



CITY COUNCIL

Work Session Meeting Minutes July 27, 2026

Mayor Primmer called the City Council work session meeting to order at 6:00pm. Present were Councilors Hayward, Roberts, Myers, McCarthy, Duron, Linton, Kelso, and Barron. City Staff in attendance included: City Manager Byron Smith, Assistant City Manager Mark Morgan, City Attorney Richard Tovey, Finance Director Ignacio Palacios, Police Chief Jason Edmiston, City Planner Clint Spencer, Parks and Recreation Director Brandon Artz, and City Recorder Lilly Alarcon-Strong.

PFAS Update (Per- and Polyfluoroalkyl Substances)

Assistant City Manager Morgan introduced Engineers from Anderson Perry- Lucas Strangel, Joshua Lott, and Daniel LaBeau who presented information (PowerPoint Presentation attached) regarding what PFAS is and where it comes from, why PFAS is worrisome, PFAS regulations and proposed rule changes, required sampling and Hermiston's PFAS results, non-compliance issues and how the City plans to address PFAS.

Assistant City Manager Morgan presented information (PowerPoint Presentation attached) regarding PFAS in the existing water systems, capital and operational costs associated with PFAS treatment, 2019 Water System Master Plan including source and storage capacity, water history and projection demand to include system capacity limits, reviewing the overall existing water system, recommendations to decommission specific wells, install filtering equipment and new treatment well, how data centers impact water demand, and more. Assistant City Manager Morgan stated he plans to bring additional items related to this topic at the next City Council meeting.

Adjournment

Mayor Primmer ended the work session at 6:48pm and stated the City Council would convene for their regular council meeting after a short recess.

An Overview of PFAS in Water Systems

Presented by Lucas Stangel, P.E.,
and Joshua Lott, P.E.

July 27, 2026



1

Agenda

- ▶ What is PFAS and where does it come from?
- ▶ Why are we worried about PFAS?
- ▶ PFAS Regulations
- ▶ Proposed Rule Changes
- ▶ Sampling Requirements
- ▶ PFAS Prevalence
- ▶ Hermiston PFAS Results
- ▶ Impacts of Non-compliance
- ▶ City Efforts to Address PFAS

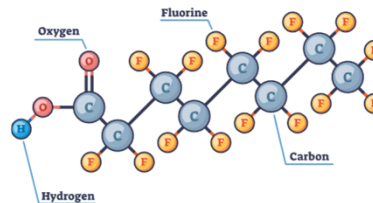


2

What is PFAS and Where Does It Come From?

- ▶ Per- and polyfluoroalkyl substances (PFAS)
 - ▶ Synthetic chemicals using a carbon-fluorine bond (one of the strongest bonds in organic chemistry). These chemicals repel water, oil, and heat while remaining virtually indestructible, which has given them the name “forever chemicals.”
- ▶ What are the sources of PFAS?

MOLECULAR STRUCTURE OF A TYPICAL PFAS



apanderson
perry

3

Why Are We Worried about PFAS?

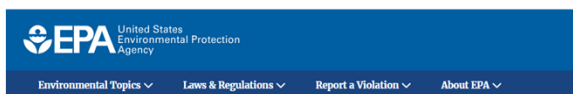


- ▶ Studies have linked PFAS to severe health risks, and they persist indefinitely in the environment and accumulate in human blood.
- ▶ The most common negative health effects linked to PFAS exposure include:
 - ▶ Cancer risk
 - ▶ Reproductive and developmental issues
 - ▶ Immune system suppression
 - ▶ Hormone disruption
 - ▶ Metabolic changes

apanderson
perry

4

Regulations Related to PFAS



Per- and Polyfluoroalkyl Substances (PFAS)



Environmental Protection Agency (EPA)

- ▶ The EPA established the first national PFAS drinking water regulations in 2024
- ▶ The regulation establishes:
 - ▶ Six maximum contaminant levels (MCL) for PFAS
 - ▶ Initial and ongoing compliance monitoring
 - ▶ Compliance schedule



5

What are the Regulated PFAS?

Regulated PFAS Compound	Regulatory Limit (MCL)
Perfluorooctanoic Acid (PFOA)	4 parts per trillion (ppt)
Perfluorooctane Sulfonic Acid (PFOS)	4 ppt
Perfluorohexane Sulfonic Acid (PFHxS)	10 ppt
Perfluorononanoic Acid (PFNA)	10 ppt
Hexafluoropropylene Oxide Dimer Acid(HFPO-DA) (GenX Chemicals)	10 ppt
Mixtures containing PFHxS, PFNA, HFPO-DA, and PFBS	Hazard Index (HI) $\leq$ 1.0



6



Regulations Related to PFAS, cont'd.

Compliance Timeline and Monitoring

- ▶ Complete initial monitoring by 2027
- ▶ Conduct routine quarterly (or adjusted frequency) monitoring
- ▶ Include PFAS results in Consumer Confidence Reports
- ▶ Begin public notifications for sampling or notification violations
- ▶ Current compliance deadline of 2029



7

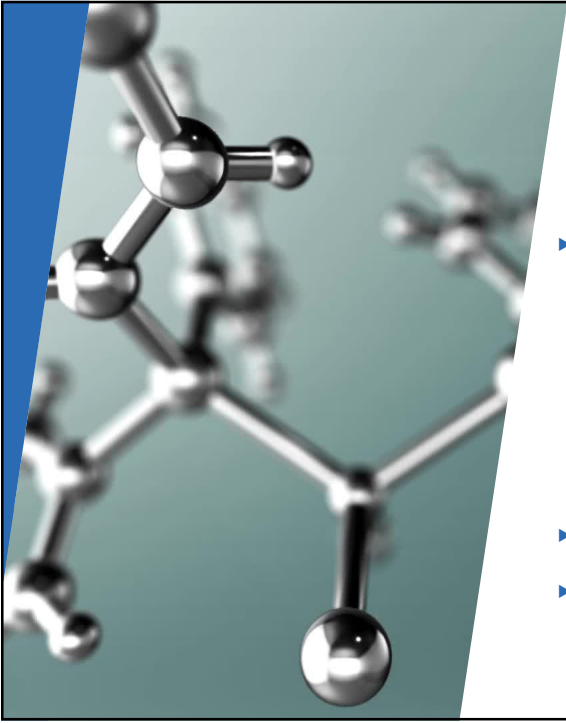
Regulations Related to PFAS, cont'd.

Oregon Health Authority - Drinking Water Services

- ▶ Oregon has not yet adopted the EPA's rules but is deferring to EPA requirements
- ▶ Complete initial PFAS monitoring by **April 2027**
- ▶ Compliance monitoring begins in **2027**
- ▶ Utilities exceeding PFAS standards will need to implement treatment or corrective actions



8



Proposed Rule Changes Related to PFAS

- ▶ On May 14, 2025, the EPA announced a new rulemaking process that proposes to:
 - ▶ Maintain the current MCLs for PFOA and PFOS (PFOS has been detected in Hermiston above the MCL)
 - ▶ Rescind and reconsider the MCLs for GenX (HFPO-DA), PFNA, PFHxS, and the HI (will not affect Hermiston's compliance requirements)
 - ▶ Allows request to extend the treatment compliance deadline from 2029 to 2031
- ▶ Final action for proposed rule change is anticipated in late 2026/early 2027
- ▶ Until then, the 2024 PFAS rules remain enforceable



9



Sampling Requirements

- ▶ Initial Monitoring Schedule
 - ▶ Who Must Comply?
 - ▶ City of Hermiston sampling requirements:
 - ▶ Quarterly samples (i.e., four) over a 12-month period, collected two to four months apart, all supply sources
 - ▶ To be completed by April 26, 2027

10

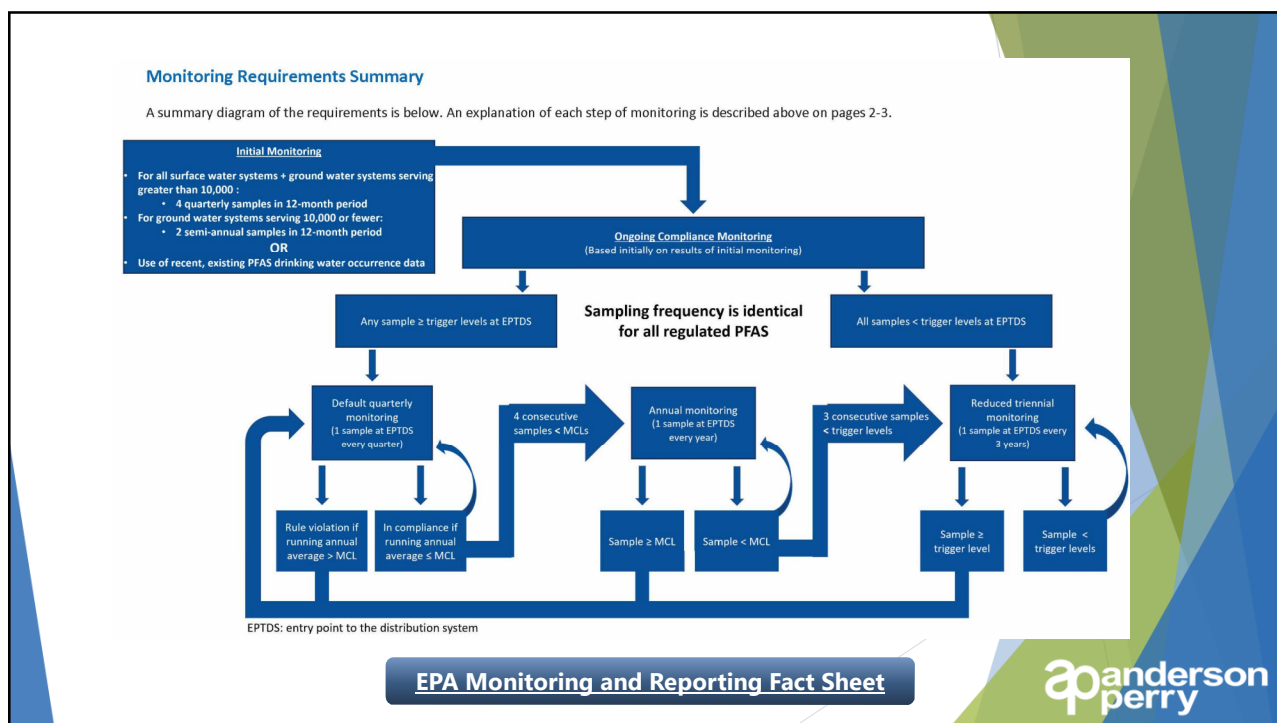


Sampling Requirements, cont'd.

