



# CITY COUNCIL

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Work Session Meeting Minutes  
March 23, 2026

## **Public Safety Center Tour**

Mayor Primmer and Councilors Hayward, Roberts, Duron, Linton, Barron, and Kelso; and City Staff to include: City Manager Byron Smith, Assistant City Manager Mark Morgan, Operations Captain Scott Clark, Administrative Captain Robert Guerrero, and Parks and Recreation Director Brandon Artz attended a tour of the Public Safety Center starting at 6:00pm.

The tour ended prior to the start of the Councils regular meeting at 7:00pm.

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# CITY COUNCIL

## Regular Meeting Minutes

March 23, 2026

Mayor Primmer called the regular meeting to order at 7:00pm. Present were Councilors Hayward, Roberts, Duron, Linton, Kelso, and Barron. Councilor Myers and McCarthy were excused. City Staff in attendance included: City Manager Byron Smith, Assistant City Manager Mark Morgan, City Attorney Richard Tovey, Finance Director Ignacio Palacios, Administrative Captain Robert Guerrero, Planning Director Clint Spencer, Parks and Recreation Director Brandon Artz, and City Recorder Lilly Alarcon-Strong. Youth Advisory Member Jacquelyn Quevedo was also in attendance. The pledge of allegiance was given.

Mayor Primmer spoke regarding the Public Safety Center Tour during the Work Session.

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

None given.

### **Presentation- PATH/Stepping Stones Alliance**

Stepping Stones Alliance Executive Director Jesalyn Cole reviewed the 2025 Annual Report (attached) stating she's very proud of the document and the work it highlights and spoke regarding: Finances; 2025 being the first year all programs ran throughout the year; finished many minor projects; had many outreach opportunities presenting to municipalities, community organizations, and anyone else who asked for additional information; the homeless population that uses the Sleep Center continues to grow with the vast majority stating they have familiar ties within the community; updates to the website and newsletter; facility and ground tours are also always available as well as virtually on the website; the 2<sup>nd</sup> Annual Gala was also very successful and are planning their 3<sup>rd</sup> Annual Gala to be held on October 10, 2026; there is an opening for the Board of Directors and encourages the public to apply; and thanked the community for all the support they have and continue to give.

Mayor Primmer, and Councilors Linton, Duron, and Hayward thanked Executive Director Cole, her Team, and all those who donate and volunteer for the outstanding job they do prioritizing the people in need in our community.

### **Consent Agenda Items**

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

- A. Appointment Recommendation to Randall Gerard for Budget Committee Position #2 ending December 31, 2028
- B. Appointment Recommendation for Dean Fialka to Planning Commission Position #6 ending March 31, 2029
- C. Appointment Recommendation for Tami Rebman to Planning Commission Position #5 ending March 31, 2029
- D. Committee Vacancy Announcements
- E. Final Plat- Upland Meadows Phases 3 & 4 4N2802A Tax Lot 500 - 811 E Theater Lane
- F. Final Plat - Henry K's Phase 2 Hermiston Home Works Inc 4N2813BC Tax Lot 3000 1125 SE 10th St
- G. Public Notice of the May 19, 2026 Primary Election- Candidate Listing.
- H. Minutes of the March 9, 2026 City Council Work Session and Regular Meeting



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

Mayor Primmer encouraged the public to apply for open committee positions.

**Ordinance No. 2381- Amending Chapter 116 of the Hermiston Code of Ordinances to Increase Mobile Vending Licenses and Other Text Amendments** - City Attorney Richard Tovey read the ordinance by title only.

Planning Director Clint Spencer presented information for the agenda packet reviewing proposed changes throughout the Mobile Vending License language.

#### Public Comment

Krista Van Veen, 764 W Alder Ave- Asked if brick and mortar restaurants use mobile vending licenses or other licenses when they provide similar services.

Mr. Spencer stated they do not use mobile vending licenses.

Council members discussed increasing the proposed licenses from 10 to 12 or 15, as well as whether or not there should be a cap on licenses at all. After addressing Council questions and hearing additional comments from the Council, Councilor Barron moved and Councilor Duron seconded to amend Ordinance No. 2381 Section 116.05 (2) from 10 Type 2 Licenses to 12. Motion carried unanimously with Councilors Hayward, Roberts, Duron, Linton, Kelso, and Barron voting in favor. Councilor Roberts moved and Councilor Duron seconded to adopt Ordinance No. 2381 as amended at a single meeting and become effective 30-days after adoption by the City Council. Motion carried unanimously with Councilors Hayward, Roberts, Duron, Linton, Kelso, and Barron voting in favor.

**Resolution No. 2413- Approving a Purchase & Sale Agreement to sell 10 acres of land, known as Cook3A1 within the South Hermiston Industrial Park.**- Assistant City Manager Mark Morgan reviewed information from the agenda packet and presented information (PowerPoint Presentation attached- please note that this presentation displays as Resolution 2412 in error) regarding the sale of the 10 acre parcel with a City profit of \$200,000.

Councilor Barron, Kelso, Hayward, and Duron thanked City staff for the excellent work they did on this project, envisioning something out of nothing to provide economic growth. Councilor Linton moved and Councilor Hayward seconded to adopt Resolution No. 2413 and lay upon the record. Motion carried unanimously with Councilors Hayward, Roberts, Duron, Linton, Kelso, and Barron in favor.

#### **Resolution No. 2414- Review and Approval of Master Fee Schedule Updates**

Parks and Recreation Director Brandon Artz reviewed information from the agenda packet regarding Resolution No. 2414 and presented information (PowerPoint Presentation attached) regarding the many proposed changes to the Parks and Recreation Master Fee Schedule. Assistant City Manager Mark Morgan



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spoke regarding clarifying language and fees for Garbage and Recycling Services section of the Master Fee Schedule.

Councilor Roberts and Hayward spoke regarding hesitation to adopt the newly presented Special Event Fees stating perhaps there should be no fees or lower fees for events with fewer participants for residents who are using facilities for non-commercial events vs non-residents and commercial events but also understands that someone must clean facilities when garbage is left.

Councilor Kelso stated his understanding of the Special Event Fee is that this would only be implemented for large scale events, even so, the proposed fees are minimal and reasonable and probably wouldn't even cover the actual costs of staff time picking up garbage and other tasks for each event, and also believes the Parks and Recreation Director would have discretion to give exceptions for non-commercial personal use events.

Parks and Recreation Director Artz confirmed that Fees would be geared towards special events with vendors or commercial events that charge the public for participating in the event rather than personal events.

Councilor Roberts suggested that the language be clearer regarding commercial vs personal use events.

Councilor Duron apologized for missing the last Parks and Recreation Committee meeting stating these items were discussed during that meeting and she would have been able to address many of these questions if she had been in attendance.

Councilor Kelso moved and Councilor Duron seconded to adopt Resolution No. 2414 and lay upon the record. Motion carried unanimously with Councilors Hayward, Roberts, Duron, Linton, Kelso, and Barron in favor.

**Resolution No. 2415- Approving an Equipment Procurement for UV Disinfection Equipment at the Recycled Water Treatment Plant**- Assistant City Manager Mark Morgan reviewed information from the agenda packet and presented information (PowerPoint Presentation attached) regarding awarding a contract to Glasco UV Ultraviolet Light Technologies.

