



CITY COUNCIL

Regular Meeting Minutes

August 24, 2026

Mayor Primmer called the regular meeting to order at 7:00pm. Present were Councilors Roberts, McCarthy, Duron, Kelso, and Barron (arrived at 7:13pm). Councilors Hayward, Myers, and Linton were excused. City Staff in attendance included: City Manager Byron Smith, City Attorney Richard Tovey, Finance Director Ignacio Palacios, Police 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.

Presentation- Umatilla County Fire District #1 (UCFD1) on Measure 30-175

UCFD1 Fire Chief Scott Stanton presented information regarding Measure 30-175 (Presentation attached), and answered questions from the Council regarding materials being released in Spanish, compression impacts, actual population growth, and more.

(Councilor Barron arrived 7:13pm)

Councilor Roberts stated funding public safety is critically important as we want our first responders to be there when we need them and they do a great job.

The Council thanked Fire Chief Scott Stanton for the information.

Citizen Input on Non-Agenda Items

Stacey Stanek, 330 SE Carter Dr.- Spoke regarding her support of the proposed indoor aquatic center stating the indoor facility will bring water safety opportunities to families and those with disabilities that are greatly needed in the area, stimulate the economy, and help the Hermiston and Pendleton Swim Teams.

David Hanson, 1737 W Alleluia Ave.- Asked that the Council consider a motion to support Measure 30-175 and publish this support to the public, as UCFD1 is compassionate, caring, and professional.

Consent Agenda Items

Councilor Roberts asked to remove Consent Agenda Items C & D. Councilor McCarthy moved and Councilor Duron seconded to approve Consent Agenda items A, B, & E to include:

- A. Letter of Support for Stanfield and Echo TGM Grant Application
- B. Minutes of the July 13th City Council Regular Meeting
- E. Committee Vacancy Announcement

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

Items Removed from the Consent Agenda

Councilor Roberts and Duron commented on the following errors with corrections that need to be made which have been verified by City Recorder Alarcon-Strong:

- C. Minutes of the July 27th City Council Work Session, Regular, & HURA Meetings
 - Vote to continue the meeting to the August 10th meeting. The minutes say it was motioned by Councilor McCarthy and seconded by Councilor Roberts, and that Councilor Linton and



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Roberts voted in opposition; however, Councilor McCarthy made the motion, Councilor Hayward seconded, and the vote passed with Councilors Kelso and Barron in opposition.

D. Minutes of the August 10th City Council Regular Meeting

- The vote for Ordinance No. 2383 the Minutes say that Councilor Linton and Roberts were in favor; however, it should read in opposition.
- Spelling error replacing resend with rescind in Councilor Linton's Council Comments section.

Councilor Roberts moved and Councilor McCarthy seconded to approve Consent Agenda Items C & D as amended. Motion carried unanimously with Councilors Roberts, McCarthy, Duron, Kelso, and Barron voting in favor.

Ordinance No. 2383- Creating LID 324

Mayor Primmer stated this item was presented during the Public Hearing on July 27th and again on August 10th. The Public Hearing was closed on July 27th and, as such, no other evidence or public testimony would be taken.

After City Attorney Tovey read the ordinance by title only, staff answered Council questions and gave suggestions on how allocated disbursements can be distributed equitably between the five properties with each property being credited \$50,000 each, confirming that the estimates for this and other projects come in higher but are usually completed under budget, and confirming that the City Council will review and approve the final cost allocation.

Councilor Barron moved and Councilor McCarthy seconded to adopt Ordinance No. 2383 at a single meeting and become effective 30-days after adoption by the City Council. Motion carried unanimously with Councilors Roberts, McCarthy, Duron, Kelso, and Barron voting in favor.