- ▶ Ongoing Compliance Monitoring
 - ▶ Begins in April 2027
 - ▶ Frequency based on initial monitoring

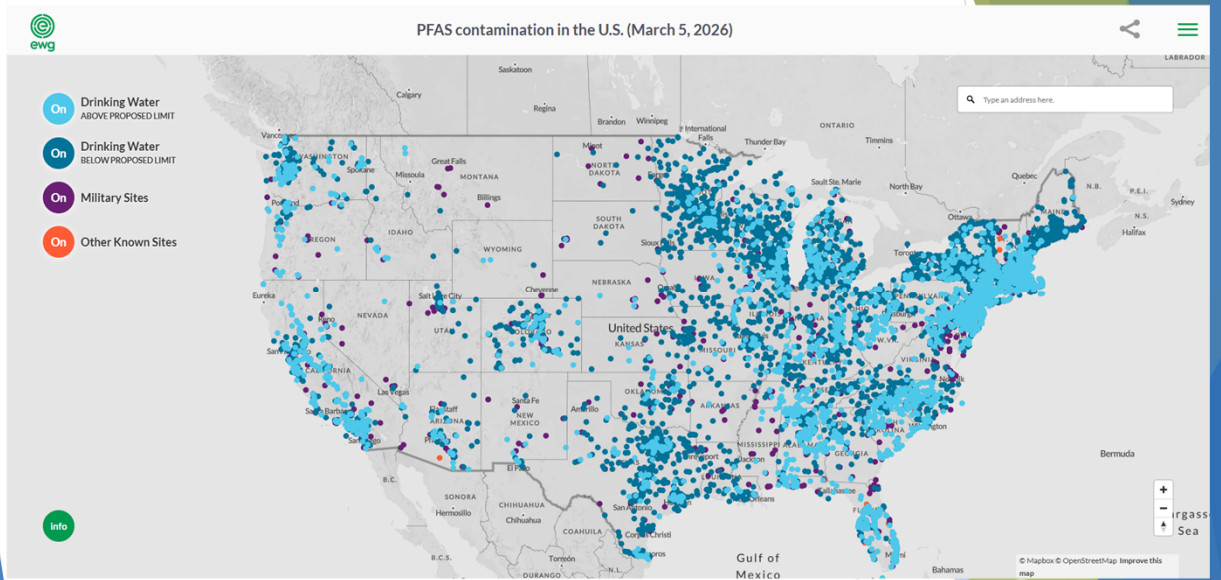
apandersonperry

11



12

PFAS Prevalence



Nationwide PFAS Contamination Distribution (EWG / EPA Data). Source: EWG

13

Hermiston Initial Monitoring Results

Compound	MCL	Well No. 2	Well No. 4	Well No. 5	Well No. 6	RWS
PFOA	4.0 ppt	Not Detected	Not Detected	Not Detected	Not Detected	Not Detected
PFOS	4.0 ppt	5.2 - 11.5 ppt	5.61 - 6 ppt	4.5 - 9.06 ppt	Not Detected	Not Detected
PFHxS	10 ppt	7.3 - 12 ppt	6.98 - 8 ppt	7.5 - 9.32 ppt	Not Detected	Not Detected
PFNA	10 ppt	Not Detected	Not Detected	Not Detected	Not Detected	Not Detected
HFPO-DA (GenX)	10 ppt	Not Detected	Not Detected	Not Detected	Not Detected	Not Detected
HI	1	0.73 - 1.2	0.7 - 0.8	0.75 - 0.94	0	0

anderson perry

14

Hermiston PFAS Source?

The source of PFAS in Hermiston is **unknown**

Because PFAS is in the groundwater, it is **difficult to identify a source**

Hermiston has both shallow alluvial wells and two deep basalt wells that have tested for PFAS over the MCLs. This makes it challenging to mitigate PFAS by utilizing additional groundwater sources.

15

What If the City Does Nothing?

- ▶ Noncompliance with the Safe Drinking Water Act/PFAS regulation. Failure to comply could result in the following:
 - ▶ Mandatory public notification
 - ▶ Administrative order and compliance schedule
 - ▶ Fines and financial penalties

apanderson
perry

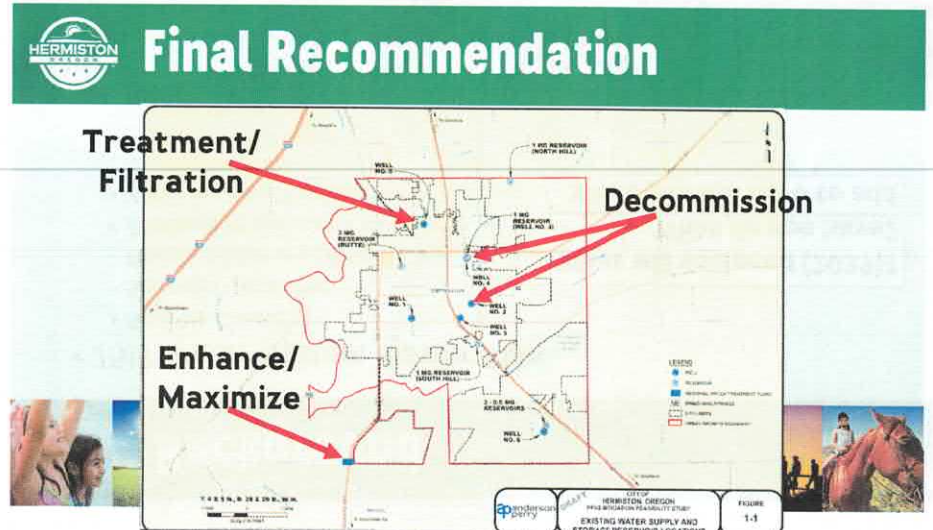
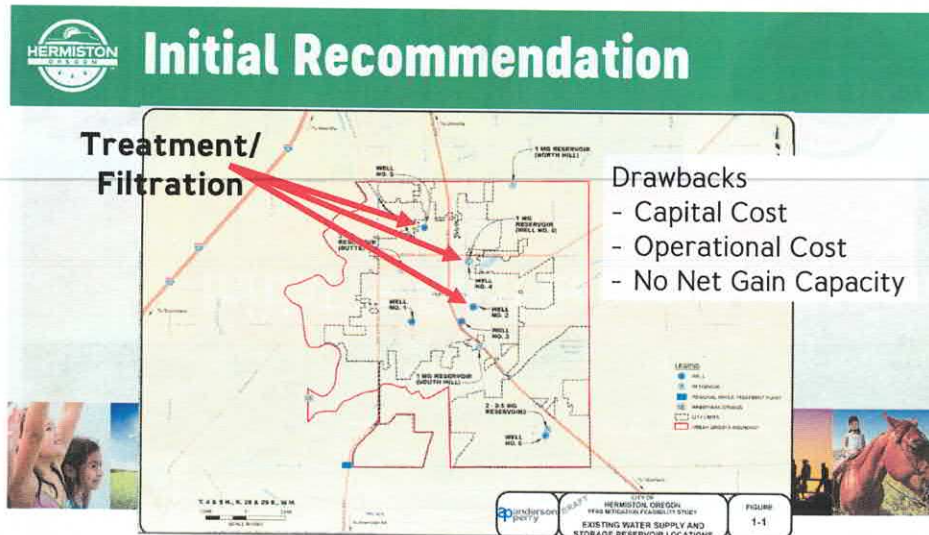
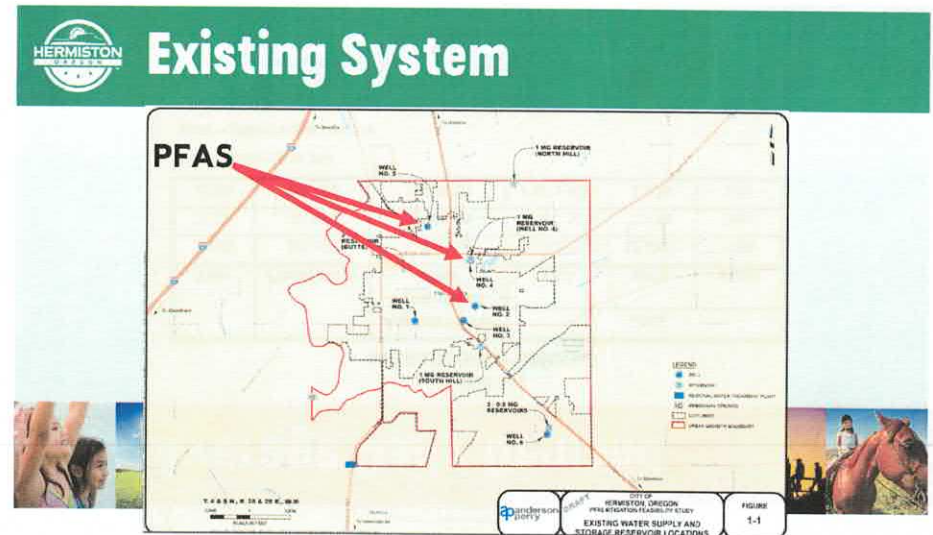
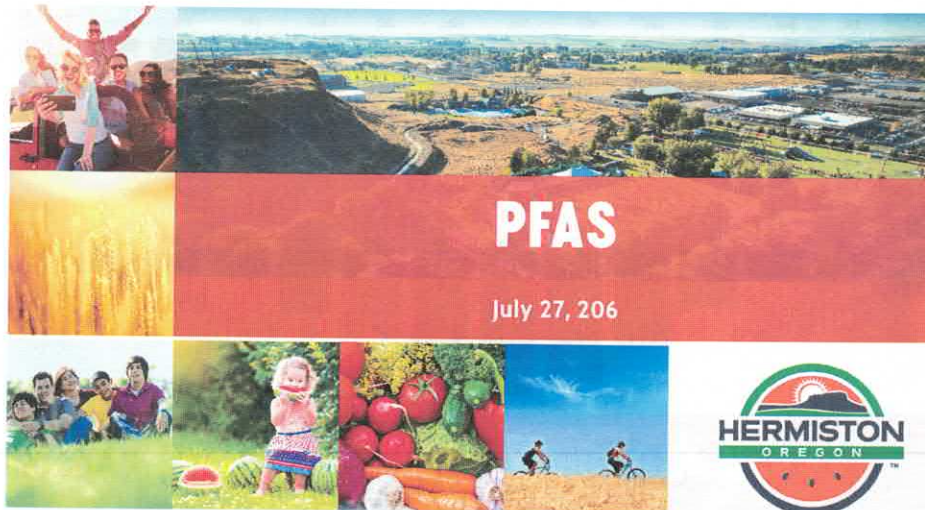
16