Councilor Hayward moved and Councilor Roberts seconded to adopt Resolution No. 2415 and lay upon the record. Motion carried unanimously with Councilors Hayward, Roberts, Duron, Linton, Kelso, and Barron in favor.

**Resolution No. 2416- Authorize Sewer Loan Application**

Assistant City Manager Mark Morgan reviewed information from the agenda packet and presented information (PowerPoint Presentation attached) regarding authorizing the City to apply for loan funding from the Oregon Department of Environmental Quality for \$1,501,000 with loan forgiveness of \$1,000,000 leaving the City with out of pocket expenses of \$501,000 to construct 2.5 miles of new sewer main through a private/public partnership.



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### Public Comment

Krista Van Veen, 764 W Alder Ave- Asked if county residents would be forced to pay the City for water and sewer services.

Assistant City Manager Morgan stated county residents would not be forced to annex into the City, but they would be required to pay for water and sewer services when they decide to annex into the City.

Councilors Roberts and Kelso commented on what an incredible opportunity this is to pay \$.10 on the \$1.00 for this infrastructure project.

Mayor Primmer agreed, noting Administration is focused on future planning and proactive execution.

Councilor Hayward moved and Councilor Roberts seconded to adopt Resolution No. 2416 and lay upon the record. Motion carried unanimously with Councilors Hayward, Roberts, Duron, Linton, Kelso, and Barron in favor.

### **Resolution No. 2417- Well #6 Chlorination Structure Contract Award**

Assistant City Manager Mark Morgan reviewed information from the agenda packet and presented information (PowerPoint Presentation attached) regarding awarding a contract to C&E Trenching, LLC.

Councilor Hayward moved and Councilor Duron seconded to adopt Resolution No. 2417 and lay upon the record. Motion carried unanimously with Councilors Hayward, Roberts, Duron, Linton, Kelso, and Barron in favor.

### **Future of the Carnegie Building Discussion**

City Manager Byron Smith reviewed information from the agenda packet and presented information (PowerPoint Presentation attached) regarding proposed future use of the Carnegie Library as reflected in community outreach efforts and organizations who have reached out to the City for specific uses to include:

- A Museum through the Hermiston Historical and Cultural Society,
- Community Art Center through Kim LaPlant,
- Community Educational Discovery Center through Thought Bubblez, and
- Education and Emergency Response through the Hermiston Amateur Radio Club

After much Council discussion and staff addressing additional questions from the Council, the Council agreed about the importance of understanding the options regarding registering the Carnegie Building with the National Historic Preservation Society and that the Council should hear in-person presentations from those interested in using the building. Councilor Duron moved and Councilor Roberts seconded to authorize staff to begin the evaluation process of addressing building use with preliminary cost estimates. Motion carried unanimously with Councilors Hayward, Roberts, Duron, Linton, Kelso, and Barron in favor.



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# CITY COUNCIL

## Regular Meeting Minutes

March 23, 2026

### **February 2026 Monthly Financial Report**

Council displayed City of Hermiston “Wind is Dumb” t-shirts as a surprise to Finance Director Ignacio Palacios as a reference he made during the Goal Setting Session Meetings.

Councilor Hayward moved and Councilor Duron seconded to accept the February 2026 Monthly Financial Report as presented (PowerPoint Presentation attached) by Finance Director Ignacio Palacios, Assistant City Manager Mark Morgan, and City Manager Byron Smith. Motion carried unanimously with Councilors Hayward, Roberts, Duron, Linton, Kelso, and Barron voting in favor.

### **Committee Reports**

None given.

### **Mayor’s Report**

Mayor Primmer spoke regarding:

- Distinguished Service Awards – Thanked all those dedicated their time volunteering
- National League of Cities Conference in Washington DC, which he will speak more about at the next City Council meeting.
- Spring Market at the Community Center and Harkenrider Senior Center on Saturday, March 28<sup>th</sup>
- Arbor Day Tree Giveaway on Saturday, April 4<sup>th</sup> at the Community Center

### **Council Presidents Report**

Councilor McCarthy was not in attendance.

### **Council Reports**

Councilor Allen stated he attended the National League of Cities Conference in Washington DC and has gifted everyone at the dais with 250 memorabilia symbolizing the 250-year Anniversary of the United States of America and will speak more about this conference at the next City Council meeting.

Councilor Kelso stated he also attended the Distinguished Service Awards event and thanked Good Shepherd Community Health Foundation, Liz Marvin, Ami Little, and all those who helped make the event a success.

Councilor Barron stated he attended the National League of Cities Conference in Washington DC and will speak more about this conference at the next City Council meeting. Councilor Barron apologized to Mayor Primmer for stepping away from the dais to speak with a constituent during the meeting without following proper decorum, stating there are rules set in place for a reason and he will make sure this does not happen again.

Councilor Duron reminded the Council that the League of Oregon Cities (LOC) is looking for volunteers for the Conference Planning Committee, and spoke regarding the LOC Meetings/Conferences scheduled for April 16 and April 23–24.



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# CITY COUNCIL

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Regular Meeting Minutes

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## **Youth Advisory Report**

Youth Advisory Member Jacquelyn Quevedo spoke regarding the many accomplishments of her fellow classmates that participate in sports and clubs, including the boys wrestling team who won state and girls wrestling who were runner ups, and mentioned spring and summer breaks.

## **Manager's Report**

None given.

## **Adjourn**

There was no other business and Mayor Primmer adjourned the regular City Council meeting at 9:31pm.

SIGNED:

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

ATTEST:

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

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# 2025 ANNUAL REPORT



Prepared by:  
**Jesalyn C. Cole**

# 2025 HIGHLIGHTS

Thanks to the support of many, we continue to accomplish big milestones! Here are a few from 2025:

**February**– Fans installed in Sleep Center bathrooms with grant dollars.

**March** – Three water spigots installed on campus with grant dollars.

**April** – Received a grant to create an outdoor garden and purchase planters and flowers. Began partnership with HHS construction class to build raised garden planters.

**May** – Participated in **I Love My City** with free haircuts available. Parking lot improvements made with grant dollars.

**June** – 1<sup>st</sup> anniversary of Individual Shelter Units. Delivery of new washers/dryers purchased with grant dollars.

**July** – Added an awning onto the Sleep Center and added visitor parking signs.

**August** – Screening of Hollywood movie, “No Address,” at Hermiston Cinema, sponsored by AWS.

**October** – Solar panel project completed with ribbon-cutting event. Hosted 2<sup>nd</sup> annual fundraising gala: Enchanted Garden.

**November** – Added two additional Individual Shelter Units (Thank you Marlette/Clayton Homes!), replaced and added trees, and added electricity to two storage sheds.

**December** – Celebrated 3<sup>rd</sup> year of consecutive service to guests in the Sleep Center!



# OUTREACH

Our focus continues to include outreach and community education. It is important that everyone is aware of our services. We are providing shelter, and so much more, to those in need. We regularly attend, participate, and present at area events. We attend area meetings to spread the word and help our community at large to better understand what we are doing and why.

Below is a further re-cap of 2025:

10 total presentations to the city councils of Echo, Stanfield, Hermiston, and Umatilla, as well as Umatilla County commissioners.

12 presentations to civic/service organizations and/or church congregations.

27 scheduled group tours to community partners, organizations, and supporters; along with countless impromptu tours for community members and supporters.

We participated in five community resource events with information for the general public.

