



CITY COUNCIL & URBAN RENEWAL AGENCY

Regular Meeting Minutes
August 8, 2022

Council President Primmer called the regular meeting to order at 7:02pm. Present were Councilors Hardin, Spicerkuhn, Davis, Myers, Barron, and Duron. Mayor Drotzmann and Councilor Peterson were excused; Judge Creasing was also excused. In attendance was staff to include: City Manager Byron Smith, Assistant City Manager Mark Morgan, City Attorney Richard Tovey, Chief Edmiston, Planning Director Clint Spencer, Finance Director Mark Krawczyk, Hermiston Energy Services General Manager Nate Rivera, Court Administrator Jillian Viles, and City Recorder Lilly Alarcon-Strong. Youth Advisory Members Julissa Gonzales Mendoza and Manuel Salazar were also in attendance. The pledge of allegiance was given.

Presentation- Hermiston School District Updates

Assistant Superintendent Jake Bacon gave Hermiston School District (HSD) updates to include information regarding: construction, ribbon cutting ceremony's, help with online student registration, hiring additional teachers to fill needed vacancies throughout the HSD, start of school timelines, and partnership with Amazon to tour facilities and explore more items related to robotics, science and math for HSD students.

Youth Advisor Gonzalez Mendoza asked what the HSD plans are for keeping children safe as there is an astonishing increase in physical altercations happening at the middle school level on a regular basis.

Assistant Superintendent Bacon stated there will be an increase in social workers and counselors, as well as a stronger adult presence throughout the school. Children are also always encouraged to seek out school staff and adults if they have concerns.

Citizen Input on Non-Agenda Items

Karen Primmer, Hermiston- thanked the Council for their support of staff assistance to help the Umatilla County Fair Parade be successful and safe. Mrs. Primmer also wished her husband, Council President Primmer, a Happy Birthday.

The Council also wished Council President Primmer a Happy Birthday.

Consent Agenda Items

Councilor Davis moved and Councilor Hardin seconded to approve Consent Agenda items A-D, to include:

- A. Committee Vacancy Announcements
- B. Confirmation of appointment to the EOTEC Advisory Committee: Patrick Collins, Position 5, 3-year term ending June 30, 2025.
- C. Recommendation of appointment to the Parks and Recreation Committee: Carlisle Harrison, Position 4, 3-year term ending October 31, 2025.
- D. Recommendation of appointment to the Parks and Recreation Committee: Erica Juarez, Position 5, 3-year term ending October 31, 2025.

Motion carried unanimously.

Motion to Proceed with Airport Hangar Reconstruction

Assistant City Manager Morgan presented information from the City Council Agenda Packet regarding the proposal to demolish the 10-space Open T-Hangar and replace it with a 10 to 18 space Closed T-Hangar. The closed T-Hangars are more sought after and can also be rented for a higher price than the open T-Hangar area



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that is not being completely utilized as well. Assistant City Manager Morgan stated staff and the Airport Advisory Committee is recommending to immediately begin on the design engineering and solicitation of bids in the hope of constructing these units in the Summer of 2023.

After some discussion, Councilor Barron moved and Councilor Spicerkuhn seconded to accept the staff report and direct staff to proceed as outlined. Motion carried unanimously.

Update of Goal Setting Report

City Manager Smith presented information from the City Council Agenda Packet regarding the 2022 adopted goals from the Goal Setting Session facilitated by Sara Singer Wilson.

After much Council and Staff discussion, Council President Primmer stated the update given from City Manager Smith was informational only and no action is being requested.

Committee Reports

None given.

Council President's Report

Council President Primmer spoke regarding:

- Thanked all the departments who participated in the County Fair Parade, specifically the Police and Street departments
- Encouraged the public to attend the Fair and Rodeo August 10-13

Council Reports

Councilor Myers thanked City Recorder Lilly Alarcon-Strong and Human Resources Specialist Crystal Inners for all of their work organizing the Council Parade Float for the Umatilla County Fair Parade. The Council agreed.

City Recorder Alarcon-Strong thanked the Council and stated it was a team effort that involved Assistant City Recorder Heather La Beau, and staff members from the Recycled Water, Street, and Parks and Recreation Departments.

Councilor Duron and Barron stated they both attended the National Night Out event for the first time. It was a great event involving the community, Police and Fire departments and are looking forward to participating in the future.

Youth Advisory Report

Advisor Gonzales Mendoza stated the parade event was very fun and it was great to see the child like wonder that it brought to everyone who participates and attends the parade.

