



CITY COUNCIL

AGENDA

MONDAY, AUGUST 24, 2026

Where Life is Sweet

COUNCIL CHAMBERS - 180 NE 2ND ST.

Meetings are always open to the public in-person. Other ways of viewing or participating in live meetings are as follows:

View live meetings on YouTube at: <https://bit.ly/HermistonYouTube>

To participate in live meetings through Zoom, registration is required no later than 8am the day of the meeting by emailing meetings@hermiston.gov and providing participants full name and place of residence. The City Recorder will respond to sender with Zoom meeting details prior to the start of the meeting.

Submit written electronic comments to meetings@hermiston.gov . For written comments to be part of the official record, sender must provide their full name and place of residence and comments must be received within the time frame given for the item under discussion. The City Recorder will respond/confirm to sender that their electronic comment was received and will be made part of the record; or, if their electronic comment is not able to be made part of the record, the City Recorder will respond to the sender and state the reason(s) why.

1. **CALL REGULAR MEETING TO ORDER – 7:00 PM**
2. **DECLARATION OF QUORUM**
3. **FLAG SALUTE**
4. **PRESENTATIONS**

A. Presentation- Umatilla County Fire District #1 on Measure 30-175

5. **CITIZEN INPUT ON NON-AGENDA ITEMS**

Anyone wishing to bring anything before the council that is not on the agenda is asked to please do the following: 1. Please limit comments to not more than FIVE minutes; 2. State your name and place of residence; 3. Direct your comments to the Chair.

6. **CONSENT AGENDA**

A. Letter of Support for Stanfield and Echo TGM Grant Application

B. Minutes of the July 13th City Council Regular Meeting

- [C.](#) Minutes of the July 27th City Council Work Session, Regular, & HURA Meetings
- [D.](#) Minutes of the August 10th City Council Regular Meeting
- [E.](#) Committee Vacancy Announcement

7. ITEMS REMOVED FROM CONSENT AGENDA

8. ORDINANCES

- [A.](#) Ordinance 2383- Creating LID 324.
- [B.](#) Ordinance 2384- Annexation 4N2814 BC TL 602 Bounds Trust 1225 S 1st St

9. OTHER

- [A.](#) July 2026 Monthly Financial Report
- [B.](#) Community Survey Report

10. COMMITTEE REPORTS

A. City Committee and Liaison:

Airport Advisory, Budget, Hispanic Advisory, Library Board, Parks and Recreation, Planning Commission, Recreation Projects Fund, Faith-Based Advisory, Community Accountability, Public Safety, Public Infrastructure, Transit Planning, EOTEC, Stepping Stones Alliance (not a City Committee), Public Finance, Sanitary Disposal & Curbside Recycling, Vacancy Review

- B. Mayor's Report**
- C. Council President's Report**
- D. Council Report**
- E. Manager's Report**

11. RECESS FOR EXECUTIVE SESSION- At or After 8:00pm

- A.** An Executive Session will convene pursuant to ORS 192.660 (2) (i) discussing matters pertaining to the review and evaluation of employment-related performance of City Manager Byron Smith

12. RECONVENE REGULAR CITY COUNCIL MEETING

- A.** Consider Approval of Changes to the City Manager Employment Contract

13. ADJOURN

**** AMERICANS WITH DISABILITIES ACT NOTICE****

Please contact Hermiston City Hall, 180 NE 2nd Street, Hermiston, OR 97838 (Phone No. 541-567-5521) at least 48 hours prior to the scheduled meeting time if you need an accommodation. TTY and TDD users please call Oregon Telecommunications Relay Service at 1-800-735-2900 or 711.



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of August 24, 2026

Title/Subject

Letter of Support for Stanfield and Echo TGM Grant Application

Summary and Background

The cities of Echo and Stanfield have requested that the city council submit a letter of support for a grant application being prepared to update the master plan for the I-84/395 interchange. The TGM program is a transportation planning funding stream administered by ODOT for growth management projects. Hermiston is currently using a TGM grant to update the Hermiston transportation system plan.

The interchange plan was last updated in 2005, and the region has seen significant growth in the two decades since the last planning effort for the interchange. The interchange's importance to the region, Highway 395, and the City of Hermiston has only grown since the last planning effort. Hermiston will be involved in the planning effort at a technical advisory level, but no financial outlay in the form of matching funds is required.

As part of preparing a complete grant application, support from affected local governments is required. Therefore, the cities of Stanfield and Echo are requesting that the City of Hermiston submit a letter of support for the application. A letter has been prepared by the Stanfield and Echo planning consultant for signature by the mayor.

Tie-In to Council Goals

1.8 Work with regional partners to improve transportation access and circulation

Fiscal Information

There is no financial impact from supporting the grant application.

Alternatives and Recommendation

Alternatives

The council may choose to support or reject the letter of support for the application.

Recommended Action/Motion

Staff recommends that the city council authorize the mayor to sign the letter of support.

Submitted By:

Clinton Spencer, Planning Director

August 24, 2026



Department of Land Conservation and Development
635 Capitol Street NE, Suite 150
Salem, OR 97301

Subject: TGM Grant Letter of Support for the Stanfield Interchange Access Management Plan Update

The Hermiston City Council supports the joint application submitted by the Cities of Stanfield and Echo for funding from the Transportation and Growth Management (TGM) grant program offered by the Department of Land Conservation and Development and the Oregon Department of Transportation. Updating the Stanfield Interchange Access Management Plan (IAMP) is an important priority for our region, and the City of Hermiston is pleased to lend its support.

The U.S. Highway 395 corridor directly connects the City of Hermiston to Interstate 84 at Exit 188, by way of Stanfield and Echo. This corridor and interchange serve as a primary route for freight, commuters, and regional travel to and from Hermiston, the largest and fastest growing city in Umatilla County. As Hermiston continues to grow, the volume of traffic moving along the U.S. Highway 395 corridor and through the Stanfield interchange will continue to increase, making coordinated regional planning essential.

The original IAMP was adopted in 2005 and now predates important updates to the Oregon Highway Plan and the Transportation Planning Rule. An update that refreshes planning-level design concepts and modernizes access management along the corridor will benefit not only Stanfield and Echo, but the entire region that relies on this connection, including Hermiston.

The City of Hermiston is committed to participating in this effort and welcomes the opportunity to serve on the Technical Advisory Committee and the Public Advisory Committee as the project moves forward.

The Hermiston City Council strongly supports this application and looks forward to partnering with the Cities of Stanfield and Echo, Umatilla County, and ODOT to complete this important work.

Sincerely,

THE HERMISTON CITY COUNCIL

Doug Primmer,
Mayor



CITY COUNCIL

Regular Meeting Minutes

July 13, 2026

Mayor Primmer called the regular meeting to order at 7:00pm. Present were Councilors Hayward (via Zoom), Roberts, McCarthy, Duron, Linton, and Kelso. Councilors Myers and Barron were absent. City Staff in attendance included: City Manager Byron Smith, Assistant City Manager Mark Morgan, City Attorney Richard Tovey, Police Chief Jason Edmiston, Planning Director Clint Spencer, Court Administrator Jillian Viles, Parks and Recreation Director Brandon Artz, and City Recorder Lilly Alarcon-Strong. The pledge of allegiance was given.

Citizen Input on Non-Agenda Items

Breena Beck- emailed public comment attached.

Rotary Club Members David Hanson and Eric Reise thanked the City for their support in the recent Pickleball Tournament stating there were over 20 donors from the region including Tri-Cities Washington, as well as special recognition to Good Shepherd Health Care Systems for being a significant donor as this event brings together a fun and healthy way to showcase what a great community Hermiston is, and posed for a photo with the Council. Mr. Reise spoke regarding ShelterBox Emergency Disaster Relief 3-day training which will be held locally. This international partnership has helped raise over 4 million dollars to support communities in desperate need of practical assistance on the ground during disasters.

