



# CITY COUNCIL

## Regular Meeting Minutes July 22, 2024

Mayor Drotzmann called the regular meeting to order at 7:00pm. Present were Councilors Barron, Duron, Myers, Hardin, Linton, and McCarthy. Councilors Primmer and Peterson were excused. Also in attendance was: Municipal Court Judge Cameron Bendixsen (arrived at 7:08pm and excused at 8:54pm), as well as City Staff to include: City Manager Byron Smith, Assistant City Manager Mark Morgan, City Attorney Rich Tovey, Finance Director Ignacio Palacios, Captain Travis Eynon, Planning Director Clint Spencer, Parks and Recreation Brandon Artz, Court Administrator Jillian Viles, and City Recorder Lilly Alarcon-Strong. The pledge of allegiance was given.

### **Recognition- Hispanic Advisory Committee Members**

Mayor Drotzmann presented recognition certificates to Hispanic Advisory Committee (HAC) Members: Jessica De La Cruz; Alberto Munoz; Jesse Roa; Vice Chair, Mark Gomolski; and Chair, Jose Garcia (who was not present) for the time, effort, and dedication they give volunteering to make the community a better place to live, work, and play, and helping it be more inclusive.

Councilors Barron and Duron, and HAC Vice Chair Mark Gomolski spoke regarding free community events and outreach efforts HAC has and is currently doing in the community, from Cinco de Mayo Celebrations to providing food and other resources to farm workers at their job sites, and more.

(Applause from all in Council Chambers.)

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

Alexis McCarthy and Angela Pursel from the Next Chapter Bookstore invited the Council and Community to their Literacy Café Open House, hosted by the Chamber of Commerce, on Wednesday, July 24<sup>th</sup> at noon, as well as the Find Waldo Local and National Campaign Party on Saturday, July 27<sup>th</sup> at 2pm, with pizza from Papa Murphy's, face painting, items from NW Farm Supply, and more. Mrs. McCarthy and Pursel thanked the community for the tremendous support they have received thus far.

Mayor Drotzmann thanked Mrs. McCarthy and Pursel.

### **Consent Agenda Items**

Councilor Duron moved and Councilor McCarthy seconded to approve Consent Agenda items A-D, to include:

- A. Committee Vacancy Announcements
- B. Recommend Appointment of Steve Wallace to the Eastern Oregon Trade & Event Center Advisory Committee: Position #1- Representing the Umatilla County Fair Board, beginning August 13, 2024 through June 30, 2027.
- C. Minutes of the July 8th City Council Regular Meeting 1
- D. Certifying the Mayor and Municipal Judge Primary Election Results

Motion carried unanimously.



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**Public Hearing- Annexation & Comprehensive Plan Map Amendment - Reyes 4N2812C Tax Lot 308 1088 E Newport Ave.**- Mayor Drotzmann declared ex parte contact between he and a City Commissioner and after hearing no conflicts of interest from the Council, Planning Director Clint Spencer read the hearing guidelines and Mayor Drotzmann opened the hearing at 7:22pm.

Planning Director Spencer gave information (PowerPoint Presentation attached) regarding the requested application to amend the comprehensive plan map designation for approximately two acres of land located at 1088 E Newport Ave. The applicants propose to annex the property with Medium-High Density Residential (R-3) zoning. This designation allows single and two-family dwellings, as well as multi-family units, on lots with a minimum lot size of 5,000 square feet and 7,500 square feet for multi-family units.

The Planning Commission held a public hearing on July 10 to review the proposal and recommended that the City Council deny the application for comprehensive plan map amendment and deny the annexation as well. The recommendation was based on testimony received at that hearing from neighboring property owners. The applicants did not attend the hearing.

### Public Testimony

#### Proponents

Applicant, Mayra Reyes (1055 W Linda Ave)- She understands and is sympathetic to the concerns of the neighbors as change can be difficult; however, if approved, this will be a benefit for the City in tax revenue, as the population grows so does housing demands. Neighbors raised concerns regarding busier streets in that area and how unsafe that will be for children, however, streets are not playgrounds and there are parks and schools in the area where children can safely play.