City Manager's Report

City Manager Smith spoke regarding:

- City Manager written evaluations are due by 8/17 not 8/09
- City Hall updates



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- Updates on the West Cherry House that constituents complained about at the last meeting, to include:
 - City working with the offices of Parole and Probation for warrant checks
 - Code Enforcement has given the occupants a specific time frame to clean up the code violations
 - Police, HES, and Parks and Recreation are working to add pole cameras at Greenwood Park that would face the home in question, among other areas, for the Police Department to monitor

Council President Primmer thanked staff for acting quickly in response to citizen complaints.

Recess the City Council Meeting and Convene the Urban Renewal Agency Meeting

Council President Primmer recessed the City Council meeting at 7:55pm and immediately convened the Urban Renewal Agency Meeting.

Southwest Hermiston Urban Renewal Area (SHURA) Draft Plan Presentation

Assistant City Manager Morgan, Elaine Howard from Elaine Howard Consulting, LLC, and Luke Pickerill from Monte Vista Homes gave information regarding the proposal to develop an Urban Renewal Plan for a 353-acre residential area in the southwest area of the City, referred to as the Southwest Hermiston Urban Renewal Area (SHURA). Information was presented (PowerPoint Presentations attached) regarding what the legal process would be for its formation and why there is a need to extend public utilities to the proposed SHURA area, including: property development which will consist of nearly 600 housing units with many different housing options (single family, multi family, senior housing), an elementary school, fire station, commercial zones, parks, trails, and other amenities.

After much discussion and answering questions from the HURA Members, Member Barron stated he wanted to go on the record stating he believes the City should consider extending the Southwest Urban Renewal Area through 11th Street to beautify the businesses in that area and if not now, then the City should consider beautification of this area a priority in the near future. Member Davis moved and Member Spicerkuhn seconded to direct staff to move the plan forward for public comment and input from taxing districts as presented with no amendments. Motion carried unanimously.

Adjournment of the Urban Renewal Agency Meeting and Reconvene the City Council Meeting

There was no other HURA business and Vice Chair Primmer adjourned the HURA meeting and immediately reconvened the City Council meeting at 8:55pm.

Recess for Executive Session

At 8:56pm Council President Primmer announced that the City Council of the City of Hermiston will now meet in Executive Session in the Rotary Altrusa Room for the purpose of discussing preliminary negotiations involving matters of trade or commerce.

The Executive Session is held pursuant to ORS 192.660 (2) (g) which allows the Council to meet in Executive Session to consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations.



Where Life is Sweet

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Representatives of the news media and designated staff shall be allowed to attend the executive session. All other members of the audience are excluded. Representatives of the news media are specifically directed not to report on any of the deliberations during the executive session, except to state the general subject of the session as previously announced. No final decision may be made in executive session. At the end of the executive session, the council will return to open session which the audience may attend. The executive session will last approximately 30 mins.

Reconvene and Adjournment

Council President Primmer reconvened and adjourned the City Council meeting at 9:33pm as there was no other City business.

SIGNED:

Douglas Primmer, Council President

ATTEST:

Lilly Alarcon-Strong, CMC, City Recorder

DRAFT



SHURA DRAFT PLAN

HURA 8/8/2022



What's being asked?

- Staff directed to develop plan- March, 2022
- Receive draft plan
- Move forward for 2 months public comment
- Final decision in October