Consent Agenda Items

Councilor Linton removed Consent Agenda item A. Councilor Duron moved and Councilor McCarthy seconded to approve Consent Agenda items B-H, with the exception of A, to include:

- B. Committee Vacancy Announcements
- C. Confirm Appointment of Erick Peterson to Position 4 of the Library Board for a four year term ending June 30, 2030
- D. Confirm Appointment of Hawley Hawkes to Position 4 of the EOTEC Advisory Committee for a three-year term ending June 30, 2029
- E. Confirm Appointment of Hawley Hawkes to Position 9 of the Budget Committee for the remaining three-year term ending December 31, 2027
- F. Confirm Re-Appointment of Jessica De La Cruz to Position 2 of the Hispanic Advisory Committee for the three-year term ending June 30, 2029.
- G. Final Plat- Fieldstone Crossing Phase 2 4N2815CA Tax Lot 1300- 1653 SW 9th St
- H. Minutes of the June 22nd, Regular Meeting of the City Council

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

Councilor Kelso spoke regarding Consent Agenda Item F, stating he is a Council Representative of the Hispanic Advisory Committee and wanted to acknowledge what a great job Committee Chair Jessica De La Cruz is doing for the community.

Items Removed from the Consent Agenda

- A. Award Funding through the Transient Room Tax (TRT) Recreation Projects Grants.

Councilor Linton asked what budgeted year would funds be distributed from and why Made to Thrive was only being awarded a recommended \$3,000 when they do so much for the community.

Parks and Recreation Director Artz stated the funding would be for the 2026-27 budget.



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July 13, 2026

Councilor McCarthy, as a current member of this Committee, and Councilor Kelso, as a previous member of this Committee, spoke regarding what a very difficult decision it is recommending awarding amounts, however funds are awarded based on established parameters.

Councilor Roberts asked what the funds awarded to Parks and Recreation will specifically go towards.

Parks and Recreation Director Artz stated funds will go towards the purchase of a Mobile Trailer Screen which will be used for Movies in the Park, in order to run movie times earlier, as times run late into the night as it must be dark for the projector screen to be seen, and other community events.

Councilor McCarthy moved and Councilor Duron seconded to approve Consent Agenda item A. Motion carried unanimously with Councilors Hayward, Roberts, McCarthy, Duron, Kelso, and Linton voting in favor.

Resolution No. 2435- Lift Station #7 Contract Award

Assistant City Manager Morgan presented information from the [City's Capital Improvement Projects website](#) regarding awarding Lift Station #7 Contract to low bidder C&C Trenching as presented in the staff report.

Councilor McCarthy moved and Councilor Roberts seconded to approve Resolution No. 2435 and lay upon the record. Motion carried unanimously with Councilors Hayward, McCarthy, Roberts, Duron, Kelso, and Linton voting in favor.

Resolution No. 2436- Amendment to IGA for IT Services with the City of Pendleton

City Manager Smith spoke regarding recommended changes to the City of Pendleton's IT Services IGA as Pendleton is utilizing more of their in-house IT for IT support and are no longer in need of the additional hours in their IGA as presented in the staff report.

Councilor McCarthy moved and Councilor Roberts seconded to approve Resolution No. 2436 and lay upon the record. Motion carried unanimously with Councilors Hayward, Roberts, McCarthy, Duron, Kelso, and Linton voting in favor.

League of Oregon Cities (LOC) Legislative Priorities Discussion and Recommendation

City Manager Smith presented the Council with the following LOC Legislative Priorities as presented in the staff report to include:

1. Maintain Local Control of a Safe, Moder Right of Way
2. Support Municipal Cybersecurity Proficiency
3. Public Meetings Law Clarity
4. Funding and Coordination for Shelter and Homeless Response
5. Land Availability and Land use Streamlining
6. Targeted Prevailing Wage Changes
7. Alcohol Revenue Modernization
8. Emergency Communication System Resources
9. Strengthening Economic and Workforce Development
10. Infrastructure Funding
11. Water Reuse
12. Water Workforce Development



CITY COUNCIL

Regular Meeting Minutes July 13, 2026

And recommended the Council select the following five, to include: 3, Public Meeting Law Clarity; 5, Land Availability and Land Use Streamlining; 7, Alcohol Revenue Modernization; 8, Emergency Communication System Resources; and 11, Water Reuse.

After much discussion and deliberation, Councilor Kelso moved and Councilor Linton seconded to adopt the City of Hermiston's recommended policy priorities to include: 3, Public Meeting Law Clarity; 5, Land Availability and Land Use Streamlining; 6, Targeted Prevailing Wage Changes; 8, Emergency Communication System Resources; and 11, Water Reuse. Motion carried unanimously with Councilors Hayward, Roberts, McCarthy, Duron, Kelso, and Linton voting in favor.

2026 Council Goal Setting Update

City Manager Smith gave updates regarding the 2026 Established Council Goals as presented in the staff report. Mayor Primmer stated no action is being recommended as this agenda item is informational only.

Committee Reports

Hispanic Advisory Committee- Councilor Kelso stated the Committee is planning a Hispanic Heritage Month Celebration on October 3rd from 11am to 3pm at the Community Center and encouraged the City Council and community to participate.

Recreation Projects Fund Advisory Committee- Councilor McCarthy stated the Committee met and the Council accepted their recommendation earlier in the meeting.

Public Safety Committee Meeting- Mayor Primmer stated the Committee met and heard updates from the Police Department, Code Enforcement, and Municipal Court, as well as heard public comments from Bethany Adair regarding the dangers of youth riding e-bikes and scooters without helmets or obeying traffic laws. Councilor Roberts asked if the Council could dedicate a Work Session Meeting to discuss this item in more detail. City Manager Smith stated he and Chief of Police Edmiston will discuss this.

Mayor's Report

Mayor Primmer spoke regarding:

- Many upcoming events that took place/are taking place in the City to include: Stars and Stripes Shootout 3 on 3 Basketball Tournament on July 4th at Funland Park as well as other 4th of July activities, vendors, and fireworks and Umatilla County Fair and Farm-City Pro Rodeo
- Thanked Max Garrett for sending him a very heartfelt letter asking for sidewalks to be installed on Townsend Road. Mayor Primmer stated Max called him the Best Mayor in the Multiverse, but despite this, Townsend Road is outside of City limits and therefore is unable to help install sidewalks.

Council Presidents Report

Council President McCarthy spoke regarding Movies in the Park starting earlier as the Parks and Recreation Department will be able to use the newly purchased Mobile Trailer Screen.

Council Reports

Councilor Kelso thanked Umatilla County Fire District #1 for their family friendly Open House event, thanked Parks and Recreation for the great 4th of July event and drone footage, and spoke regarding his support for education and enforcement of motorized bikes and scooters stating he has witnessed irresponsible behavior by youths no obeying traffic or safety laws.



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Councilor Roberts stated he attended City of Pendleton's Council Meeting specifically discussing their recent lawsuit. Attendance was impressive with a completely packed Convention Center and about 80 people participating online. He will be following this item as the Council decided not to settle the lawsuit.

Councilor Linton asked if Maple Moose was renting space at the Community Center for their mobile unit, had heard a complaint regarding pressure to vote for certain Council members by city employees- and this is not allowed by ORS, and had additional questions for City Manager Smith to answer but will speak about this at the next meeting.

Parks and Recreation Director Artz stated their department released an RFP for two mobile units on site and Maple Moose is filling one of those two RFP's.

Councilor Linton moved and Councilor Roberts seconded for the Council to discuss offering additional repayment options for LID's from 10 years to 20-30 years. Motion carried 4-3 with Councilors Kelso, McCarthy, and Hayward in opposition and Councilors Linton, Roberts, and Duron in favor, and Mayor Primmer breaking the tie voting in favor.

Councilor Duron wished Councilor Kelso a Happy 29th Birthday and thanked Parks and Recreation for providing great parks and programs, as well as HPD for their detailed Public Safety Report and keeping the community safe.

City Manager's Report

City Manager Smith announced city residents receiving Class Action Settlement Postcards for Nitrates can disregard these notices as they do not qualify. The City of Hermiston water nitrate level is within safe levels as established by the Department of Environmental Quality. Water reports can be found on the [City's website](#).

Adjourn

There was no other business and Mayor Primmer adjourned the regular City Council meeting at 8:21PM.

