobile food vendor code, but in the nuisance code to provide both code enforcement and police officers resources to address the many complaints received about the vendors setting up in temporary places creating potential health hazards. The resources vary from education to issuing citations and fines.

Clarification was provided for "prepared food", dollar amounts of fines for Class A violations (presumptive \$440 and maximum \$2000), the importance of food safety, public health, applying rules equitably to all community members.

Councilors discussed education and collaboration before levying fines, citing a perceived language barrier. A public work session on the topic was suggested to educate the vendors, with translation services available. Staff responded that all efforts will be made to educate but these changes provide an option for enforcement when vendors have been educated and choose not to comply.

Public Comment



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Karyn Jones 1010 W Highland Ave- Ms. Jones questioned if small baking businesses regulated through the Oregon Department of Agriculture (ODA) are affected by these amendments. Staff replied that the city does not regulate internal kitchens. Ms. Jones stated she appreciates Councilor Barron's comments and shares many of the same concerns.

Yesenia Rangel 1655 SW Riverhill Dr- Ms. Rangel makes fresh salsa and met with ODA several months ago. Her sales are in Washington as they have commissary kitchens in Benton County. ODA suggested she have her home kitchen be approved. She states she is trying to learn how to grow in her own area. Ms. Rangel said she doesn't feel it's fair to have Hermiston residents impacted by out-of-state pop-up vendors. A family member operates a local food truck in compliance for over 30 years without speaking fluent English. She asks how the city/county and state can support small entrepreneurial businesses in the community and questions why it's getting harder and more expensive.

Staff will work on the suggestions for outreach and education and will move forward with presenting the language for amendment at a future meeting.

December 2025 Monthly Financial Report

Councilor McCarthy moved and Councilor Myers seconded to accept the December Monthly Financial Report as presented (PowerPoint presentation attached), by Finance Director Ignacio Palacios, City Manager Smith, and Assistant City Manager Mark Morgan. Motion carried unanimously with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Linton, Kelso, and Barron voting in favor.

Committee Reports

None given.

Mayor's Report

Mayor Primmer stated it has been a busy few weeks and spoke regarding:

- MLK walk well attended
- LOC regional meeting with new President held in Hermiston
- January City Chat saw increase in attendance
- Council and Staff Goal Setting Sessions
- Annual Fair Appreciation Dinner
- Welcomed anyone with questions to email him at his city email address, he does respond and appreciates having conversations
- Seahawks playing in Super Bowl LX

Council Presidents Report

Councilor McCarthy spoke regarding:

- Apologized for not being able to attend the second goal setting session
- Feb 7th swim lesson registration opens at 10am
- Hermiston Education Foundation banquet Feb 7th at 5pm
- Chamber of Commerce Speed Networking luncheon on Feb 18th at the Community Center

Council Reports



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Councilor Hayward echoed the mayor's comments encouraging people to reach out to the councilors and city with their concerns. They are available via email and can meet in-person.

Councilor Barron spoke regarding MLK Walk and Celebration and thanked the Hermiston Cultural Awareness Coalition for planning the event that continues to improve each year, and the goal setting sessions where he enjoyed listening to the previous year's accomplishments and planning for the city's future.

Councilor Duron thanked the staff who attended the goal setting sessions and their daily work in providing information for the council to help make their decisions. She will be attending the League of Oregon Cities Board of Directors meeting in Gearhart later this week.

Councilor Kelso also expressed appreciation for the conversations and exchanges of views during the goal setting sessions. He encouraged everyone to attend a high school unified basketball game next year as it is edifying to see and cheer on the players having such a good time together.

Youth Advisory Report

Jacquelyn Quevedo stated that while winter is not as active at the high school, there is wrestling, basketball, blood drives, upcoming play in February and Unified Basketball games. The Unified games are well supported, and it is inspiring to see the players given the opportunity to participate in things they enjoy. Additional home games for the Unified team are scheduled for next year.

Manager's Report

City Manager Smith encouraged any councilors who are interested in attending the upcoming NLC event to email him. There are two spaces available.

Adjourn

There was no other business and Mayor Primmer adjourned the regular City Council meeting at 9:04pm.

SIGNED:

Doug Primmer, Mayor

ATTEST:

Heather KP La Beau, Deputy City Recorder

UPDATED LETTER / PUBLIC COMMENT (WITH NDA + WATER TRANSPARENCY ADDED)

Subject: North EOTEC RV Park — Request for Full Transparency, Water Disclosure, and Public Record Posting

Mayor and Councilors,

Thank you for the opportunity to provide public comment regarding the North EOTEC / Airport Road RV Park actions currently before the Council.

I respectfully request that this written comment, along with the reference links below, be **entered into the official record and posted in the City's online public comment archive**, so the public can review the same materials being raised in connection with these decisions.

1. These RV Park Decisions Are Not Occurring in Isolation

I understand the argument being made that temporary workforce housing is a real need, and that additional RV capacity may reduce pressure on local housing.

However, these projects are being advanced alongside major regional industrial growth pressures, infrastructure commitments, and public-private arrangements that deserve full transparency before permanent land-use and funding commitments are locked in.

2. "Conceptual" Planning Becomes Permanent Through Funding

Projects are often described as "conceptual," but once funding is committed and construction begins, the impacts become real:

- corridors harden
- alternatives disappear
- infrastructure reliance increases
- long-term public obligations expand

The community deserves clarity up front, not after the fact.