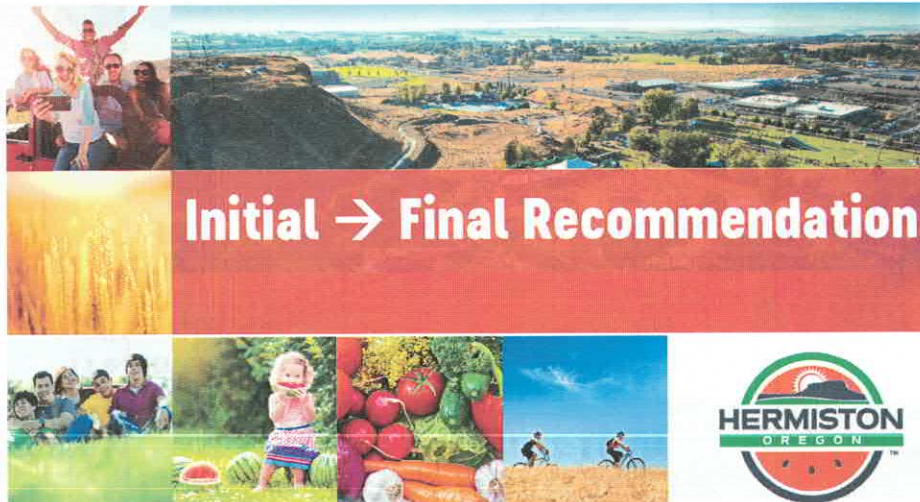


What Has the City Done to Address PFAS?

- ▶ **June 2023** – Testing of supply sources began, which revealed PFAS exceeding EPA MCLs
- ▶ **June 2023 to Present** – City has continued to monitor PFAS in supply sources
- ▶ **February 2026** – Draft PFAS Treatment Feasibility Study completed
- ▶ **June 2026** – Cursory PFAS Mitigation Evaluation Summary completed
- ▶ **July 2026** – Draft PFAS Mitigation Feasibility Study completed



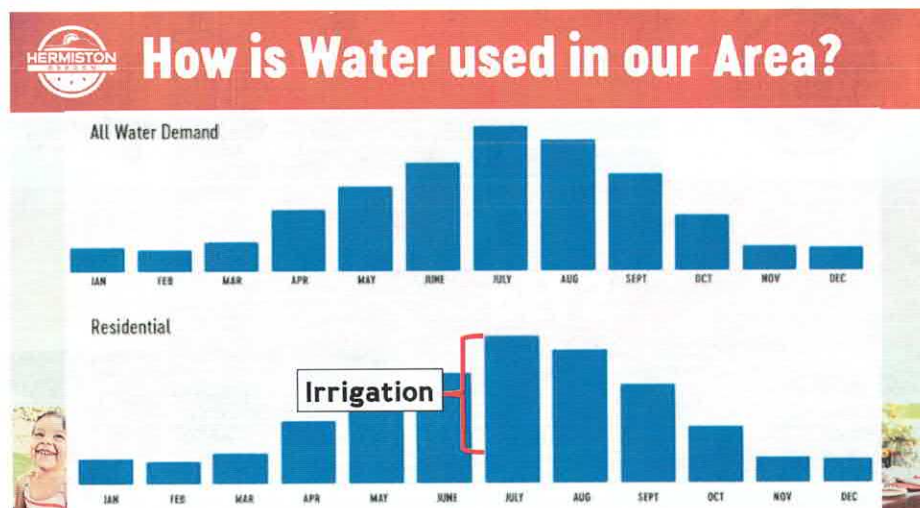




Background

- 2019 Water System Master Plan
 - Source Capacity
 - Storage Capacity
 - Demand History (Avg. & Peak)
 - Demand Projection (20 Years)
 - Alternatives (Various)
 - Capital Costs
 - Operational Costs
 - Risk (Financial)

What will you need (2039)?
 - What do you have?
 What you will have to add



Average Daily Demand

TABLE 2-1
AVERAGE DAILY DEMAND

Year	Population	Annual Water Production (MG)	ADD		
			gpd	gpm	gpcd
2023	20,057	1,450.59	3,974,220	2,760	198
2024	20,182	1,481.10	4,057,809	2,818	201
2025	20,296	1,486.51	4,072,631	2,828	201

gpd = gallon per day
gpm = gallons per minute



Peak Day Demand

TABLE 2-2
PEAK DAILY DEMAND

Year	Population	Day of Peak Flow	PDD		
			MGD	gpm	gpcd
2023	20,057	July 30, 2023	10.05	6,979	501
2024	20,182	July 20, 2024	9.91	6,882	491
2025	20,296	July 15, 2025	10.06	6,986	496



System Capacity (No PFAS)

What we need

	Existing System	
	Year 2026	Year 2046
Design Population	20,492	24,837
Supply		
ADD (gpcd)	200	200
Average Daily Flow (gpd)	4,096,000	4,966,000
Average Daily Flow (gpm)	2,850	3,450
PDD ¹ (gpcd)	501	501
Peak Daily Flow ² (gpd)	10,267,000	12,443,000
Peak Daily Flow (gpm)	7,130	8,640
PHF ³ (gpm)	17,825	21,600
Estimated Supply Flow Available ⁴ (gpm)	10,307	10,307
Total Recommended Supply⁵ (gpd)	10,267,000	12,443,000
Total Existing Supply⁶ (gpd)	11,681,000	11,681,000
Potential Supply Need (gpd)	0	762,000



System Capacity (No PFAS)

What we need
- What we have

	Existing System	
	Year 2026	Year 2046
Design Population	20,492	24,837
Supply		
ADD (gpcd)	200	200
Average Daily Flow (gpd)	4,096,000	4,966,000
Average Daily Flow (gpm)	2,850	3,450
PDD ¹ (gpcd)	501	501
Peak Daily Flow ² (gpd)	10,267,000	12,443,000
Peak Daily Flow (gpm)	7,130	8,640
PHF ³ (gpm)	17,825	21,600
Estimated Supply Flow Available ⁴ (gpm)	10,307	10,307
Total Recommended Supply⁵ (gpd)	10,267,000	12,443,000
Total Existing Supply⁶ (gpd)	11,681,000	11,681,000
Potential Supply Need (gpd)	0	762,000



System Capacity (No PFAS)

What we need
- What we have
~14% Surplus

	Existing System	
	Year 2026	Year 2046
Design Population	20,492	24,837
Supply		
ADD (gpcd)	200	200
Average Daily Flow (gpd)	4,096,000	4,966,000
Average Daily Flow (gpm)	2,850	3,450
PDD ¹ (gpcd)	501	501
Peak Daily Flow ² (gpd)	10,267,000	12,443,000
Peak Daily Flow (gpm)	7,130	8,640
PHF ³ (gpm)	17,825	21,600
Estimated Supply Flow Available ⁴ (gpm)	10,307	10,307
Total Recommended Supply⁵ (gpd)	10,267,000	12,443,000
Total Existing Supply⁶ (gpd)	11,681,000	11,681,000
Potential Supply Need (gpd)	0	762,000





System Capacity (PFAS)

Existing System

What we need

	Year 2026	Year 2046
Design Population	20,492	24,837
Supply		
ADD (gpcd)	200	200
Average Daily Flow (gpd)	4,098,000	4,966,000
Average Daily Flow (gpm)	2,850	3,450
PDD ² (gpcd)	501	501
Peak Daily Flow ² (gpd)	10,267,000	12,443,000
Peak Daily Flow (gpm)	7,130	8,640
PHF ³ (gpm)	17,825	21,600
Estimated Supply Flow Available ⁴ (gpm)	3,307	3,307
Total Recommended Supply⁵ (gpd)	10,267,000	12,443,000
Total Existing Supply⁶ (gpd)	4,121,000	4,121,000
Potential Supply Need (gpd)	6,146,000	8,322,000



System Capacity (PFAS)

Existing System

What we need
- What we have

	Year 2026	Year 2046
Design Population	20,492	24,837
Supply		
ADD (gpcd)	200	200
Average Daily Flow (gpd)	4,098,000	4,966,000
Average Daily Flow (gpm)	2,850	3,450
PDD ² (gpcd)	501	501
Peak Daily Flow ² (gpd)	10,267,000	12,443,000
Peak Daily Flow (gpm)	7,130	8,640
PHF ³ (gpm)	17,825	21,600
Estimated Supply Flow Available ⁴ (gpm)	3,307	3,307
Total Recommended Supply⁵ (gpd)	10,267,000	12,443,000
Total Existing Supply⁶ (gpd)	4,121,000	4,121,000
Potential Supply Need (gpd)	6,146,000	8,322,000



System Capacity (PFAS)

Existing System

What we need
- What we have
60% Deficit

	Year 2026	Year 2046
Design Population	20,492	24,837
Supply		
ADD (gpcd)	200	200
Average Daily Flow (gpd)	4,098,000	4,966,000
Average Daily Flow (gpm)	2,850	3,450
PDD ² (gpcd)	501	501
Peak Daily Flow ² (gpd)	10,267,000	12,443,000
Peak Daily Flow (gpm)	7,130	8,640
PHF ³ (gpm)	17,825	21,600
Estimated Supply Flow Available ⁴ (gpm)	3,307	3,307
Total Recommended Supply⁵ (gpd)	10,267,000	12,443,000
Total Existing Supply⁶ (gpd)	4,121,000	4,121,000
Potential Supply Need (gpd)	6,146,000	8,322,000



Existing System



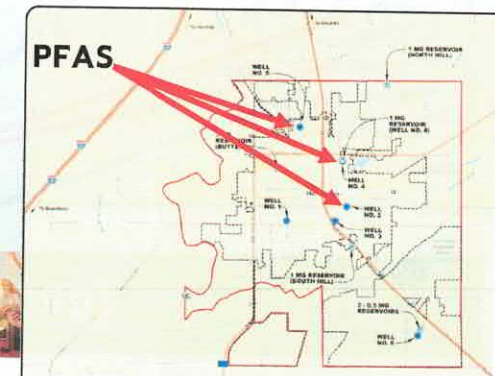


Treatment

- Install Filtering Equipment

Considerations

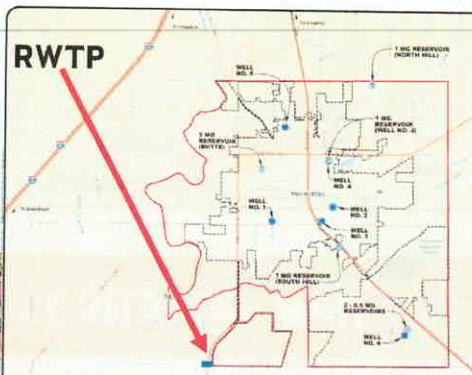
- Upfront Capital
- Annual Operating Costs
- Duplicative/Inefficient
- Effective
- Maintains Existing Assets