SIGNED:

Doug Primmer, Mayor

ATTEST:

Lilly Alarcon-Strong, CMC, City Recorder

From: Breena Beck

Sent: Monday, July 13, 2026 3:17 PM

To: City of Hermiston Meetings <meetings@hermiston.gov>

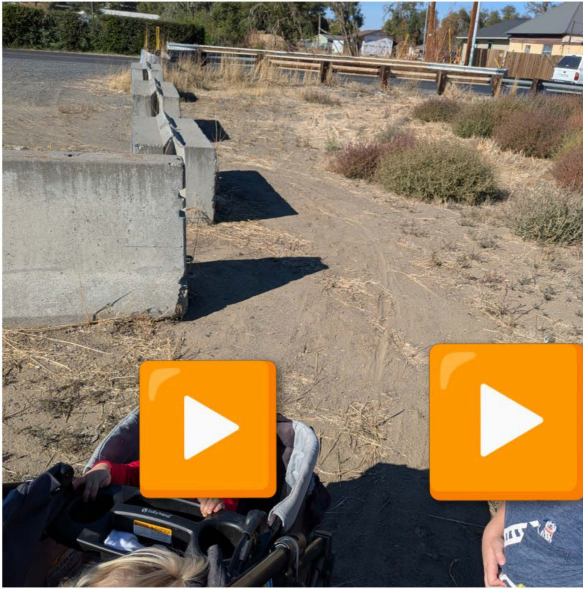
Subject: Limited Accessibility issues at Theater Sports Park, Hermiston

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

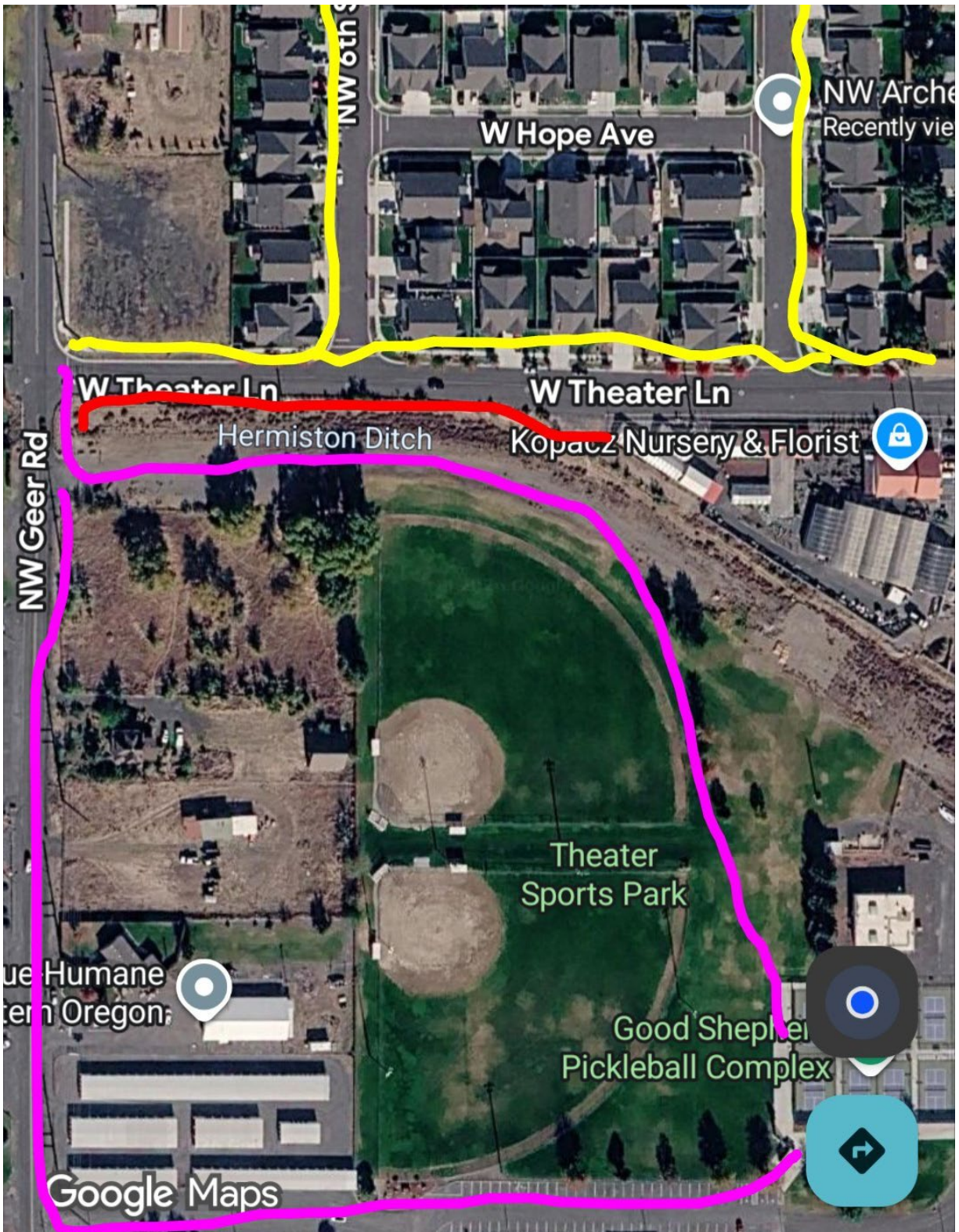
Dear City Council Members,

I am writing to express my concern about the lack of safe pedestrian access to our city park, Theater Sports Park from the surrounding neighborhoods. As it is currently, my young family walks there regularly with large strollers and it is stressful and significantly challenging to reach the park safely.

I am including a few photos and screenshots for your consideration of this matter.







Yellow markings= sidewalks

Red marking= existing guard rail

Pink markings= our default walking option to the park including playground, baseball fields, and pickleball courts

Our city park is an important community resource that promotes recreation, physical activity, and social connection. Unfortunately, the current lack of sidewalks, walking paths, or safe pedestrian crossings makes it difficult—and in some cases unsafe—for residents to access the park on foot.

I am aware of, and looking forward to the projects improving roads and sidewalks on Harper Rd, Geer Rd, and eventually Theater Lane. I respectfully ask the City Council to consider improving pedestrian accessibility by evaluating options such as constructing a walking path, adding sidewalks, installing crosswalks, improving lighting, and/or implementing other safety measures that would create a safer route to the park.

Investing in pedestrian infrastructure would not only improve public safety but also encourage healthier lifestyles, increase park usage, and make our community more accessible for everyone.

Thank you for your time and consideration of this important issue. I appreciate your dedication to our community and hope this matter can be considered in future planning and budgeting discussions sooner than later. I look forward to hearing about any plans or opportunities to improve pedestrian access to our city park(s).

Sincerely,

Breana Beck
1951 NW Archer Dr
Hermiston, Oregon



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

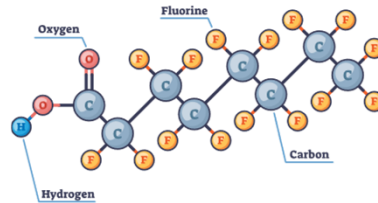


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What is PFAS and Where Does It Come From?

- ▶ 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



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Why Are We Worried about PFAS?

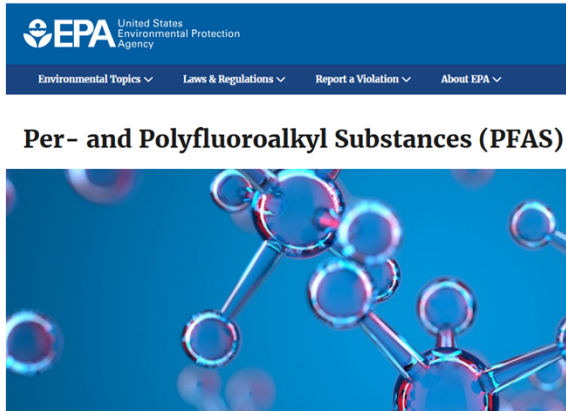


- ▶ Studies have linked PFAS to severe health risks, and they persist indefinitely in the environment and accumulate in human blood.
- ▶ The most common negative health effects linked to PFAS exposure include:
 - ▶ Cancer risk
 - ▶ Reproductive and developmental issues
 - ▶ Immune system suppression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

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Regulations Related to 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

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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

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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



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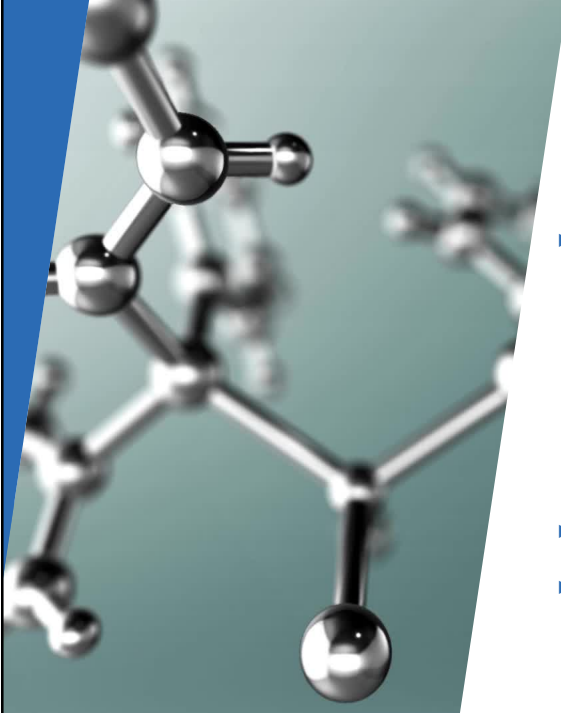


Regulations Related to PFAS, cont'd.