Ordinance No. 2384- Annexation 4N2814 BC TL 602 Bounds Trust 1225 S 1st St

After City Attorney Tovey read the ordinance by title only:

- Councilor McCarthy moved and Councilor Roberts seconded to approve the findings of fact as presented in the staff report. Motion carried unanimously with Councilors Roberts, McCarthy, Duron, Kelso, and Barron voting in favor.
- Councilor McCarthy moved and Councilor Roberts seconded to impose conditions of approval as presented in the staff report. Motion carried unanimously with Councilors Roberts, McCarthy, Duron, Kelso, and Barron voting in favor.
- Councilor McCarthy moved and Councilor Kelso seconded to adopt Ordinance No. 2384 at a single meeting and become effective 30-days after adoption by the City Council. Motion carried unanimously with Councilors Roberts, McCarthy, Duron, Kelso, and Barron voting in favor.

July 2026 Monthly Financial Report

Councilor McCarthy moved and Councilor Roberts seconded to accept the July 2026 Monthly Financial Report as presented (Presentation attached) by Finance Director Palacios and City Manager Smith. Motion carried unanimously with Councilors Roberts, McCarthy, Duron, Kelso, and Barron voting in favor.



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Community Survey Report

City Manager Smith presented (Presentation attached) regarding residents' views on their quality of life within the City of Hermiston including many different facets of life from safety; health care and education services offered; art, cultural, and community events; available housing and more.

Mayor Primmer stated no Council action is being requested this was presented as informational only.

Committee Reports

None given.

Mayor's Report

Mayor Primmer spoke regarding:

- Many upcoming events that took place/are taking place in the City to include: Umatilla County Fair and Farm-City Pro Rodeo- thanking Hermiston Police Officers and other safety agencies who helped make these events safe and successful; MelonFest- which was very well attended; and Ribbon Cutting at Hortencia's on September 3rd at 11:30am.
- Thanked the Council for participating in all the City Council meetings and making hard decisions.

Council President's Report

Council President McCarthy spoke regarding the Chamber of Commerce Resource Fair Luncheon scheduled for tomorrow.

Council Reports

Councilor Barron asked if the City could give formal recognition to the Hermiston Softball Team.

City Manager Smith stated staff have reached out to the head coach regarding recognition at a City Council meeting but have not heard back.

Councilor Kelso thanked all those who were involved in the Umatilla County Fair and Farm-City Pro Rodeo stating it was the best so far, specifically the Rascal Rodeo which teaches disabled adults and kids how to ride horses.

Councilor Roberts and Duron thanked HPD and other safety agencies who helped make the Fair a safe event.

City Manager's Report

City Manager Smith encouraged the Council and public to attend the City Chat scheduled for Friday, September 4th from 11am to 1:30pm at the Food Pod.

Mayor Primmer spoke regarding how this City Chat will be a great venue to focus on perspectives of Hermiston High School Students.



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Recess For Executive Session

At 8:10pm Mayor Primmer announced the City Council of the City of Hermiston will now meet in Executive Session in the Executive Session Room on the first floor for the purpose of discussing the review and evaluation of employment-related performance of City Manager Byron D. Smith.

The Executive Session is held pursuant to ORS 192.660 (2) (i) which allows the council to meet in Executive Session for the purpose to review and evaluate, pursuant to standards, criteria and policy directives adopted by the governing body, the employment-related performance of the chief executive officer of any public body, a public officer, employee or staff member unless the person whose performance is being reviewed and evaluated requests an open hearing.

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 minutes.

Reconvene and Consider Approval of Changes to the City Manager Employment Contract

Mayor Primmer reconvened the regular meeting at 9:04pm.

City Manager Smith reviewed his proposed contract amendments as presented (attached).

After Council discussion and questions, Councilor Kelso moved and Councilor Barron seconded to approve City Manager Smith's employment contract as presented. Motion carried unanimously with Councilors Roberts, McCarthy, Duron, Kelso, and Barron voting in favor.

Adjourn

There was no other business and Mayor Primmer adjourned the regular City Council meeting at 9:08pm.

