



CITY COUNCIL

Regular Meeting Minutes August 11, 2025

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

PATH Quarterly Report Presentation

Jesalyn Cole, Executive Director of Stepping Stones Alliance, updated the councilors on the following:

- Staffing needs met including Phoenix Security providing overnight security
- Sponsorships for October Gala received & tickets available for purchase
- Social media & organization outreach
- Building community within client base
- Grants for projects (raised beds, awnings, parking lot upgrades & signs, washer & dryer)
- 4-15 guests nightly
- No Address movie showing August 20 at Hermiston Cinema

Responding to a question, Ms. Cole stated they go to known local encampments to provide food, medical attention & resource referrals. Stepping Stones works closely with local law enforcement to make available resources known. Clients are accepted from partner agencies (hospital, EMTs, and law enforcement) any time of the night.

Citizen Input on Non-Agenda Items

Karen Jones, 1010 W Highland Ave-Ms. Jones requested an update on the development of a city ordinance to regulate adult businesses.

City Smith responded that the city is researching the issue with outside legal counsel and will hold an executive session on the topic next month, with an update to follow.

Consent Agenda Items

Councilor Hayward moved, and Councilor Roberts seconded to approve Consent Agenda items A & B, to include:

- A. Committee Vacancy Announcement
- B. Minutes of the July 28th City Council Regular Meeting

Motion carried unanimously.

Public Hearing Annexation Jaber Investment LLC 4N2802BA Tax Lot 100 – 2455 NE 7th St

Hearing no declarations of conflicts of interest from the Council, Planning Director Spencer read the hearing guidelines and Mayor Primmer opened the hearing at 7:16pm.

Planning Director Spencer presented the information regarding applicant Jaber Investment LLC who proposes to annex land located at 2455 NE 7th St to connect to city services enabling residential development. PowerPoint presentation attached.



CITY COUNCIL

Regular Meeting Minutes August 11, 2025

Testimony

Christy Batayola Harms Engineering 1632 W Sylvester St Pasco WA- Ms. Batayola appreciates the staff report as presented and requests approval of the annexation.

Mayor Primmer closed the hearing at 7:16pm.

Council discussed planning commission hearing testimony, ingress/egress access, reducing speed limit in the area, NE 7th St access easement, increased traffic, proposed multi-family development, zoning designations, building height limits and property development rights. Councilors expressed concern over adding more traffic congestion to an area where they desire to see a reduction in the speed limit.

Councilor Barron moved, and Councilor Myers seconded to approve the Findings of Fact. Motion passed unanimously. Councilor Barron moved, and Councilor Duron seconded to impose the Conditions of Approval. Motion passed 6-1 with Councilor Linton against.

Ordinance No. 2376- Annexation Jaber Investment LLC 4N2802BA Tax Lot 100 – 2455 NE 7th St

The staff report for this ordinance was provided during the public hearing. City Attorney Tovey presented a correction to the title of the ordinance, the property is off E Punkin Center Rd, not E Theater Lane as stated in the draft ordinance. Councilor Roberts moved, and Councilor Hayward seconded to amend the ordinance title to correct the street name to E Punkin Center Road. Motion carried unanimously.

Councilor Barron suggested a letter on behalf of the council be sent to the county commissioners with their traffic concerns and requesting a speed study in the area and asked if the developer considered any other land for this project. Councilor Hayward suggested a warning sign of high-speed traffic be placed in the development. Councilor Roberts noted that the staff report included letters of opposition from the planning commission hearing. While he takes no joy in moving forward against what neighbors want, it meets the criteria and provides needed market rate housing. Councilor Duron expressed appreciation for the time and detail of the comment letters and noted the planning commission, after reviewing, recommends approval. Councilor Kelso stated he is in favor of market rate housing but laments that there is not a way to avoid fragmented development. Staff responded that master planned communities are an option in the city, however staff can only respond to the development proposals submitted. The land proposed for annexation has been designated for multi-family development since 1984. The lands developed with single family around the property chose to develop that way on land zoned for multi-family.

Public Comment

Karen Jones 1010 W Highland Ave- Ms. Jones stated she has sympathy for the people who live by the proposed development as she would be upset. She asked if requirements such as landscaping and fencing could be placed on the development to help with privacy and noise concerns.

While tonight's action is for the annexation only, not the proposed development on the property, Planning Director Spencer informed the council that the type of development proposed requires sight-obscuring fencing anywhere parking abuts adjacent residences.

