CITY COUNCIL

Regular Meeting Minutes
October 12, 2026

Mayor Primmer called the regular meeting to order at 7:00pm. Present were Councilors Hayward, Myers, McCarthy, Duron, and Kelso. Councilors Roberts and Barron were excused, and Councilor Linton was absent. 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, Assistant Planner Heather La Beau, and City Recorder Lilly Alarcon-Strong. The pledge of allegiance was given.

Citizen Input on Non-Agenda Items
None given.

Consent Agenda Items
Councilor McCarthy moved and Councilor Duron seconded to approve Consent Agenda items A-F to include:

A. Committee Vacancy Announcement 1
B. Appointment Recommendation of Hailey Beckwith to the Eastern Oregon Trade and Event Center Advisory Committee, Position 3, Representing the Greater Hermiston Hospitality & Tourism Committee- remaining 3-year term ending June 30, 2029.
C. Appointment Recommendation of Jigish S. Patel to the Recreation Projects Fund Advisory Committee, Position 4, Representing the Greater Hermiston Hospitality & Tourism Committee- 3-year term ending December 31, 2029.
D. Reappointment Recommendation of Lori Davis to the Budget Committee, Position 5, 3-year term ending December 31, 2029.
E. Reappointment Recommendation of Dan Burns to the Airport Advisory Committee, Position 1, 3-year term ending October 31, 2029.
F. Minutes of the September 28th, Regular Meeting of the City Council

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

Items Removed from the Consent Agenda
No items were removed.

Public Hearing- Rezone: Celski Hermiston, LLC - 1320 & 1340 NE 4th St 4N2802CD TL 400 & 600 (Ordinance No. 2387) – Hearing no declarations of conflict of interest or ex parte contact from the Council, Planning Director Spencer read the hearing guidelines aloud and Mayor Primmer opened the hearing at 7:05pm.

Planning Director Spencer presented his report as provided in the agenda packet and additional information (attached) stating Celski Hermiston, LLC has submitted an application to amend the zoning map for land located at 1340 NE 4th Street. Current zoning for the two parcels is Outlying Commercial (C-2) and the applicant proposes to add the Neighborhood Commercial Overlay (NCO) to both parcels to facilitate multi-family housing.

There were no proponents, opponents, or neutral parties who wished to speak and Mayor Primmer closed the hearing at 7:08pm.
After staff answered questions from the Council and Council comment, Councilor Kelso moved and Councilor Myers seconded to approve the Findings of Fact as prepared in the agenda packet.

DRAFT

Mayor Primmer announced that this item would be presented again during Ordinance No. 2387 for final adoption and asked the Council to consider moving Ordinance No. 2387 from 10. B to 10. A. The Council agreed.

Ordinance No. 2387- Rezone: Celski Hermiston, LLC - 1320 & 1340 NE 4th St 4N2802CD TL 400 & 600
Mayor Primmer announced that this item was presented during the Public Hearing which had now been closed, and as such, no other evidence or public testimony would be received.

After City Attorney Tovey read the ordinance by title only, Councilor McCarthy moved and Councilor Hayward seconded to adopt Ordinance No. 2387 at a single meeting and become effective 30-days after adoption by the City Council. Motion carried unanimously with Councilors Hayward, Myers, McCarthy, Duron, and Kelso voting in favor.

Ordinance No. 2385- Amend Article V of Chapter 33 Titled Initiative and Referendum- SECOND MEETING
Mayor Primmer announced that this item was presented at the September 28th meeting and held its first reading.

After City Attorney Tovey read the ordinance by title only, for a second meeting, Councilor Hayward moved and Councilor Myers seconded to adopt Ordinance No. 2385 and become effective 30-days after adoption by the City Council. Councilors Hayward, Myers, Duron, and Kelso voted in favor, and Councilor McCarthy voting against. City Attorney Tovey stated the motion failed 4-1 as at least 5 Councilors must vote in favor to pass an ordinance. Councilor Kelso moved and Councilor McCarthy seconded to have this Ordinance be reconsidered at the next City Council meeting, which was approved unanimously with Councilors Hayward, Myers, McCarthy, Duron, and Kelso voting in favor.