3. Public-Private Projects Require Full Disclosure — Including Any Confidentiality Restrictions

The City has stated that Amazon will reimburse construction costs and that the RV parks will remain City-owned assets.

That may sound straightforward. However, the public record should clearly show:

- the full agreement structure
- reimbursement terms
- any long-term maintenance or operating obligations
- whether any confidentiality provisions or NDAs exist that limit public disclosure

In many communities, residents are increasingly concerned when large-scale projects proceed under agreements that are not fully visible. **If any nondisclosure agreements have been signed by public officials or related entities, the public deserves clear confirmation of what is being kept confidential and why.**

4. Water Capacity and Infrastructure Impacts Must Be Fully Forthcoming

Additional RV development increases long-term water demand, system reliance, and rate pressure.

A major concern across Oregon is that water planning issues are often discussed only after projects are already underway, rather than clearly disclosed beforehand.

Before approving further expansion tied to industrial-driven growth, the City should confirm on the record:

- that adequate long-term municipal water rights and supply capacity exist
- what agency reviews those assumptions
- who pays for expansion and treatment costs
- whether residents will ultimately subsidize long-term impacts through rate increases

Lack of clarity on water supply issues is not a minor detail — it is foundational.

Water transparency must match the scale of the development being approved.

For record purposes, I am including the following reference:

Water infrastructure and supply issues (reference):

5. Housing Market Impacts Must Be Discussed Honestly

This issue is not unique to Hermiston. Similar workforce-driven housing pressures and rental inflation impacts are being discussed across Oregon.

For the record:

Hillsboro and rental rate pressure (reference):

https://youtu.be/wLX_w0TtBpY?si=p98Veep17I4wvBb2

6. Utility and Electrical Costs Are Rising Statewide

Temporary housing infrastructure is not truly temporary when electric demand and capital buildout become permanent.

The public should understand why power rates are increasing and how industrial load growth drives long-term system expansion.

Why electrical rates are going up (reference):

<https://youtu.be/YN6BEUA4jNU?si=knQjnOpClGXfC4vu>

7. Request: Put the Full Record Online Before Commitments Are Locked In

My request is simple and reasonable:

- place all agreements and supporting documents into the public record
- clarify whether any NDAs or confidentiality terms exist
- confirm long-term water supply and infrastructure planning assumptions
- avoid piecemeal approvals that segment impacts across separate actions

Most importantly, I request that this submission and the links provided be **posted in the City's online comment archive** so residents can access the same reference materials raised during deliberations.

Closing

The City's responsibility is not only to accommodate growth, but to ensure that growth is:

- transparent
- procedurally sound
- financially sustainable
- genuinely beneficial to the entire community long after construction ends

Thank you for considering these concerns and for ensuring this comment and the attached references are preserved in the official public record.

Respectfully submitted,

Jonathan Tallman

Boardman, Oregon

Community Development

NOTICE OF DECISION

DATE: July 26, 2021

TO: Boardman Planning Commission and Interested Parties

FROM: Barry C. Beyeler, Community Development Director

SUBJECT: ZP21-031 Umatilla Electric Cooperative Olson Rd. Transmission Project

On May 19, 2021, Umatilla Electric Cooperative (UEC) submitted an application for zoning approval for the Olson Rd Transmission Project, a 230kv electrical transmission line in the Service Center Subdistrict. This project affects Tax lots #402, #403, #405 of Tax Lot Major 4N 25E 11, and tax lot #3201. Tax lots #3202 and #3205, of Morrow County Tax Map 4N 25I 10 were withdrawn by UEC for this project.

Approval of an outright allowable use is processed using a Type II - Administrative decision in accordance with Boardman Development Code (BDC) Chapter 4.1- Types of Applications and Review. The Type II decision process requires public notice to be sent to all properties within 250' of the parent property and posting notice on local reader boards and on the property. Public notice was mailed and the proper posting was accomplished on October 1 2020, meeting the 20-day notification requirements.

File: ZP21 – 031

Applicant: Umatilla Electric Cooperation

Project: Olson Rd. 230kv Transmission Line

FINDINGS OF FACT

- 1) In 2018, Umatilla Electric Co-op approached the city about construction of a 230kv transmission line from a substation which was to be built at the I-84/US 730 junction to south Boardman. This transmission line is to provide increasing service pressure with existing and projected residential growth.
- 2) The city informed UEC where the line would go through many lots in the Service Center Sub-district, some evidence of property owner support would be needed.
- 3) UEC held numerous meetings with city and county staff members, and potentially affected property owners about the project.
- 4) UEC had obtained tentative agreements from most of the property owners for easements for the line. The Tallman family had not reached an agreement with UEC.
- 5) At this point UEC petitioned the Oregon Public Utilities Commission (PUC) for a Certificate of Public Convenience and Necessity (CPCN).

- 6) The PUC began their review of the petition as PCN4.
- 7) On March 5, 2021, The PUC, by Order 21-074, rendered their decision to Grant UEC a CPCN for this 230kv transmission line.
- 8) On April 15, 2021, Umatilla Electric Co-op submitted a Conditional Use Permit application



City of Boardman

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February 18, 2020

Mr. Robert Echenrode
 General Manager
 Umatilla Electric Cooperative
 750 W. Elm
 P.O. Box 1148
 Hermiston, OR 97838

Dear Mr. Echenrode:

The Community Development Director has performed a review of the Umatilla Electric Cooperative's ("UEC") proposed route for construction of a 230 Kv transmission line. Based on the information provided, the proposed line will extend from the planned Hwy 730 Switchyard at the intersection of Hwy 730 and I-84 to the planned Olson Rd. Substation south of Boardman, total transmission line length is approximately 4.3 miles. This route would pass through two commercial areas of the City of Boardman which include the Service Center Sub District (SC) and General Industrial (GI).