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

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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

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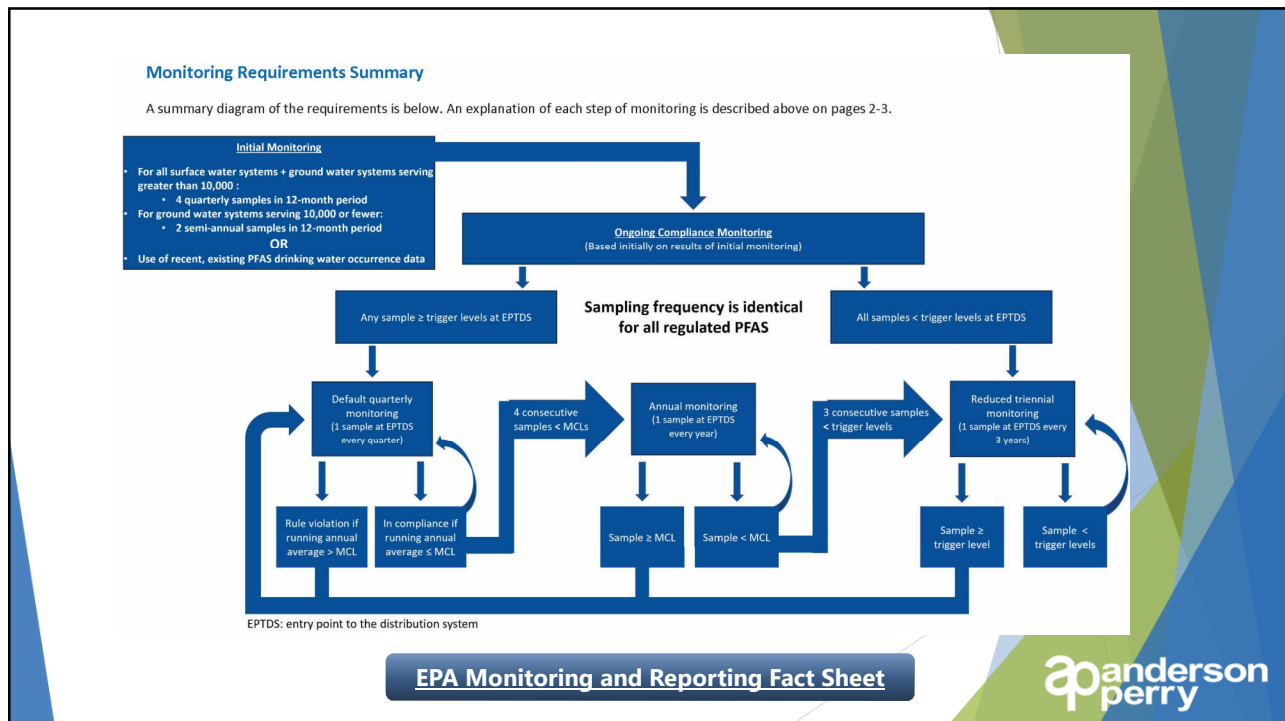


Sampling Requirements, cont'd.

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

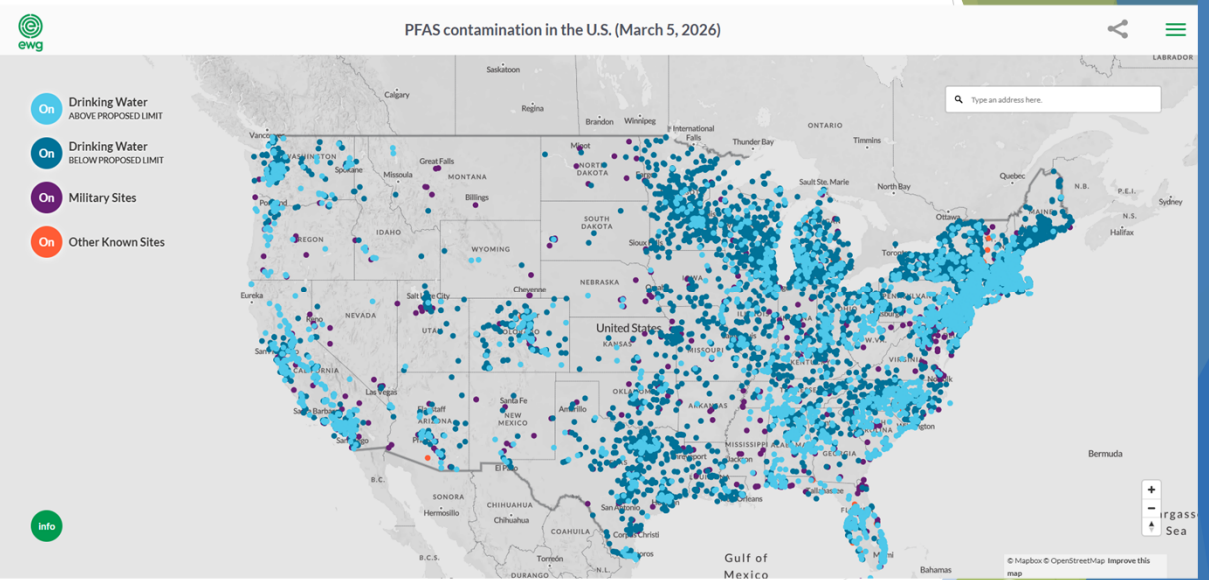
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PFAS Prevalence



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

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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

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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.

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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