We participated in monthly meetings for PATH, Hermiston's Faith Advisory Council Committee, Eastern Oregon Shelter Collaboration, Home for Hope, Oregon Continuum of Care, and our own board meetings. We also attended quarterly meetings for the Local Planning Group in Pendleton, the Community Action Group of Eastern Oregon, and the Food Insecurity planning group.

We invite you to come take a tour in person!  
Visit our facebook page and/or website for a virtual tour.

We'd love to come to you, give an update, and answer questions you have about our work. Reach out to schedule with us!



# SLEEP CENTER

The Sleep Center continues to offer a low-barrier solution to those seeking overnight shelter, meaning we are an emergency, temporary shelter designed to minimize obstacles for people experiencing homelessness. We have been in continuous operation every night since opening in December of 2022. We allow immediate access without requirements like sobriety, identification, income, or background checks. We encourage stability and safety for vulnerable populations; including accommodating pets and families.



**Cindi Jorgensen**  
Sleep Center Coordinator



Our Reverse Advent Calendar was very well received by individuals, as well as community groups, in December. We were grateful for the many donations!

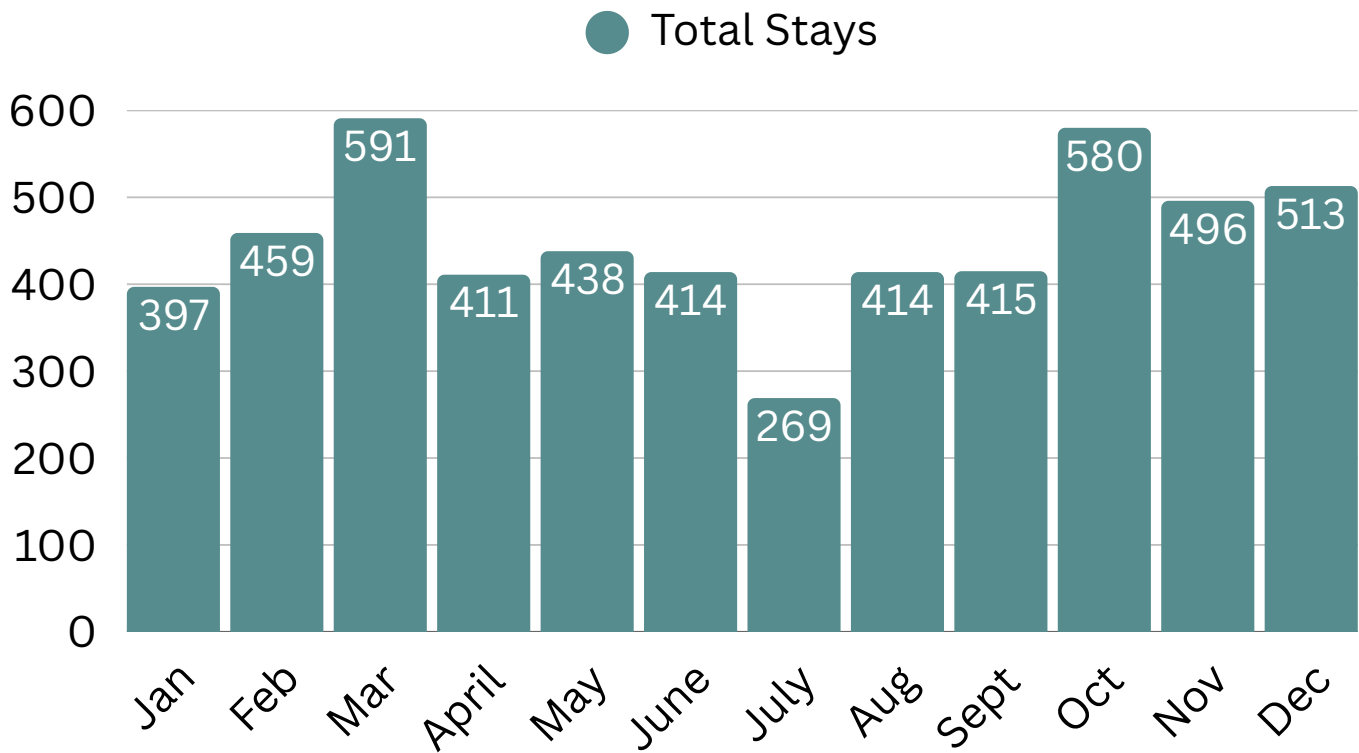
We continue to rely on volunteers to help with serving breakfast and guest check-out, as well as evening check-in procedures. Meals are generously donated by individuals in the community, service organizations, local restaurants, and churches. Our guests are fortunate to have the support of so many. SSA appreciates the thousands of dollars of in-kind donations for our guests.

Transportation is available from a pick-up location in downtown Hermiston, or guests arrive independently. They are welcomed into the center, fed an evening meal, and given a safe place to sleep for the night. Breakfast is served in the morning before guests depart for the day. Transportation is then offered back to the same location downtown.

Overnight security is contracted through Phoenix Protective Services.

# SLEEP CENTER NUMBERS

With average nightly stays ranging from 10-20 guests, the Sleep Center is offering a much-needed service in the region. Over 5,000 overnight stays occurred in 2025 representing well over 350 unique individuals.



Once a guest has stayed 14 consecutive nights at the Sleep Center he/she qualifies to transition into membership and works with our Navigation Director on the next steps to get into an Individual Shelter Unit.

# NAVIGATION CENTER

**Our Navigation Center and Individual Shelter Units opened in June of 2024. We continue to build the services and resources available to members.**



**Carolina Delgado**  
Navigation Center Director

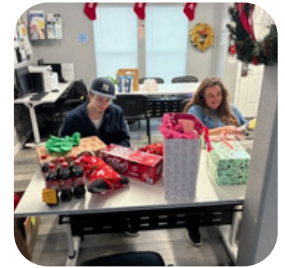
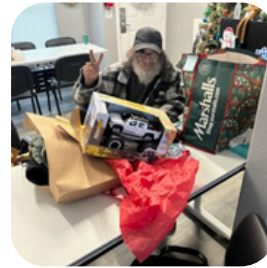
Members set and work toward goals while staying on campus. Some categories include: employment, housing, budgeting, physical health stability, mental health stability, substance use disorder treatment, obtaining documents, and/or obtaining benefits. Each member works one-on-one with Carolina to set and progress toward their individual goals. She works hard to link our members with the appropriate resources to meet with success.



Members have access to computers, washer/dryer, kitchen, showers, and the group area that includes games, books, and puzzles. Staff is on hand daily to help with resume building, applications, etc. We offer a shuttle schedule Monday-Friday for members to be able to run errands. We strive to build a community where members are growing in hope, independence, and accountability. We celebrate birthdays, personal milestones, promote peer support, offer field trips, and host craft and social activities. We work to show members what a home looks and feels like, and how they can create that for themselves.

# SUCCESSES

We were able to add two additional ISUs on campus at the end of 2025. In the 18 months of our ISUs being available, we have successfully transitioned 18 individuals to permanent housing. Our primary goal is for our members to find sustainable, permanent housing, not quick fixes. We want to see success, so we strive to build a community that creates stability for members while they are here, and independence beyond our campus. We are working on long-term goals and long-term solutions, and this takes time.



