



# CITY COUNCIL & URBAN RENEWAL AGENCY

---

Regular Meeting Minutes  
May 22, 2023

Mayor Drotzmann called the regular meeting to order at 7:00pm. Present were Councilors Peterson, Barron, Duron, Linton, Hardin, Primmer, and Myers. Councilor McCarthy was excused. City staff in attendance included: City Manager Byron Smith, Assistant City Manager Mark Morgan, City Attorney Rich Tovey, Chief Edmiston, Planning Director Clint Spencer, Court Administrator Jillian Viles, Parks and Recreation Director Brandon Artz, and Assistant City Recorder Heather La Beau. The pledge of allegiance was given.

## **Recognition- Senior Youth Advisors**

Mayor Drotzmann recognized the Senior Youth Advisors with certificates for their service on the various city committees and council over the past year. Those recognized were Heavenly Coleman, Katelyn Wadkins, Stormie Richmond, Lydia Vander Stelt, Elizabeth Doherty, and Hailey Gardner.

Ms. Richmond thanked the council for the opportunity and enjoyed learning about city projects. She is hopeful the upcoming Youth Advisors are given the same opportunities. She plans to attend Oregon State University in the fall to study Political Science.

Ms. Doherty shared that the community connections made while serving as a Youth Advisor are valuable. The knowledge gained of government functions will be beneficial to her for her job, government, and club activities. She will be attending Stanford University, most likely studying Human Biology.

Mr. Davis, Advisor to the Youth Advisory Council, shared a conversation he had with Mrs. Doherty, the Vice Principal at Hermiston High School. While visiting Stanford, Mrs. Doherty noted that the school and others there were interested in and impressed with Elizabeth's experience with the council and planning commission and feels it played a big part in her being accepted into the school. Mr. Davis thanked the council for organizing the Youth Advisory Council.

Mayor Drotzmann thanked Mr. Davis for his leadership engaging in the process to organize the Youth Advisory Council program. The mayor thanked the students and encouraged them to continue to stay involved and engaged in their communities.

## **Presentation- PATH Quarterly Report**

City Manager Smith presented the report with Ms. Jessalyn Cole, Stepping Stones Executive Director, available via Zoom. Councilors discussed Navigation Center facilities, Cooling Center availability, outreach, and the site security plan.

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

Kari Christianson 470 Christianson Loop- Ms. Christianson states that she is a landowner significantly affected by the proposed Gettman Road project and did not receive proper notification to appear on May 8 to comment. Questions she feels need addressed include: What are the City's goal for the route? Was a planning analysis of the route done? Is it in the public transportation plan and on what page? Was a transportation engineering study done before adding the route to the City's Capital Improvement Plan? Was public consultation part of the Capital Improvement Plan? Has the City spoken with Hermiston Irrigation District? Ms. Christianson would like to hear Fire Chief Stanton's input on how it makes the town safer and see the



# CITY COUNCIL & URBAN RENEWAL AGENCY

---

Regular Meeting Minutes  
May 22, 2023

supporting data. She has additional concerns regarding: the speed limit in a residential area, truck drivers stopping at a traffic light on a hill at Port Drive during winter conditions, the need for OSU Extension office to relocate a pump station, and the relocation of utilities for property owners.

## **Consent Agenda Items**

Councilor Duron moved, and Councilor Barron seconded to approve Consent Agenda items A-F, to include:

- A. Committee Vacancy Announcements
- B. Recommendation & Confirmation of Appointment to the Recreation Projects Fund Advisory Committee: Helen Nevin, Position 1, Remaining 3-year term ending December 31, 2025
- C. Recommendation & Confirmation of Appointment to the Library Board: Rosario Madrigal, Position 3, Remaining 4-year term ending June 30, 2025
- D. Liquor License Application for "Off-Premises" for Dollar General located at 1206 W. Highland Ave
- E. Replat-HSD Rocky Heights 4N2810 TL 100 4N2810AB TL 2002, 2003, 2100, 2101, 2103, 2104, 2200, 2201, 2203, 2400 & 2500 4N2810AC TL 100 – 650 W Standard Ave
- F. Minutes of the May 8<sup>th</sup> Regular City Council Meeting

Motion carried unanimously.

## **Resolution No. 2272- Authorize Installation of Stop Signs**

Assistant City Manager Morgan gave information regarding installing two additional stop signs at the intersection of SW 3<sup>rd</sup> St and W Locust Ave, creating a four-way stop.

After some discussion, Councilor Primmer moved, and Councilor Barron seconded to adopt Resolution No. 2272 and lay upon the record. Motion carried unanimously.