Within the SC zone, transmission lines are permitted outright pursuant to City of Boardman Development Code Table 2.2.200.B §(2)(b). The SC Zone is designed to accommodate heavy commercial uses and light industrial uses along portions of the I-84 corridor.

Within the GI zone, ~~transmission lines are permitted outright pursuant to City of Boardman Development Code Table 2.3.110.A §(2)(b). As outright permitted uses, no land use approval is required~~, and the City does not directly regulate this use.

Please let me know if you require any additional information.

Respectfully Submitted,

Karen Pettigrew

Karen Pettigrew
 Boardman City Manager

*City does regulate this
 use.*

► Hermiston City Council Meeting – Tonight, Monday, January 26th ►

◆ What's on the Agenda?

► Spotlight: EOTEC RV Park & Airport Area Development

Council will consider multiple items related to the North EOTEC / Airport Road area, including:

- A public hearing for a Comprehensive Plan Map and Zoning Map Amendment
- Annexation of property at 1835 E Airport Rd (Farm City Pro Rodeo / North EOTEC RV Park area)
- A potential construction contract award for infrastructure improvements at the North EOTEC RV Park

► Addressing Community Concerns:

Many residents have shared concerns that the proposed North EOTEC RV Park may only benefit Amazon and not the broader community. Those concerns are valid — and important to address directly.

Here are a few key points to consider:

► Temporary workforce housing is a real need.

Amazon contract workers are in Hermiston temporarily to build data centers. Currently, RV parks in West Umatilla County are operating at or near full capacity. Long-term motel stays are not ideal, and having workers buy up local homes would place even more pressure on our already tight housing market — making it harder for residents and first-time homebuyers.

► This approach protects local housing.

Providing designated temporary housing helps prevent increased competition for homes and rentals, which ultimately benefits Hermiston families and residents.

► Why not just raise taxes on companies like Amazon?

If cities raise taxes, companies move to another city.

If states raise taxes, companies move to another state.

What truly needs to happen is federal action — so corporations pay their fair share without forcing cities and states to compete against each other. Trillionaire corporations are negotiating between cities and states to see where they can get their best deal when the federal government should be asking them to pay their fair share. Local governments should not be pitted against one another in a race to the bottom. That responsibility lies with Congress.

► My personal philosophy aside, At the end of the day, this project benefits the City — not just Amazon.

This agreement includes two RV parks:

- One designated for Amazon contract workers
- One designated for EOTEC event parking and community use

Amazon will pay for the construction of both parks. The City will manage construction, and Amazon will reimburse the costs.

 These assets will remain City-owned, generating long-term, sustained revenue for EOTEC and the community long after construction is complete. This is about balancing growth, protecting housing, and ensuring Hermiston benefits from development — not just today, but for years to come.

Traffic Safety Improvements

Council will review a resolution to install new stop signs at designated intersections to improve traffic flow and safety.

Public Works Standards Update

Consideration of updated engineering standards, technical specifications, and standard drawings used for city infrastructure projects — ensuring consistency, safety, and modern best practices.

Library IT Services Agreement

Renewal of an agreement with the Oregon Trail Library District for shared information technology services.

Discussion Item: Temporary Food Vendor Regulations

Council discussion on potential code amendments related to temporary food vendors, including permitting and operational standards.

Fiscal Transparency

Presentation of the December 2025 Monthly Financial Report, highlighting revenues, expenditures, and the City's current financial position.

Also on the docket:

Citizen input, committee/liaison reports, and Mayor & Council updates.

 Council Chambers – 180 NE 2nd St

 Regular Meeting: 7:00 PM

 Watch live: <https://www.youtube.com/live/W7PWzoT3LME?si=jeYbW2ylrwVwfaOq>

 Public comment: Email meetings@hermiston.gov with your full name and place of residence to be included in the record.

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The
BLANC FIRM
LLC

April 5, 2021

Mr. and Mrs. Terry Tallman
706 SE Mt. Hood Ave.
Boardman, OR 97818

RE: City of Boardman
Loop Road Right-of-Way

Dear Mr. and Mrs. Terry Tallman:

I represent the City of Boardman, who has asked that I write to you about obtaining the necessary right-of-way to construct a loop road on the west and east sides of Laurel Lane.

First, enclosed you will find a letter to Karen Pettigrew from Matt Scrivner, Morrow County Public Works Director, dated March 25, 2021. Please be advised Morrow County has provided notice that it will be closing and removing the unpermitted access within 30 days of March 25, 2021 if an approved approach permit and safety concerns have not been met. To comply and prevent closure, the City is required to finalize its plans to construct the loop road as shown on the map provided by the City to you with the letter dated March 1, 2021.

Second, the City has asked that I respond to your letter to Karen Pettigrew, dated March 17, 2021. In your letter you asked if the City had any objections to using the west 10 acres for residential housing. The property is zoned Service Center. The property must be used as allowed for that zone pursuant to the Boardman Development Code, unless a zone change is requested. The City cannot advise you on whether you should retain a lawyer or have your son, Jonathan, handle negotiations. If you choose to retain a lawyer, this letter should be delivered to that individual.