Maximize Regional Treatment Plant

- City Capacity Under-Utilized
- Prior User Capacity Available
- Considerations

- Immediately Available
- Effective
- 30Yr Old Facility
- Annual Operating Costs



New Regional Treatment Plant

- New, Larger Plant

Considerations

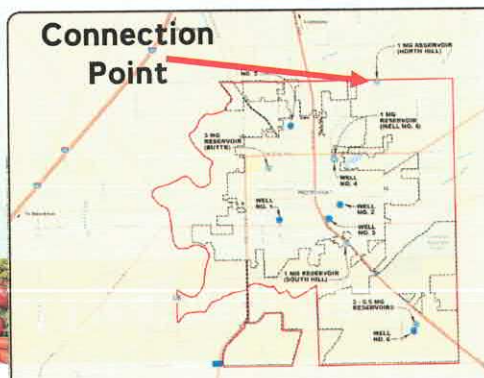
- Large Project (time)
- Operating Costs
- Future PFAS Limits (mixing)
- Single-Point Failure Risk (7mi pipe)





Columbia River Collector Well

- 7 Mile Pipe to Columbia
- “Bank Filtration”
- Considerations
 - Most Upfront Capital (\$47M)
 - ROW/Easements (Time)
 - Low Operating Cost
 - Redundancy
 - Capacity



Aquifer Storage & Recovery

- Additional “Recovery” Well
- Considerations
 - “low” Upfront Capital (\$7M)
 - Permitting (Time)
 - Lowest Direct Operating Cost
 - Lower Capacity

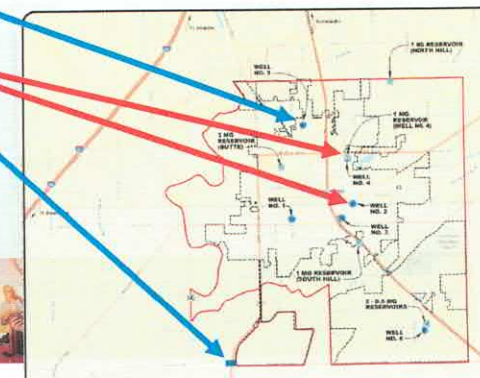


Solutions Recommended



Initial (Base Load)

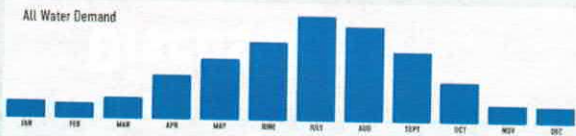
- Install Treatment Well #5
- Mothball Wells 2 & 4
- Fully Utilize Regional TP
- Meets Projected 2046 Need





Future (Peak Demand)

- Aquifer Storage/Recovery
- Store 250MG/yr in Winter
- Utilize in Summer



Financials



Alternative Cost Analysis

TABLE ES-3
MITIGATION ALTERNATIVE COST SUMMARY

Mitigation Alternative	Total Estimated Improvements Cost ¹	Annual OM&R	Total 20-year Present Worth
Alternative 1 - PFAS Treatment, IX Option ²	\$18,767,000	\$1,704,000	\$39,980,000
Alternative 1 - PFAS Treatment, FLUORO-SORB® Option ³	\$16,478,000	\$1,430,000	\$34,308,000
Alternative 2 - Existing RWTP Utilization	TBD ³	\$1,225,000	TBD+
Alternative 3 - New RWS Potable Water Source, ECR® Treatment Option ⁴	\$27,300,000	\$1,377,000	\$44,330,000
Alternative 3 - New RWS Potable Water Source, UF Treatment Option ⁴	\$29,088,000	\$1,424,000	\$46,838,000
Alternative 3 - New RWS Potable Water Source, Collector Well Option ⁴	\$46,800,000	\$534,000	\$53,460,000
Alternative 4 - ASR	\$7,200,000	\$268,000	\$10,540,000
Alternative 5 - Dedicated Irrigation System	\$2,232,000	\$160,000	\$4,232,000



Schedule Pro Forma Revenues and Expenditures		Water Department					
PRO FORMA		Current FY		Projected			
1	Year (ending June 30th)	26	27	28	29	30	31
2	Beginning Fund Balance	3,487,733	3,652,554	1,417,318	1,282,619	1,133,068	1,066,243
Operating Revenues							
3	Primary Revenue Source	2,118,512	6,214,854	6,339,151	6,465,934	6,595,253	6,727,158
4	Other Revenue Source 1	164,000	378,000	378,000	378,000	378,000	378,000
5	Other Revenue Source 2		380,000	380,000	380,000	380,000	380,000
Total Operating Revenues		2,282,512	6,972,854	7,097,151	7,223,934	7,353,253	7,485,158
O & M & R Expenses							
6	Personal Services	\$ 1,108,000.00	331,968	1,169,000	1,300,000	1,352,000	1,406,080
7	Materials & Services	\$ 1,868,000.00	459,491	2,295,000	2,363,850	2,434,766	2,507,808
8	Other Operating Expenses	\$ 450,000.00	0	450,000	468,000	486,720	506,189
Total Operating Expenses		\$ 3,426,000.00	791,399	3,914,000	4,131,850	4,273,486	4,420,077
Debt Service							
Funds Avail for Debt Service			1,491,153	3,058,854	2,965,301	2,950,449	2,933,176
9	Existing Debt 1	\$ 1,300,000.00	590,000	1,303,090	1,300,000	1,300,000	1,300,000
10	Existing Debt 2						
11	Other Proposed Debt						
Total Debt Service			590,000	1,303,090	1,300,000	1,300,000	1,300,000
Other Activities							
Cash Avail After Debt Service			901,153	1,755,764	1,665,301	1,650,449	1,633,176
12	Transfer to CIP		736,332	3,746,000	1,800,000	1,800,000	1,700,000
13	Capital Outlay			245,000			
14	System Replacement Reserves						
15	Other Non-Operating Activity						
Net Other Activity							
16	Net Transfers IN (OUT)						
17	Adjustments						
Net Transfers & Adjustments							
Ending Fund Balance		\$ 3,487,733.00	3,652,554	1,417,318	1,282,619	1,133,068	1,066,243
							2,670,500





Paying for it: Strategy

Grants/
Loans/Legal

Reduce CIP/
Defer Maint/
Well 2/4 OM&R
Savings

TABLE ES-3
MITIGATION ALTERNATIVE COST SUMMARY

Mitigation Alternative	Total Estimated Improvements Cost ¹	Annual OM&R	Total 20-year Present Worth
Alternative 1 - DFAS Treatment, IX Option ²	\$18,767,000	\$1,704,000	\$39,960,000
Alternative 2 - DFAS Treatment, FLUORO-SORB [®] Option ³	\$16,478,000	\$1,430,000	\$34,308,000
Alternative 3 - New RWWS Potable Water Source, ECMF	TBD ²	\$1,225,000	TBD+
Alternative 4 - New RWWS Potable Water Source, UF	\$27,360,000	\$1,377,000	\$15,270,000 ²
Alternative 5 - New RWWS Potable Water Source, Collector Well Option ⁴	\$29,088,000	\$1,424,000	\$44,530,000
Alternative 6 - New RWWS Potable Water Source, ASR	\$46,800,000	\$534,000	\$53,460,000
Alternative 7 - New RWWS Potable Water Source, Dedicated Irrigation System	\$7,200,000	\$268,000	\$10,540,000
Alternative 8 - New RWWS Potable Water Source, Dedicated Irrigation System	\$2,232,000	\$160,000	\$4,232,000



Outside Funding

- Grants/Loans
- Legal

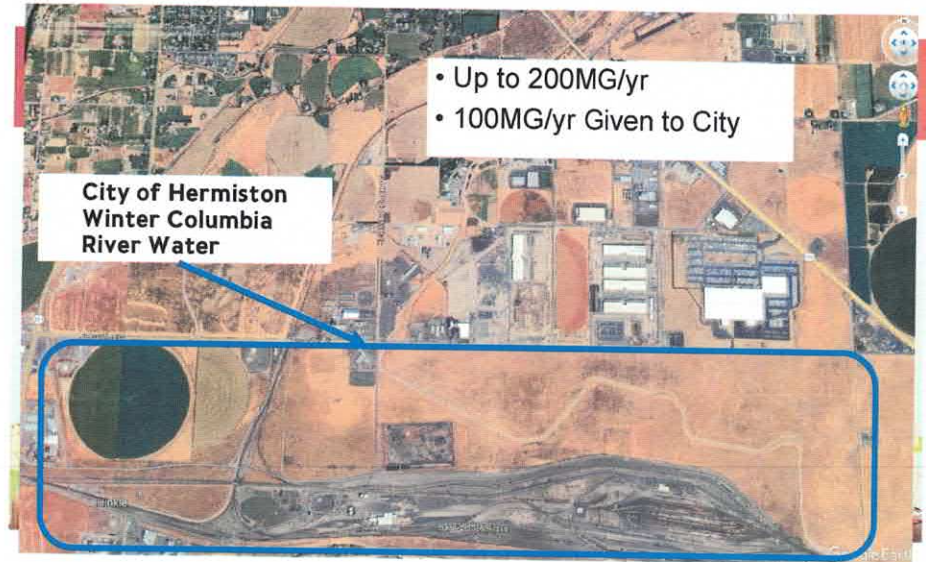
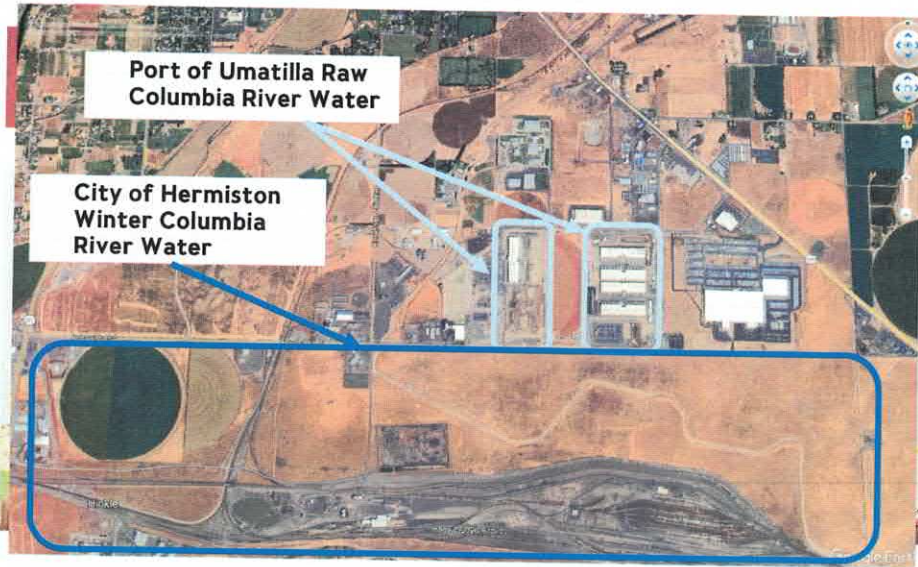


Discussion?