Stepping Stones Alliance works with a vulnerable population filled with unique individuals. Each has his/her own, unique history, along with hopes for the future. Through our Navigation Center and staff, we work one-on-one to set goals and link each member to the community resources that will help them achieve those goals. Dealing with government bureaucracy is challenging for the best of us, but for those with limited means and difficult situations it is even harder without an advocate in your corner. We become that advocate and assist our members to navigate and persevere through the challenges.

Here are a couple recent member stories:

\*names have been changed to protect the privacy of our members

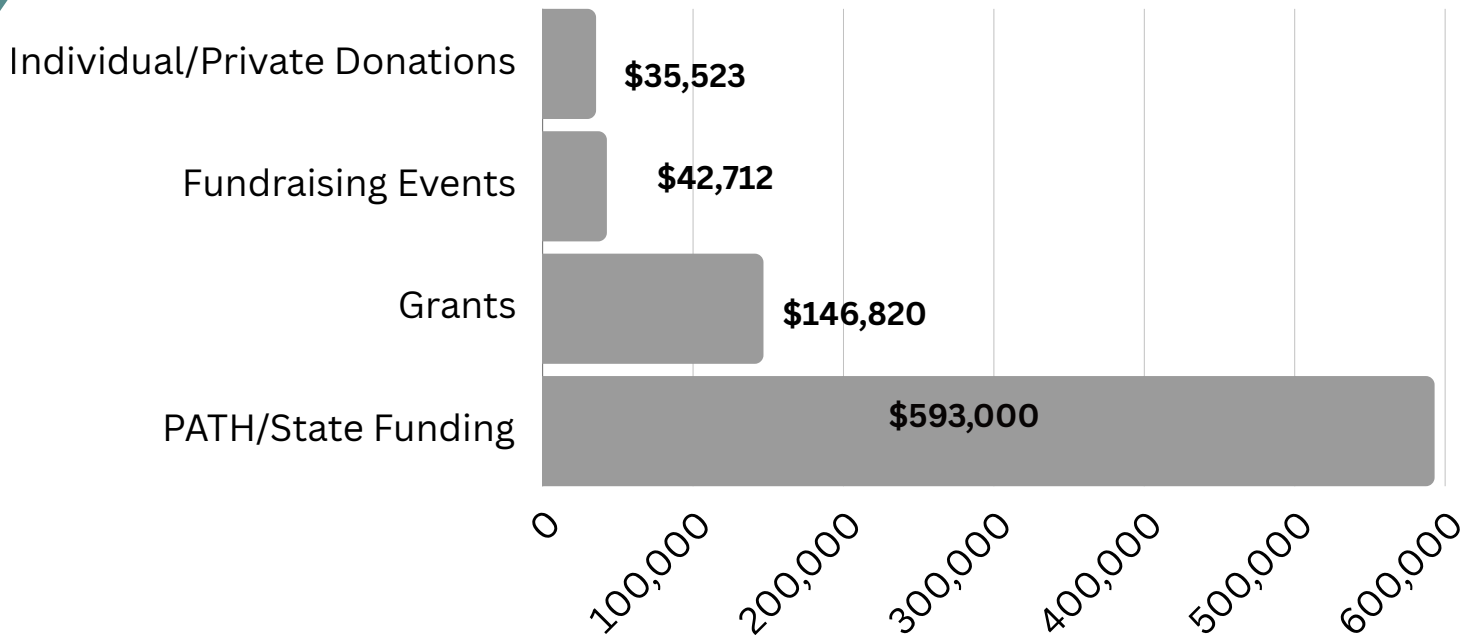
Steve came to the shelter fleeing domestic violence. He had been in an abusive relationship in another state and wasn't sure where to turn or even where was safe. Over several weeks, we were able to build trust with Steve and get more information about his background. He had cut all ties with his family years prior, but was open to the idea of reaching out to them. We were able to facilitate a reconciliation, and he was welcomed back by his parents (who had known nothing of the abuse or his whereabouts).

His mom sent a follow-up letter of gratitude stating, "We want to thank you so much for the help you gave our son. Because of you, he will now get his life back."

John moved to the area to live with family after his wife of many years passed away from cancer. The living situation did not work out, and he was left homeless, with little to no resources. John, a Veteran in his 80s, was lost without his wife. We began working through the process of getting him linked to Veteran resources. This involved a lot of navigating through the system to get the documents he needed to prove his service. His daily walks with his dog brought him solace, and he began to connect with staff and other members.

The connection made with our Veteran services partner eventually got John the resources he needed, and his own apartment.