#### Opponents

Marlena Tessoni (1096 E Juniper Ave), Roger Robinson (1040 E Juniper Ave), Logan Miller (445 SE 9<sup>th</sup> Drive), Derek Osmin (1079 E Juniper), and Kenna West (690 W. Sandpiper)- gave testimony regarding not wanting their properties to be forced to annex into the city in the future, not wanting multi-housing properties in their back yard, influx of traffic from people and cars that will accompany additional housing in that area, leaving the area undeveloped or only allowing two homes to be developed, and applicants should have spoken to all the neighbors first before submitting an application.

Neutral  
None

There were no other persons present who wished to give public testimony and the hearing was closed at 7:48pm.



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Planning Director Spencer answered questions from the Council regarding the Urban Growth Boundary, the different zoning options and what those requirements entailed (R-1 and R-2), infrastructure improvements in the area if developed, neighborhood obligations to annex into city limits, if persons interested in purchasing property in Urban Growth Boundaries are informed that those properties will be eventually annexed into the city, and more.

The Council also discussed the city's need for additional housing as this has been and continues to be a top Council Goal, allowing land owners to develop the property they own in the manner they want as long as it is zoned appropriately, yet also listening to people and following the recommendations given by the Planning Commission, and reminding the audience that the State of Oregon has changed their ruling on zoning and have allowed multi-housing in all areas.

The Council spoke in favor of an alternative zoning option, specifically R-2, and asked applicant Mayra Reyes if she would consider this proposed zoning. Mrs. Reyes agreed, and Mayor Drotzmann reopened the public hearing at 8:04pm.

#### Public Testimony

##### Proponents

No other proponents wished to speak.

##### Opponents

Roger Robinson (1040 E Juniper Ave), Derek Osmin (1079 E Juniper), Kenna West (690 W. Sandpiper), and Brandon Thompson (1035 E Tamarack Ave via zoom messaging)- asked why the city has a Planning Commission if it will not listen to their recommendations, and stated the Council should listen to the residents and not allow this rural area to develop, the area has lots of farm animals and allowing additional housing will cause liability issues.

##### Neutral

Josh Roberts (1709 NE 6<sup>th</sup> Place)- stated he is sympathetic to those speaking in opposition; however, these residents currently live in the County and can voice their concerns to their County Commissioners. The Council needs to think about the City, and the City needs housing.

There were no other persons present who wished to give public testimony and the hearing was closed for the second time at 8:13pm.

Councilor Barron moved and Duron seconded to adopt a lower density zoning of R-2 and direct staff to prepare the appropriate documents for adoption at the next meeting. Councilors McCarthy, Barron, Myers, Hardin, and Duron voted in favor, Councilor Linton voted against; Motion carried 5-1.



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### **Discussion of two conceptual ordinances related to parades and right of way closures**

City Manager Smith spoke to the Council regarding two conceptual ordinances regarding allowing and accommodating for parades and right-of-way street closures. City Manager Smith spoke regarding the financial burden and staff resources that go into each parade and street closure, the City's liability in approving these closures and therefore requiring insurance coverage, outlined two parade routes with fixed rates at 75% cost recovery with the option of an alternative route at full price cost recovery, and more. City Manager Smith stated the City does not want to discourage community events, however, there are costs associated with these requests and it does come with a financial burden to the City.

Councilor Linton stated she believes city residents should not be held financial responsible for these events and requesters should be required to pay 100% of the costs.

City Manager Smith stated staff recommends exceptions to these fees and routes for events that have been grandfathered in, to include: The Umatilla County Fair Parade, Hermiston High School Graduation Walk, and Martin Luther King, Jr. March.

The Council spoke regarding barricade rentals, private insurance for these events, and asked that these ordinances be brought before the Council once these items had been considered.

**Resolution No. 2333 – Authorizing an Information Technology Services Agreement with the City of Heppner-** City Manager Smith stated the City of Heppner is requesting IT services. Their needs are minimal at eight hours a month and staff would be able to accommodate this request while in the area servicing Morrow County needs.

After additional discussion, Councilor McCarthy moved and Councilor Hardin seconded to adopt Resolution No. 2333 and lay upon the record. Motion carried unanimously.