Third, with the deadline of the County to close the unpermitted access, action needs to be taken as soon as possible to resolve this issue. As an offer of compromise, the City is offering to pay the sum of \$30,000 for the necessary right-of-way. I need to hear from you on or before April 16, 2021. In the event this offer is not accepted by April 16, 2021, the City will have no choice but to proceed to the next step.



ons

BPA) transmission corridors is subject to BPA review coordinated with BPA early in design to confirm the Park Blocks corridor contains 500 kV lines with the contains 230 kV lines with somewhat more flexibility.

es such as trails, signage, site furnishings, and to BPA confirmation.

tures (e.g., play features, poles, or lighting that

2025.04.14 PAC #3 Meet... + Create

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open spaces that accommodate a range of activities.

- Develop indoor and year-round recreational options for all ages and abilities.
- Enhance water-based recreation by improving waterfront connections, access, rentals, and programming.
- Strengthen partnerships with local organizations, schools, and businesses to expand recreation programs.
- Ensure new recreational facilities and programs reflect community needs through public engagement and demographic data.

Goal 3: Preserve Boardman's History, Cultural & Community Identity

- **Objective:** Integrate historical, cultural, and community elements into parks and programming to celebrate Boardman's identity.
- **Key Strategies:**
 - Incorporate historical interpretation through signage, exhibits, and park features that highlight the John Day Dam relocation, Boardman's history, and agricultural heritage.
 - Create public art and cultural installations that reflect Boardman's diverse communities, indigenous heritage, and natural landscapes.
 - Work with tribal representatives to share and honor native cultural resources, traditions, and fishing practices.
 - Develop interactive cultural programming such as storytelling, guided tours, and educational events that bring history to life.
 - Establish annual heritage and cultural events that celebrate Boardman's history, diverse communities and agricultural roots.

Goal 4: Strengthen Community Engagement and Partnerships

- **Objective:** Build strong relationships with residents, organizations, and businesses to support parks and recreation.
- **Key Strategies:**
 - Expand community outreach through social media, public meetings, surveys and targeted engagement efforts with underrepresented groups.
 - Leverage partnerships with local businesses, schools, and organizations to support programming, events, and park improvements.
 - Involve residents in park planning to ensure community needs are met and spaces are

1:52:57 / 2:08:13

Boardman, OR PMP PAC Meeting 4/15/25

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Key Concepts



Economic growth

In economics, economic growth is an i...

View concept

away from what's

1:52:43

his name? Is it Did I hear a a rumor that he sold that? There's Amazon. No,

1:52:51

this this Oh, well, so Amazon is potentially funding um the development

1:52:57

of an RV park. Yeah. Not for a data center. I didn't mean that way, but for that Yes. Oh, wait. Don't That's where

1:53:04

that sun that cafe or that coffee shop is at the port exit.

1:53:10

Farmers somewhere in there What's What was J's



March 15, 2019

David Wright
 VADATA, Inc.
 2001 8th Avenue
 Seattle, WA 98101

UEC Project Proposal – PDX90, Boardman Site, Permanent Power

Dear David,

Please find below Umatilla Electric Cooperative's proposal to provide design and construction services for the tasks related to provision of the permanent power solution at VADATA's PDX90 site. The project will provide permanent electric service to meet the requested PDX 90 requirements beyond the previous scopes of work detailed in the Commissioning Power proposal and Mobile Solution proposals. This project does not, however, include any necessary improvements that Bonneville Power Administration (BPA) may require to interconnect this load at BPA's Morrow Flat Substation. This project is to be substantially complete and energized by April 1, 2021, or 670 calendar days after occurrence of the Start Date of Services pursuant to the Work Order, whichever is later.

PDX90, Boardman Site, Permanent Power

Services	Estimate
LLE & Engineering: Design/Engineering, Transformers, Conductor/Cable, Insulators, Poles, & Project Management	\$17,919,000.00
Substation Construction: Materials, Construction, & Commissioning	\$8,416,100.00
Feeder Construction: Materials, Construction, & Commissioning	\$1,757,000.00
Upstream Construction; Transmission and Switchyard. Materials, Construction & Commissioning	\$13,443,900.00
TOTAL	\$41,536,000.00

This proposal includes a rough order of magnitude estimate for construction and integration of UEC transmission facilities to serve the full build out of 120-MW at the PDX90 Boardman site and then permanent distribution service to Building #1. Please note that this proposal does not include facilities necessary for Large Load Interconnection and Transmission Operation by BPA. These costs will require a separate proposal/work-order after they are identified in the results of BPA's L0454 study currently in progress; expected to be complete by June 2019. The load demand of PDX-62 and PDX-90 campuses together is limited to 245 MW total until additional infrastructure is in place to serve beyond this limit. VADATA total load in the Boardman area (PDX-1, 4, 62, & 90 AZ's) is required to stay under 384 MW or

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Toll Free: 800-452-2273

UEC000833



any additional load will require BPA to construct the Longhorn Substation as described in the BPA L0389 study results.

This proposal includes the necessary UEC transmission line extensions up to 5 miles long and interconnection to an existing UEC owned 230kV transmission line by constructing a 230kV switchyard. This proposal also includes a four-position UEC distribution substation to include two power transformers initially, three distribution feeder positions, and two underground distribution feeders of capacity up to 48MW each.