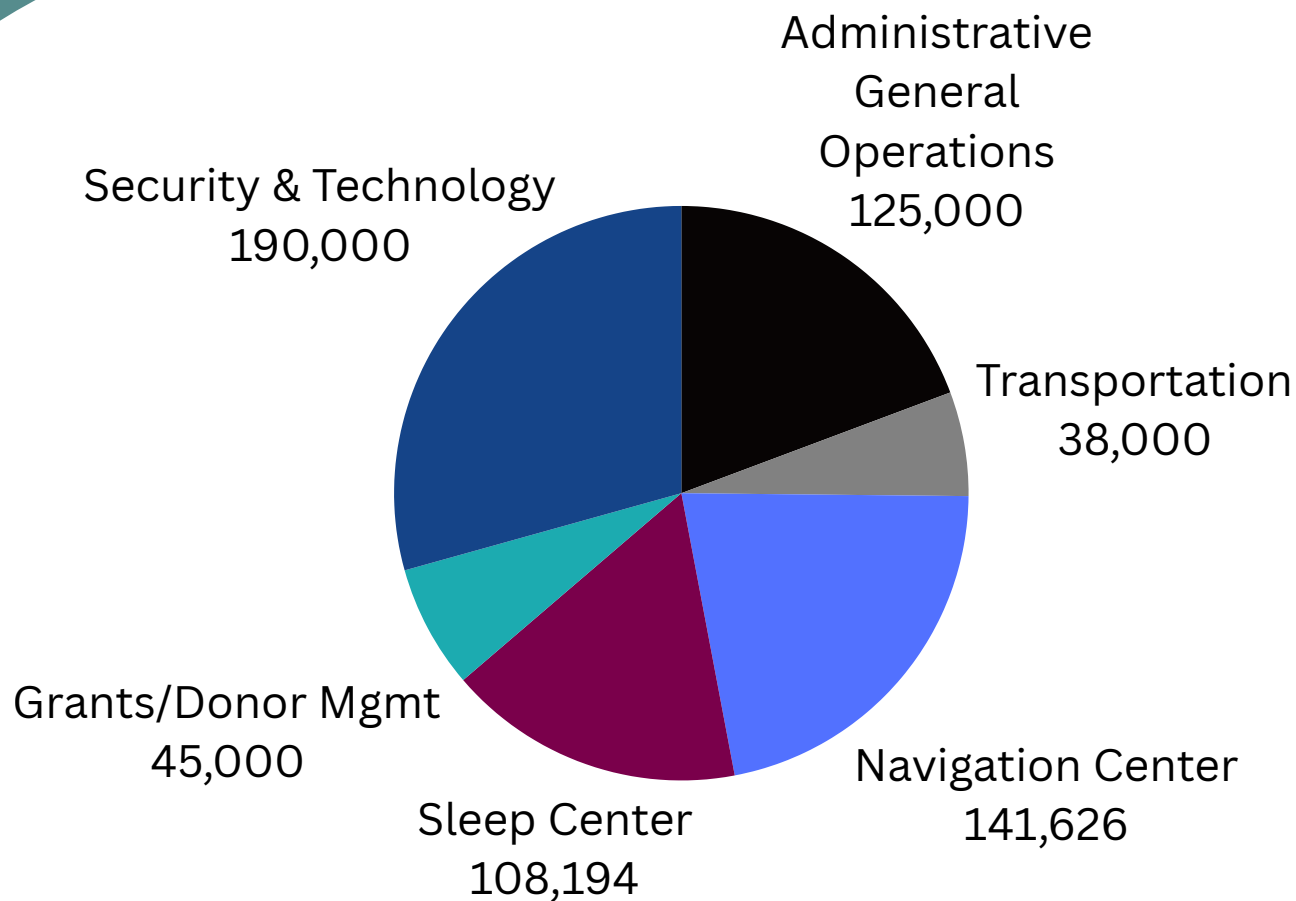
# REVENUE



We operate the Sleep Center 12 hours a day, 7 days a week and have members on site 24 hours a day, 7 days a week with the Navigation Center and ISUs. We operate with 8 staff members and have contracted overnight security staffing. Thanks to every donation, small and large, we are able to offer necessary resources to our guests and members. Funding opportunities for future revenue are constantly being researched and explored. Grants, sponsorships, private donations, and fundraising events are all being worked on as we continue to grow and add services.

EIN 84-4739478

# EXPENSES IN USD



**Administrative General Operations** (19.3%) include: administrative staffing, insurance, utilities, phone, office supplies

**Sleep Center Expenses** (16.7%) include: staffing, guest supplies

**Navigation Center Expenses** (21.9%) include: staffing, member programming, supplies, Individual Shelter Unit maintenance

**Security & Technology Expenses** (29.3%) include: security staffing, IT, website, system monitoring costs

**Transportation Expenses** (5.9%) include: fuel, staffing, shuttle maintenance

**Grants/Donor Management Expenses** (6.9%) include: grant writing and management, outreach, software, fundraising

# ANNUAL GALA

Sponsors and attendees made our second annual gala, the 2025 Enchanted Garden, a fun and successful evening for all! With your help, our net after expenses was \$42,712!



## FUNDS FROM THE GALA

Monies raised at the annual gala help with costs not covered by state/contracted funding. This year our 'silent auction' was a fund-a-need option and bidders were able to purchase: shuttle fuel, cleaning supplies, outreach lunches, dishes for the members, breakfast foods, bedding and mattresses, monthly birthday cakes for members, laundry supplies, guitars, and other class materials for members.

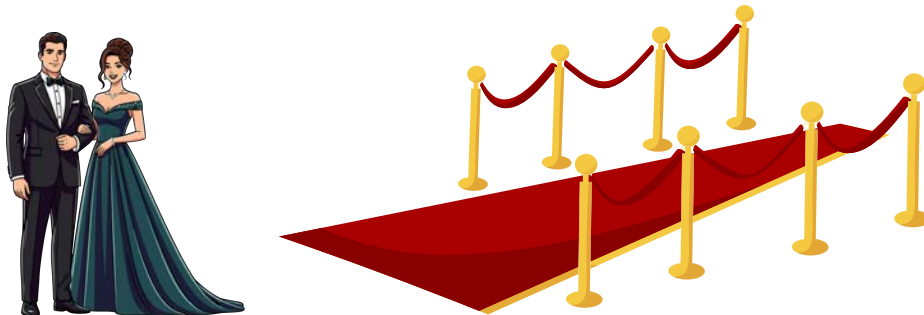
# ANNUAL GALA

## 2025 Sponsors and Supporters:

AWS InCommunities, Atkinson Staffing, Clayton Homes, Banner Bank, Rylee Kaye Photography, UEC, Wheatland Insurance, VegOut, Anderson Boylan & Ramos, Hermiston Generating Plant, Rogers Toyota, Lifetime Vision Source, Delish, Inland Tarp & Cover, CG Catering, Kirby Nagelhout Construction, Hermiston Kiwanis, Safeway, Specks Printing, Midway Bar & Grill, Sassafras Flowers by Shera, Cupcake Paradise, Waste Connections, Julie & Kim Puzey, Susan Ross, John & Cathy Lloyd, Kalinda Harris, Linda Turner, Dan Dorran, 3<sup>rd</sup> Story Creations, The Maxwell House, DJ Montes, EOTEC, Topsy Boards, Peter Cole, Aden Blake Films, Knerr Construction, NW Farm Supply, Micah Mercer, HHS Construction class, Desert Lanes, EOMS, Follett's, Echo Ridge Cellars, OMG Burgers, City of Umatilla, Andee's Boutique, Hale's, USA Subs, Carson Oil, Nookies, Lucky Endz Gifts, Woodworking Specialties, Hermiston 8 Cinema, Angie Markwick, Aloras Winters, The Homemade Bakery, Carrie's Custom Confections, Sweet Caroline's Treats, Chuck Barnes, Roger Condie, Kelly May, Kire Barraza-Ross, Phil SpicerKuhn, Carolina Delgado, Cindi Jorgensen, Zak Shasteen, Ross McIntire Bland, Michael Gilliland, Greg Plano, Skyler Whalon, and more!

## SAVE THE DATE

for Saturday, October 10, 2026 and join us for an evening on the Red Carpet! Watch for more details as we get closer. Interested in sponsoring? Reach out and we'll get you information!



# GRANTS & DONATIONS



**Jesalyn Cole**  
Executive Director

Securing funds to ensure that the day to day can happen is a constant activity. The community continues to be supportive in **MANY, MANY** ways, from volunteering time, donating meals, dropping off grocery items, making community connections for future partnerships, and giving financially. Our guests and members benefit greatly from the ongoing community support.

## Grants in 2025:

Schnitzer Cares

(Umatilla and Pendleton High Schools)

Amazon ChangeX

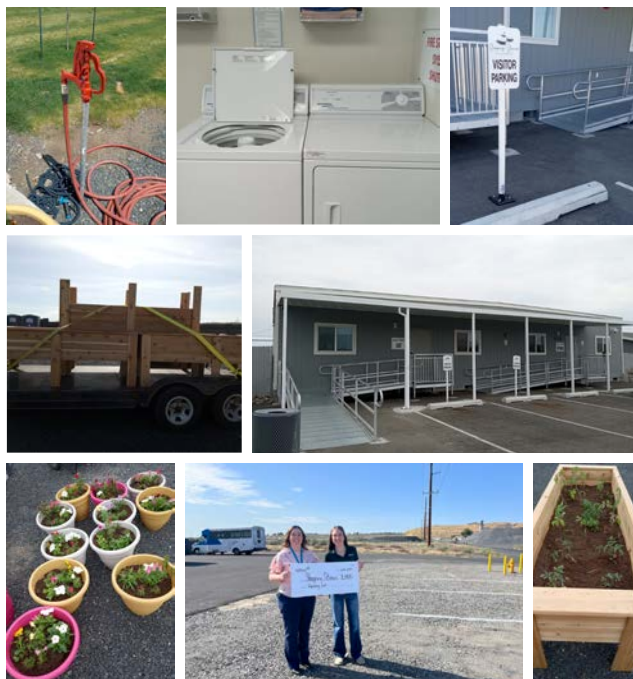
WalMart Store

WalMart DC

AgWest Farm Credit

Roundhouse Foundation

Wildhorse Foundation



Grant funding in 2025 financed planters and community garden supplies, commercial washers and dryers for both the Sleep Center and Navigation Center, bathroom fans, three water spigots, an awning on the Sleep Center, parking lot improvements, transportation staffing, the addition of electricity in two storage sheds, and overall operations.