## **Airport Engineering Professional Services Agreement Award**

Assistant City Manager Morgan gave information regarding the process of re-advertising for engineering services at the airport.

After some discussion, Councilor Primmer moved, and Councilor Hardin seconded to award the professional services agreement for airport engineering services to Precision Approach Engineering. Motion carried unanimously.

## **Review and Possible Approval of Project PATH Strategic Plan**

City Manager Smith gave information regarding the updated Strategic Plan for Project PATH. Each of the partner entities will adopt the final plan.

Mayor Drotzmann expressed appreciation for the extensive process Stepping Stones and Project PATH completed to complete the plan and encouraged community members to participate on the board.



# CITY COUNCIL & URBAN RENEWAL AGENCY

---

Regular Meeting Minutes  
May 22, 2023

Councilor Peterson moved, and Councilor Duron seconded to adopt the Project PATH Strategic Plan as presented. Motion carried unanimously.

## **April 2023 Financial Report**

City Manager Smith presented the Financial Report using a PowerPoint presentation (attached).

Councilor Linton moved, and Councilor Hardin seconded to approve the April 2023 Financial Report as presented by City Manager Smith. Motion carried unanimously.

## **Committee Reports**

**Parks & Recreation Committee (P & R)**- Councilor Myers reminded everyone of the Art Festival on June 3 at 10am in the downtown area. The Hermiston 5 and 6 grade won the championship title of the All-City Volleyball league. The league included the towns of Richland, Pasco, Kennewick, Prosser, and Hermiston and is for 5<sup>th</sup> through 8<sup>th</sup> grade. The 2<sup>nd</sup> Grade swim program is underway. A 5<sup>th</sup> grade program is being considered. The aquatic center will open June 16<sup>th</sup> and the splash pad opens on Memorial Day. The Teen Adventure Park ribbon cutting is June 6<sup>th</sup>. Changes to Hodge Park are proposed to help attract families.

Parks Director Artz anticipates the Riverfront Park playground equipment to be installed by July. Horizon Park has grass installed 88 pallets of sod, in under 2 hours thanks to 135+ I Love My City volunteers.

**Hispanic Advisory Committee (HAC)**- Councilor Barron spoke of the Listening Session with Susan Bower & Dr. Mark Browning of BMCC and the HAC committee and audience. Focus was on trades as a career choice. Other topics updated on were the collaboration of organizers for the Cinco de Mayo event and summer HAC meetings.

## **Mayor's Report**

Mayor Drotzmann expressed thanks the I Love My City event. 620 volunteers plus businesses completed various community projects across the city. The volunteers showing faith and happiness in their community is appreciated. Their willingness to support and fund the process provides a valuable benefit to the community.

## **Council Reports**

Councilor Duron thanked the police department for seeing the need to train employees in conversational Spanish. She suggests a future partnership with BMCC to offer local classes.

## **Youth Advisory Report**

Youth Advisor Hailey Gardner thanked the council for the opportunity to serve on the Parks and Recreation Committee. She enjoyed the experience and appreciated being involved with the year's projects.

## **City Manager's Report**

City Manager Smith introduced Court Administrator Viles who spoke regarding a Tyler Excellence Award recently given to the Hermiston Municipal Court. Tyler Technologies is the software company court staff uses



Where Life is Sweet

# CITY COUNCIL & URBAN RENEWAL AGENCY

Regular Meeting Minutes  
May 22, 2023

for their work. The court was identified for the award as they closed out 51,000 cases last year and are now 95% paperless.

**Adjourn City Council Meeting and Convene Hermiston Urban Renewal Agency (HURA) Meeting**

At 7:59pm Mayor Drotzmann adjourned the City Council Meeting as there was no other business and convened the Urban Renewal Agency Meeting.

**North Hermiston Urban Renewal Plan**

Planning Director Spencer gave a brief overview of the North Hermiston Urban Renewal Plan and area to the members present.

Elaine Howard, of Elaine Howard Consulting, presented additional information using a PowerPoint presentation (attached).

HURA Member Barron moved and HURA member Primmer seconded to have the Hermiston Urban Renewal Agency forward the North Hermiston Urban Renewal Plan to the Hermiston Planning Commission for their review of the Plan's conformance to the Hermiston Comprehensive Plan, to the Umatilla County Commission for a briefing and then to the Hermiston City Council for their review, to hold a public hearing and vote on adoption of a non-emergency ordinance. Motion passed unanimously.