SIGNED:

Doug Primmer, Mayor

ATTEST:

Lilly Alarcon-Strong, CMC, City Recorder

Measure-305



umatilla county fire district #1

District Overview

2026 District updates

- Wildfire Response
- Apprenticeship Update
- FEMA SAFER Update



Measure 30-175

statistics

6,192 Calls For Service

Averaging 17 calls per day

- 5,043 Paramedic/EMS Calls
- 317 Critical Care Activations
- 239 Motor Vehicle Accidents
- 14% Cardiac Arrest Survival Rate
 - *Nationwide Average: 9%*
- 270 Fires



Measure-305

statistics

- 70% of Calls Overlap with Another Emergency in Progress
- 80% of Calls Require Paramedic/EMS Response
- Mutual-Aid Requested 3-4x Weekly (Out-of-District Calls)
- 56% Increase in Calls Over 10 Years

Calls In Progress When Dispatched	Number of Occurrences
Call In Progress - 1	2,862
Calls In Progress - 2	1,020
Calls In Progress - 3	288
Calls In Progress - 4	69
Calls In Progress - 5	27



Measure-305

Safer grant

16 Personnel hired through temporary \$6.9M grant

- Awarded by FEMA in 2024
- 16 Full-Time Firefighter/EMTS & Paramedics
- Reduced Response Times
- 3 Staffed Stations
 - Station 21 on 1st St.
 - Station 22 on Punkin Center
 - Station 23 on Westland Rd
- Funding Expires in 2027



Measure 30-175

the funding gap

- **Revenue**
 - Property Tax
 - Ambulance Billing
 - Grants
- **Rising Costs**
 - Personnel
 - Equipment
 - Materials & Services
- Expenses Outpace Revenue