This project proposal is for the provision of services only. UEC shall at all times have and retain ownership of all goods, equipment and materials procured by or resulting from the services. Costs include necessary design, construction, installation, materials, labor, testing and commissioning for operation by the date above provided acceptable terms are mutually agreed upon, executed and a Purchase Order (PO) for the estimated amount is issued by June 1, 2019. Also attached and made part of this estimate is a payment schedule from which UEC will issue one or more invoices for services provided to be incorporated in the contract. The payment schedule includes a one-year

From: [donnie hill Hill](#)
To: [City of Hermiston Meetings](#)
Subject: Council meeting January 26-2026
Date: Monday, January 26, 2026 5:49:17 PM

[EXTERNAL EMAIL] - STOP and VERIFY - This message came from outside of the City of Hermiston

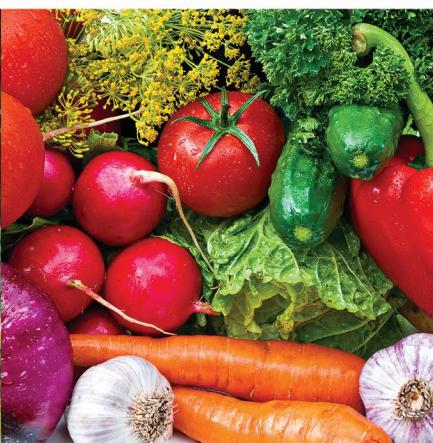
My name is Donnie hill I live in Hermiston Oregon and am curious.

With recent hiring of a new code enforcement officer why is it that I placed a complaint about my neighbor having a junk yard for a front yard and nothing has been done about it? It seems to me that the city itself is deciding what to approach and not to approach and with such it's bias because we are not a big city and yet our homeless issue is a problem, drugs are an issue and crime. Yet the city seems to want to increase taxes to improve streets and yet we have some very high paid staff. So when is it that the city is going to actually enforce codes and start taking the city seriously?



Hermiston City Council

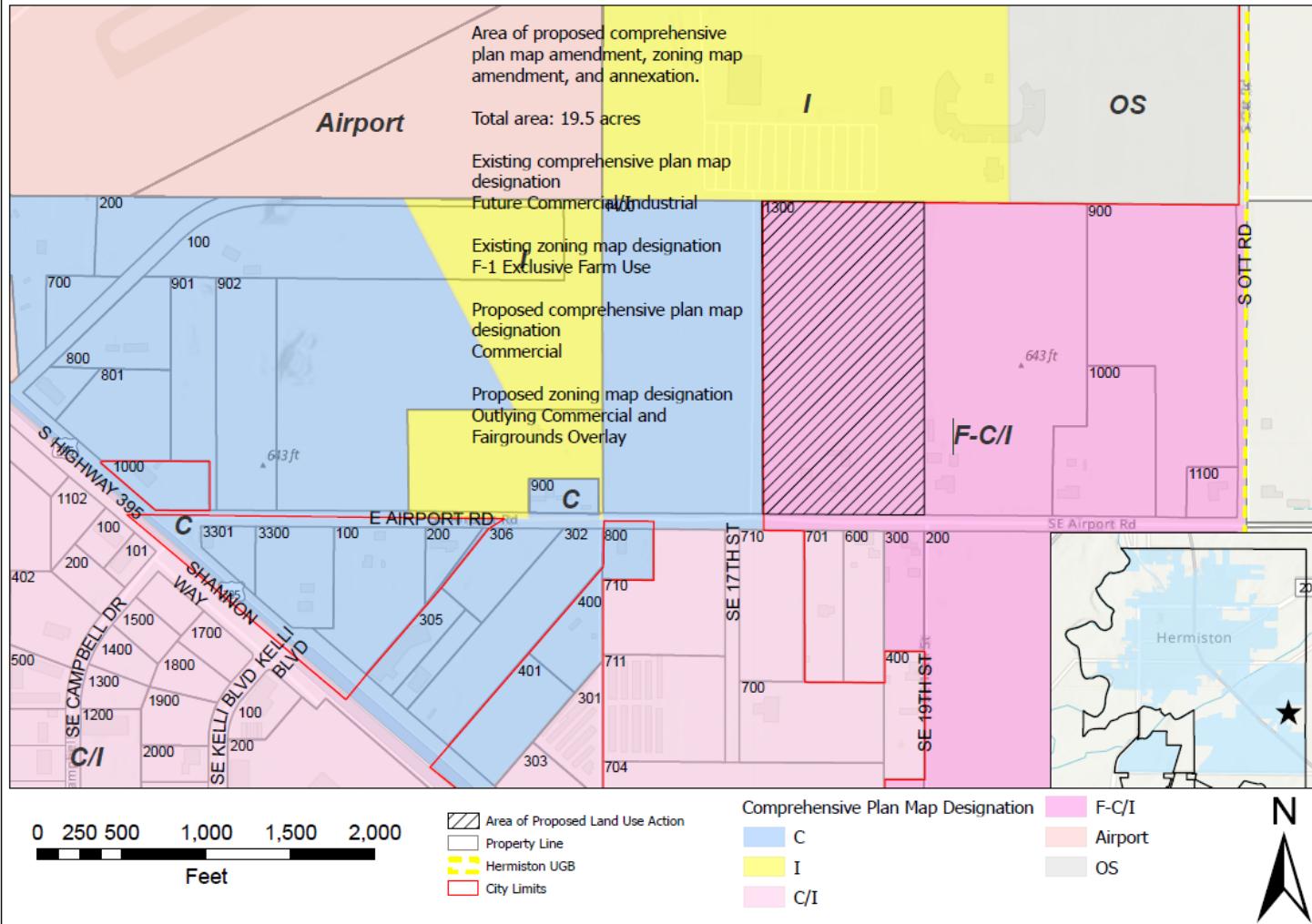
January 26, 2026





EOTEC Comp Plan Amendment and Annexation

Comprehensive Plan Map Amendment and Annexation - 4N 28 13



- Amend comp plan from Future Commercial/Industrial to Commercial
- Amend zoning map from F-1 General Farm Use to Outlying Commercial and Fairgrounds Overlay
- Annex to city as FO land
- 19.5 acres total area
- Future use as RV Park and athletic fields