**Adjourn Urban Renewal Agency Meeting**

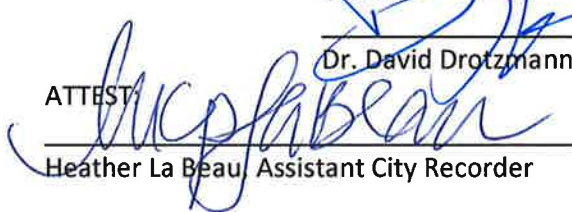
Mayor Drotzmann adjourned the HURA meeting at 8:21pm as there was no other HURA business.



SIGNED: 

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

ATTEST

  
\_\_\_\_\_  
Heather La Beau, Assistant City Recorder

# HERMISTON URBAN RENEWAL AGENCY



Johnson Economics



## ROADMAP

1. Role of Agency
2. Plan Overview
3. Process
4. Questions

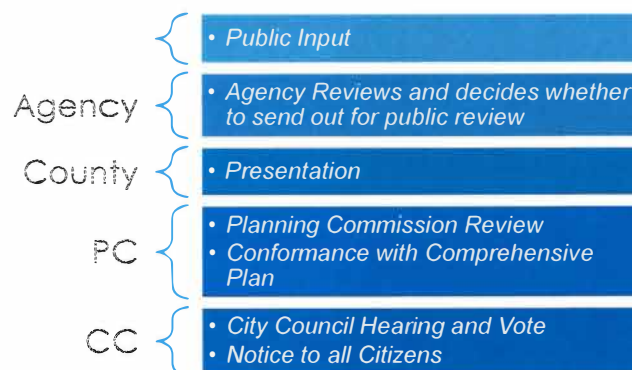
## ROLE OF CITY AGENCY

To review the proposed North Hermiston Urban Renewal Plan and decide to forward it through the public process



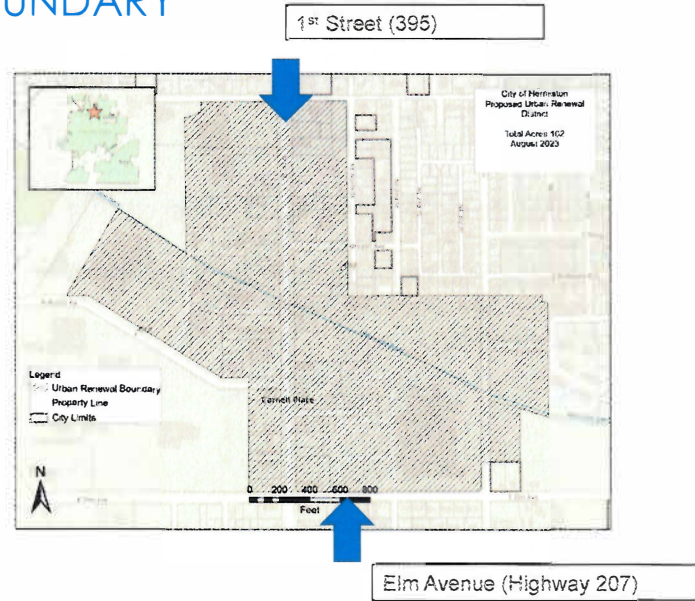
Elaine Howard Consulting LLC

## HOW IS A PLAN AMENDMENT ADOPTED?



Elaine Howard Consulting LLC

## BOUNDARY



Stanton Stewart Consulting LLC

## STATUTORY LIMITATIONS

	Acres	Assessed Value
<b>A. City of Hermiston Downtown Urban Renewal District</b>	125.2	\$42,262,899
<b>B. Southwest Hermiston Urban Renewal District</b>	392.8	\$3,121,349
<b>C. North Hermiston Urban Renewal District</b>	102	\$57,095,267
<b>D. Total Acreage/Assessed Value in URDs</b>	620	\$102,479,515
<b>E. Excess Value</b>		\$16,832,001
<b>F. City of Hermiston</b>	5,402	\$1,262,014,564
<b>% of City Acreage = (D/F)</b>	11.48%	
<b>% of City Assessed Value = (D/(F-E))</b>		8.23%

Stanton Stewart Consulting LLC

## PROJECTS

- New East West Street: NE Aspen Drive
- Signal at N 1<sup>st</sup> Street/Aspen Drive
- Extension of NE North Street to NE Aspen Drive
- New water line along NE Aspen Drive
- ROW Acquisition