Bottomline: Grants Are Not Sustainable Long-Term



Measure-305

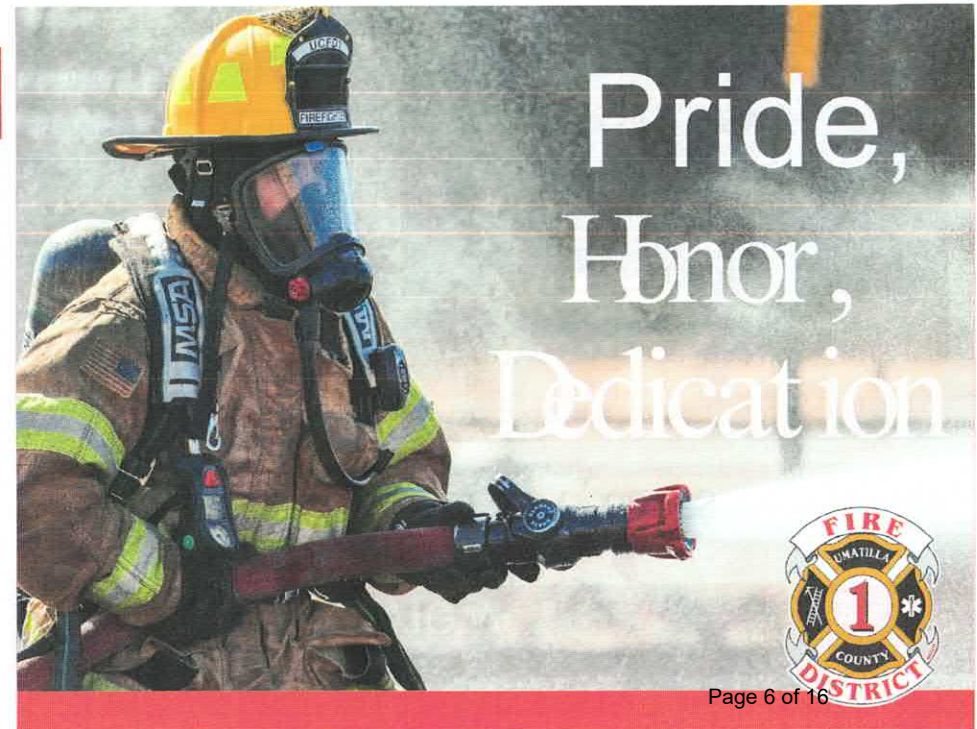
Measure-305

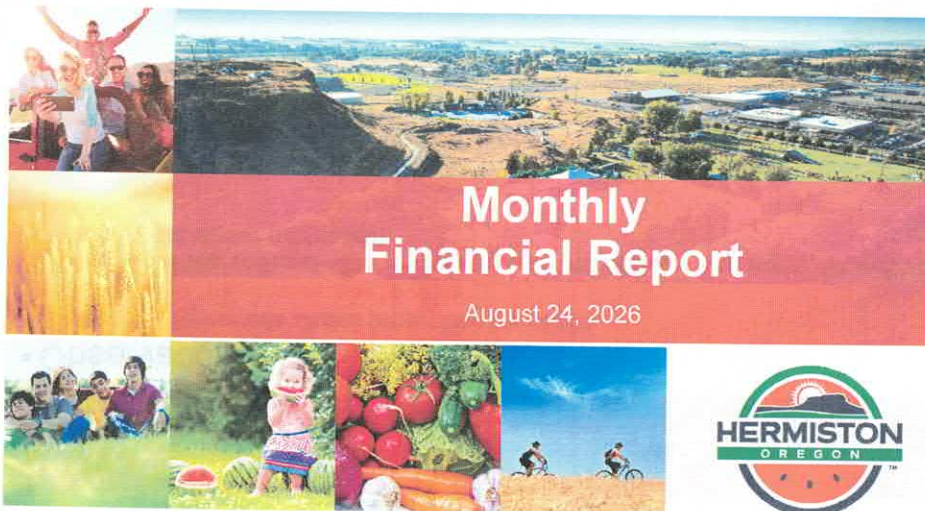
5 year local option levy to replace fema safer grant funding

- 0.89/\$1000 in Assessed Property Value
 - Average: \$14 per month
- If Passed:
 - Retain 16 Firefighter/EMTS & Paramedics
 - Maintain Current Staffing Levels
 - Replace Grant Funding
- If Not Passed:
 - 16 Positions No Longer Funded
 - Fewer Responders Available in Emergencies
- **Does not fund expansion or new programs**



Measure 30-175





Monthly Financial Report

August 24, 2026

Hermiston Urban Renewal Agency (HURA)

- Hermiston URA
 - **First month of fiscal year**
- North Hermiston Urban Renewal Area – Project awaits bidding, anticipated to begin Spring/Summer 2027



General Fund

- 2026-27 first month (8.3%) of fiscal year.
- Monthly Revenues ended under projection by ~1.0 million
 - **Timing of various revenues**



General Fund

- Monthly Expenses were under projection by ~\$109k
 - **Several departments over budget in comparison to projection and further evaluated**
 - Parks/Utility Landscape – seasonal activity
 - City Council – annual membership
 - Municipal Pool – seasonal activity
 - Municipal Buildings - repairs



Fund Balance – General

- 15% minimum reserve \$2.85 million (PY - \$2.94 million)
 - **Transfer of restricted funds to new fund**
- Fund balance est. to remain above minimum requirement



Special Revenue Funds

- Observations:
 - **EOTEC**
 - Event revenues and timing of project reimbursements
 - RV project continues



Utility and Street Funds

- Observations
 - **Street – Revenues under projection by ~\$18k**
 - Timing of federal allocation turnover
 - **Regional Water Fund ~\$1k under revenue projections and expenditures are ~\$29k under projection.**



Capital Projects

- Various projects in design or underway:
 - Geer/Harper Realignment – construction in progress
 - SE 10th Street Bridge – design proceeding, anticipated construction winter '26-'27 during off-season
 - Dogwood Street – preliminary construction activity has begun
 - RWS Backup Generators – site prep continued, 2027 estimated delivery and install
 - Aquifer Storage/Recovery – recharge has begun, anticipated April completion
 - Orchard Water Line replacement – project underway and on-schedule
 - E. Highland Avenue Line Replacement – survey work begun
 - View Drive Booster Upgrade – design begun
 - Well #6 Chlorination Structure – project underway anticipate completion by late fall
 - E. Evelyn Avenue gravity sewer line – project underway and on-schedule
 - Lift Station #7 Rebuild – contract awarded, construction to begin fall 2026
 - Recycled Water Treatment Plant UV Upgrades – equipment contract awarded, install planned 2027
 - E. Theater Lane Lift Station – design begun
 - NW 2nd Street Paving – project underway and on-schedule
- TBD (budgeted and part of CIP):
 - Well #4 Controls – delays may require rescheduling project
 - Lift Station #5 – design to begin



Capital Projects

- Sherman Park – Bids have been opened and we are working to bring them within budget.