# NEXT STEPS

**This third annual report takes a look at the progress that has been made.**

**Our next steps and goals include:**

- continued growth in partnerships with area resources
- financial sustainability and diversification of funding sources
- further volunteer and in-kind donation recruitment
- continued outreach through social media, community events, informational brochures, and presentations
- street outreach
- assisting members in educational and/or vocational development
- teaching financial management and other life skills through the Navigation Center
- completing the outdoor common space with pavilion and cooking area
- planning for and upgrading the bathroom/shower trailer
- completing the suppression system and installing the stove in the Navigation Center
- creating a memorial garden for members to have a quiet place for reflection and to remember those we have served and lost



# BOARD OF DIRECTORS

Our board of directors is made up of volunteers who focus on the high-level strategy, oversight, and accountability of our organization. They guide our long-term success, inclusive of our overall mission and financial stability.



**Roger Condie**  
Board Chair



**Chuck Barnes**  
Board Vice Chair



**Phil Spicerkuhn**  
Board Secretary



**Kire Barraza Ross**  
Board Member



**Kelly May**  
Board Member

New board members, Jami Tait and Cristina DeAnda, joined SSA in December, and we look forward to their contributions!

Roger Condie was re-elected to serve as board chair in 2026. Kire Barraza Ross is serving as vice chair and Kelly May is the newly elected secretary. The board is still actively seeking a volunteer to serve in the treasurer role, that is supported by our retained CPA firm.

# STAFF MEMBERS

We have five phenomenal staff members who oversee our day-to-day operations.

They drive, cook, clean, assist members, handle check-in and check-out, oversee the reception area, and so much more!

Outside of the daily operations; Zak focuses on IT, technology, and writing the monthly newsletter. Ross brings his own lived experience and assists with member goals through one-on-ones and navigation. They have both celebrated their 1-year work anniversaries with us and we hope they continue to offer their compassion and encouragement to guests and members at Stepping Stones for a long time.



Photo left to right:  
Zak, Greg, Cindi,  
Michael, Carolina,  
Jesalyn, Ross, and  
Skyler successfully  
completing a  
teambuilding exercise.

Michael is our Mr. Fix-it, with a background in construction, he gets most of the maintenance tasks. Greg shares his lived experience and love for music offering a creative side to member classes, as well as his attention to detail through his editing prowess. Skyler shares her creative skills through her contributions to all things office related on bulletin boards, holiday decorations, organization of supplies, and so much more! These three joined the team in 2025 and have been amazing additions. They each bring a unique skillset that rounds out what SSA is offering guests and members daily.

Photo left to right:  
Skyler, Zak, Greg, Carolina,  
Ross, Cindi, Jesalyn,  
and Michael at the 2025  
Enchanted Garden Gala.



# CONTACT US



## SIGN UP FOR OUR NEWSLETTER

<https://stepping-stones-alliance.org/contact/>



## WEBSITE

[www.stepping-stones-alliance.org](http://www.stepping-stones-alliance.org)



## FACEBOOK

@steppingstonesalliance



## INSTAGRAM

@steppingstonesalliance



## MAIN PHONE

(541) 561-3680



## EMAIL

[executivedirector@stepping-stones-alliance.org](mailto:executivedirector@stepping-stones-alliance.org)



**Resolution 2412- Land Sale**

City Council: March 23, 2026

**Resolution 2412**

- Sell 10ac of land in South Hermiston Industrial Park
- Sale Price: \$65K/ac
- "Profit": \$200,000



**South Hermiston Industrial Park**

**Cook Site  
Circa-2021**



Cook #2

Cook #3



Cook #3A



## Cook 3A Background

- Jan. '24: Council Approves Purchase
- June '24: Sale Closes @ \$41,175/ac
- Direction:
  - **Market for job creation: 5 Years**
    - **As low as cost + Interest**
  - **Liquidate to Recoup + Interest**

South Hermiston Industrial Park  
Cook Site #3: 44 Acres



## Cook 3A Proposal

- 10AC @ \$65,000/ac
- 30Ksf Light Industrial Building
- Expansion up to 95Ksf
- City Keeps Remaining 34 Acres

South Hermiston Industrial Park  
Cook Site #3: 44 Acres





## Fiscal

- 10ac: \$650,000
- Costs/Fees: (\$35,000)
- Net Revenue: \$615,000



## Fiscal

- 10ac Revenue: \$615,000
- 10ac Cost: (\$411,750)
- 20 Mo. "Profit" \$203,250
  - **57.8%**
  - **34.68% Annualized**



## Next Steps & Exit Strategy

- Current Break-Even (+ Interest): \$37,800/ac
- Continue to market through June, 2029
  - **\$85,000/ac for Speculators**
  - **\$38,000 to \$85,000 for Job Creators**
  - **No Less than 15 acres**
  - **After June, 2029: Liquidate for highest price**



**QUESTIONS?**

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# Master Fee Schedule Changes

## March 23, 2026

# HFAC – Splash Pass Fee Adjustment

**\*\*LAST UPDATE: 2023\*\***

Splash Passes		Public Swim	
Individual		Monday - Thursday	1:10 - 5:00pm
Youth (11-17)	\$85	Friday - Sunday	12:10 - 6:45pm
Adult (18+)	\$95	<b>Admission</b>	
Senior (55+)	\$85	Infants (0-3)	Free
<b>Family</b>		Child* (4-10)	\$5
2 Adults/1 Kid	\$200	Youth (11-17)	\$6
2 Adults/2 Kids	\$280	Adult (18+)	\$7
2 Adults/3 Kids	\$360	Senior (55+)	\$6
<b>Fit</b>		*Child under 10 must be accompanied by an adult	
Adult (18+)	\$85		
Senior (55+)	\$75		
<b>All Access Fit &amp; Swim</b>			
Adult (18+)	\$325		
Senior (55+)	\$325		

**POOL FEATURES**  
 25 Meter Pool • 10 Deep Lane • 600 sq ft  
 17 Pool Water Slides • 10 Water Area • 200 sq ft  
 VISIT HERMISTONPOOL.COM

**2025 Rates:**

- 1 Adult/1 Child = \$180**
- 1 Adult/2 Kids = \$200**
- 2 Adults/2 Kids = \$200**

### Challenges:

- Family Passes (in Household Only), but accounts have friends, cousins, neighbors, etc.
- Structure difficult to enforce
- Staff unable to effectively verify eligibility
- Created an inconsistent and inequitable pricing structure across users