Blaine Howard Consulting LLC

## ESTIMATED COSTS OF PROJECTS

TIF District Projects	Constant FYE 2023 \$	Year of Expenditure \$ <sup>1</sup>
NE Aspen Drive & NE North St. Street Improvements	\$815,250	\$898,813
Water Line Improvements (NE Aspen Drive)	\$161,750	\$178,329
Traffic Signage and Signaling	\$1,608,000	\$1,772,820
Construction Contingencies	\$1,020,000	\$1,124,550
Property Acquisition	\$208,000	\$229,320
Administration	\$10,000	\$11,205
Project Contingency (15%)	\$561,950	\$619,550
<b>TOTAL:</b>	<b>\$4,384,950</b>	<b>\$4,834,407</b>

Blaine Howard Consulting LLC

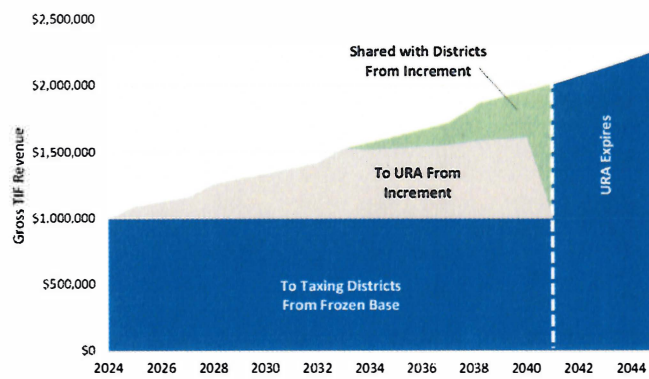


## FINANCIAL FORECASTING

Total Net TIF	\$6,162,000
Maximum Indebtedness	\$5,000,000
Capacity (2023\$)	\$4,385,000
Years 1-5	\$3,422,000
Years 6-10	\$937,000
Years 11-15	\$17,000
Year 16	\$11,000

Etaine Howard Consulting LLC

## REVENUE SHARING



Etaine Howard Consulting LLC

## REVENUE SHARING

FYE	Total AV	Frozen Base AV	Incremental AV Used	Incremental AV Shared	Tax Revenue from Shared
2023 (Base Year)	57,095,267	57,095,267	-	-	-
2024	60,808,125	57,095,267	-	-	-
2025	62,632,369	57,095,267	5,537,102	-	-
2026	64,511,340	57,095,267	7,416,073	-	-
2027	66,446,680	57,095,267	9,351,413	-	-
2028	72,190,081	57,095,267	15,094,813	-	-
2029	74,355,783	57,095,267	17,260,516	-	-
2030	76,586,457	57,095,267	19,491,189	-	-
2031	78,884,050	57,095,267	21,788,783	-	-
2032	81,250,572	57,095,267	24,155,305	-	-
2033	87,438,089	57,095,267	29,054,270	-	-
2034	90,061,232	57,095,267	29,710,055	3,255,909	56,872
2035	92,763,069	57,095,267	30,385,515	5,282,287	92,268
2036	95,545,961	57,095,267	31,081,238	7,369,456	128,725
2037	98,412,340	57,095,267	31,797,832	9,519,240	166,276
2038	105,114,710	57,095,267	33,473,425	14,548,018	254,081
2039	108,268,151	57,095,267	34,261,785	18,911,099	295,393
2040	111,516,196	57,095,267	35,073,796	19,347,132	337,944
2041	114,861,682	57,095,267	14,101,412	43,665,002	762,714
<b>TOTAL:</b>					<b>\$1,331,560</b>

Elsie Howard Consulting LLC

## GENERAL GOVERNMENT - Totals through FYE 2040

County	(988,767)
City of Hermiston	(2,112,369)
Umatilla County Fire District	(607,409)
Port of Umatilla	(53,435)
County Radio	(59,028)
Cemetery District	(32,011)
Mosquito Control	(70,179)
<b>Subtotal</b>	<b>(3,923,197)</b>