Discussion

Questions?

Where Life is Sweet™

Overall Quality of Life

Residents' quality of life is a key metric for local government leaders. Here, we present how Hermiston residents are feeling about their quality of life, looking at how this changes by demographic group and geography.

We will show the percent of valid respondents who reported either a 4 or a 5 on the 1-5 scale, weighted by age, gender, and race/ethnicity (see page 3 for details).

Scores will be shown only for groups (e.g., for a geographic area or for a demographic group) with at least 30 responses. For groups between 30 and 49 respondents, we highlight the small sample size using an (t). Use these scores with caution.

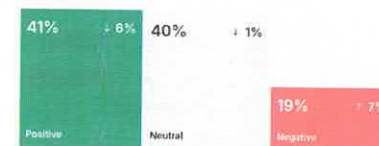
04

How is the overall quality of life in Hermiston?

41%

of 412 surveyed residents are satisfied with the overall quality of life in Hermiston

± 6% vs. previous cycle



05

How is the overall quality of life in Hermiston?



06

How is the overall quality of life in Hermiston? | Demographic Breakdown

Gender



Age



Race/Ethnicity



Education



Income



07

Other measures of satisfaction with life in Hermiston

How likely are you to recommend Hermiston as a place to live?



How likely are you to be living in Hermiston 5 years from now?



Community Characteristics

Respondents were asked to rate how satisfied they were with a range of community characteristics on a scale from 1 (Poor) to 5 (Excellent).



Focus Areas

The next pages highlight community characteristics of interest and provide insights into these characteristics, along with breakdowns by relevant groups for further analysis.

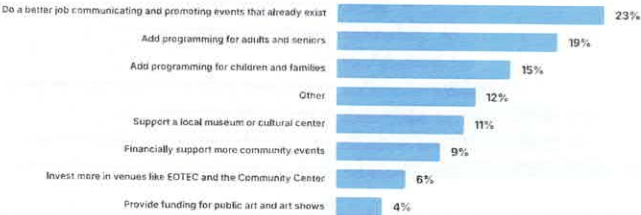
These insights are designed to support targeted strategic planning and deeper analysis. Where applicable, follow-up questions were included, focusing on responses that highlighted challenges (e.g., low ratings).

Follow-up questions in Zencity surveys gather detailed feedback, clarify responses, or provide context triggered by prior answers to help address issues or improve services.

Availability of a variety of art and cultural events



What is the most important thing you think Hermiston can do to improve the availability of a variety of art and cultural events?

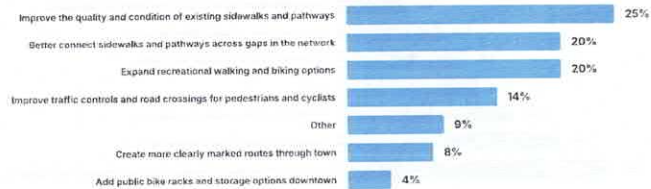


To view the full question breakdown, visit your Zencity [dashboard](#)

Ease of getting around by foot or bicycle



What is the most important thing you think Hermiston can do to improve the ease of getting around by foot or bicycle?



To view the full question breakdown, visit your Zencity [dashboard](#)

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Sense of overall safety



GENDER



AGE

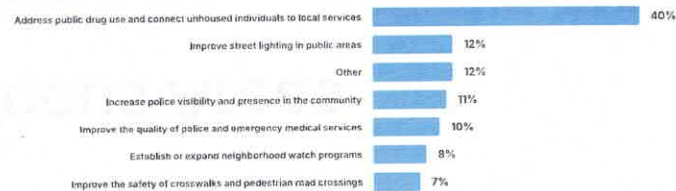


ETHNICITY



23

What is the most important thing you think Hermiston can do to improve your sense of overall safety?