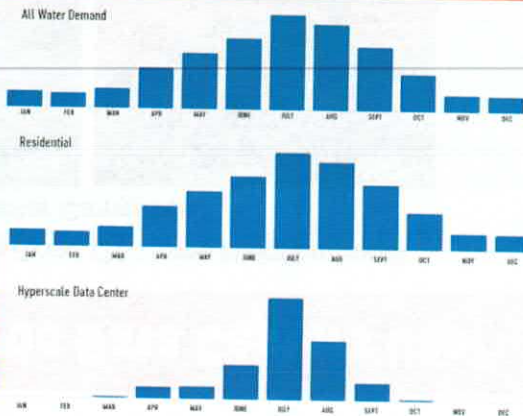

What about Amazon?





How much do Data Centers Use?

- 22MG/yr per Campus
- Entirely in Summer



How much do Data Centers Use?

- ~129 "City" Homes
- ~7 "Rural" Homes

Hermiston Area Gross Annual Water Usage by Type

Type of Use	Gallons/Year
Regional Medical Center Complex	47,000,000
Food Processing Factory	40,000,000
Elementary School	23,000,000
Hyperscale Data Center Campus	22,000,000
Single-Family Home (4 acres - rural)	3,300,000
Commercial Agriculture (per acre)	815,000
Fast Food Restaurant	730,000
Single-Family Home (0.12 acre - urban)	170,000





How much do Data Centers Use?

- Punkin Center & Glemm Road (26 Home Neighborhood)
- ~40MG/yr = ~2 Data Center Campuses





CITY COUNCIL & URBAN RENEWAL AGENCY

Regular Meeting Minutes
July 27, 2026

Mayor Primmer called the regular meeting to order at 7:04pm. Present were Councilors Hayward, Roberts, Myers, McCarthy, Duron (exited at 9:38pm), Linton, Kelso, and Barron. City Staff in attendance included: City Manager Byron Smith, Assistant City Manager Mark Morgan, City Attorney Richard Tovey, Finance Director Ignacio Palacios, Police Chief Jason Edmiston, Planning Director Clint Spencer, Parks and Recreation Director Brandon Artz, Human Resources Director Crystal Inners, and City Recorder Lilly Alarcon-Strong. The pledge of allegiance was given.

Citizen Input on Non-Agenda Items

Tammy Fisher, 1352 E Hurlbert; Lynne Hamblin, 816 E Main; Rebecca Hunt, 955 E Main; Delia Fields, 954 SW 7th; and James Pihl, 33971 E Walls- Spoke regarding their support for the Health, Aquatics & Wellness Center construction to support year long swimmers, the Hermiston School District Swim Team, exercise, water safety, the dangers of traveling to the City of Boardman to use their indoor facility daily in the winter, and more and asked the Council to move forward with approve necessary steps to complete this community vision.

Consent Agenda Items

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

A. Committee Vacancy Announcements

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

Public Hearing- Creating Local Improvement District No. 324 (Ordinance No. 2383)

Hearing no declarations of ex-parte contract or conflict of interest from the Council, City Manager Smith read the hearing guidelines and Mayor Primmer opened the hearing at 7:19pm.

Assistant City Manager Morgan presented information (PowerPoint Presentation attached) regarding the potential formation of Local Improvement District (LID) 324 on E Jennie Ave between NE 8th and NE 10th as specified in the staff report.

Public Testimony

Neutral Parties- Tara Bendixsen, read her statement into the record (emailed public comment attached).

Hearing no proponents or opponents/remonstrances who wishes to speak, Mayor Primmer closed the hearing at 7:56pm.

Councilor Linton thanked Mrs. Bendixsen and agreed that The Hub should be responsible for paying for the entirety of the LID as they are the ones benefiting the most from it, and if the LID does move forward the payment amount obligation to the Bendixsen's should be their suggested lot area method.

Councilor Barron asked if the square footage method suggested by the Bendixsen's vs the linear footage the City has normally used, would be allowed.

City Attorney Tovey stated yes, however the linear footage has been what the City's model has been and there may be legal complications if other methods are used.



CITY COUNCIL & URBAN RENEWAL AGENCY

Regular Meeting Minutes
July 27, 2026

After Assistant City Manager Morgan answered additional questions from the Council, Councilor Linton moved and Councilor Roberts seconded to Suspend formation of the LID for not less than six months. Motion failed 6-2 with Councilors Hayward, Myers, McCarthy, Duron, Kelso, and Barron voting against; and Councilors Roberts and Linton voting in favor.

Councilor McCarthy moved and Councilor Hayward seconded to continue the hearing to the August 10th City Council Meeting directing staff to present alternative payment options for Council review and consideration. Motion carried 6-2 with Councilors Hayward, Myers, McCarthy, Duron, Roberts, and Linton voting in favor; and Councilors Kelso and Barron voting against.

Ordinance No. 2383- Creating LID No. 324

Mayor Primmer stated this item will not be taken into consideration as the Council has made recommendations during the Public Hearing.

Resolution No. 2437- Authorizing Purchase of Six Police Vehicles

City Manager Smith spoke regarding authorizing the purchase of six police vehicles as part of a planned replacement schedule and as adopted in the 2026-27 budget.

Councilor Duron moved and Councilor Hayward seconded to approve Resolution No. 2437 and lay upon the record. Motion carried unanimously with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Kelso, Linton, and Barron voting in favor.

Resolution No. 2438- Updating the Employee Handbook

City Manager Smith reviewed the proposed changes from the Employee Handbook as presented in the staff report.

City Manager Smith and Human Resources Director Inners answered questions from Councilor Linton addressing current and proposed Bi-Lingual pay policies. Councilor Hayward moved and Councilor Duron seconded to approve Resolution No. 2438 and lay upon the record. Motion carried 7-1 with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Kelso, and Barron voting in favor; and Councilor Linton voting against.

Carnegie Building Process Update

City Manager Smith introduced Cassie Hubbert from the Wenaha Group who presented information (PowerPoint Presentation attached) regarding the History of Carnegie Libraries, their protections, and National Registration process; the current Carnegie Library building conditions and findings; and next steps to move forward.

City Manager Smith gave an update regarding the proposed uses of the building as directed by Council stating the City has been working diligently with the interested groups to formulate the following agreed upon plan as explained in the staff report. The Historic group would like additional time to organize and believe that two-years should be sufficient for that, during those two-years Thought Bubblez and the Arts will use the building with the intention of handing it over after those two-years to the Historic group. During this time, the Amateur Radio Club will occupy a room in the lower level and use the meeting room space upstairs as needed and agreed upon.



CITY COUNCIL & URBAN RENEWAL AGENCY

Regular Meeting Minutes
July 27, 2026

After much discussion and answering questions from City Manager Smith, Councilor Linton moved and Councilor Roberts seconded to direct City staff to work through the nomination process to place the building on the National Register of Historic Places. Motion carried unanimously with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Kelso, Linton, and Barron voting in favor. And Councilor McCarthy moved and Councilor Hayward seconded to direct City staff to move forward with agreements to formalize the plan for the use of the building. Motion carried unanimously with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Kelso, Linton, and Barron voting in favor.

(Councilor Barron left the dais at 9:15pm and returned at 9:17pm)

July 2026 Quarterly Investment Report

Councilor Hayward moved and Councilor McCarthy seconded to accept the July 2026 Quarterly Investment Report as presented by Finance Director Palacios (PowerPoint Presentation attached). Motion carried unanimously with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Kelso, Linton, and Barron voting in favor.

June 2026 Monthly Financial Report

Councilor Hayward moved and Councilor Roberts seconded to accept the June 2026 Monthly Financial Report as presented by Finance Director Palacios, Assistant City Manager Morgan, and City Manager Smith. Motion carried unanimously with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Kelso, Linton, and Barron voting in favor.

Continue the Meeting

At 9:23pm it was announced that a vote of the Council must be made to continue the meeting per Council Rules as it was nearing 9:30pm. Councilors Hayward, Roberts, McCarthy, Duron, Kelso, Linton, and Barron voted to continue the meeting, Councilor Myers voted against. Motion carried 7-1.

Committee Reports

None given.

Mayor's Report

Mayor Primmer spoke regarding the devastating fires throughout the region, thanked firefighters for their commitment and asked them and the public to be safe during these dangerous times.

Council Presidents Report

Council President McCarthy encouraged the public to attend and have fun at the Umatilla County Fair.

Council Reports

Councilor Hayward asked if the Council would be presented with additional information regarding electric bike and scooter issues that were brought before the Public Safety Committee recently.

City Manager Smith stated staff reviewed ordinances already in place that covers these items; HPD will be pushing efforts to educate and request that the Hermiston School District do the same.



CITY COUNCIL & URBAN RENEWAL AGENCY

Regular Meeting Minutes
July 27, 2026

Councilor Linton thanked Police Chief Edmiston for his leadership and the work his team does in our community stating we do not have the problems happening in other communities because of your department.

Councilor Kelso congratulated the Hermiston Little League for winning another State Championship and spoke regarding the nice fence that went up at Horizon Park.

Councilor Roberts spoke regarding the recent fires in our region and asked that people not have campfires or burn anything as area firefighters need relief.

City Manager's Report

City Manager Smith asked that Council members please RSVP to the Appreciation Picnic scheduled for September 10th at Theater Sports Park, presented Council members with the City's 250th American Anniversary Commemorative Coin, and stated the Parks and Recreation Department is working on a September 11th Community Event and more details will be fourth coming.