Elsie Howard Consulting LLC

## General Government

FYE	General County	City of Hermiston	Port of Umatilla	Umatilla County Fire District 1	County Radio District	Cemetery District 8	W. Umatilla Mosquito Control	Subtotal General Gov't
2024	-	-	-	-	-	-	-	-
2025	(14,594)	(31,178)	(789)	(8,965)	(871)	(472)	(1,036)	(57,905)
2026	(19,765)	(42,226)	(1,068)	(12,142)	(1,180)	(640)	(1,403)	(78,425)
2027	(24,941)	(53,283)	(1,348)	(15,321)	(1,489)	(807)	(1,770)	(98,959)
2028	(40,155)	(85,786)	(2,170)	(24,668)	(2,397)	(1,300)	(2,850)	(159,325)
2029	(46,090)	(98,466)	(2,491)	(28,314)	(2,752)	(1,492)	(3,271)	(182,876)
2030	(52,055)	(111,210)	(2,813)	(31,978)	(3,108)	(1,685)	(3,695)	(206,544)
2031	(58,199)	(124,335)	(3,145)	(35,752)	(3,474)	(1,884)	(4,131)	(230,922)
2032	(54,528)	(137,855)	(3,487)	(39,640)	(3,852)	(2,089)	(4,580)	(256,031)
2033	(80,930)	(172,895)	(4,374)	(49,716)	(4,831)	(2,620)	(5,744)	(321,110)
2034	(79,507)	(169,856)	(4,297)	(48,842)	(4,746)	(2,574)	(5,643)	(315,465)
2035	(81,262)	(173,606)	(4,392)	(49,920)	(4,851)	(2,631)	(5,768)	(322,429)
2036	(83,123)	(177,580)	(4,492)	(51,063)	(4,962)	(2,691)	(5,900)	(329,811)
2037	(85,039)	(181,674)	(4,596)	(52,240)	(5,077)	(2,753)	(6,036)	(337,414)
2038	(89,483)	(191,169)	(4,836)	(54,970)	(5,342)	(2,897)	(6,351)	(355,050)
2039	(91,628)	(195,750)	(4,952)	(56,288)	(5,470)	(2,966)	(6,503)	(363,557)
2040	(77,468)	(165,500)	(4,186)	(47,589)	(4,625)	(2,508)	(5,498)	(307,374)
TOTAL:	(988,767)	(2,112,369)	(53,435)	(607,409)	(59,028)	(32,011)	(70,179)	(3,923,197)

Elaine Howard Consulting LLC

## EDUCATION – Totals through FYE 2042

Education Service District	(213,668)
Blue Mountain Community College	(229,462)
Hermiston School District 8	(1,695,130)
Subtotal	(2,138,260)
Total	(6,061,457)

Schools are funded through the State School Fund on a per pupil basis. Urban Renewal indirectly impacts them.

Elaine Howard Consulting LLC

## EDUCATION – Totals

FYE	Hermiston School District 8	Intermountain E.S.D.	Blue Mountain CC	Subtotal (Education)	Total (Govt. and Education)
2024	-	-	-	-	-
2025	(25,019)	(3,154)	(3,387)	(31,560)	(89,465)
2026	(33,886)	(4,271)	(4,587)	(42,744)	(121,168)
2027	(42,758)	(5,390)	(5,788)	(53,936)	(152,895)
2028	(68,841)	(8,677)	(9,319)	(86,837)	(246,163)
2029	(79,017)	(9,960)	(10,696)	(99,673)	(282,549)
2030	(89,243)	(11,249)	(12,080)	(112,573)	(319,117)
2031	(99,776)	(12,577)	(13,506)	(125,859)	(356,781)
2032	(110,626)	(13,944)	(14,975)	(139,545)	(395,576)
2033	(133,745)	(17,488)	(18,781)	(175,014)	(496,124)
2034	(136,306)	(17,181)	(18,451)	(171,938)	(487,403)
2035	(139,315)	(17,560)	(18,858)	(175,734)	(498,163)
2036	(142,504)	(17,962)	(19,290)	(179,757)	(509,568)
2037	(145,789)	(18,376)	(19,735)	(183,901)	(521,315)
2038	(153,409)	(19,337)	(20,766)	(193,513)	(548,562)
2039	(157,085)	(19,800)	(21,264)	(198,150)	(561,707)
2040	(132,810)	(16,740)	(17,978)	(167,528)	(474,902)
<b>TOTAL:</b>	<b>(1,695,130)</b>	<b>(213,668)</b>	<b>(229,462)</b>	<b>(2,138,260)</b>	<b>(6,061,457)</b>

Elaine Howard Consulting LLC

## Next Steps & Schedule

1. Agency meeting
2. Planning Commission June 14
3. County briefing June 21
4. City Council hearing July 10
5. City Council vote July 24

Elaine Howard Consulting LLC

I move to forward the North Hermiston Urban Renewal Plan to

- the taxing districts for a consult and confer time period of 45 days,
- the Hermiston Planning Commission for their review of the Plan's conformance to the Hermiston Comprehensive Plan,
- the Umatilla County Commission for a briefing and vote
- the Hermiston City Council for a public hearing and their review and vote on adoption of a non-emergency ordinance

## SUGGESTED MOTION