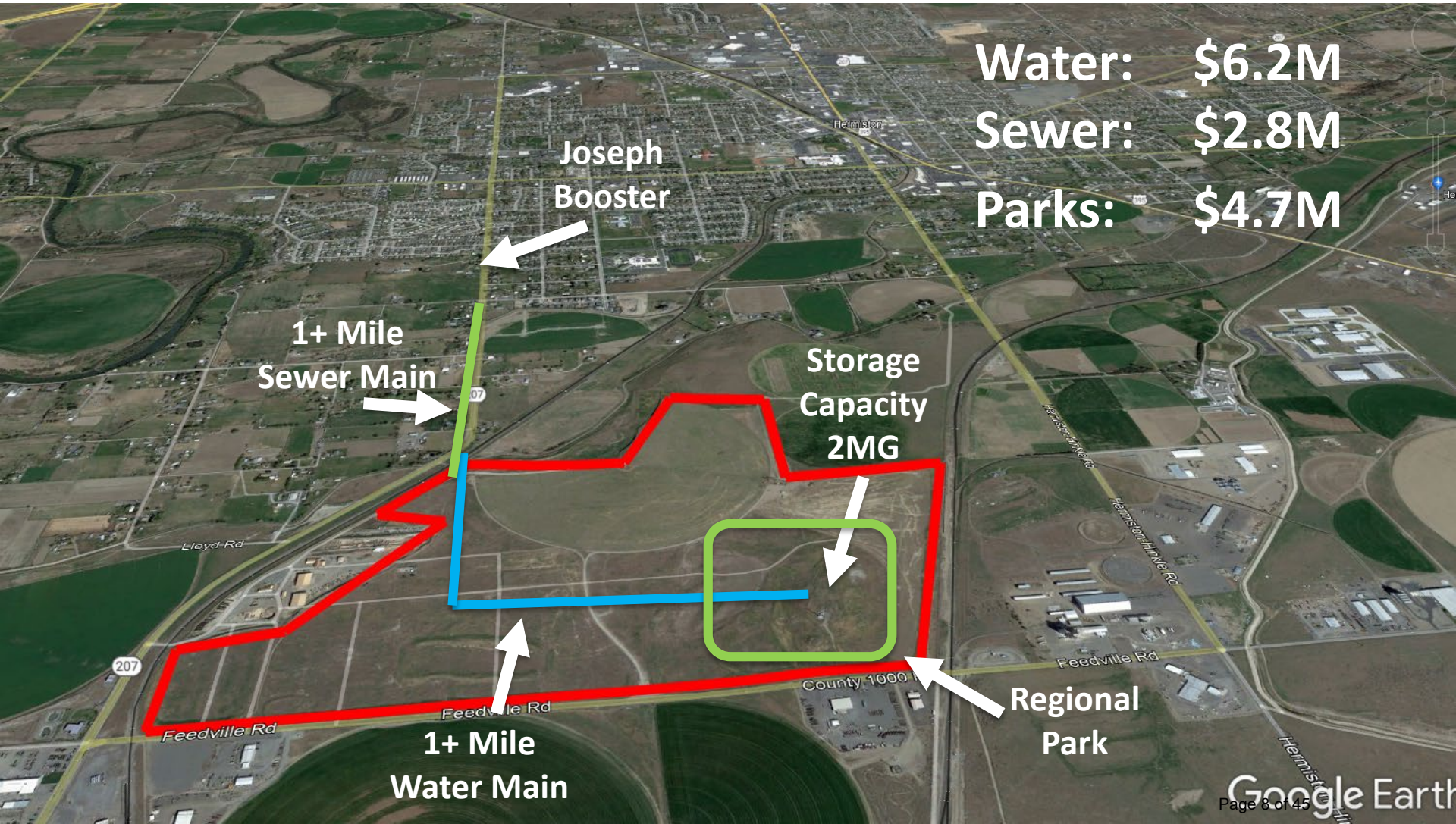


Why are we doing this?

- Extend Utilities
- Largest remaining residential tract in City
- 600+ housing units built since 2017
 - 142 Year to Date in 2022
- More land supply necessary



Blight: Lack of Utilities



Water: \$6.2M
Sewer: \$2.8M
Parks: \$4.7M



How does it work?

- Elaine Howard Consulting
- Diverts NEW tax to pay for improvements





Impact to Existing Services?

- Revenue Sharing begins at 10%
- Diversion capped at ~280 homes
 - Remaining 1,000 homes go to districts as normal
- Bonds not impacted
 - HSD Bond = Extra \$6.6M over 20 years
 - UCFD1 Bond = Extra \$300,000 over 20 years





Other Impacts- Development Agreement

- City & Developer Cover debt in early years
- Developer donates 1.5ac land to UCFD1
- Impact Fee per home paid to UCFD1
- Traffic Impact Fee per home pending TIA





Risk to City?

- Shared Debt Obligation = Max ~\$500,000/yr
 - Capacity in Utility Fund to absorb
 - Water improvements benefit/serve entire city





Worst Case Scenario?

- Debt Term assumed at 20 years vs 30
- Assumes \$12M incurred Day #1
- Absorption assumed at just 30 per year
- Occupancy assumed in 2027