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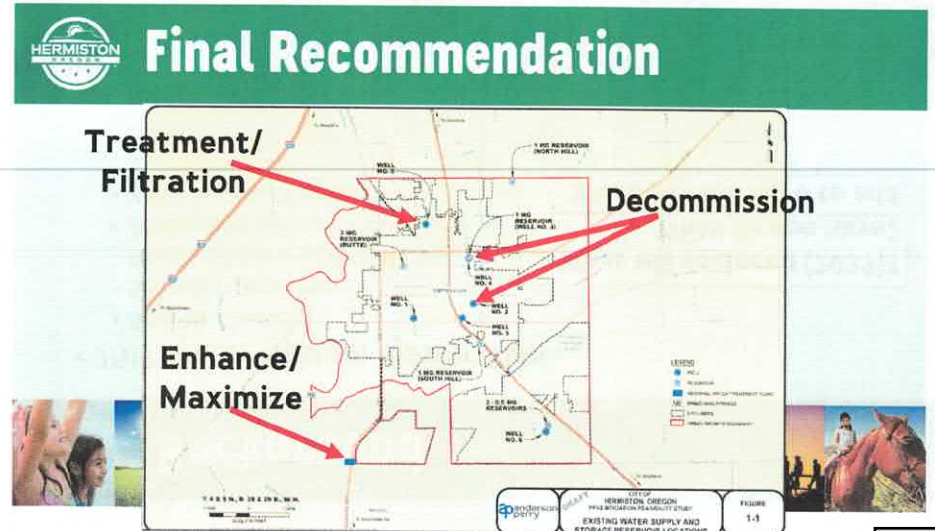
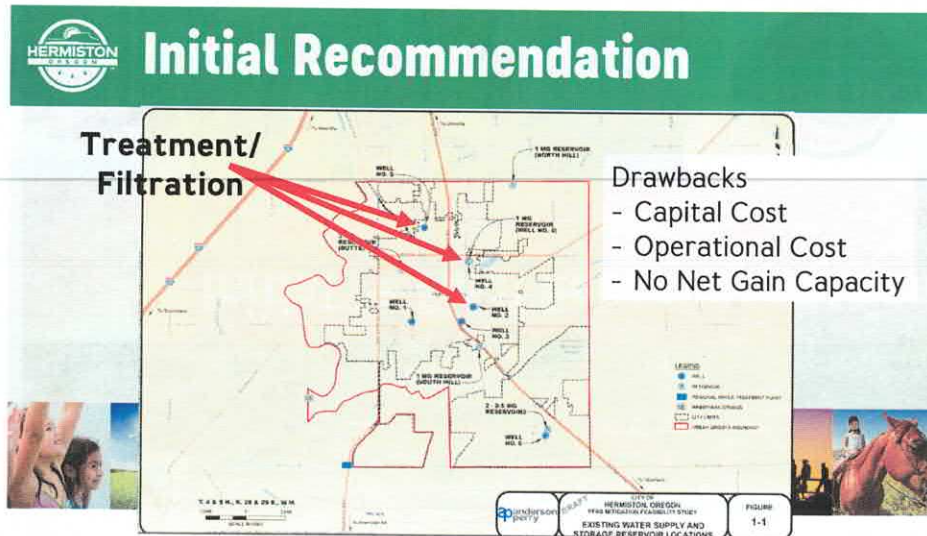
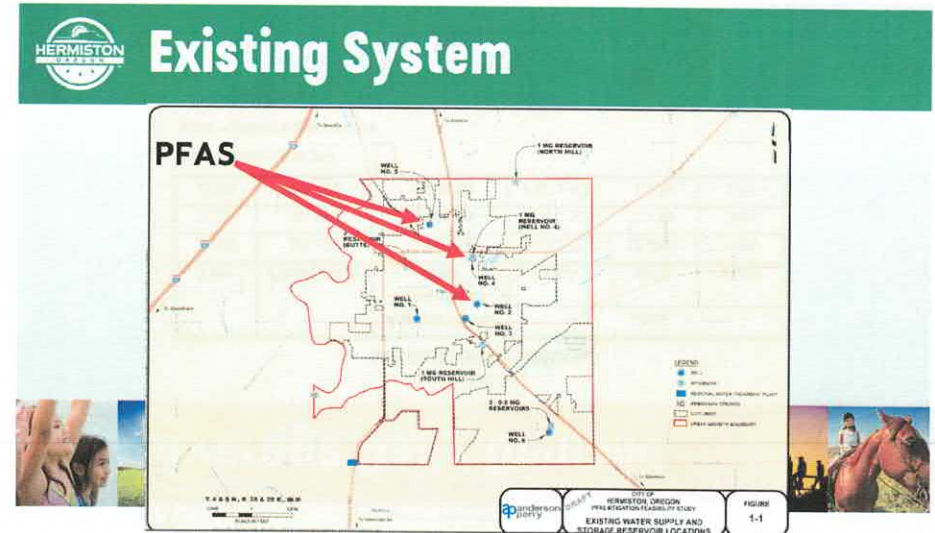


What Has the City Done to Address PFAS?

- ▶ **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



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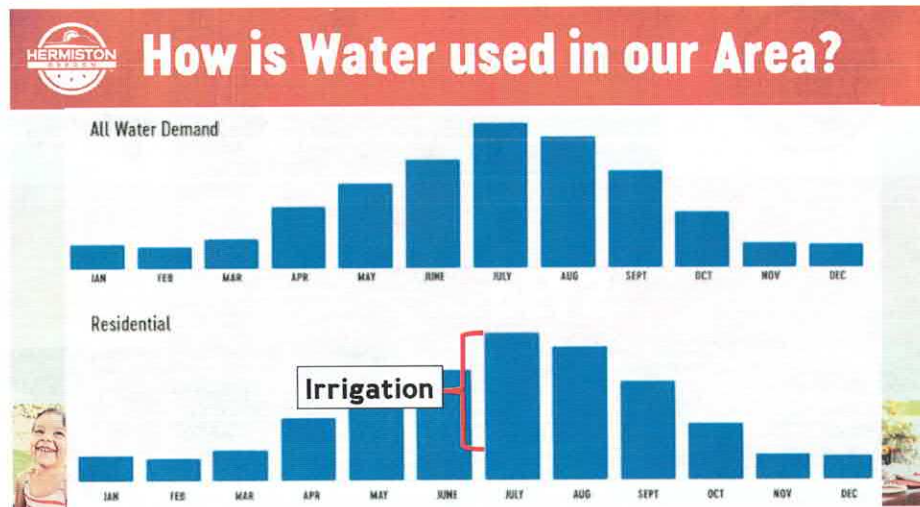




Background

- 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
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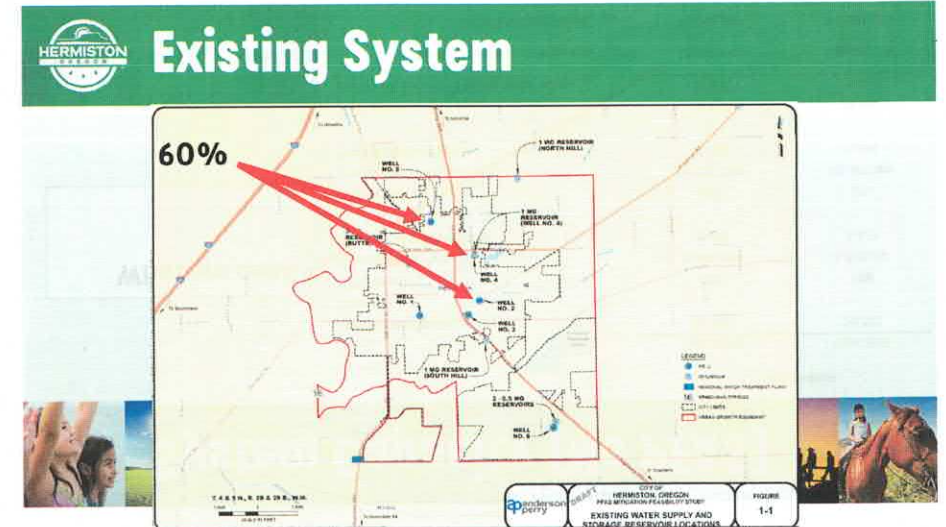
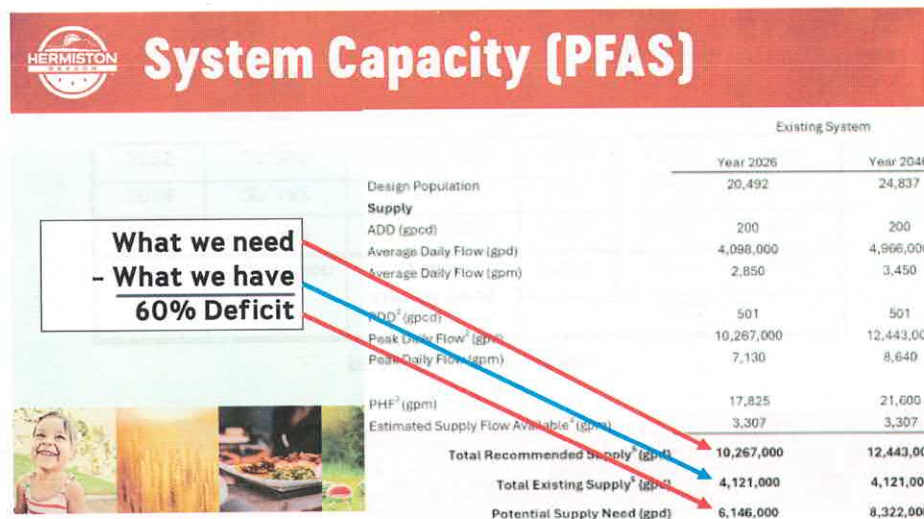
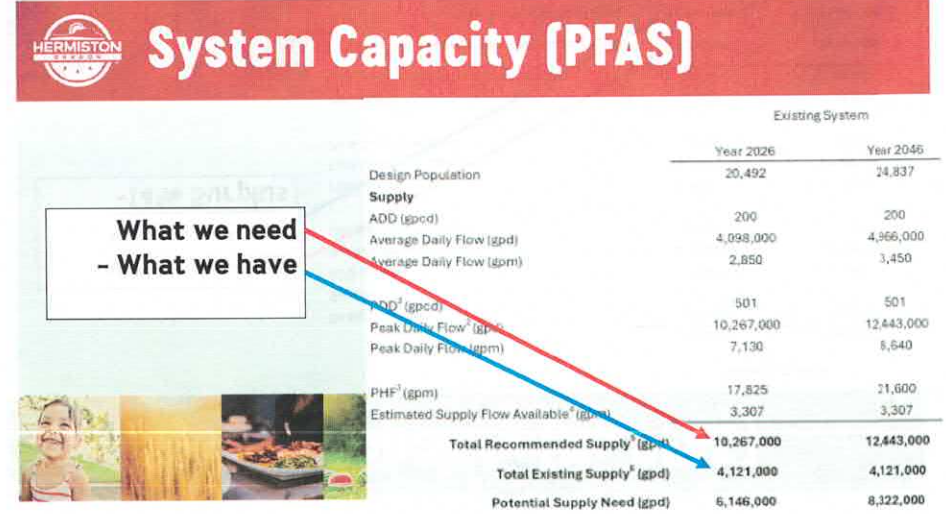
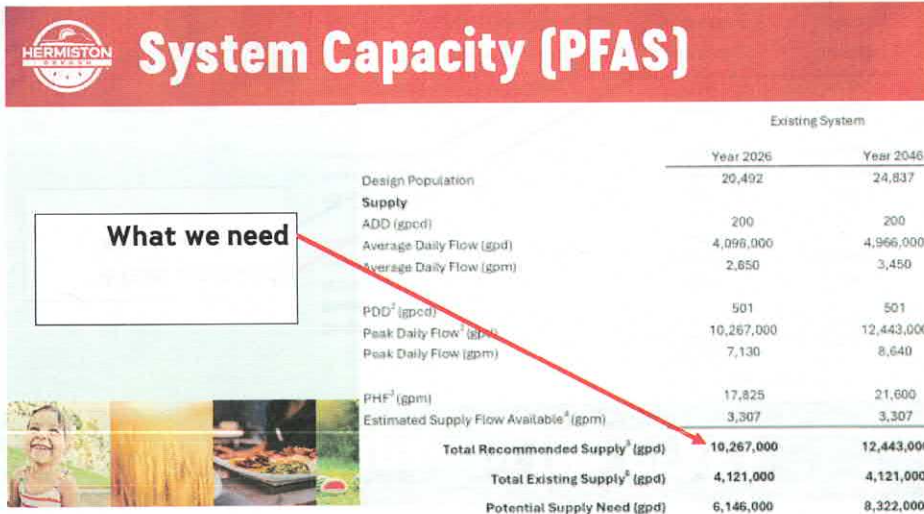