2026 Quarterly Council Goal Setting Update
City Manager Smith presented information (attached) and provided in the agenda packet regarding updates on the 2026 Council Goals.

After staff answered questions from the Council, Mayor Primmer stated no Council action is being requested as this was presented as informational only.

Committee Reports
Parks and Recreation Advisory Committee: Councilors Duron and Myers spoke regarding the Senior Boards new leadership and encouraged the community to eat lunch provided by the Senior Board at the Harkenrider Activity Center, provided the meal calendar (attached), and asked that those wanting to eat lunch please call the Senior Board by 10:30am that day so they can prepare enough meals; recognized Willard and Judy Fordice for 32-years of service as the Senior Boards Directors; and spoke regarding the many youth and adult activities being provided by the department to include: Treats on Main, 3K Haunted Hussle, Horizon Park Dedication, and more; Tree Revitalization on November 3rd where 70 trees will be planted by volunteers at EOTEC, and the new Funland Park fencing.
Hispanic Advisory Committee: Councilor Kelso congratulated the Committee on a great Hispanic Heritage Month Celebration on Saturday, October 3rd at the Community Center, stating the event had great entertainment, food, and attendance.
EOTEC Advisory Committee: Councilor Kelso stated the Committee held its strategic plan meeting and was very informative with a great facilitator.

Public Infrastructure Committee: Mayor Primmer stated the Committee received updates regarding Gettman Road, CIP, the roundabout at Punkin Center and HWY 395, as well as new sewer rates for hotels that will be fairer for their consumption.

Mayor's Report

Mayor Primmer spoke regarding:

- Many upcoming events that took place/are taking place in the City to include: Stepping Stones Alliance Fundraising Gala and Land of Frights at EOTEC
- LOC Annual Conference that will be taking place this week
- New EOTEC RV Park

Council President's Report

Council President McCarthy encouraged the public to attend the 4th Annual Chamber of Commerce Volunteer Fair event at EOTEC on Wednesday.

Council Reports

Councilor Kelso thanked the Parks and Recreation Department for completing the fencing at Funland Park, stating it is noticeable and safer for kids and encouraged the public to attend the Dia de los Muertos event at Hermiston High School.

Youth Advisory Report

None present.

City Manager's Report

City Attorney Tovey announced the Title of Ordinance No. 2387 was incorrect as read earlier in the meeting and the correct title needed to be read into the record. City Attorney then read the correct title of Ordinance No. 2387 into the record.

City Manager Smith spoke regarding:

- Nine Youth Advisory Committee members and Mr. Davis will be attending the LOC Conference
- Announced Socorro "Coco" Pacheco has accepted the new Library Director position and will start January 6, 2027 to accommodate her family's transition and move from California
- Asked for a volunteer to shoot a short video for the website's "Ask Hermiston" answering various questions received and a question asking if the City thinks a hotdog is a taco. Councilor McCarthy volunteered.

Adjourn

There was no other business and Mayor Primmer adjourned the regular City Council meeting at 7:41pm.

SIGNED:

_____

Doug Primmer, Mayor

ATTEST:

_____

Lilly Alarcon-Strong, CMC, City Recorder

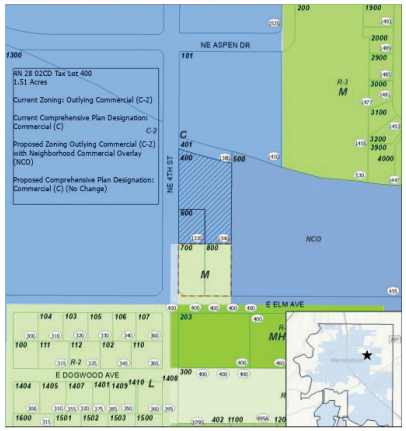
DRAFT



Celski Hermiston LLC Rezone Request

October 12, 2026

Project Location





Hermiston City Council Goal Update

October 2026

Where Life is Sweet



Goal Areas

- Growing + Prosperous
- Safe + Healthy
- Sustainable
- Connected + Engaged



What is the process?