HERMISTON URBAN RENEWAL AGENCY



ELAINE HOWARD
CONSULTING, LLC



TIBERIUS
SOLUTIONS



ROADMAP

1. Role of Agency
2. Plan Overview
3. Process

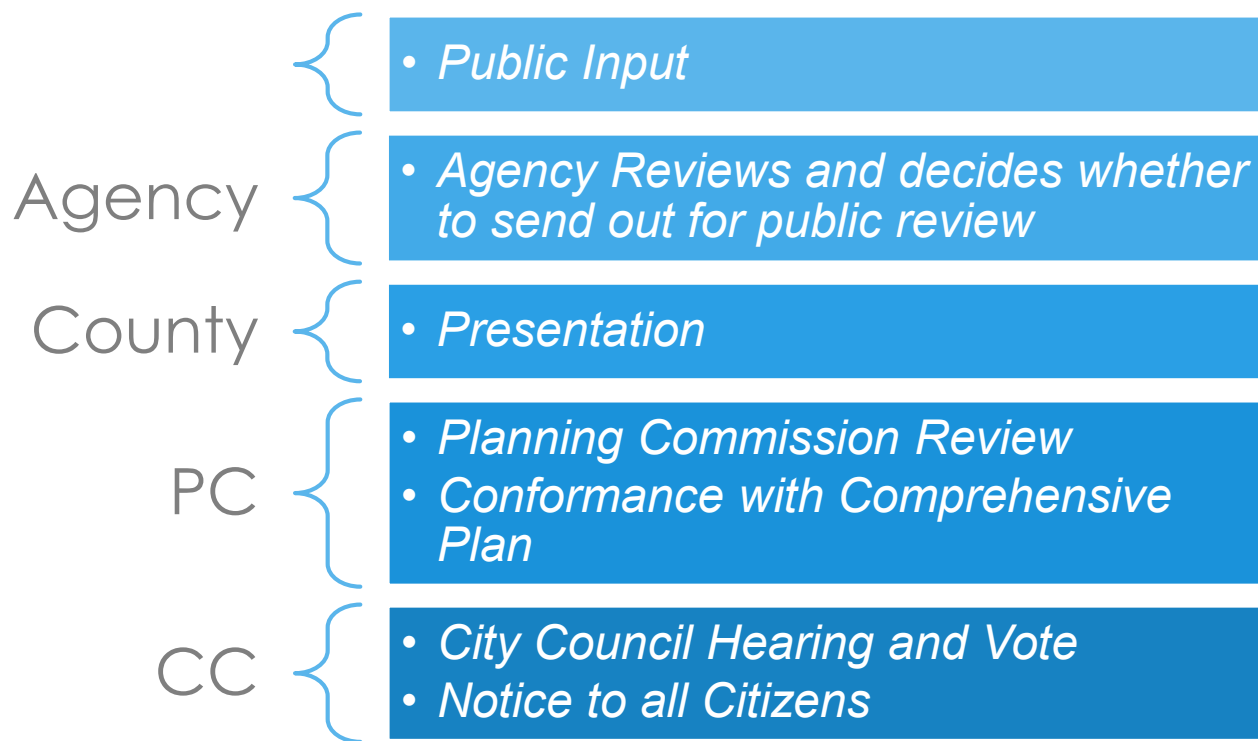
ROLE OF AGENCY

A person is sitting on a bench, reading a newspaper. The image is overlaid with a green and blue gradient, and the text 'ROLE OF AGENCY' is written in white capital letters across the top right.