(Councilor Duron exited the meeting at 9:38pm)

Recess for Executive Session

At 9:38pm Mayor Primmer recessed the City Council Meeting to convene the Executive Session stating the executive session is held pursuant to ORS 192.660 (2) (e) which allows the Council to meet in Executive Session conduct deliberations with persons designated by the Council to negotiate real property transactions, the session is expected to last approximately 10 minutes.

Reconvene and Adjourn Regular City Council Meeting and Convene Urban Renewal Agency Meeting

Mayor Primmer reconvened and adjourned the regular meeting of the City Council at 9:51pm and Convened the Urban Renewal Agency Meeting at 9:52pm.

Facade Grant- Christianson Realty Group 4N2811CB Tax Lot 100 -398 E Ridgeway Ave

Planning Director Spencer presented information from the staff report regarding receiving a façade grant application for improvements to commercially zoned property at 398 E Ridgeway Ave.

Member Barron thanked Planning Director Spencer for including the scoring information in the agenda packet and Member Hayward moved and Member Roberts seconded to accept the Planning Commission recommendation of a 50% match. Motion carried unanimously with Members Hayward, Roberts, Myers, McCarthy, Linton, Kelso, and Barron in favor.

Adjourn

There was no other business and Chair Primmer adjourned the Urban Renewal Agency meeting at 9:55pm.



SIGNED:


Doug Primmer, Mayor

ATTEST:


Lilly Alarcon-Strong, CMC, City Recorder

From: [Tara](#)
To: [City of Hermiston Meetings](#)
Subject: Comments from 7/27 city council meeting
Date: Monday, July 27, 2026 8:37:25 PM

[EXTERNAL EMAIL] - STOP and VERIFY - This message came from outside of the City of Hermiston

Please replace my previous comment with this as changes were made. I appreciate your time and consideration.

Thank you,
Tara Bendixsen

My name is Tara Bendixsen, my husband and I own the property at 992 E Jennie Ave being affected by the LID.

We have followed this process closely. We appreciate the city's desire to invest in infrastructure and acknowledge its importance as the city grows. My purpose here this evening is to outline how the estimated costs for which we would be responsible would be an extreme financial burden and does not serve the council's goal of supporting all community members.

You have the authority to change the methodology in assessing the improvement costs, and I am asking you to do that tonight.

We are not objecting to the formation of the LID, but with our nonremonstrance agreement we respectfully reserve the right to object to how the assessments are apportioned.

When we purchased this property, we understood that

infrastructure costs would be imposed on us when we develop it. This LID formation is primarily triggered by the development of The Hub - a 276-unit apartment complex adjacent to our property.

As it stands we are being required to pay for the LID improvements based on our linear frontage along E Jennie Ave. We ask that the council reconsider whether the “linear frontage” approach to allocation of costs is equitable. As an alternative, we ask that the council consider allocating the cost of the improvements based on the square footage, or acreage, of the benefitted properties.

Oregon statute ORS 223.389 governs how you can consider how costs are to be allocated. Subsection (1) of that statute reads:

“The governing body of a local government may prescribe by ordinance or resolution the procedure to be followed in making estimated assessments and final assessments for benefits from a local improvement upon the lots that have been benefitted by all or part of the local improvement, to the extent that the charter of the local government does not prescribe the method of procedure.”

Hermiston Charter Chapter 34.32 gives you, the council, authority to determine the methodology for the assessment of the improvements.

Perhaps most importantly, Section 2(c) of ORS 223.389 states:

*“The governing body shall determine the amount of estimated assessment to be charged against each lot within the district, **according to the special and peculiar benefits accruing to the lot from the local improvement**, and shall by ordinance or resolution spread the estimated assessments.”*

The linear foot methodology fails to take into account our “special and peculiar benefits accruing to [our] lot from the local improvement”, as Oregon law requires. You are not required to make the assessment by linear foot. In our case, to do so would not be equitable when balancing the apartment improvements, the value of their property, and the benefit that the improvements will be to them and their 800 plus tenants, and the other large adjacent properties. We ask that the methodology for imposing the LID assessment be based on the area of the properties being benefitted.

If the “linear foot” frontage methodology is applied, the cost estimates for the LID improvements would require us - owners of a 1 acre vacant parcel - to pay approximately \$122,000 for the street and sidewalk improvements. According to the city's own estimates our property's current value stands at \$94,500. This LID would require us to contribute more than our property is worth to fund this project.

The total approximate acreage of the properties benefitted by the LID is 34.6 acres. Our property area represents 2.89% of the total area of properties impacted by this project. Distributing the cost based on the lot area method would result in our portion of expense to be

estimated at \$27,888.50 based on the preliminary engineering calculations.

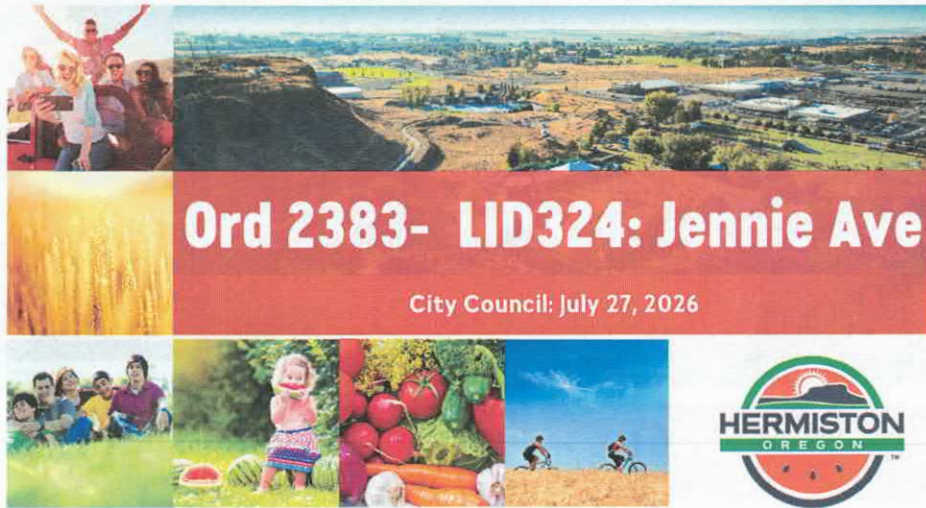
We learned from previous city council meetings that The Hub is receiving incentives in the form of a \$1.3 million tax break over a 5 year period from the city. This more than pays for their required contribution to this proposed LID.

You must also take into consideration The Hub's "special and peculiar benefits accruing to [their] lot from the local improvement". They will have 800 or more tenants, staff, and visitors using Jennie avenue. It's not hard to see that their lot will benefit far more than ours from the improvements.

We hope that you can see we have outlined how all other parties, including the city, directly benefit from this project. We hope you can envision yourselves in our shoes. We are not wealthy land developers with millions in funding. We were merely longtime residents looking to invest in a piece of Hermiston. If this LID proceeds as proposed, we would be burdened with paying the city roughly \$1200 a month for 10 years. I don't know about you, but most families don't have the extra funds every month to pay just to maintain ownership of a property they have already purchased.

You, as the council, have authority to change how these improvement costs are allocated. We respectfully ask that you adopt an area-based methodology, which more equitably allocates the costs associated with the improvements. Thank you.

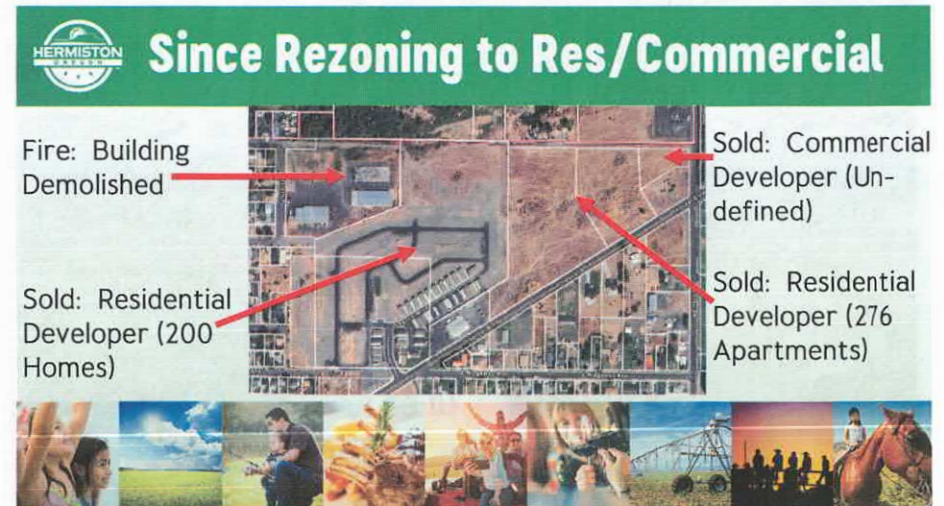
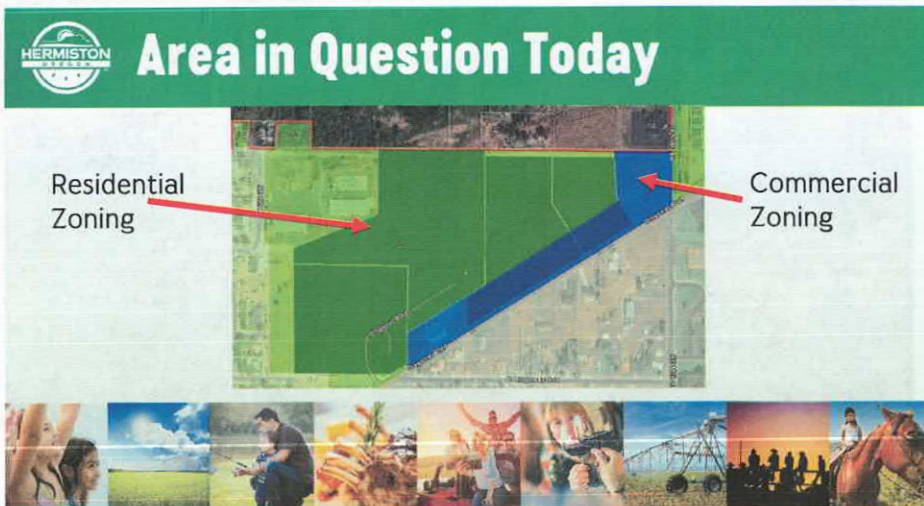
Sent from my iPhone



Ordinance 2383

- Establish Local Improvement District
- Constructs Jennie Ave.







