



# CITY COUNCIL

## Regular Meeting Minutes July 28, 2025

Mayor Primmer called the regular meeting to order at 7:00pm. Present were Councilors Hayward, Roberts, Myers, McCarthy, Linton, and Kelso. Councilors Duron and Barron were excused. City Staff in attendance included: City Manager Byron Smith, Assistant City Manager Mark Morgan, Finance Director Ignacio Palacios, Chief Jason Edmiston, Planning Director Clint Spencer, Court Administrator Jillian Viles, Parks and Recreation Director Brandon Artz, and City Recorder Lilly Alarcon-Strong. The pledge of allegiance was given.

### **Farm-City Pro Rodeo Presentation**

Farm-City Pro Rodeo (FCPR) Board Members Jon Gill and David Bothum presented the Council with information and updates to include: 1988 origins with FCPR being created by cowboys for cowboys with \$1,000 per event and hosting 3 performances with a total purse of \$18,000 while the NFR total payout was \$2.2 million, to this years \$25,000 per event, many performances with a total purse of \$300,00 and NFR total payout expected to top over \$6 million; location challenges and changes from the old congested rodeo grounds downtown to the new grounds at EOTEC; multiple awards received throughout the years for top quality stock and the rodeo grounds dirt; equal payout in all events, which is rare; thanked local sponsors and the community for all their support; and announced that this year, FCPR is ranked the 15<sup>th</sup> Best Rodeo out of 700 Rodeo's in the US and Canada, climbing from last year's ranking of 28<sup>th</sup>.

Mayor Primmer thanked the FCPR for the information and congratulated them on the incredible accomplishments they have achieved.

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

Wayne Welle, 745 E Quince Ave- Thanked the Council, Chief Edmiston, and the entire Police Department for the noticeable difference they have made in his neighborhood by their continued efforts, stating the neighborhoods call for help two weeks ago was heard and has renewed their sense of community with a unified purpose, but stated more work will need to continue to be done.

Manuel Gutierrez, 750 E Quince Ave- Echoed Mr. Welle's comments thanking the City Council, Chief Edmiston and the Police Department as a whole.

Mayor Primmer thanked Mr. Welle's and Mr. Gutierrez for returning to the City Council meeting to share the positive feedback.

### **Consent Agenda Items**

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

- A. Committee Vacancy Announcement
- B. Confirmation to reappoint Luke Swanson to Position #6 of the Eastern Oregon Trade & Event Center Committee for a 3-year term ending June 30, 2028
- C. Confirmation to reappoint Alberto Munoz to Position #5 of the Hispanic Advisory Committee for a 3-year term ending June 30, 2028
- D. Minutes of the July 14th City Council Work Session and Regular Meetings

Motion carried unanimously.



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### **Resolution No. 2382- Establishing a Charter Review Committee and Process**

City Manager Smith gave information regarding the formation of a Charter Review Committee to engage the community and assist the Council in determining potential amendments as per the Council's 2025 Goals. Councilor Hayward moved, and Councilor McCarthy seconded to approve Resolution No. 2382 and lay upon the record. Motion carried unanimously.

**Resolution No. 2383- Supporting an application by the City for a Housing Planning Assistance Grant from the State of Oregon**- Planning Director Clint Spencer gave information regarding the proposal to apply for the Housing Planning Assistance Grant to allow the City to perform a code audit and draft new code to be in compliance with current and recent changes made in legislation.

After answering questions from the Council, Councilor Linton moved, and Councilor Hayward seconded to approve Resolution No. 2382 and lay upon the record. Motion carried unanimously.

### **June 2025 Monthly Financial Report**

After answering questions from the Council, Councilor Myers moved, and Councilor Roberts seconded to accept the financial report as presented (PowerPoint Presentation attached) by City Manager Smith, Assistant City Manager Morgan, and Finance Director Ignacio Palacios. Motion carried unanimously.

### **July 2025 Quarterly Investment Report**

Councilor Kelso moved, and Councilor McCarthy seconded to accept the Quarterly Investment Report as presented by Finance Director Palacios (PowerPoint Presentation attached). Motion carried unanimously.

Mayor Primmer and Councilor Kelso thanked Finance Director Palacios for the great explanations he gave, the wise ways in which the City is investing, and the transparency the report and explanations were given.

### **Police Collective Bargaining Agreement for FY26 through FY28**

City Manager Smith stated City staff met with the Hermiston Police Association for the bargaining process of a new union contract where a tentative agreement has been reached. City Manager Smith outlined proposed changes to the current agreement as outlined in the agenda packet staff report and answered Council questions to include: proposed financial changes make Hermiston more competitive and place the City where it needs to be when compared to similar sized communities, the City contributing 1% of retirement benefits for each union member regardless if they also contribute, and more.

Councilor Linton moved, and Councilor Myers seconded to approve the FY26-FY28 Collective Bargaining Agreement with the Hermiston Police Association as presented. Motion carried unanimously.

### **Committee Reports**

**Library Board**- Councilor Roberts shared information regarding construction updates, hiring new individuals to replace those who have retired, and circulation and card issuance statistics.