Mayor Primmer requested that the first reading be by title only. Hearing no opposition, City Attorney Tovey read the ordinance by the amended title only. Mayor Primmer requested that the ordinance be put on for final



CITY COUNCIL

Regular Meeting Minutes August 11, 2025

adoption at this meeting and that the second reading be by title only. There was no opposition. After City Attorney Tovey read the ordinance by the amended title only for the second reading, Councilor Hayward moved, and Councilor Barron seconded that Ordinance No. 2376 be adopted and become effective 30-days after adoption by City Council. Motion passed 5-2 with Councilor Linton and Councilor Kelso against.

Resolution Nos. 2383 through 2390

Mayor Primmer announced that Resolution Nos. 2383 -2390 have been removed from the agenda.

Resolution No. 2391- SE 10th St Jurisdictional Transfer

Assistant City Manager Morgan presented the staff report regarding the transfer of a portion of SE 10th St from the County's jurisdiction to that of the City with the attached PowerPoint.

Public Comment

Vernon Weber 1100 SE 10th St- Mr. Weber stated it is not a culvert bridge, but a steel I beam bridge with significant irrigation that would need changed to accommodate the flood irrigation of neighboring properties. There are also fences, phone, gas, and diesel lines, and soil conservation drains in the area. He is happy the way it is, other than the trucks that use the road and expressed frustration that he did not receive a letter notifying property owners of the proposed action.

Tania Hoeft 1085 SE 10th St- Mrs. Hoeft owns adjacent property. She feels with all the truck traffic the lower bridge will need replacement as well. She is worried about widening the road and any easements that would be needed as she has a shop on the edge. She is also concerned about the Gettman Road project bringing additional traffic near the schools.

Dave Maikens 1120 SE 10th St- Mr. Maikens informed the council the bridge weight limit signs were installed as the result of countless phone calls from his wife to the county. There is endless semi-truck traffic without city utilities or streetlights. He agrees with the neighbors that the other bridge may need replacement and is too narrow for children to walk to school. He states the existing bridge is the only thing that slows down traffic in the neighborhood. At their request 15 years ago, the county did a road study to establish a speed limit. He is unsure if the city will enforce the speed limit or care for the road any better than the county. He questions who will pay for the sidewalks, and feels the estimated cost is not enough for the proposed improvements.

Assistant City Manager Morgan responded the cost estimate is for the A-Line bridge only. Unless the property develops, sidewalks are not required.

After councilor discussion, including financial responsibility of other agencies, road management, truck traffic, public notice, and water rights, Councilor Roberts moved, and Councilor Kelso seconded to adopt Resolution No. 2391 and lay upon the record. Motion passed 6-1 with Councilor Linton against.

Mayor Primmer thanked the public for their testimony and encouraged them to bring their concerns to the county hearing on the issue.

Report on and Discussion of City Chats FY24-25



CITY COUNCIL

Regular Meeting Minutes August 11, 2025

City Manager Smith reported there were four City Chats held in FY 24-25 as a result of the 2024 Civic Leadership Academy suggestion for outreach. Feedback on the program and location suggestions are requested of the council.

Councilors like the chats to engage with people and have meaningful conversations in less formal atmospheres at different times and locations. Suggestions included:

- Radio call-in
- Hispanic businesses
- Food Pod
- Existing events (Melon Fest, Fair, etc)
- Library
- Harkenrider Center
- Hotel conference room
- Weekend availability
- City Staff attendance
- Chamber of Commerce advertisement

(Councilor Linton exited the chambers at 8:42pm and returned to the dais at 8:44pm.)

Tania Hoeft 1085 SE 10th St - Ms. Hoeft offered to host a City Chat at Kopacz Nursery & Florist

Vernon Weber 1100 SE 10th St- Mr. Weber suggested picture note cards of the councilors to help the community get to know the councilors.

Mayor Primmer asked businesses willing to host a chat to contact City Manager Smith.

Committee Reports

No committee reports were given.

Mayors Report

Mayor Primmer spoke regarding:

- The National Night Out celebration in a well-engaged neighborhood
- Melon Fest on the 16th from 9am-2pm with Rotary breakfast available from 7am-9am
- Umatilla County Fair & Farm-City Pro Rodeo appeared well attended without any major incidents
- Fair parade spectator safety- specifically staying clear of the center lane and cleaning up horse manure

Council Presidents Report

Councilor McCarthy was not in attendance.