Jennie Obligations



LID Proposal

- Given Existing Obligations and varied timelines:
 - LID Completes Cohesively**
 - Benefits all properties**



Local Improvement District (LID)

- Financing Tool for Infrastructure
- City Constructs Improvement (i.e. road)
- Adjacent Properties Levied for Proportional Cost
- City of Hermiston Initiated 323 LIDs to-date



LID Process

- Step 1. City Council Requests Report (June 8)
 - Defines Scope of Project**
 - Estimates Costs**
 - Establishes Method to Assign Cost (i.e. frontage)**
 - Identifies Benefitting Properties & Their Share of Cost**





LID Process

- Step 2. City Council Accepts Report & Sets Hearing (June 8)
 - Sets Future Date for Hearing on LID
 - Begins Official notice
 - *Certified Mail Notices Sent June 11, 2026*



LID Process

- Step 3. Public Hearing (We are Here)
 - Properties may formally "remonstrate"
 - "More than 60%" remonstrances may block LID formation



LID Process

- Step 4. Establish LID (We are Here)
 - City Council creates LID



LID Process

- Step 5. Construction
 - City constructs improvements according to LID scope





LID Process

- Step 6. Cost Reconciliation
 - LID Formula Recalibrated Based on actual costs
 - Actual costs may be more or less than estimate

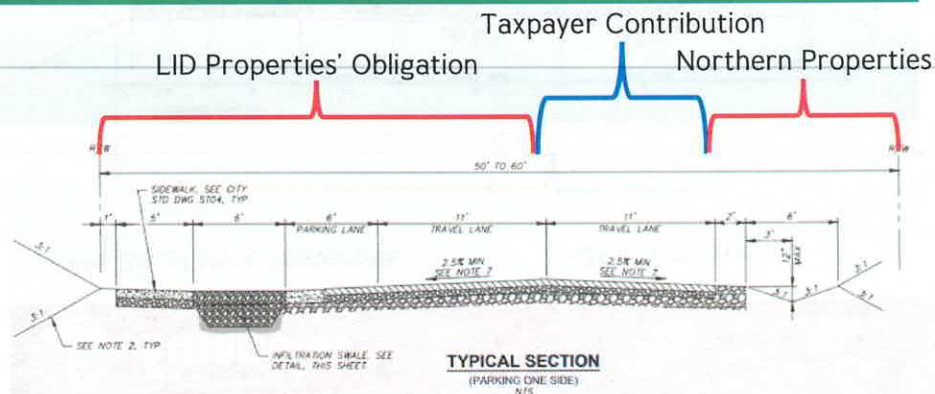


LID Process

- Step 7. Properties Assessed
 - Owners May choose two options
 - Pay Assessment upfront
 - Pay over 10 years (preferred duration)
 - Lien on Property
 - City's best interest rate available
 - Longer Repayment?
 - Higher Interest Rate: (Full Cost of Borrowing ~3x more for 20yr vs 10yr)
 - Liens Cleared at Sale: Unlikely Borrowers would Carry to Term
 - Taxpayer Admin burden (longer tracking, differing terms)



Project Scope North →



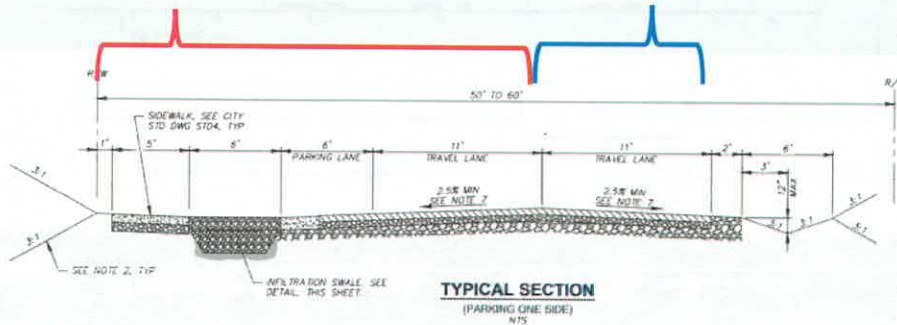
Financial

- \$1,206,000: Estimate
 - 20% Contingency
 - 2027 Construction Assumed
 - Electric Utility Relocation not included*





~24% Taxpayers



- Required to assign costs according to benefit.
- Each lot required to build street (usage is irrelevant)
- Standard Cross-Section
- Street is the benefit



- Traffic Signal
- Frontage Irrelevant
- Trip-Generation/Area More Appropriate





-



Where Life is Sweet™



City of Hermiston –
City Council Regular Meeting
July 27, 2026



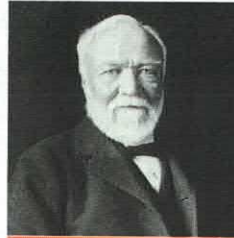
AGENDA

1. About Carnegie Libraries
2. Building Condition Assessment findings
3. Current Historic Protections
4. National Register of Historic Places
5. Next Steps



ABOUT CARNEGIE LIBRARIES

- Carnegie libraries were public libraries funded by Andrew Carnegie and later the Carnegie Corporation of New York to expand literacy, education, and access to knowledge. Nearly 1,700 Carnegie libraries were built in the United States, with more than 2,500 constructed worldwide.
- Communities receiving Carnegie funding were required to provide a building site, commit local funding for ongoing operations, and maintain the library as a public institution.
- Carnegie libraries emphasized efficient, welcoming design, typically featuring open floor plans that allowed a single librarian to oversee the collection and assist visitors.
- While Carnegie provided planning guidance through his advisor James Bertram, communities selected their own architects and architectural styles, resulting in buildings that reflected local character while following similar functional principles.



"There is not such a cradle of democracy on earth as the free public library."
- Andrew Carnegie

Photo Credit: Theodore C. Morrison, Public domain, via Wikimedia Commons

ABOUT HERMISTON'S CARNEGIE LIBRARY

- Built in 1918 with funding from Andrew Carnegie's national library program.
- Hermiston was one of only 31 Oregon communities to receive Carnegie library funding. To qualify, Hermiston provided a site, committed operating funds, and hired Folger Johnson as architect, who designed seven Carnegie libraries in Oregon.
- The building is unusual for Eastern Oregon because of its wood-frame construction and stucco exterior, rather than brick or stone. The building is Mission Revival style.
- The library retains much of its historic character, including its original window openings and wood double-hung windows. Modifications have been limited primarily to replacement entry doors and an ADA-accessible entrance on the north side of the building.



Photo courtesy East Oregonian

- An addition on the north side was built in the 1950-60s. The building served as Hermiston's library until 1986 and has since been used for city offices and temporary library services.



BUILDING CONDITION ASSESSMENT

Assessment Team

Wenaha Group (Project Manager)

Slaybaugh Architecture & Consulting (Architect)

Walker Structural Engineering
(Structural Engineering)

Morrison-Maierle
(Mechanical, Electrical, Plumbing Engineering)

Apex (Hazardous Materials Testing)



Date of Assessment

June 10, 2026

Hazardous Material Testing on June 24, 2026

BUILDING CONDITION ASSESSMENT

Overall, the Carnegie Library is in **good condition** and has been **well-maintained** by the City. The recent roof replacement was an important step to keep the building sound and protect it for years to come.

Identified Areas of Concern/Deficiencies

- Some damaged and missing lath and plaster
- Several areas of the building do not meet current ADA compliance standards
- Wood windows are not currently operable (painted shut)
- Water damage on roof eaves/fascia
- Further investigation needed on attic ventilation
- Further investigation needed on previous roof leak area to ensure framing is undamaged

BUILDING CONDITION ASSESSMENT

Identified Areas of Concern/Deficiencies

- Minor deflection in beam in 1950-60s addition
- Lack of shear wall on north side of 1950-60s addition
- Downspouts do not connect to stormwater drainage
- Asbestos in flooring mastic (glue)
- Asbestos in basement mechanical room plaster finish
- Lead in paint samples throughout building



BUILDING CONDITION ASSESSMENT

Identified Areas of Concern/Deficiencies

- Galvanized water/sewer piping subject to further deterioration
- Domestic water supply (3/4") can limit the amount of plumbing fixtures
- Water heater has exceeded the end of its useful life
- Electrical main panelboard is at capacity. System is functional but lacks clarity: reflects multiple generations of additions
- Main floor lighting is fluorescent and not energy efficient, lighting quality varies between spaces
- Lack of dedicated egress lighting
- Lighting control limited to manual wall switches, not compliant with current energy code
- No fire sprinklers
- Fire alarm is operational but obsolete
- IT and security cabling/system is operational but disorganized

CARNEGIE LIBRARY – CURRENT CITY PROTECTIONS

Hermiston Code section 157.144 covers historic buildings. Code was adopted in 1994.

The following buildings have been designated by the City of Hermiston as historic structures worthy of protection:

Hermiston Irrigation District Building
204 E. Hurlburt Avenue

Carnegie Building, 213 E. Gladys Ave.

Skinner Building, 201 E. Main St.

Donovan Bland Building,
201 W. Hermiston Ave.

Bliss Building, 106 E. Main Street

Current Hermiston Review Process

- Exterior alterations to designated historic properties require a Conditional Use Permit (CUP).
- The City provides CUP application to Hermiston Heritage Association and requests they provide recommendation.
- The Planning Commission reviews CUP application to determine if proposed changes are compatible with the building's historic value and architectural integrity.
- If demolition is proposed:
 - Demolition requests are evaluated based on building condition, repair costs, public safety concerns, economic hardship, and historic value.
 - If preservation appears feasible, demolition may be delayed up to 120 days to explore rehabilitation incentives or identify a preservation-minded buyer.
 - If no reasonable alternative exists after review, demolition may proceed; otherwise, the permit may be denied.

CARNEGIE LIBRARY – CURRENT STATE PROTECTIONS



- Oregon SHPO reviews historic properties under ORS 358.653.
- An initial consultation happens for all public buildings greater than 50 years old, whether they are listed on the National Register or not.
- Modifications should be made in alignment with the Secretary of Interior's Standards for Rehabilitation.

NATIONAL REGISTER OF HISTORIC PLACES

What is the “National Register”?