**Program: June 12<sup>th</sup> – Labor Day Weekend**



# 2025 HFAC Recap

<p>Splash Passes Sold: <b>362 = 758 individuals</b> (360)</p> <p>Member Check Ins: <b>6,208</b> (5,955)</p> <p>Daily Admissions: <b>29,919</b> (30,803)</p> <p>Week day Avg: <b>357</b> (328)</p> <p>Week day High: <b>781</b> (Tues, 7/18)</p> <p>Weekend Avg: <b>406</b> (484)</p> <p>Weekend High: <b>876</b> (Sat, 7/12)</p> <p>Admissions Revenue: <b>\$137,946</b> (\$141,001)</p> <p>Public Swim Days Open: 77</p>	<p>Swim Lesson Participants: 1,619</p> <p>All Summer 8 Week Series: 525</p> <p>Swim Lesson Revenue: \$104,676 (\$114,763)</p> <p>Concessions Revenue: <b>\$62,411</b> (\$60,692)</p> <p>30,384 items sold</p> <p>Daily Avg: <b>\$795</b></p> <p><b>Total Visits: 82,218</b></p>
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**POOL FEATURES**  
 25 Meter Pool • 10 Deep Lane • 600 sq ft  
 17 Pool Water Slides • 10 Water Area • 200 sq ft  
 AQUATIC FACILITY RENTALS

- 1 Pass = \$85 per pass**
- 2-3 Passes = \$65 per pass**
- 4-6 Passes = \$55 per pass**
- 7-14 Passes = \$50 per pass**

- 1 Adult/1 Child = \$180 \$130**
- 1 Adult/2 Child = \$200 \$195**
- 2 Adults/2 Kids = \$200 \$220**

**77 Days Open - \$1.10 /day**  
**Pays for itself in:**  
 Child: \$5/day – 17 visits  
 Youth: \$6/day – 15 visits  
 Adult: \$7/day – 13 visits

### Solution:

- ✓ No need for "Family" confinement
- ✓ Reduces misuse of "Family" passes
- ✓ Streamlines Front Desk operations
- ✓ Customizable for family needs
- ✓ Encourages groups to register together
- ✓ Decrease in expense for families needing Public & Fit Pass



## HFAC – Other Fees

- **Fitness Pass Add-On (to Splash Pass): \$30**
- **Updating Name – Picnic Shelter to Picnic Pavilion**
- **All-Day Lazy River Area Rental –**  
**Added this last year, great option for large groups.**



## Community Center

### Updated Fee Structure

- **Added a Booking Fee**
- **Added Weekday Small Meetings & Event and associated fees**
- **Added Staffing Fee for after hours**
- **Adjusted Large Event Insurance Requirement to \$2 million. (Increase on policy of ~\$25)**
- **Adjusted small meeting rental rates and damage deposit fees**



## Festival Street – Red Tent Fee

### Red Tent Rental:

**\$250 → \$400**

\*To better align with actual cost of setup/teardown

## Harkenrider Senior Activity Center

### Updated Fee Structure

- **Updated Naming (Terrace, Garden Levels)**
- **Added Garden Level Rentals**
- **Added Booking Fee**
- **Updated Weekday vs Weekend Rental rates**
- **Adjusted fees based on actual staffing/building costs**



## Parks & Recreation – Fee Updates

### Special Event Permit Fee

#### Establishing a Consistent Framework for Park Use:

- Required for larger organized events in parks, trails, and open spaces
- Establishes oversight and accountability of park usage
- Aligns event planning with available park resources
- Ensures safe and coordinated use of City facilities

## Parks & Recreation – Fee Updates

### Special Event Permit Fee

#### Key Outcomes:

- Aligns with City ordinance requiring permits for organized or commercial use of public park space
- Establishes a consistent and fair process for park use review and approval
- Responds to increased private and commercial use of public spaces
- Helps offset maintenance and operational impacts from large events
- Standard practice among comparable and growing park systems



## Questions

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## Resolution 2415

- Authorize Procure UV Equipment
- \$681,880
- Long Lead Times (Larger Project)
- DEQ Requirement



## Background

- “Recycled Water Treatment Plant”
- Class-A Treated Effluent Discharged to:
  - West Extension Irrigation- Growing Season
  - Umatilla River- Non-Growing Season
- Final Disinfection: Chlorine



## Background

- New NPDES Permit
- Eliminate “Chlorine Byproducts” by 2028
- Chlorine Costs up Significantly
- Chlorine Supply-Chain Fragile
- Chlorine Gas is Dangerous



## Ultra-Violet Light Disinfection

- In Adopted CIP several years
- Long Lead-Times
  - Order Equipment Now
  - Install Contract Later
  - Construct/Install: 2027






# Proposals

- Glasco: \$681,880
- Enaqua: \$1,226,500



# QUESTIONS?

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## Resolution 2416- Sewer Loan

City Council: March 23, 2026



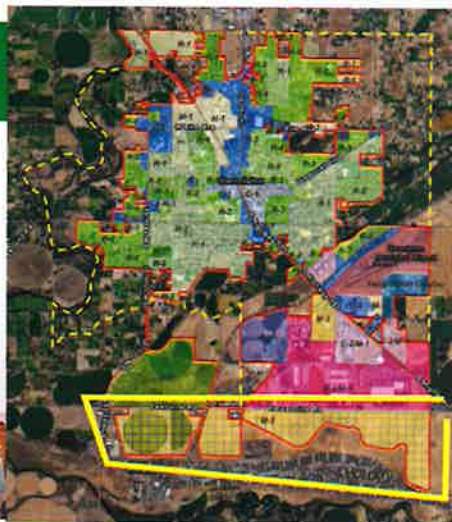
# Resolution 2416

- Authorize \$1.5M Loan Application
  - Leverages \$4.2M Private Investment
  - Possible \$1M Grant
  - Significant Sewer Service Expansion Area for \$500K

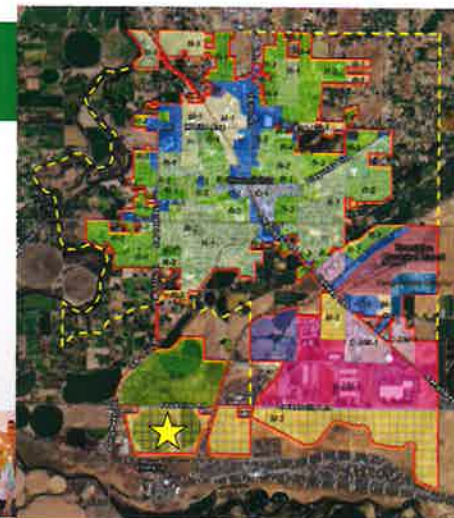




## 800ac Recent Annexation



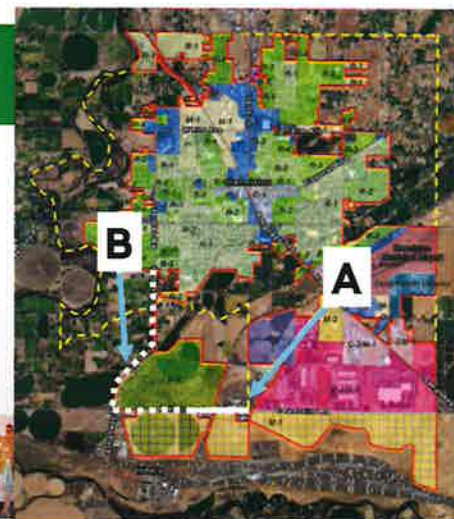
## New Industrial Development



## New Sewer Options



A: \$4.18M  
B: \$5.68M  
Δ: \$1.5M



**HERMISTON** **B- Benefits**

- 1,300 Home Prairie Meadows
- Future Residential
- Reduce Nitrate Contamination from 50+ Septic Drainfields