Council Reports

Councilor Roberts reiterated the success of this year's fair and thanked Chief Edmiston for providing his staff at the event. Councilor Roberts encouraged attendees to thank partner agencies for providing services at the fair, ensuring a safe event.



Where Life is Sweet

CITY COUNCIL

Regular Meeting Minutes
August 11, 2025

Councilors Hayward and Barron also commented on the amazing success of the fair.

Councilor Kelso helped with parade staging and has some suggestions for improving parade safety. He enjoyed the fair while live-streaming events and appreciated the cooler weather. He thanked Mrs. Bemrose and Mr. Blake for directing the Parks & Rec production of Winnie the Pooh at the high school.

Councilor Duron thanked the councilors for participating in all the recent events as she was unable to attend due to an injury. She also expressed gratitude to those who work in the background to make events successful for the enjoyment of all. Councilor Duron thanked those who act when needs arise.

City Manager's Report

No report was given.

Adjourn

There was no other business and Mayor Primmer adjourned the regular City Council meeting at 8:57pm.



SIGNED: _____

Doug Primmer, Mayor

ATTEST: _____

Heather KP La Beau, Assistant City Recorder



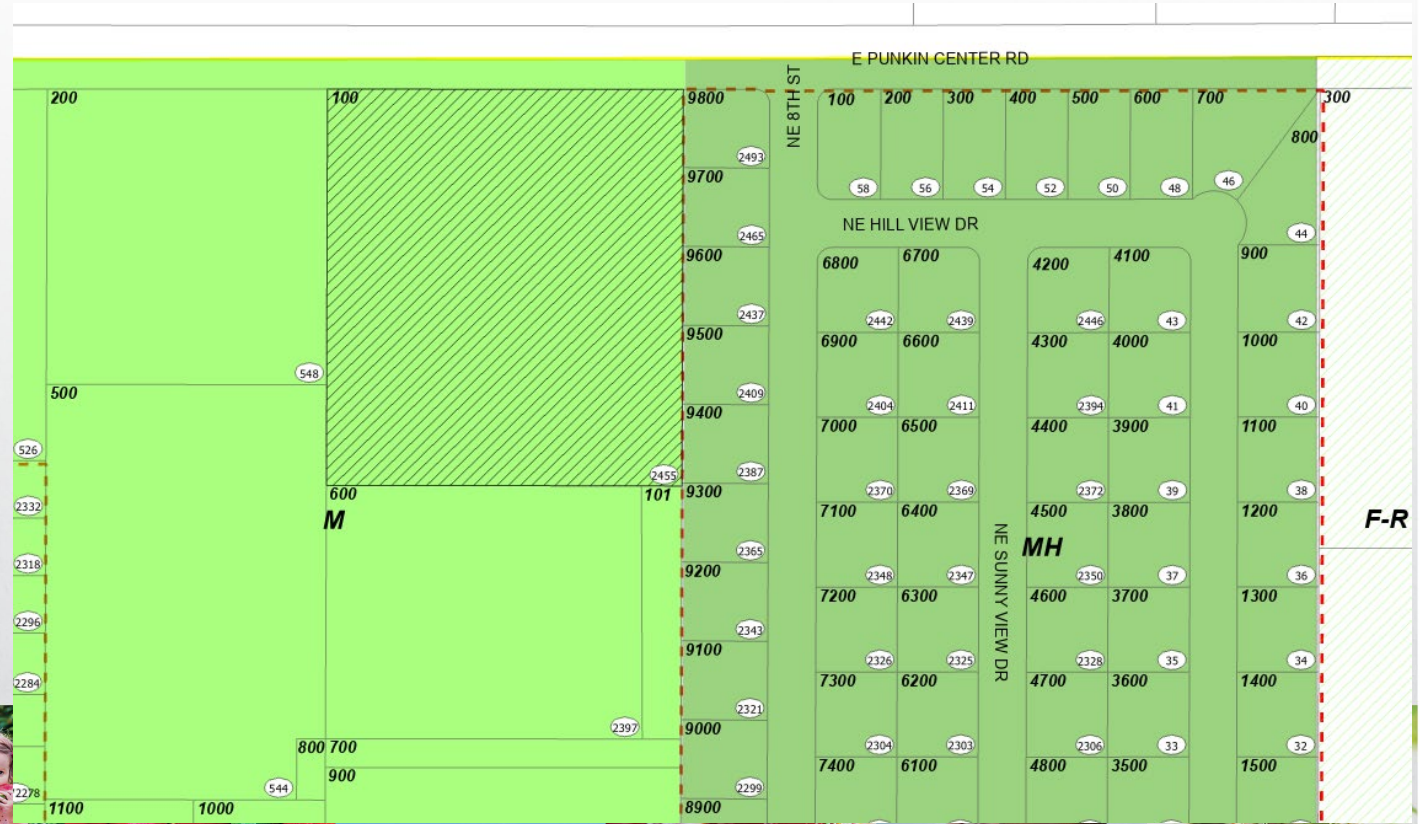
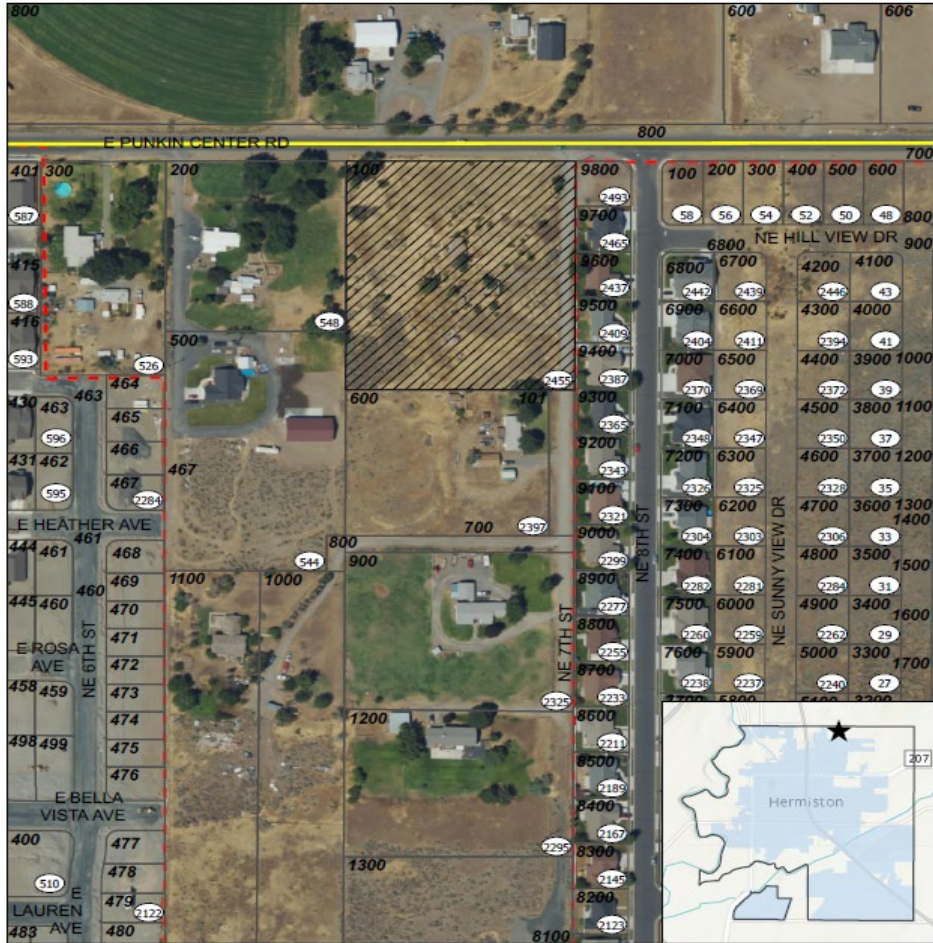
Hermiston City Council

August 11, 2025





Annexation – Jaber Investment





Annexation Jaber Investment

- **Criteria for Annexation**

- The proposal is consistent with all applicable state annexation law requirements.
- The property is contained within the urban portion of the Urban Growth Boundary (UGB) as identified in the Comprehensive Plan.
- The proposed zoning is consistent with the underlying Comprehensive Plan land use designations.
- Finding of fact are developed in support or denial of the application.
- All city services can be extended readily and the property owner(s) is willing to bear costs associated with extensions of sewer, water and roads except for major facilities - sewer pump station or major water main - necessary to facilitate later growth.