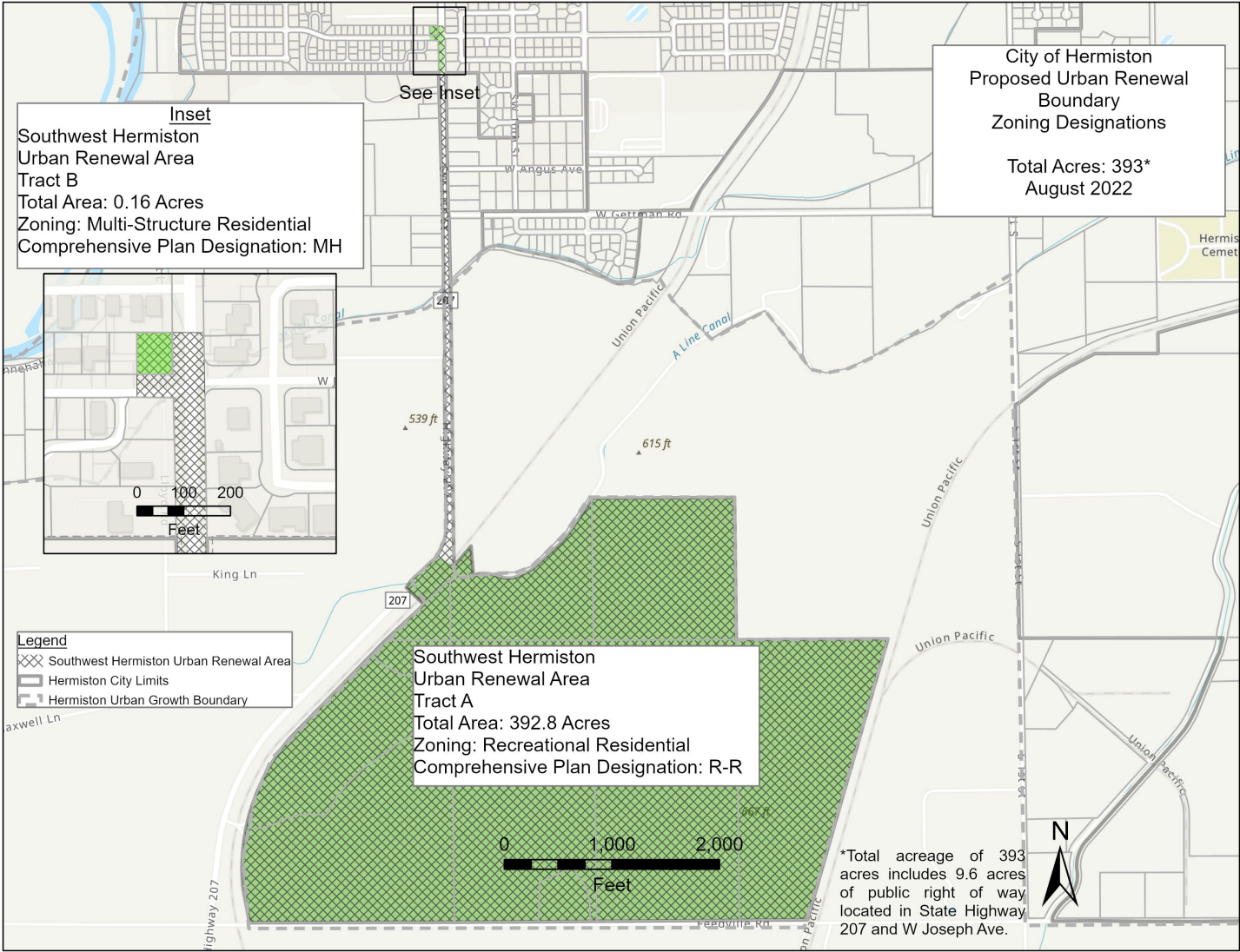
To determine whether the Southwest Hermiston Plan should undergo the “Public Review” process, including:

1. Taxing districts consult and confer
2. Planning Commission review for conformance to Comprehensive Plan
3. County briefing
4. City Council hearing and vote

HOW IS A PLAN AMENDMENT ADOPTED?



BOUNDARY



STATUTORY LIMITATIONS

	Acreage	Assessed Value
A. City of Hermiston Downtown Urban Renewal Area	125.2	\$42,262,899
B. Southwest Hermiston Urban Renewal Area	392.8	\$3,121,349
C. Total Acreage/Assessed Value in URAs	518	\$45,384,248
D. Excess Value		\$15,049,186
E. City of Hermiston	5,402	\$1,168,246,817
% of City Acreage $= (C/E)$	9.6%	
% of City Assessed Value $= (C/(E-D))$		3.94%

PROJECTS

- A. Infrastructure Upgrades
- B. Parks and Pathways
- C. Developer Incentives
- D. Administration

PROJECTS

A. Infrastructure Upgrades

1. Water transmission line
2. Joseph Booster Pump Station upgrades
3. Sewer main line
4. 2 million gallon reservoir

PROJECTS

B. Parks and Pathways

Community Park development

Develop parks within the Area including but not limited to: (1) A large 38-acre community park with amenities designed to enhance the desirability of the entire area, and (2) several smaller neighborhood parks and trails throughout the Area with amenities designed to serve more local demands within the Area

PROJECTS

C. Developer Incentives

System Development Charge reimbursement for development of workforce housing

D. Administration

Financing fees

General administration, including annual reporting, financial statements, and administration of the Plan.

