



CITY COUNCIL

Regular Meeting Minutes July 8, 2024

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

Presentation- Hermiston School District (HSD) Updates

HSD Superintendent Tricia Mooney gave information regarding: August 28th first day of school, online and in-person school registration is open until August 2nd, new parent app, despite the extreme heat all HSD summer and food programs will remain open to ensure students have somewhere safe to be and are able to be fed and hydrated, and construction and tech updates at Highland Hills and Desert View Elementary Schools.

Superintendent Mooney thanked the City of Hermiston for their partnership on summer programs stating it is like no other within the state with free joint programs, to include: swim lessons, breakfast and lunch, and childcare that provides dinner.

Mayor Drotzmann thanked Superintendent Mooney for their efforts and partnership as well.

Citizen Input on Non-Agenda Items

Rose Thomas (83 W Cherry Ave)- Asked what the City was planning on doing regarding the homeless encampment across the street from her home known as the Cooley House. Ms. Thomas stated the persons camped on the property use drugs, steal public services that neighbors are paying for, leave shopping carts everywhere, ignite fires in the area, engage in prostitution and other illegal activities such as bathe and use the bathroom in open spaces for everyone to see.

Mayor Drotzmann thanked Ms. Thomas for bringing this to the attention of the City.

Consent Agenda Items

Councilor Primmer moved and Councilor McCarthy seconded to approve Consent Agenda items A-C, to include:

- A. Replat - Owens 4N2811DA Tax Lots 2400 & 2403 928 E Main St
- B. Award Funding through the Transient Room Tax (TRT) Recreation Projects Grants.
- C. Minutes of the June 24, 2024 City Council Work Session and Regular Meeting

Motion carried unanimously.

Public Hearing- Annexation & Comprehensive Plan Map Amendment - 3 Rivers Oregon Property LLC/Victory Lighthouse Church/Bankston 4N2801B Tax Lots 1500, 1502, & 1503 - 1940/1990/2180 NE 10th St (Ordinance 2358 & 2359).- Hearing no conflicts of interest from the Council, Planning Director Clint Spencer read the hearing guidelines and Mayor Drotzmann opened the hearing at 7:18pm.



CITY COUNCIL

Regular Meeting Minutes
July 8, 2024

Planning Director Spencer gave information regarding the requested Annexation & Plan Map Amendment of these properties totaling approximately 25.9 acres of land located on the northeast corner of E Theater and NE 10th Street to build single-family and two-family homes.

There were no persons present who wished to give public testimony and the hearing was closed at 7:23pm.

Planning Director Spencer presented the Findings of Fact as included in the agenda packet and answered questions from the Council to include street improvement requirements, speed limit changes, and future potential development in the area.

Councilor Primmer moved and Councilor Barron seconded to adopt the Findings of Fact as presented by Planning Director Spencer. Motion carried unanimously. Councilor McCarthy moved and Councilor Hardin seconded to impose conditions of approval. Motion carried unanimously.

Ordinance No. 2358 - Comprehensive Plan Map Amendment- 3 Rivers Oregon LLC/Victory Lighthouse Church/Bankston 4N2801B Tax Lots 1500,1502, & 1503- 1940/1990/2180 NE 10th St- City Manager Smith stated the proposed ordinance was presented during the public hearing.

Mayor Drotzmann requested that the first reading be by title only. Hearing no opposition, City Attorney Tovey read the ordinance by title only. Mayor Drotzmann requested that the ordinance be put on for final adoption at this meeting and that the second reading be by title only. After City Attorney Tovey read the ordinance by title only for the second reading, Council Primmer moved and Councilor Barron seconded that Ordinance No. 2358 be adopted and become effective 30-days after co-adoption by the City Council and Umatilla County Board of Commissioners. Motion carried unanimously.

Ordinance No. 2359- Annexation 3 Rivers Oregon LLC/Victory Lighthouse Church/Bankston 4N2801B Tax Lots 1500, 1502, & 1503 - 1940/1990/2180 NE 10th St- City Manager Smith stated the proposed ordinance was presented during the public hearing.

Mayor Drotzmann requested that the first reading be by title only. Hearing no opposition, City Attorney Tovey read the ordinance by title only. Mayor Drotzmann requested that the ordinance be put on for final adoption at this meeting and that the second reading be by title only. After City Attorney Tovey read the ordinance by title only for the second reading, Council McCarthy moved, and Councilor Hardin seconded that Ordinance No. 2359 be adopted and become effective 30-days after co-adoption by the City Council and Umatilla County Board of Commissioners Ordinance No. 2358. Motion carried unanimously.



CITY COUNCIL

Regular Meeting Minutes July 8, 2024

Councilor Barron stated he is very happy to see this growth opportunity coming from the new water tower.

Mayor Drotzmann stated the growth opportunity is also a joint effort made by the Hermiston School District and City of Hermiston with street infrastructure enhancing that area as well.

Mayor Drotzmann thanked 3 Rivers Oregon LLC, Victory Lighthouse Church, and The Bankston's for their investment into the community to help it grow and provide more housing.

Resolution 2332- Master Fee Resolution Update: Add Business License Fee

City Manager Smith stated at the last meeting of the Business License Advisory Ad-Hoc Committee, the Committee voted in favor of staff's business license fee recommendation. Staff recommends approval with the effective date of January 1st, 2025.

Councilor McCarthy stated all committee members, except for one, voted in favor of the proposed fee and implementation timeline.

Assistant City Manager Mark Morgan answered questions from the Council regarding fee implementation giving an example of a salon who has self-employed staff, stating not all self-employed staff members will be required to pay this fee individually if the salon owner pays the business fee and accounts for all of those working at that location, as well as no fees being collected from non-profits as stated in the ordinance.