### **Authorizing to shift form a contracted prosecutor to a full-time employee**

City Manager Smith stated, as previously mentioned, it has been difficult to find attorneys interested in the contracted city prosecutor position. Staff is requesting this position be changed from a contracted position to a full-time employee position with benefits to attract potential interested attorneys. Currently, the last contracted city prosecuted resigned in March and City Attorney Rich Tovey has been filling in to keep the Municipal Court operational, but this arrangement cannot be sustained long-term.

Municipal Court Judge Cameron Bendixsen agree, stating the Court needs an attorney to do this work.

After additional discussion, Councilor Myers moved and Councilor Barron seconded to authorize the change from a contracted city prosecutor position to a full-time employee and return in early 2025 to make official budget amendments to implement the financial changes. Motion carried unanimously.



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(Municipal Court Judge Cameron Bendixsen exited the meeting at 8:54pm)

### **June 2024 Financial Report**

Councilor Duron moved and Councilor Hardin seconded to accept the June Financial Report as presented (PowerPoint Presentation attached) by Finance Director Ignacio Palacios. Motion carried unanimously.

### **Committee Reports**

**Parks and Recreation-** Councilor Myers stated the Committee toured the Harkenrider Senior Center where renovations are set to be completed in October; 40 trees, donated by Amazon, were planted at EOTEC; Dylan Westfall has been hired as a Parks and Recreation Coordinator, and Diana Picard recently retired.

**Public Safety Committee-** Councilor Hardin asked that Captain Travis Eynon and Court Administrator Jillian Viles give a brief report of today's meeting.

- Captain Eynon spoke regarding the department being fully staffed, which has not happened since 2020; current recruiting efforts for additional officers for the addition of the Good Shepherd Security staffing; as well as 5-person patrol teams and fewer staff members out on leave.
- Court Administrator Viles spoke regarding case adjudications vs days the cases are open, as well as hiring a full-time city prosecutor to get back on track with A Misdemeanors and the like.

**EOTEC Advisory Committee-** Councilor Barron spoke regarding updates with the HEROS Project and preparing for the Umatilla County Fair and Farm-City Pro Rodeo.

**Hispanic Advisory Committee-** Councilor Barron asked Councilor Duron to give an update on this meeting. Councilor Duron stated the Committee heard presentations from Martha's House and Agape House, as she spoke to at a previous City Council meeting.

### **Mayor's Report**

Mayor Drotzmann spoke regarding:

- His attendance at the OMA Conference in Klamath Falls and his honor to present Pendleton Mayor John Turner with the Mayor of the Year Award from OMA
- Umatilla County Fair Parade on Saturday, August 3<sup>rd</sup>
- Employee Appreciation Picnic
- LOC Annual Conference
- Asked that Code Enforcement reach out to businesses on 395 regarding weeds
- National Night Out on Tuesday, August 6<sup>th</sup> and the hidden medallion scavenger hunt

### **Council Reports**

Councilor Duron congratulated Umatilla County Dispatch Manager, Captain Karen Primmer, for receiving the 911 Manager of the Year Award from The Oregon Chapter of Association of Public-Safety Communication Officials. Thanked the Parks and Recreation Department for keeping parks and outdoor areas green and clean for our community to enjoy. Thanked all the fire fighters currently responding to all the fires in the State. Thanked the Police Department for having Spanish speaking officers who are able to



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deescalate situations more efficiently and effectively because they can communicate directly with adults and children who need their services, as she recently witnessed first-hand.

Councilor McCarthy spoke regarding the Chambers Summer Mixer stating it was a well-attended event with great vendors, and although it was hot outside there was plenty of shade.

### **Youth Advisory Report**

None Present.

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

City Manager Smith spoke regarding the NLC upcoming conference.

### **Adjourn**

There was no other business and Mayor Drotzmann adjourned the regular City Council meeting at 9:20pm.