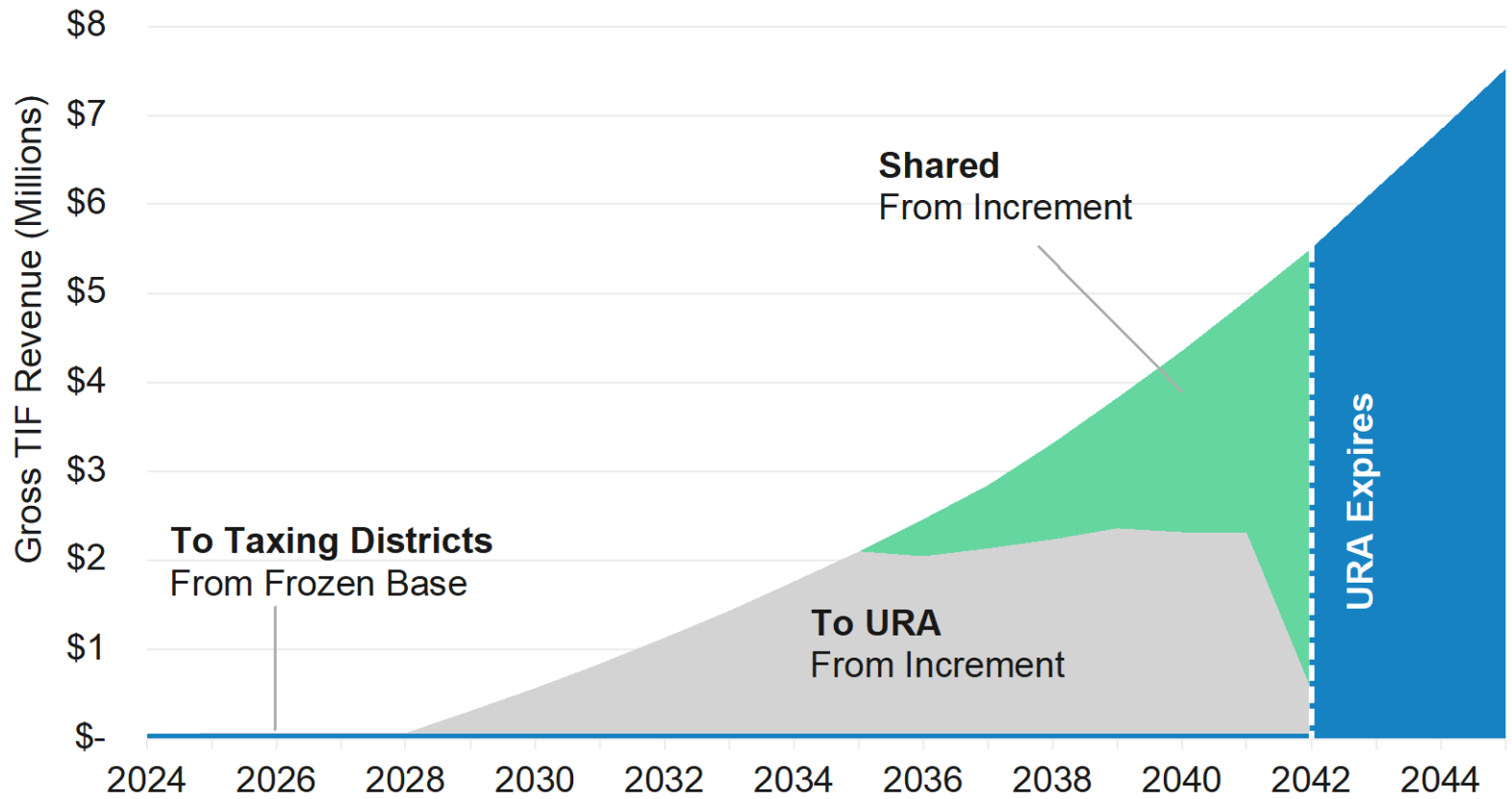
ESTIMATED COSTS OF PROJECTS

Expenditures (Constant FYE 2023)	Constant FYE 2023\$	Year of Expenditure \$
Community Park	\$2,625,000	\$2,756,250
Neighborhood Parks and Pathways	\$2,100,000	\$3,420,900
Water Transmission Line	\$1,703,100	\$1,788,255
Joseph Booster Pump Station Upgrades	\$771,750	\$810,338
Sewer Main Line	\$2,806,650	\$2,946,983
2 Million Gallon Reservoir	\$3,735,900	\$3,922,695
SDC Expenditures	\$1,050,000	\$1,710,450
Financing Fees	\$301,885	\$354,201
Administration Costs	\$210,000	\$354,437
TOTAL:	\$15,304,285	\$18,064,509

FINANCIAL FORECASTING

Total Net TIF	\$20,060,000
Maximum Indebtedness	\$18,100,000
Capacity (2023\$)	\$15,300,000
Years 1-5	\$11,940,000
Years 6-10	\$3,270,000
Years 11-15	\$60,000
Years 16-19	\$40,000