EOTEC Comp Plan Amendment and Annexation



Vendor: Umatilla County GIS





EOTEC Comp Plan Amendment and Annexation

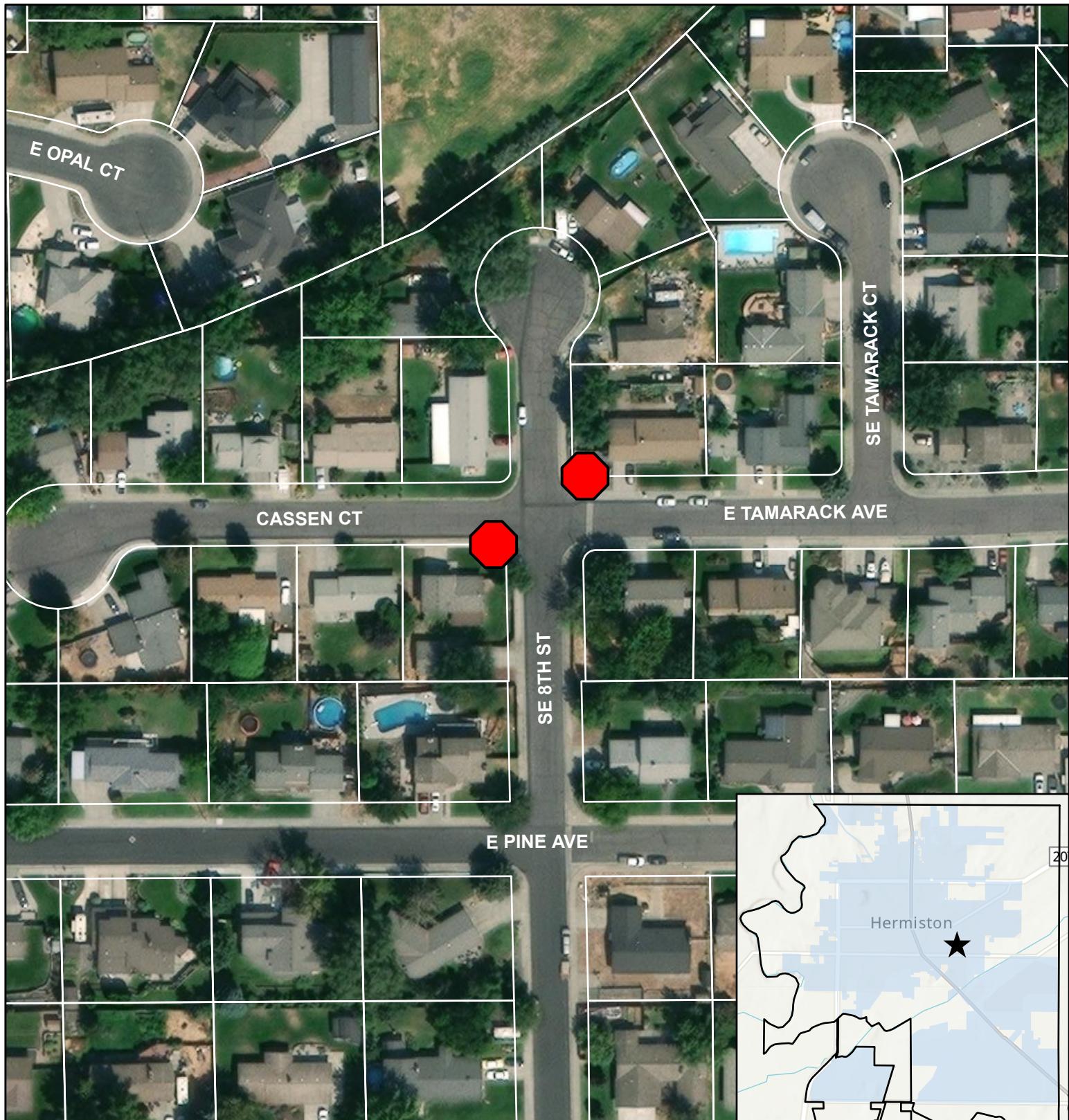
- At such time that development occurs on this parcel, E Airport Road adjacent to the parcel frontage shall be improved to major collector status with improvements matching those installed in E Airport Road adjacent to the west boundary of the site.
- A trip-cap of 645 average daily trips and 107 PM peak hour trips shall be imposed on the property following annexation. Compliance with the trip cap will require the following actions:
 - Each application for development authorization within amended area submitted to the city shall be accompanied by a trip generation letter indicating the average daily and peak hour trips generated for the proposal.
 - Each trip generation letter shall indicate available peak hour trips remaining at completion of construction for the proposal.
 - At such time that the peak hour trips exceed 107 PM trips, the city shall no longer issue building permits until a revised traffic impact analysis is prepared. The requirement to prepare a new traffic impact analysis shall run with the land.
- Development of an RV park on the property shall be considered a separate land use decision. Consideration of an RV park approval is a limited land use decision subject to approval under the Hermiston Code of Ordinances.