**Public Safety Committee**- Mayor Primmer stated the Committee met prior to the City Council meeting and heard updates from the Police Department and Municipal Court, to include: crime statistics, calls for service updates, new Police Department contract with Good Shephard Hospital, Court adjudication time frames, and court staff member Jennifer Herrera will be moving to the Finance Department.



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## Regular Meeting Minutes July 28, 2025

### **Mayors Report**

Mayor Primmer spoke regarding:

- Thanked Council President McCarthy for convening the last City Council meeting while he was on vacation
- Encouraged the community to partake in Hermiston's delicious watermelons
- Read aloud a Thank you letter from the Sherman's (attached)
- Announced the following events:
  - National Night Out and National Night Out Scavenger Hunt where the winner will receive a free Cuppa Yo Block Party
  - Umatilla County Fair Kick-Off Parade
  - Umatilla County Fair and Farm-City Pro Rodeo
  - MelonFest

### **Council Presidents Report**

Councilor McCarthy thanked Assistant City Manager Morgan for agreeing to be a judge for the Cutest Baby Contest during the Umatilla County Fair.

### **Council Reports**

Councilor Kelso stated the Hermiston and Pendleton Kiwanis Clubs helped provide and serve food to Foster Kids and their Foster Families as they enjoyed a fun day at the Aquatic Center and thanked the great Aquatic Center staff for their incredible professionalism, stating each interaction he had with these staff members, most all teenagers, was always followed with "sir". Councilor Kelso encouraged the community to tune into the Umatilla County Fair YouTube Channel for Livestock Shows as the Hermiston School District IT interns, all teenagers, lead on this effort.

Councilor Linton echoed Councilor Kelso's comments regarding the professionalism of Aquatic Center staff stating she has witnessed, on two occasions, lifeguards in action as they saved small children from drowning.

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

City Manager Smith spoke regarding:

- Asked Council members to meet at the Community Center at 5:45pm on National Night Out to travel together for the Cuppa Yo Block Party
- Asked Council members to reach out to City Recorder Alarcon-Strong if they wish to attend the upcoming LOC training in Boardman

### **Adjourn**

There was no other business and Mayor Primmer adjourned the regular City Council meeting at 8:14pm.

SIGNED:

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

ATTEST:

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

To: Mayor Primavera and Hermiston  
City Council —

We would like to thank you  
for the honor you have  
bestowed on us, by naming the  
new park, "Sherman Park".

We are very humbled and  
grateful to live in such  
an inclusive community.  
We are especially pleased  
that in the future so  
many children will be  
able to enjoy themselves  
in a beautiful and safe  
place.

Thank you so very much  
for such a great honor.

Ric + Karen Sherman



## Hermiston Urban Renewal Agency (HURA)

- North Hermiston Urban Renewal Area – ROW appraisals complete with anticipated bidding this winter.



## General Fund

- Twelfth month (or 100.0%) of 2024-25 fiscal year
- Monthly Revenues ended over projection by ~\$1,002k
  - **When compared to budget, revenues met expectation at 105.3%**



## General Fund

- Monthly Expenses were under projection by ~\$1,617k
  - **Building department's permit activity resulted in increased turnover for electrical inspections.**



## Special Revenue Funds

- Observations:
  - Transient Room Tax fund increased revenues (5% over budget) with corresponding expenses, difficult to estimate
  - Included is a EOTEC fund summary for June 2025 Financial Reports
    - It is presented compared to projected
    - Actual revenues are \$1,370k or 81% of budget
    - Actual expenditures \$2.6k and \$4.8k over in materials & services and capital, respectively



## Utility and Street Funds

- Observations:
  - Utility fund ~\$947k over projected revenues
    - This corresponds to one time 'septic service' in recycled water



## Capital Projects

- A number of projects in design:
  - Geer/Harper Realignment- full design expected by late Spring
  - N. 1<sup>st</sup> Sidewalk (additional ROW with UPRR has begun)
  - RWS Backup Generators
  - Well #6 Chlorination Structure
  - Aquifer Storage/Recovery – upper borehole complete
  - Well #4 Controls – contract awarded, project to 'commence' after peak season



## Capital Projects

- Hangar Replacement – 'kit' delivered and set up to begin in August
- Library – Cabinet installation with furniture delivery in late August; elevator updates underway
- The Arc – PD moved in. Sand and finish interior upon PD vacation
- Public Safety Center
  - Interior framing nearly complete
  - Outside 'hardscape' in construction





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## Discussion Questions?

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## Quarterly Investment Report Changes

- Investment report summary presented
  - The schedule summarizes investments by type and is presented in a 'new' format
  - The summary includes beginning and ending balances
  - The 'Change' column summarizes investment maturity and/or redemption
  - The 'Net Gain (Loss) or Interest' reports earnings for the period reported
  - The 'Fees' column presents associated fees (transaction, advisory, etc.)
  - The '% of Portfolio' column reports the ratio of each investment type in the city's investment holdings



## Investment Summary

- Total investments ending June 30, 2025, were \$26.6 million
- For the quarter ended June 30, 2025, \$66k in municipal bonds
- \$9.5 million redeemed from the LGIP account to fund ongoing capital projects
- Interest earnings for the quarter ending June 30, 2025, totaled \$380k
- The average interest earned totaled 2.6%



Discussion

Questions?

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