REVENUE SHARING



REVENUE SHARING

FYE	Total Assessed Value	Frozen Base AV	Increment Used	Increment Shared	Tax Revenue from Increment Shared
2024	3,206,735	3,121,349	85,386	-	
2025	3,294,682	3,121,349	173,333	-	
2026	3,385,268	3,121,349	263,919	-	
2027	3,478,571	3,121,349	357,222	-	
2028	3,574,673	3,121,349	453,324	-	
2029	17,557,842	3,121,349	14,436,493	-	
2030	32,377,033	3,121,349	29,255,684	-	
2031	48,069,821	3,121,349	44,948,472	-	
2032	64,675,284	3,121,349	61,553,935	-	
2033	82,234,060	3,121,349	79,112,711	-	
2034	100,788,402	3,121,349	97,667,053	-	
2035	120,382,242	3,121,349	117,260,893	-	
2036	141,061,251	3,121,349	114,071,062	23,868,840	416,927
2037	162,872,903	3,121,349	119,230,362	40,521,192	707,800
2038	190,271,126	3,121,349	124,777,592	62,372,185	1,089,480
2039	219,166,903	3,121,349	132,394,817	83,650,737	1,461,161
2040	249,625,430	3,121,349	129,527,005	116,977,076	2,043,285
2041	281,714,468	3,121,349	129,527,005	149,066,114	2,603,797
2042	315,504,431	3,121,349	28,243,442	284,139,640	4,963,181

GENERAL GOVERNMENT - Totals through FYE 2042

County	(3,270,795)
City of Hermiston	(6,987,770)
Umatilla County Fire District	(2,009,300)
Port of Umatilla	(176,705)
County Radio	(195,189)
Cemetery District	(105,968)
Mosquito Control	(232,045)
Subtotal	(12,977,779)

General Government

FYE	General County Permanent	City of Hermiston Permanent	Port of Umatilla Permanent	Umatilla County Fire District 1 Permanent	County Radio District Permanent	Cemetery District 8 Hermiston Permanent	W. Umatilla Mosquito Control Permanent	Subtotal Gen. Govt.
2024	(225)	(481)	(12)	(138)	(13)	(7)	(16)	(893)
2025	(460)	(983)	(25)	(283)	(27)	(15)	(33)	(1,826)
2026	(702)	(1,500)	(38)	(431)	(42)	(23)	(50)	(2,787)
2027	(952)	(2,033)	(51)	(585)	(57)	(31)	(68)	(3,776)
2028	(1,209)	(2,582)	(65)	(742)	(72)	(39)	(86)	(4,796)
2029	(38,059)	(81,309)	(2,056)	(23,380)	(2,271)	(1,233)	(2,700)	(151,009)
2030	(77,661)	(165,915)	(4,196)	(47,708)	(4,635)	(2,516)	(5,510)	(308,140)
2031	(119,598)	(255,510)	(6,461)	(73,471)	(7,137)	(3,875)	(8,485)	(474,537)
2032	(163,974)	(350,317)	(8,859)	(100,732)	(9,785)	(5,313)	(11,633)	(650,613)
2033	(210,899)	(450,567)	(11,394)	(129,558)	(12,586)	(6,833)	(14,962)	(836,799)
2034	(260,484)	(556,502)	(14,073)	(160,020)	(15,545)	(8,440)	(18,480)	(1,033,543)
2035	(312,848)	(668,373)	(16,902)	(192,188)	(18,670)	(10,137)	(22,195)	(1,241,312)
2036	(305,217)	(652,071)	(16,489)	(187,500)	(18,214)	(9,889)	(21,654)	(1,211,034)
2037	(318,686)	(680,846)	(17,217)	(195,774)	(19,018)	(10,326)	(22,609)	(1,264,476)
2038	(333,508)	(712,510)	(18,018)	(204,879)	(19,903)	(10,806)	(23,661)	(1,323,283)
2039	(353,799)	(755,860)	(19,114)	(217,344)	(21,113)	(11,463)	(25,100)	(1,403,793)
2040	(346,543)	(740,359)	(18,722)	(212,887)	(20,680)	(11,228)	(24,585)	(1,375,004)
2041	(346,429)	(740,116)	(18,716)	(212,817)	(20,674)	(11,225)	(24,577)	(1,374,554)
2042	(79,542)	(169,936)	(4,297)	(48,864)	(4,747)	(2,577)	(5,643)	(315,607)
Total	(3,270,795)	(6,987,770)	(176,704)	(2,009,300)	(195,189)	(105,976)	(232,045)	(12,977,779)

EDUCATION – Totals through FYE 2042

Education Service District	(706,814)
Blue Mountain Community College	(759,054)
Hermiston School District 8	(5,611,910)
Subtotal	(7,077,787)
Total	(20,055,565)

Schools are funded through the State School Fund on a per pupil basis: Urban Renewal indirectly impacts them.