City Council Goal Setting
January 2026

→

City Council Adopted Goal Setting Report
March 2026

→

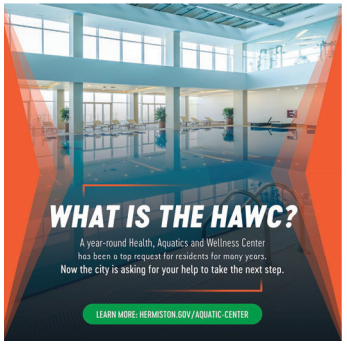
Goal Setting Quarterly Updates
July 2026
October 2026

Goal Area Growing + Prosperous



- Pursue additional retail investments and educate on retail efforts and processes
  - Recent Presentation from Retail Strategies along with Downtown Strategies work
- Explore/evaluate strategies to increase tourism and entertainment in Hermiston
  - Held a stakeholder meeting with the EOTEC Advisory Committee meeting

Goal Area Safe + Healthy



- Complete feasibility and possible next steps for HAWC
  - Report and recommendations scheduled for October 26 City Council Meeting
- Implement red light photo enforcement along Hwy 395
  - Final RFP being drafted

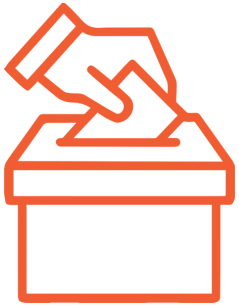
Goal Area Sustainable



- Conduct public engagement to identify use scenarios, evaluate all options, and finalize plan for Carnegie Building
  - Historic Register Application, finalizing operational agreement
- Finalize records digitization
  - Records clerk actively reviewing and scanning physical records

Goal Area

Connected + Engaged



- Finalize charter review
  - Proposed Changes on November 2026 Ballot



Any questions?

- Full list of tasks in packet

Hermiston Senior Center Menu for OCTOBER 2026

255 NE 2nd Street Phone: 541-567-3582

Meals on Wheels: Delivered Tuesdays & Thursdays - Call before 10am

Take Out Meal available by calling before11am & pick up 11:30am-noon

Meals Prices

Age 10 and Under FREE

All others: $ 5.00

Meals on Wheels: $ 5.00

Meals served in-house at noon call & let us know you're coming!

MEALS ARE SUBJECT TO CHANGE!

Thank you for your support!!

Remember we are still collecting Bottles & Cans!

			Thurs. 1 Meatloaf / Mashed Potato & Gravy Pea Salad & Dessert	**Fri. 2**
Mon. 5	**Tues. 6** Kielbasa Peppers & Potatoes / Fruit Bread Stick / Dessert	**Wed. 7**	**Thurs. 8** Baked Fish Potato Salad Fruit & Dessert	**Fri. 9**
Mon. 12	**Tues. 13** Tamale Pie Spanish Rice Vegetable & Dessert	**Wed. 14**	**Thurs. 15** Ham & Split Pea Soup Rolls / Fruit / Jello & Dessert	**Fri. 16**
Mon. 19	**Tues. 20** Chicken & Biscuit Casserole / Coleslaw Fruit & Dessert	**Wed. 21**	**Thurs. 22** Pork Loin / Fried Potatoes / Green Beans Dessert	**Fri. 23**
Mon. 26	**Tues. 27** Ham & Pea Fettuccine Green Salad / Dessert	**Wed. 28**	**Thurs. 29** Chicken Tenders Jo Jos / Fruit & Dessert	**Fri. 30**