System Capacity (No PFAS)

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
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Potential Supply Need (gpd)	0	762,000







Treatment

- Install Filtering Equipment

- Considerations

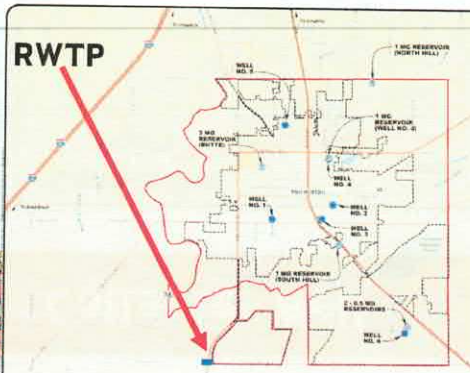
- Upfront Capital
- Annual Operating Costs
- Duplicative/Inefficient
- Effective
- Maintains Existing Assets



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

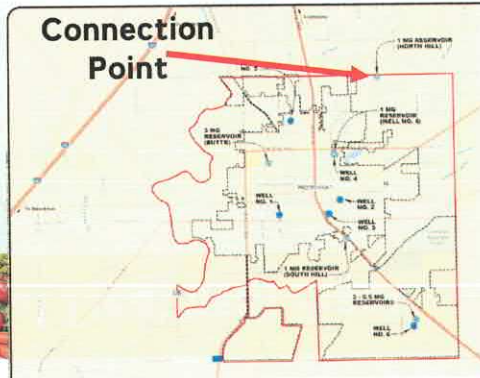
- Large Project (time)
- Operating Costs
- Future PFAS Limits (mixing)
- Single-Point Failure Risk (7mi pipe)





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

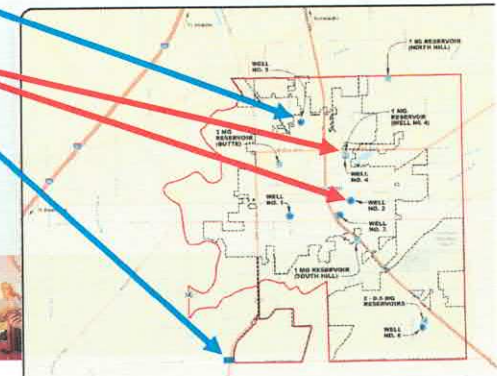


Solutions Recommended



Initial (Base Load)

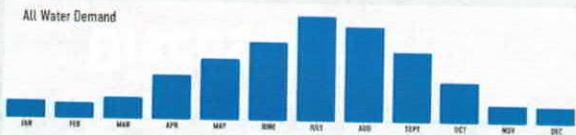
- Install Treatment Well #5
- Mothball Wells 2 & 4
- Fully Utilize Regional TP
- Meets Projected 2046 Need





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+ \$15,270,000 ³
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				
	Year (ending June 30th)	26	27	28	29	30	31
1	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	331,568	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	791,359	3,914,000	4,131,850	4,273,486	4,420,077
Debt Service							
Funds Avail for Debt Service							
9	Existing Debt 1	\$ 1,300,000.00	1,491,153	3,058,854	2,965,301	2,950,449	2,933,176
10	Existing Debt 2		590,000	1,303,090	1,300,000	1,300,000	1,300,000
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							
12	Transfer to CIP		901,153	1,755,764	1,665,301	1,650,449	1,633,176
13	Capital Outlay		736,332	3,746,000	1,800,000	1,800,000	1,700,000
14	System Replacement Reserves			245,000			
15	Other Non-Operating Activity						
16	Net Other Activity						
17	Net Transfers IN (OUT)						
	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
							2,679,599



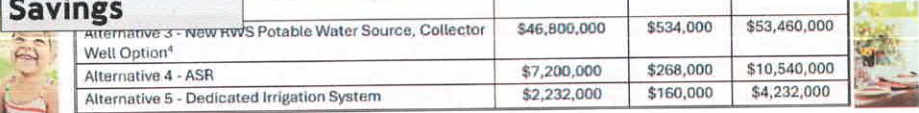
Paying for it: Strategy

**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 - ASR	\$27,360,000	\$1,377,000	\$15,270,000 ²
Alternative 5 - Dedicated Irrigation System	\$29,088,000	\$1,424,000	\$44,530,000
Alternative 6 - New RWWS Potable Water Source, Collector Well Option ⁴	\$46,800,000	\$534,000	\$46,838,000
Alternative 7 - ASR	\$7,200,000	\$268,000	\$53,460,000
Alternative 8 - Dedicated Irrigation System	\$2,232,000	\$160,000	\$10,540,000
Alternative 9 - Dedicated Irrigation System	\$2,232,000	\$160,000	\$4,232,000