Recommended Conditions of Approval



Resolution 2402 - SE 8th St

Exhibit A

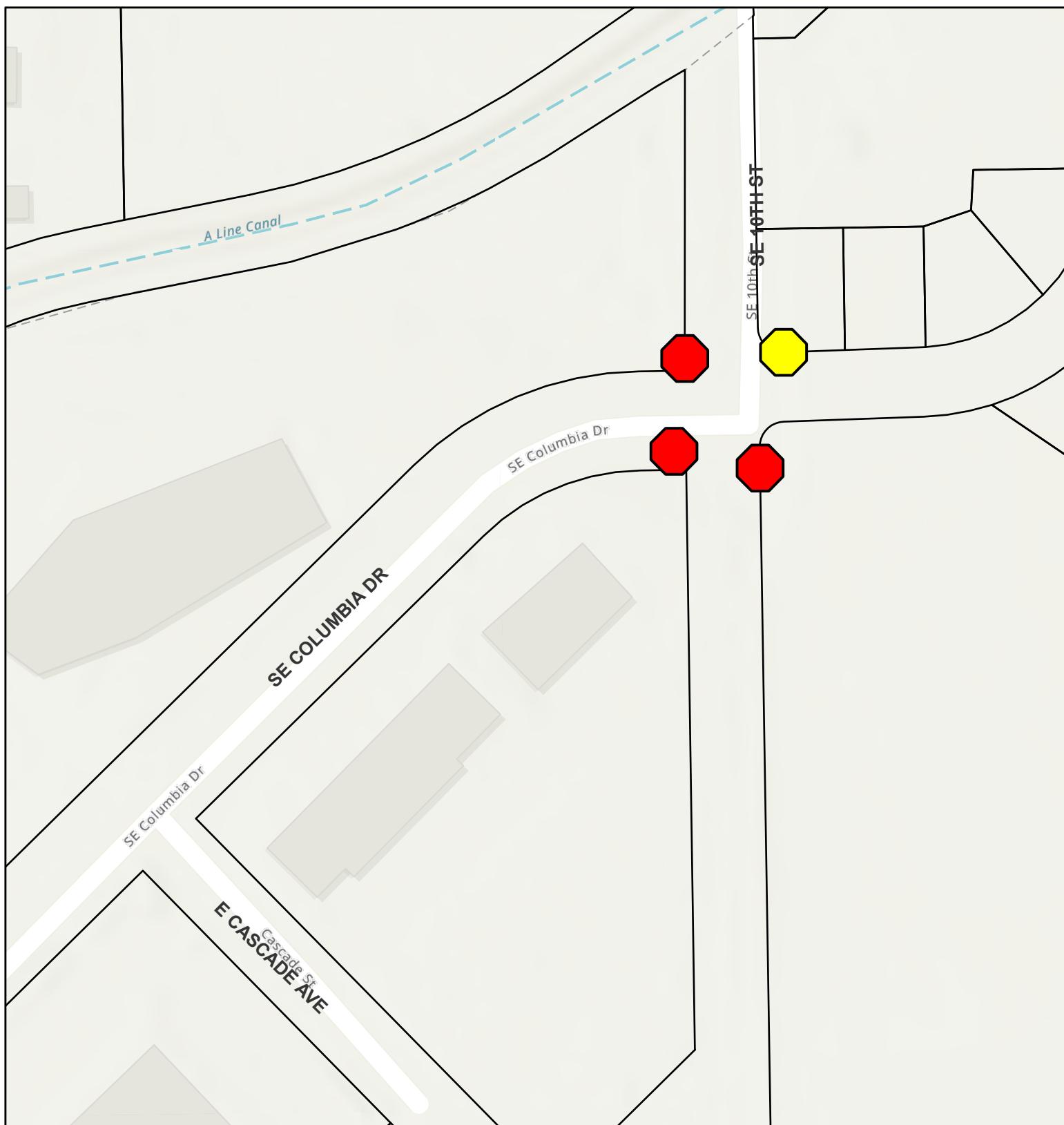


0 50 100 200 300
Feet

 New Stop Sign Installation



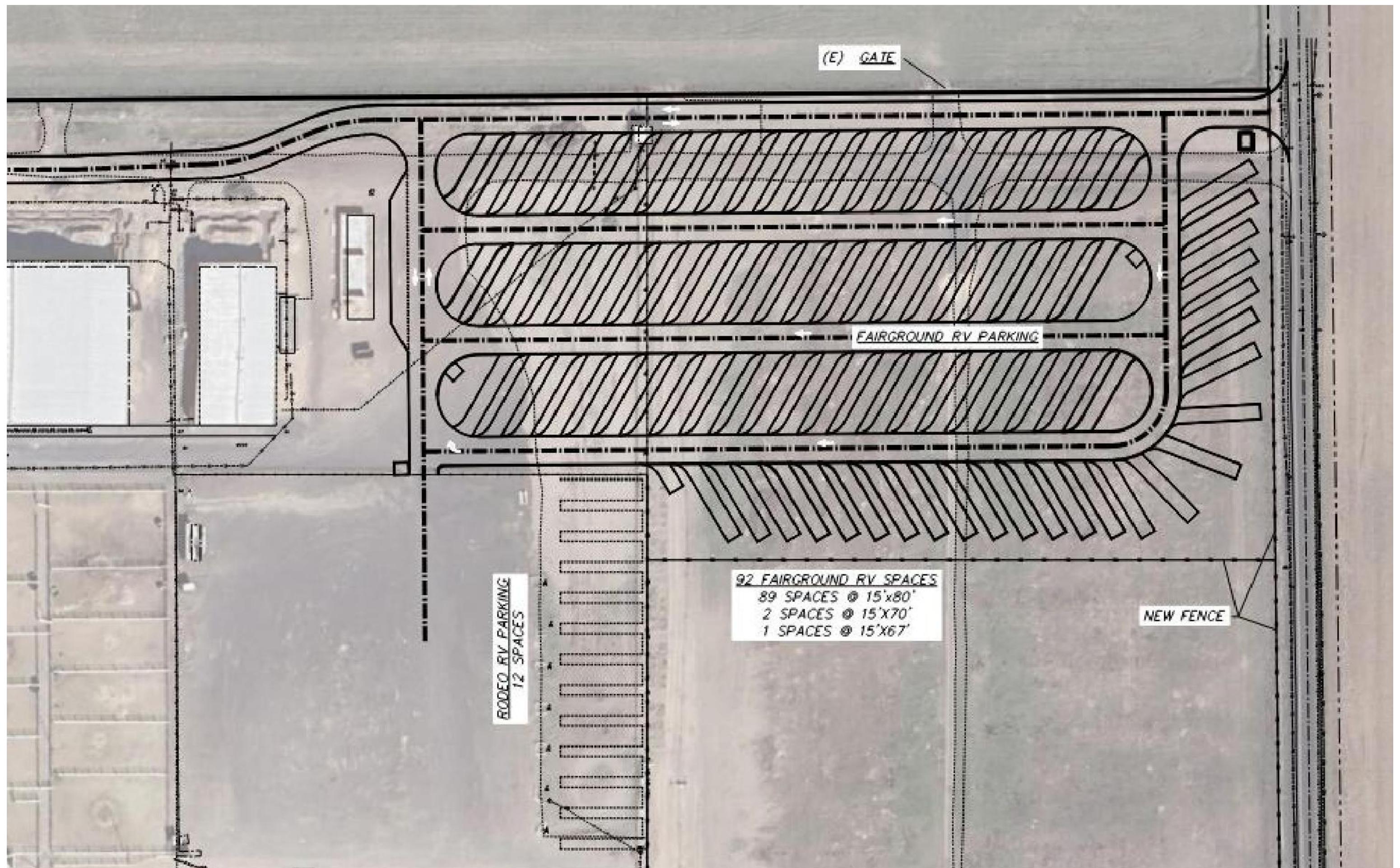
Resolution 2402 - SE 10th St



0 50 100 200 300
Feet

New Stop Sign Installation
 Existing Stop Sign

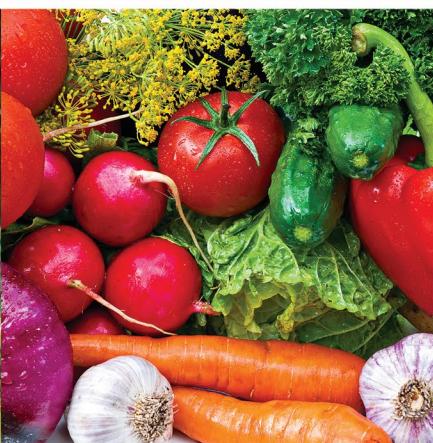






Monthly Financial Report

January 26, 2025



Hermiston Urban Renewal Agency (HURA)

- Hermiston URA split in four funds for fiscal year – General, Downtown, North and South.
- North Hermiston Urban Renewal Area – ROW appraisals complete with anticipated bidding this winter.



General Fund

- Sixth month (or 50.0%) of 2025-26 fiscal year
- Monthly Revenues ended over projection by ~\$1.7 million
 - **Primarily due to receipt of property taxes**
 - **Received 98% of budgeted property taxes**
 - **Approximates past three fiscal years at 98%, 94% and 97% (96% average), respectively**



General Fund

- Monthly Expenses were over projection by ~\$877k
 - **Primarily due transfer of building funds to building inspection fund (~\$2.7 million)**
 - **City Council, and Non-Departmental are over budget due to annual LOC membership, and transfer to building inspection fund, respectively.**
 - **Pool and Public Safety Center are over budget due to seasonal activities and single time purchases for PD building, respectively .**