EDUCATION – Totals

FYE	Hermiston School District #8	Intermountain E.S.D.	BMCC	Subtotal	Total
	Permanent	Permanent	Permanent	Education	All General Government and Education
2024	(386)	(49)	(52)	(487)	(1,380)
2025	(789)	(99)	(107)	(996)	(2,821)
2026	(1,205)	(152)	(163)	(1,520)	(4,306)
2027	(1,633)	(206)	(221)	(2,059)	(5,836)
2028	(2,074)	(261)	(280)	(2,615)	(7,411)
2029	(65,300)	(8,224)	(8,832)	(82,357)	(233,365)
2030	(133,248)	(16,782)	(18,023)	(168,053)	(476,193)
2031	(205,202)	(25,845)	(27,755)	(258,802)	(733,338)
2032	(281,341)	(35,435)	(38,054)	(354,829)	(1,005,442)
2033	(361,853)	(45,575)	(48,943)	(456,371)	(1,293,170)
2034	(446,930)	(56,290)	(60,451)	(563,671)	(1,597,214)
2035	(536,774)	(67,606)	(72,603)	(676,983)	(1,918,295)
2036	(523,682)	(65,957)	(70,832)	(660,471)	(1,871,505)
2037	(546,791)	(68,868)	(73,958)	(689,616)	(1,954,092)
2038	(572,221)	(72,071)	(77,397)	(721,688)	(2,044,971)
2039	(607,035)	(76,455)	(82,106)	(765,597)	(2,169,390)
2040	(594,586)	(74,887)	(80,422)	(749,896)	(2,124,900)
2041	(594,392)	(74,863)	(80,396)	(749,651)	(2,124,205)
2042	(136,476)	(17,189)	(18,459)	(172,125)	(487,731)
Total	(5,611,916)	(706,814)	(759,056)	(7,077,786)	(20,055,565)

Next Steps & Schedule

1. Agency meeting August 8
2. Planning Commission Sept. 14
3. County briefing Sept. 7
4. City Council hearing October 10
5. City Council vote October 24

I move to forward the Southwest Hermiston Urban Renewal Plan to

- the taxing districts for a consult and confer time period of 45 days,
- the Hermiston Planning Commission for their review of the Plan's conformance to the Hermiston Comprehensive Plan,
- the Umatilla County Commission for a briefing and vote
- the Hermiston City Council for a public hearing and their review and vote on adoption of a non-emergency ordinance

SUGGESTED MOTION





PRAIRIE
MEADOWS



Monte Vista
Homes





PRAIRIE MEADOWS

LEGEND

- OPEN SPACE: 48.45 ACRES
- PAVEMENT: 65.02 ACRES
- SCHOOL SITE: 14.76 ACRES
- FIRE STATION: 1.44 ACRES
- SENIOR HOUSING: 9.21 ACRES
- MULTI-FAMILY: 6.72 ACRES
- STORAGE: 6.72 ACRES
- COMMERCIAL: 9.37 ACRES
- FOOD TRUCK/
COMMERCIAL: 2.15 ACRES
- EXISTING TOPOGRAPHY
- RIGHT-OF-WAY
- PROPERTY BOUNDARY
- TRAIL CONNECTION: 10,131 LF





HERMISTON HWY 207

FEEDVILLE ROAD



MASTER PLANNED COMMUNITY

Designed to offer the very best in home life, from the design of open spaces and the architectural fit within the city, to environmentally-friendly technology and sophisticated amenities.



Carefully and deliberately developed to offer residents a physical space paired with a lifestyle concept that, taken together, are considered the very best in modern living.

The physical layout is mindful of the environment and makes architectural and urban planning efforts to fit into it. *Not like old neighborhoods where houses popped up here and there with less or no regard for the overall community design.*

Provides wonderful amenities to be enjoyed by the entire neighborhood, (and in this case, the entire city of Hermiston) such as:

- Open Spaces, Parks and Trails
- Regional “Jewelbox” Park
- Gathering Spaces, Commercial and more...

HOUSING SUMMARY

Units and Zoning	
Single Family Housing	1,174 units
Multi-Family Housing	6.7 acres
Senior Housing	9.2 acres
Parks / Open Space	48.5 acres
Schools	14.7 acres
Commercial	18.2 acres
Fire Station	1.4 acres
Trails	10,131 Lineal Feet
Total Site Acres	353 acres





SCHOOL SITE

FIREHOUSE



NEIGHBORHOOD PARK





37 ACRE REGIONAL PARK





COMMUNITY PARK - PROGRAM DIAGRAM

100 0 100
SCALE IN FEET



PLAY AREA



SKATEPARK / PUMP TRACK



WATER PLAY



PICNIC



EVENT SPACE / AMPHITHEATER



NATURAL AREA / TRAILS



GATHERING AREA / FOOD TRUCKS



SPORTS FIELDS



FOOD TRUCK POD & TAPHOUSE





PRAIRIE MEADOWS