SIGNED:

\_\_\_\_\_  
Dr. David Drotzmann, Mayor

ATTEST:

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



## Annexation and Comp Plan Amendment Reyes

Subject Property



## Annexation and Comp Plan Amendment Reyes

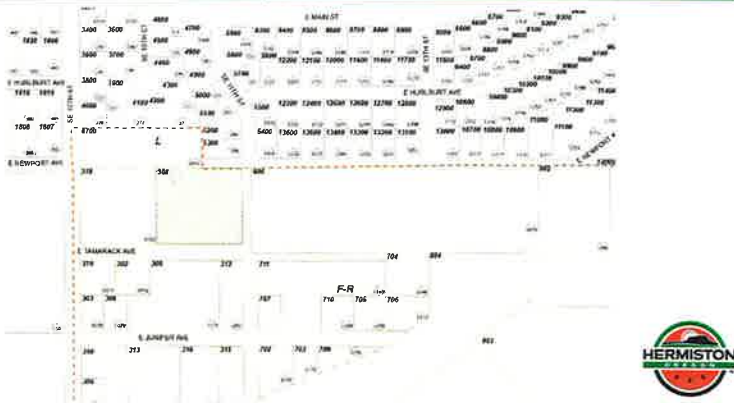
Street View



## Annexation and Comp Plan Amendment Reyes

Existing  
Comprehensive Plan  
and Zoning  
Designation

*Future Residential*  
*FU-10 Future Urban*

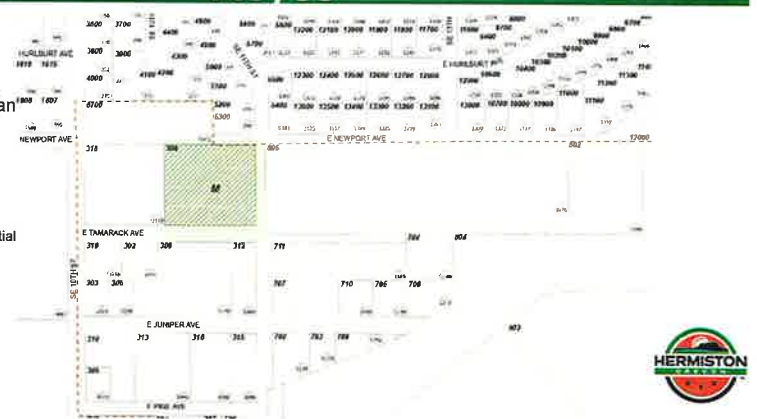


## Annexation and Comp Plan Amendment Reyes

Proposed  
Comprehensive Plan  
and Zoning  
Designation

Medium Density Residential

Medium-High Density  
Residential (R3)





## Hermiston Urban Renewal Agency (HURA)

- North Hermiston Urban Renewal Area – Design on Aspen Drive project started
- 2<sup>nd</sup> Street Gateway Project – Completed in June



## General Fund

- Monthly Revenues are above projections (~\$398,000)
- Annual Revenues are ahead of projections (8.1%)
- Financial Reports include all known expenses thru Month End. Finance is currently accumulating final receivables and costs.



## General Fund

- Monthly Expenses above projections by ~\$248,000
  - **New police vehicles and upfitting**
  - **Body Cam Replacements**
- Annual Expenses below projections 4.9%





## General Fund

- Appropriations at the Department Level
  - Transportation (Taxi Program) ~\$25k
  - Parks ~\$5k
  - Parks Utility ~\$10k
  - Community & Harkenrider Center ~\$1k each
- Potential audit disclosure



## Special Revenue Funds

- EOTEC
  - Ended ~\$141k
  - HVAC System and Water Line break, etc. - ~\$48k
  - First full year of operations as part of city
  - Grant dollars reimbursements ~\$350k



## Utility and Street Funds

- Regional Water - ~\$158k under projected revenues – offset by expense (~148k)



## Capital Projects

- A number of projects in design
  - Geer/Harper Realignment
  - Well #6 Chlorination
  - Well #4 Controls
- Gladys/Main/Newport – Construction early July



## Capital Projects

- Teen Adventure Park – Start July 1<sup>st</sup>
- Hangar Replacement – Taxilane under construction
- IT Build-out – Scheduled to complete in July
- Harkenrider – Framing/concrete completed
- The Arc – New roof
- Public Safety Center – Phase I Court Renovation



Discussion

Questions?

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