Res. 2391 SE to transfer

August 11, 2025





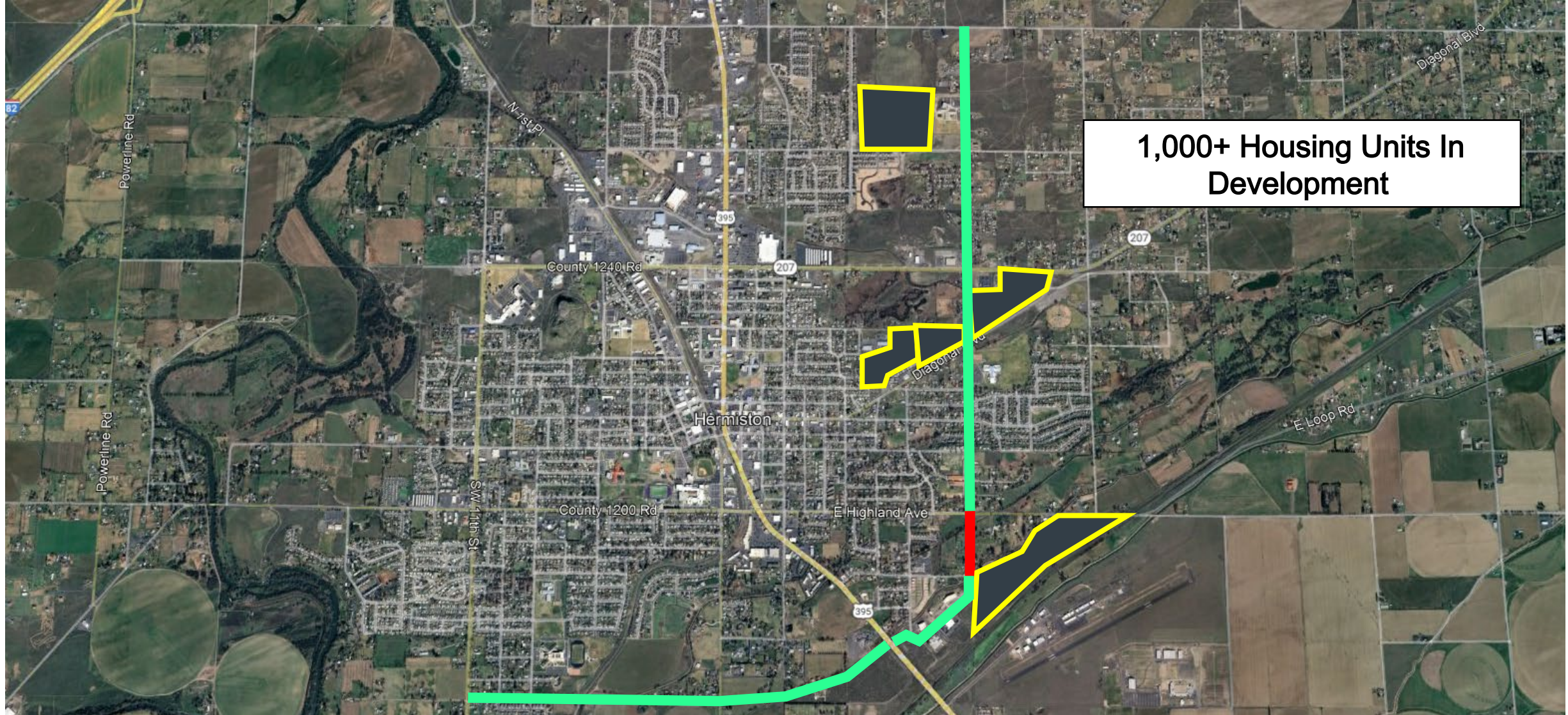
Summary

- Initiate Transfer of SE 10th
- Umatilla County → City of Hermiston
- \$200,000 1-Time Payment





Area



1,000+ Housing Units In
Development



Compensation

- City accepting long-term maintenance obligation
- County Providing 1-Time \$200,000 lump sum



Liability- A-Line Culvert

- 1-Lane
- Substandard
- 2-Lane Full Standard
 - \$800,000





Columbia Ridge

- \$1,557 Each Home: Culvert
- \$423 Each Home: TSDC
- 200+ Homes: Projected
\$396,000: Contributed





Culvert Budget

- \$200,000: County
- \$396,000: Columbia Ridge
- -\$800,000: Construction
- **-\$204,000**: City
 - Future SDC's Along SE 10th
 - Existing/Future "City Traffic"
 - Future Development Rebuilds SE 10th



Questions?