Public Comment

Brian Owens (665 W. Division Ave)- Stated he is the owner of the Roller Rink and wanted to know how this will impact him.

Mayor Drotzmann stated information will be pushed out to the public in many different ways, but information can also be found in the agenda packet and City's website as this has been discussed for several months.

Mayor Drotzmann thanked all those who participated in the Business License Advisory Ad-Hoc Committee from the Chamber of Commerce, Downtown Association, and business owners.

Councilor Primmer moved and Councilor McCarthy seconded to adopt Resolution No. 2332 and lay upon the record. Motion carried unanimously.

Committee Reports

Library Board- Councilor Duron gave information regarding construction updates that will impact library patrons, including: fewer available materials to check out, temporary Library locations, and more. Additional updates will be given throughout construction.



CITY COUNCIL

Regular Meeting Minutes July 8, 2024

EOTEC Committee- Councilor Barron stated the Committee will meet this week.

Mayor's Report

Mayor Drotzmann thanked Council President Primmer for leading the previous City Council Meeting while he was on vacation and announced the City was awarded the 1.5 million Community Development Block Grant from Business Oregon.

Council Reports

Councilor McCarthy invited the Council to attend the Chambers Summer Mixer on July 18th.

Councilor Primmer thanked the City for its successful 4th of July event and thanked the Police Department for their work that night keeping people and property safe from firework related fires.

Mayor Drotzmann agreed and thanked Chief Edmiston and the Police Department for all their work and being mindful of the dry hot weather.

Youth Advisory Report

None Present.

City Manager's Report

City Manager Smith stated he had nothing new to share with the Council at this time.

Recess For Executive Session

At 7:54pm, Mayor Drotzmann announced the City Council of the City of Hermiston will now meet in Executive Session in the Executive Session Room for the purpose of discussing matters pertaining to litigation with legal counsel.

The Executive Session is held pursuant to ORS 192.660 (2) (h) which allows the Council to meet in Executive Session to consult regarding the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.

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 10 mins.



Where Life is Sweet

CITY COUNCIL

Regular Meeting Minutes
July 8, 2024

Reconvene and Adjourn

There was no other business and Mayor Drotzmann reconvened and adjourned the regular City Council meeting at 8:08pm.



SIGNED:

Dr. David Drotzmann, Mayor

ATTEST:

Lilly Alarcon Strong, CMC, City Recorder



Comprehensive Plan Map Amendment and Annexation— Bankston/3 Rivers/Victory

Subject Property

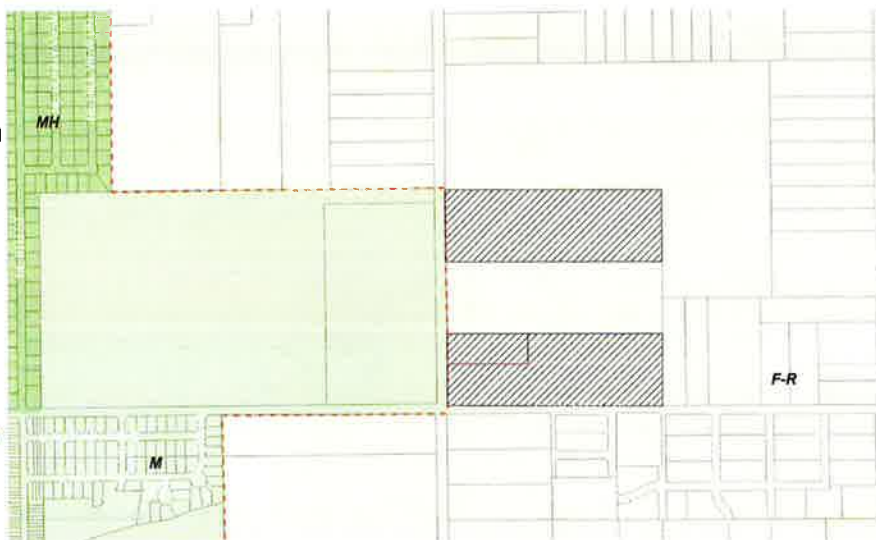


Comprehensive Plan Map Amendment and Annexation— Bankston/3 Rivers/Victory

Existing
Comprehensive Plan
and Zoning
Designation

Future Residential

FU-10 Future Urban



Comprehensive Plan Map Amendment and Annexation— Bankston/3 Rivers/Victory

Proposed
Comprehensive Plan
and Zoning
Designation

Low Density Residential
Low Density Residential (R1)



Comprehensive Plan Map Amendment and Annexation— Bankston/3 Rivers/Victory

Conditions of Approval

1. Annexation is contingent upon co-adoption of the comprehensive plan map amendment by Umatilla County under the provisions of the Hermiston Planning Area Joint Management Agreement, dated March 2, 2017. In the event that Umatilla County fails to co-adopt the map amendments, annexation shall fail, and a new comprehensive plan map amendment and annexation application shall be submitted.
2. Portions of the property are identified on Figure 12 of the Hermiston Comprehensive Plan as being subject to ground water pollution hazards due to excessively well-drained soils. In the case of an existing or potential groundwater pollution threat, the city shall prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.
3. Future access to NE 10th Street and E Theater Lane will be subject to access permitting by the Umatilla County Road Department.
4. NE 10th Street adjacent to each parcel shall be improved to urban major collector status to the centerline at such time that development occurs on each affected parcel.
5. E Theater Lane adjacent to Tax Lot 1503 shall be improved to urban minor collector status to the centerline, plus one travel lane at such time that development occurs on Tax Lot 1503.