The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation



Official Federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering, and culture



National Register properties have significance to the history of their community, state, or the nation



100,000 properties listed as of mid-2025

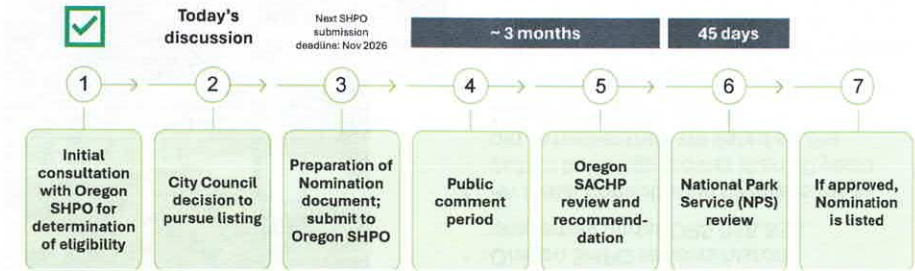


A professional review board in each state considers each property proposed for listing and makes a recommendation on its eligibility. For Oregon, this is the State Advisory Committee on Historic Preservation (SACHP), organized by Oregon State Historic Preservation Office (SHPO)

According to the Oregon Historic Sites Database, no other properties in the City of Hermiston currently have a National Register designation.

NATIONAL REGISTER OF HISTORIC PLACES

A high-level look at the nomination process



NATIONAL REGISTER OF HISTORIC PLACES

What qualifies a property to be listed?



At least 50 years old



Demonstrated historic significance within a local, statewide, or national context



Largely retains integrity, generally defined as original historic materials, appearance, and associations



Meet one or more of the four criteria for historic significance as required by the National Park Service:

A: Association with **events** that have made a significant contribution to the broad patterns of our history.

B. Association with the lives of **persons** significant in our past.

C. Embodies the distinctive **characteristics** of a type, period, or method of construction, or that represent the work of a master, or that possess high **artistic** values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

D. Has yielded or may be likely to yield, **information** important in prehistory or history.

NATIONAL REGISTER OF HISTORIC PLACES

Hermiston Carnegie Library



At least 50 years old



Demonstrated historic significance within a local, statewide, or national context



Largely retain integrity, generally defined as original historic materials, appearance, and associations



Meet one or more of the four criteria for historic significance as required by the National Park Service:

A: Association with **events** that have made a significant contribution to the broad patterns of our history.

B. Association with the lives of **persons** significant in our past.

C. Embodies the distinctive **characteristics** of a type, period, or method of construction, or that represent the work of a master, or that possess high **artistic** values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

D. Has yielded or may be likely to yield, **information** important in prehistory or history.



Initial consultation with Oregon SHPO on the Carnegie Library occurred in June 2026. SHPO thinks the library is possibly eligible for listing in the National Register, under Criterion A in the area of education, and Criterion C in the area of architecture.

SECRETARY OF THE INTERIOR

Standards and Guidelines for Preservation, Rehabilitation, Restoration & Reconstruction

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

NATIONAL REGISTER OF HISTORIC PLACES

Benefits for listing a property...



Cultural Impact

- Heritage connects us to the people and places around us
- We draw meaning from the past to navigate the future
- A strong community is made up of people who share a common bond and build compassion for each other
- We care for the buildings that make our community unique and help us tell stories about the people who inhabited them before us

Economic Impact

- Employment, income, tourism spending of heritage organizations and tradition

Oregon's Economic Contribution of Heritage Organizations and Traditions 2019

Sector	Multiple Densities		Heritage Villages	
	Value	Total	Value	Total
BBB	\$399	\$347	\$99	\$325
Labor Income	\$46.7	\$72.3	\$31.9	\$55.2
Value Added	\$58.2	\$114.9	\$45.2	\$85.9
Output	\$75.5	\$136.4	\$77.8	\$147.0

Source: CCH/Heritage

Non-Economic, Sociocultural Values

- Historical values** convey, embody, or stimulate a relation with or reaction to the past.
- Cultural / symbolic values** build cultural affiliation in the present and can be political, ethnic or related to other means of living together.
- Social values** enable and facilitate social connections and networks.
- Spiritual values** are intrinsic to some heritage sites associated with organized religion but can also encompass secular experience of wonder and awe provoked by heritage.
- Aesthetic value** extends from the visual qualities of heritage places and activities.

NATIONAL REGISTER OF HISTORIC PLACES

Benefits for listing a property...



Tax Incentives

- Not applicable to publicly-owned properties that are exempt from property tax**
- Federal Tax Incentive: 20% Investment Tax Credit (ITC)
- State Tax Incentive: Oregon Special Assessment Property Tax Program

Grant Eligibility

- State of Oregon Grants
 - Diamonds in the Rough
 - Oregon Heritage
 - Preserving Oregon
- Roundhouse Foundation Technical Resource & Professional Development Grants
- National Trust for Historic Preservation grants
- Kinsman Foundation

Building Code Leniency

- Oregon Structural Specialty Code, Chapter 34: Existing Buildings allows for some code leniency related to historic features

NATIONAL REGISTER OF HISTORIC PLACES

Restrictions of being listed in the National Register...

If the Carnegie Library was listed, what would change from current status?

Federal

No changes, unless using a federal funding source

Federal law places no restrictions on modifications to the property, unless the Owner uses federal funding or requires a federal license/permit

State

Slight changes.

ORS 358.653 already requires that Oregon public owners consult with SHPO for buildings more than 50 years old

SHPO administers the National Register program in Oregon. SHPO would now look at the building through the lens of being listed on the National Register, but same process and Secretary of the Interior Standards would apply

City

No changes.

Hermiston has a process (157.144) in place for review of historic properties, but it is not explicitly tied to the Secretary of Interior's Standards for Rehabilitation

- An option would be to amend current code process to require Secretary of Interior Standards be applied to City's review of historic properties
- Another option would be for Hermiston to create a Certified Local Government (CLG) program, with a more formal historic preservation commission/ preservation ordinance. This is a federal program (National Park Service) that is administered by Oregon SHPO. There are grants, training, and technical assistance available through this program. Pendleton, The Dalles, La Grande are all CLGs

NATIONAL REGISTER OF HISTORIC PLACES

Questions to resolve for a potential Carnegie Library nomination:

Historic significance
of the 1950s–1960s
addition

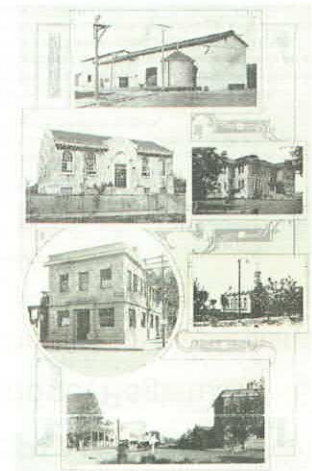
The addition is more than
50 years old; further
research is needed on its
architectural contribution.

Building interior

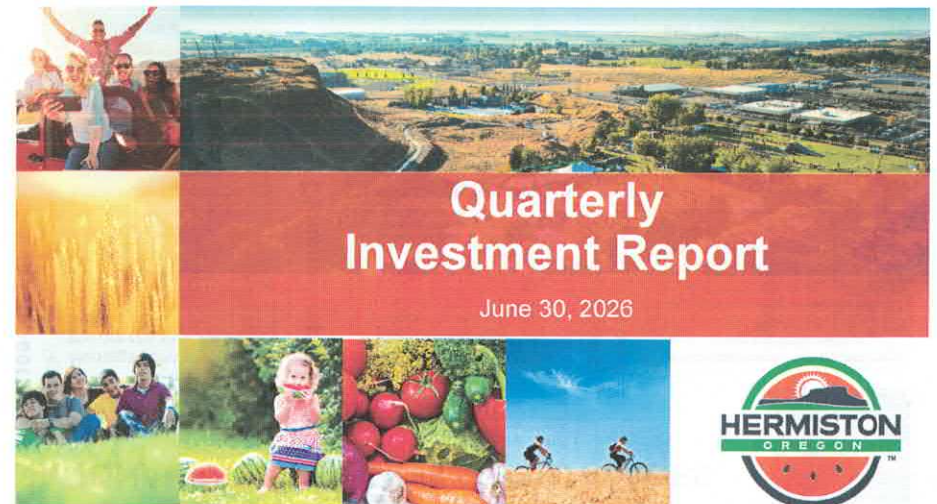
Exterior features are
commonly listed, but
interiors can also qualify
based on their
architectural merit.

NEXT STEPS

- In October, we will bring back budget options for building improvements
- Council discussion and decision on if to pursue National Register nomination process



Questions?



Investment Summary

- Total investments ending June 30, 2026, were approximately \$35.0 million, including \$24.8 million held in the Local Government Investment Pool (LGIP).
- ~\$1.9 million deposited to LGIP
- Interest earnings for the quarter ending, totaled \$378k (Fidelity - \$124k and LGIP - \$254k, respectively).
- Fiscal YTD interest earnings were \$1.44 million (LGIP - \$968k; Fidelity - \$472k) or an average annual earning rate of 4.2%
- Average investments held in FY 2026 totaled ~\$34.1 million



Discussion

Questions?

Where Life is Sweet™



Monthly Financial Report

July 27, 2026



Hermiston Urban Renewal Agency (HURA)

- Hermiston URA
 - **Fiscal year is now complete**
 - Revenues and expenditures have met expectations
- North Hermiston Urban Renewal Area – ROW acquisition complete, design finalizing, bidding anticipated fall/winter 2026.



General Fund

- 2025-26 fiscal year is complete.
- Monthly Revenues ended over projection by ~\$1.77 million
 - **Revenues all met or exceeded budgeted amounts except for From Other Agencies**
 - Due to direct payment of grant award



General Fund

- Monthly Expenses were under projection by ~\$379k
 - **YTD expenditures under budget by \$1.27 million**
 - **Two departments were over budget: City Council and PS Center.**



Special Revenue Funds

- Observations:
 - **EOTEC**
 - revenues reflect second reimbursement from campground project



Utility and Street Funds

- Observations
 - **Regional Water Fund ~\$234k under revenue projections and expenditures are ~\$188k under projection.**



Capital Projects

- A number of projects in design:
 - Geer/Harper Realignment – intersection closed and construction in progress
 - NW 2nd Street Paving – project underway
 - RWS Backup Generators – site prep complete, 2027 estimated delivery and install
 - Aquifer Storage/Recovery – initial recharge has begun, anticipated April completion
 - Orchard Water Line replacement – project underway anticipated completion late fall
 - Well #6 Chlorination Structure – project underway anticipate completion by late fall
 - Dogwood Street – preliminary construction activity has begun
 - SE 10th Street Bridge – design proceeding, anticipated construction winter '26-'27 during off-season
 - E. Evelyn Avenue gravity sewer line – project underway continuing through fall
 - Lift Station #7 Rebuild – contract awarded, construction to begin fall 2026
- TBD (budgeted and part of CIP):
 - Well #4 Controls – delays may require rescheduling project
 - Lift Station #5 – design to begin



Capital Projects

- Sherman Park – Bid package in review



Discussion

Questions?

Where Life is Sweet™