To view the full question breakdown, visit your Zencity [dashboard](#)

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Rotating Survey Section

The rotating survey section focuses on areas of interest each cycle and can be updated as new areas of interest emerge.

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Zencity Community Survey

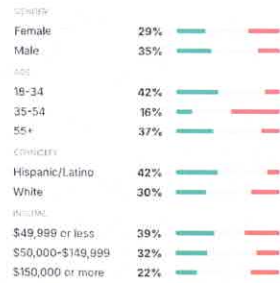
April - July 2026

Powered by Zencity

How satisfied are you with the recreation and health and wellness facilities available in Hermiston?

32%

Neutral 41% Negative 27%



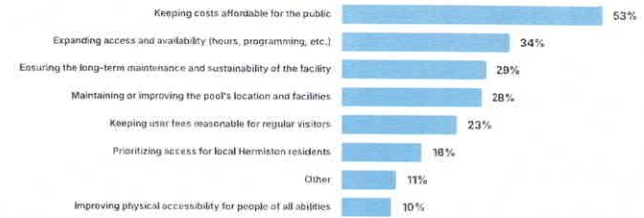
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Zencity Community Survey

April - July 2026

Powered by Zencity

When thinking about Hermiston's public pool, which of the following are your top priorities?



To view the full question breakdown, visit your Zencity [dashboard](#)

35

Zencity Community Survey

April - July 2026

Powered by Zencity

On a scale of strongly disagree to strongly agree, do you feel Hermiston is growing in the right direction?

28%

Neutral 34% + 6% Negative 37% + 12%

This result is noteworthy



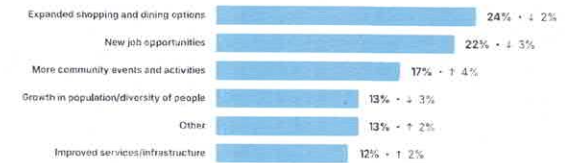
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Zencity Community Survey

April - July 2026

Powered by Zencity

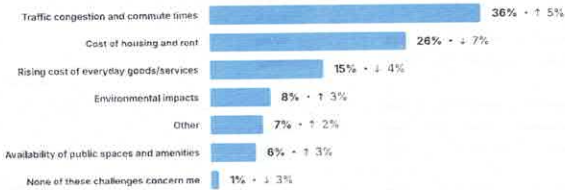
Which aspect of Hermiston's recent growth do you appreciate the most?



To view the full question breakdown, visit your Zencity [dashboard](#)

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Which of the following challenges related to Hermiston's growth concern you the most?



To view the full question breakdown, visit your Zencity [dashboard](#)

**Amendment #12 to
CITY MANAGER EMPLOYMENT AGREEMENT AMENDMENT**

This amendment is agreed to this 24th day of August, 2026 by and between the City of Hermiston, an Oregon municipal corporation, hereinafter referred to as "City" and Byron D. Smith, hereinafter referred to as "City Manager", both of whom agree to amend the original City Manager Employment Agreement dated July 14, 2014 as amended on August 24, 2015; August 22, 2016; August 28, 2017; August 27, 2018, September 9, 2019, August 24, 2020, August 23, 2021, August 22, 2022, August 28, 2023, August 26, 2024, and August 25, 2025.

Whereas, Byron D. Smith has successfully completed twelve years of service as the Hermiston City Manager; and

Whereas, both the City of Hermiston and Byron D. Smith desire to amend the aforementioned employment agreement;

NOW, THEREFORE, the City and the City Manager agree to the following amendments to the original 2014 Employment Agreement as amended:

5. SALARY AND BENEFITS

...

- I. Wellness Pay. The City will pay City Manager five hundred fifty dollars (\$550) per month for health and wellness activities not covered by current health insurance programs.

IN WITNESS THEREOF, the City of Hermiston by its City Council has caused this amendment to be signed and executed on its behalf by the Mayor.

DATED this 24th day of August 2026

CITY OF HERMISTON:

CITY MANAGER:

Doug Primmer
Mayor

Byron D. Smith
City Manager