Outside Funding

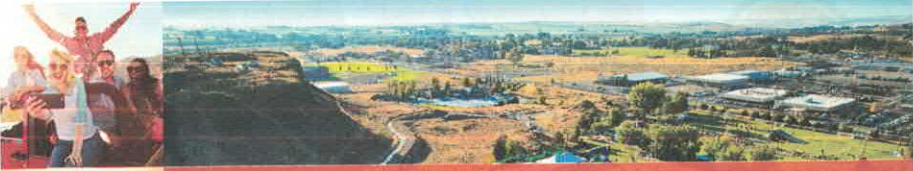
- Grants/Loans
- Legal





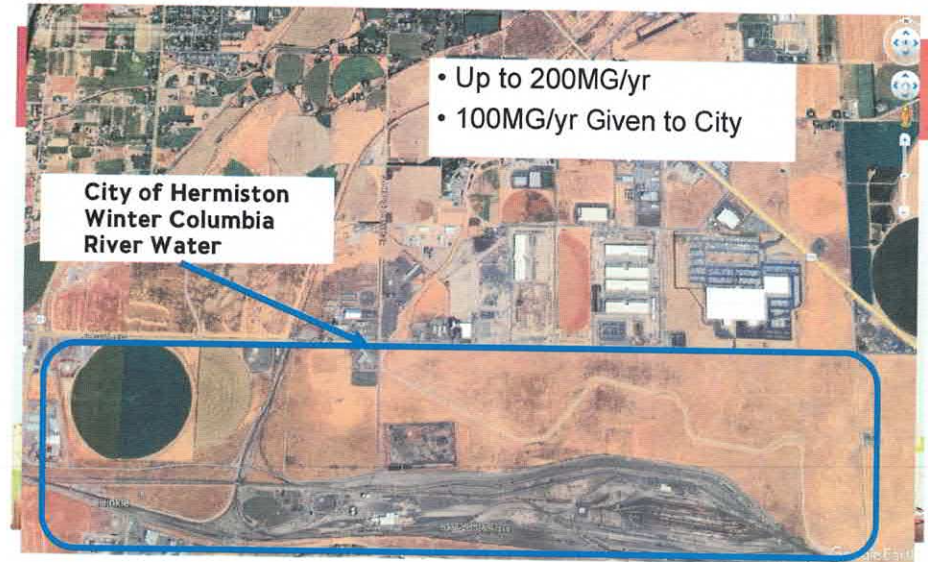
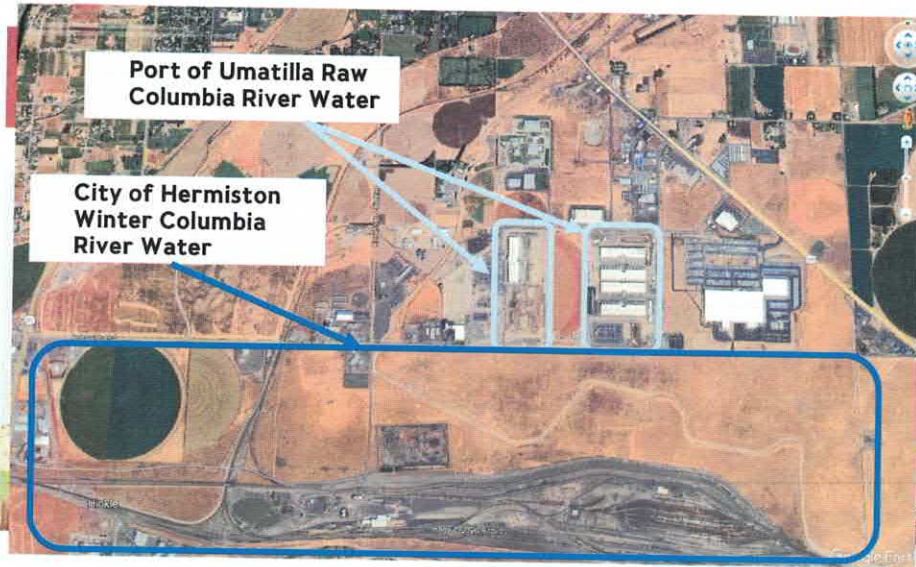
Discussion?





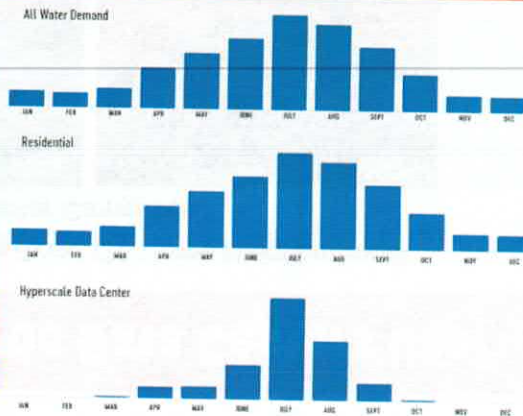
What about Amazon?





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 Roberts 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, Kelso, and Barron voting in favor; and Councilors Roberts and Linton 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.

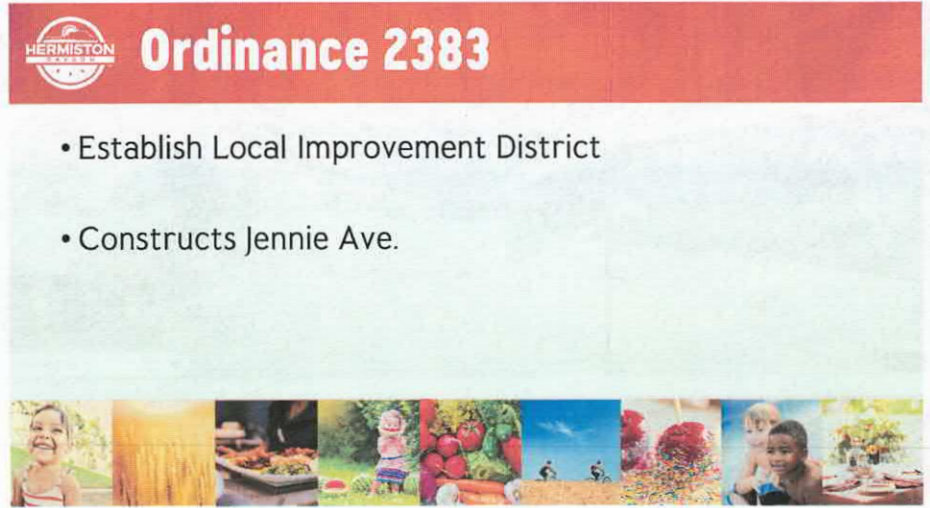
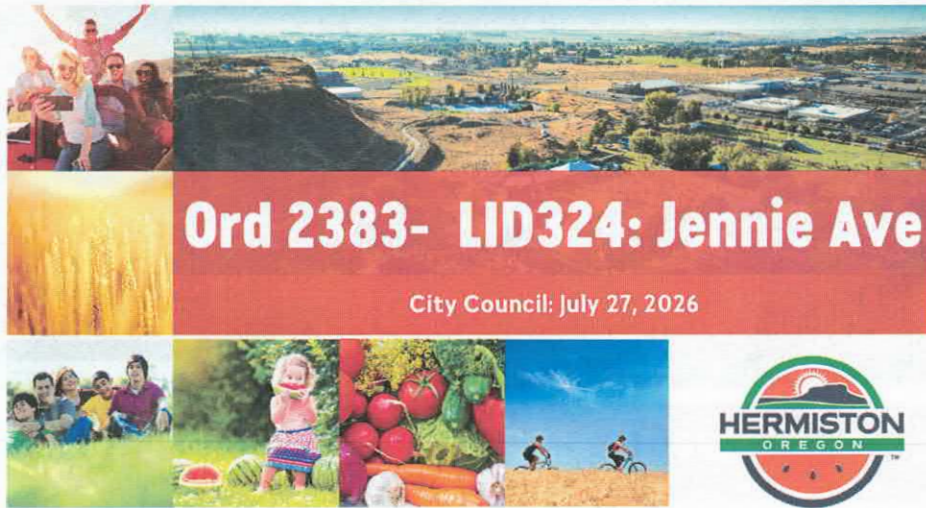
We learned from previous city council meetings that The Hub is receiving incentives in the form of a \$1.3 million tax break over a 5 year period from the city. This more than pays for their required contribution to this proposed LID.