**HERMISTON** **Proposal**

- Private Company Pays \$4.18M
- City Pays \$1.5M Δ
  - **DEQ Loan Forgiveness: \$1M**
  - **City Out of Pocket \$0.5M**
  - **PM's 1,300 SDC's @ \$356ea**
  - **\$462,800**



**HERMISTON**

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**QUESTIONS?**

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**Res 2417- Well 6 Chlorine**

City Council: March 23, 2026

**HERMISTON**  
OREGON



# Resolution 2417

- Authorize \$630,230 Chlorine Building at Well #6



# Resolution 2417

- Existing "building" rotting from chlorine
- Under-sized for storage
  - Problems with supply-chain



# Resolution 2417

- Included in CIP since 2017
- Bids Received:

• C&E:	\$630,230
• Rotschy:	\$660,292
• Tapani, Inc:	\$705,400
• DSL Builders:	\$876,700
• Estimate:	\$922,000



## QUESTIONS?

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## Outline

- Carnegie Building
- Survey Results
- Interested Groups



## What is the Carnegie Building?



- Built in 1918 (11 years after Hermiston was incorporated)
- One of nearly 1,700 libraries in the U.S. funded by Andrew Carnegie to improve literacy
- Served as the library until new building was completed in 1986
- Has been used for city offices and temporary library
- Listed on a local historic register



## What's Next for the Carnegie?



- \$1 million in State Funding secured during the 2025 Legislative Session for revitalization
- Civic Leadership Academy Class of 2025 studied options and next steps
- Ideas include history, arts, gatherings, education, youth services, and more





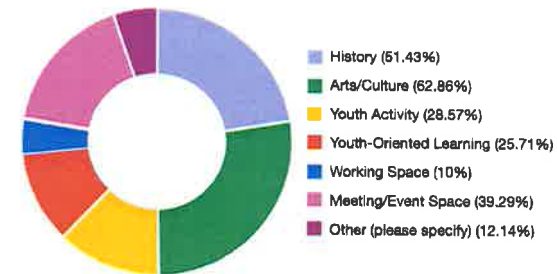
## Survey Results

- 181 Participants
- Open August 2025 through November 2025
- Combination of online and paper
- Presented to Various Groups
  - **Hispanic Advisory Committee**
  - **Harkenrider Lunch**
  - **Lions**
  - **Kiwanis**
  - **Rotary**



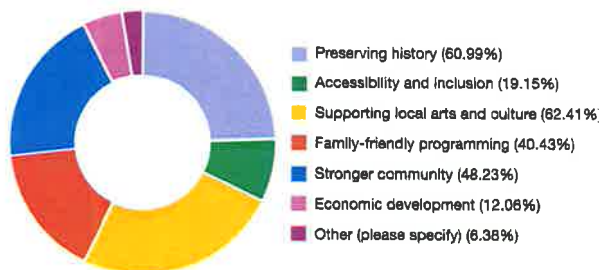
## Survey Results

Which future use of the Carnegie Library Building would you most like to see?



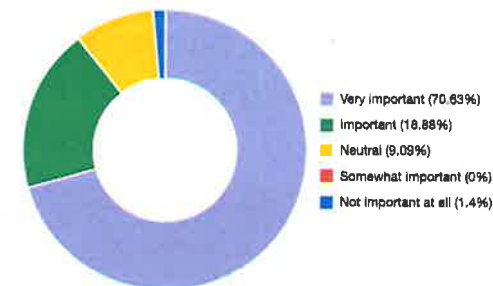
## Survey Results

What values should guide the future use of the Carnegie Library Building?



## Survey Results

How important is it to you that the Carnegie Library Building is preserved and available for continued public use?



In a few words, describe what you would like to see in the Carnegie Library Building.

Category	3 Star Topics
<b>Cultural and Historical Preservation</b>	3 Star Topics 17 responses - 48.56%
Historical Preservation	18 responses - 49.05%
Local Museum Initiative	15 responses - 40.05%
Historical Awareness Programs	24 responses - 65%
<b>Arts and Educational Opportunities</b>	3 Star Topics 40 responses - 103.75%
Arts and Culture Spaces	27 responses - 69.54%
Educational Opportunities in Arts	8 responses - 21.21%
<b>Community Engagement Initiatives</b>	3 Star Topics 40 responses - 103.75%
Community Events	50 responses - 132.31%
Family-Centric Activities Spaces	11 responses - 28.48%
Youth Engagement Programs	10 responses - 26.42%
<b>Affordable Community Spaces</b>	10 responses - 26.42%
<b>Collaborative Community Efforts</b>	11 responses - 28.48%



## Survey Results

- Summary
  - Retain for Public Use
  - Historical and Youth
  - Leaning Historical



## Interested Groups



- Hermiston Historical and Cultural Society (Museum)
  - February 2023 Council Presentation
- Community Arts Center
  - Kim LaPlant, Local Artist
- Community Discovery Center (Youth Education)
  - Thought Bubblez
- Education and Emergency Response
  - Hermiston Amateur Radio Club



## QUESTIONS/DISCUSSION

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## Possible Next Steps



- Schedule each group for work session time to present more details
- Authorize staff to begin the process of evaluating systems and begin preliminary designs
- Evaluate National Register Status Process




**Monthly  
Financial Report**  
March 23, 2026



## Hermiston Urban Renewal Agency (HURA)

- Hermiston URA
  - **67% through current fiscal year**
  - **Property tax receipts - 100%+**
- North Hermiston Urban Renewal Area – ROW appraisals complete with anticipated bidding this spring.



## General Fund

- Seventh month (or 67.0%) of 2025-26 fiscal year
- Monthly Revenues ended over projection by ~\$2.8 million
  - **Primarily due to receipt of property taxes and franchise fees**
  - **Received 100% of budgeted property taxes**



## General Fund

- Monthly Expenses were over projection by ~\$664k
  - Several Departments are 'over' projected budget (City Council, Finance & Non-Departmental) and were further evaluated
  - City Council, and Non-Departmental are over budget due to annual LOC membership, and transfer to building inspection fund, respectively.
  - Public Safety Center over budget due to single time purchases for PD building.



## Special Revenue Funds

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



## Utility and Street Funds

- Observations
  - Regional Water Fund ~\$110k under revenue projections and expenditures over projections by ~\$9k due to timing of transfers for future projects



## Capital Projects

- A number of projects in design:
  - Geer/Harper Realignment - in full design with bidding anticipated this winter
  - N. 1<sup>st</sup> Place - additional ROW with UPRR has begun
  - RWS Backup Generators – purchase contract awarded, install 2027 estimated install
  - Orchard Water Line replacement – preliminary design underway, open to bid in late winter
  - Well #6 Chlorination Structure – design nearing completion
  - Dogwood Street – contract award expected in spring
  - SE 10<sup>th</sup> Street Bridge – design to begin
  - E. Evelyn Avenue gravity sewer line – currently advertised and award expected spring
  - Aquifer Storage/Recovery – construction of structures and pump installations underway
  - 2<sup>nd</sup> Street Paving – design wrap up, anticipated advertising and award this spring
- TBD (budgeted and part of CIP):
  - Well #4 Controls – delays may require rescheduling project
  - Lift Station #5 – design to begin soon
  - Lift Station #7



## Capital Projects

- Sherman Park – Bid package to be released in April
- Public Safety Center – Furniture installation and walkthroughs



Discussion  
Questions?

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