Special Revenue Funds

- Observations:
 - EOTEC
 - revenues reflect partial reimbursement from campground project



Utility and Street Funds

- Observations

- Street Fund is ~\$77k below projected revenues due to timing of federal gas tax turnovers
- HES Fund expenditures ~\$75k over projections due to annual debt service
- Regional Water Fund ~\$54k under revenue projections



Capital Projects

- **A number of projects in design:**
 - **Geer/Harper Realignment- in full design**
 - **N. 1st Place (additional ROW with UPRR has begun)**
 - **RWS Backup Generators – currently in design**
 - **Orchard Water Line replacement – preliminary design underway**
 - **Well #6 Chlorination Structure – design nearing completion**
 - **Dogwood Street – currently in design**
 - **SE 10th Street Bridge – design to begin**
 - **E. Evelyn Avenue gravity sewer line – currently in design**
 - **Aquifer Storage/Recovery – shifting to construction of well, pump and structures**
- **TBD (budgeted and part of CIP):**
 - **Well #4 Controls – delays may require rescheduling project**
 - **Lift Station #5**
 - **Lift Station #7**



Capital Projects

- Hangar Replacement – Building complete.
- Sherman Park – Bid package complete
- Public Safety Center – Flooring and cabinetry installation, estimated move in Mar/Apr 2026





Discussion Questions?

Where Life is Sweet™