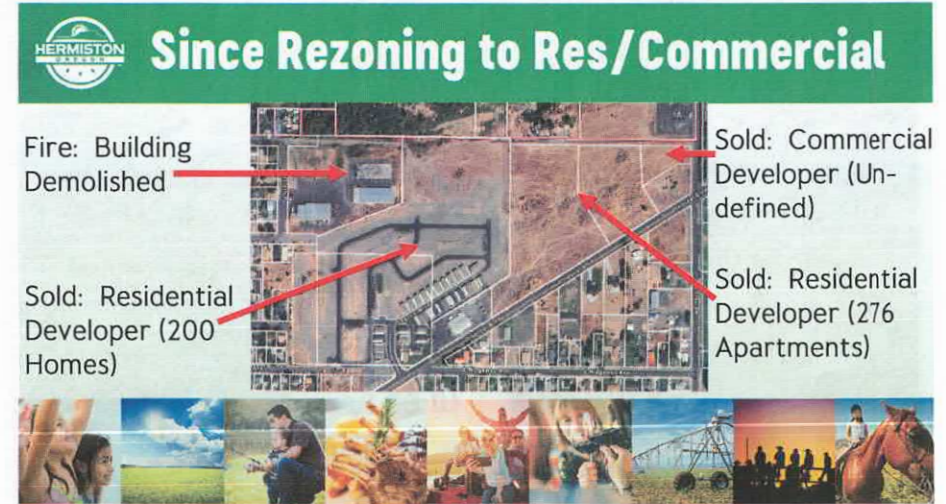
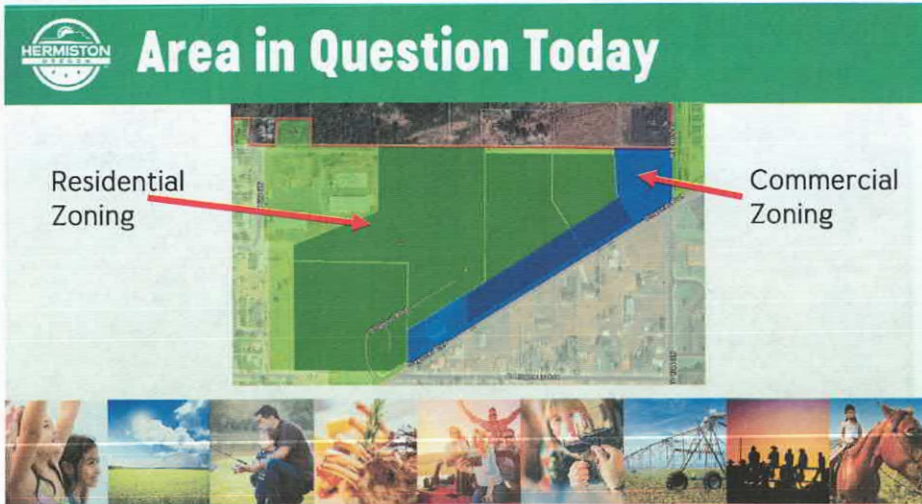
You must also take into consideration The Hub's "special and peculiar benefits accruing to [their] lot from the local improvement". They will have 800 or more tenants, staff, and visitors using Jennie avenue. It's not hard to see that their lot will benefit far more than ours from the improvements.

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.

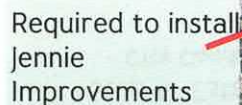
You, as the council, have authority to change how these improvement costs are allocated. We respectfully ask that you adopt an area-based methodology, which more equitably allocates the costs associated with the improvements. Thank you.

Sent from my iPhone





Jennie Obligations



NRA for Jennie Improvements

Must Install Jennie Improvements



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

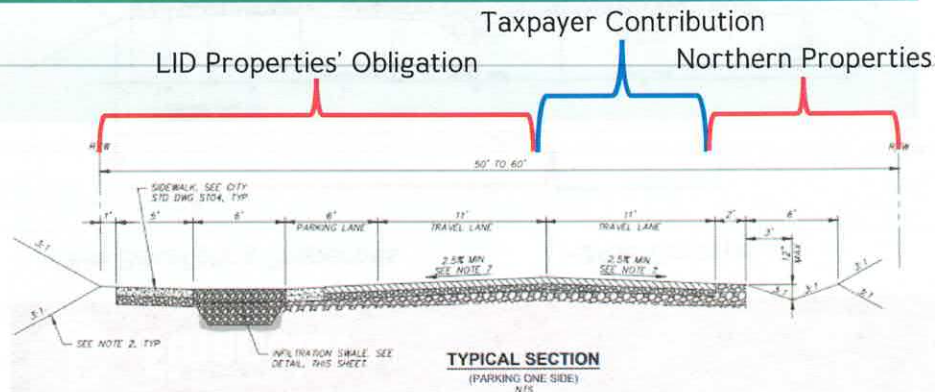


LID Process

- 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

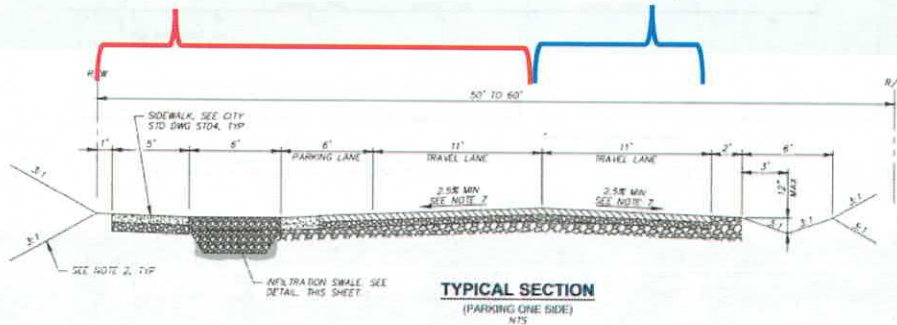
- \$1,206,000: Estimate
 - 20% Contingency
 - 2027 Construction Assumed
 - Electric Utility Relocation not included*



Financial

~76% Benefitting Properties

~24% Taxpayers



Allocation Method: Frontage

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



Other Methods- Example

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



Financial- Electrical

~\$450,000 Electrical
Relocation Paid by Hermiston
Energy Services





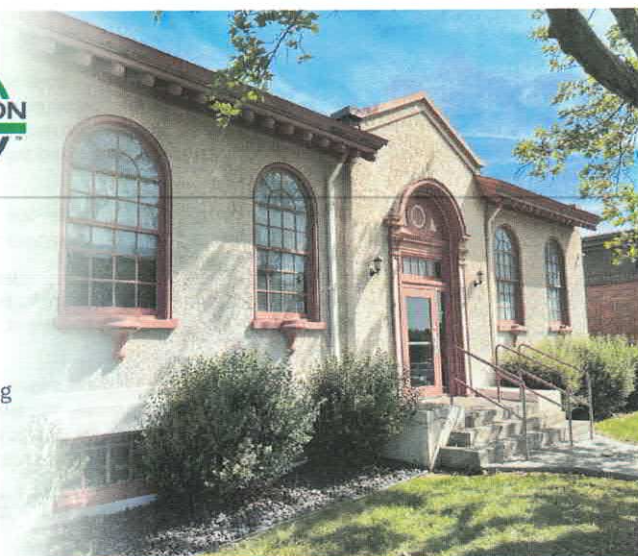
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Where Life is Sweet™



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



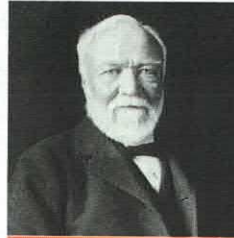
AGENDA

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. Atkinson, 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



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.



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.

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 Organizations		Heritage Volunteer	
	Value	Total	Value	Total
BBB	\$399	\$347	\$99	\$325
Labor Income	\$46.7	\$72.3	\$31.9	\$15.2
Value Added	\$18.2	\$114.9	\$45.2	\$85.9
Output	\$75.5	\$136.4	\$77.8	\$147.0

Source: CCH/Heritage

Non-Economic, Social/Cultural 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

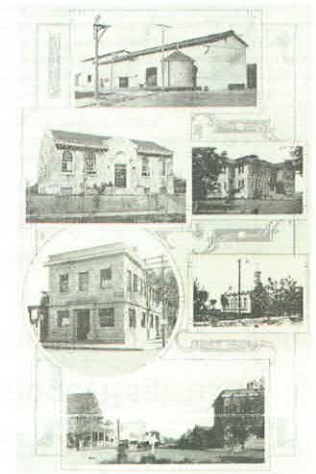
The addition is more than
50 years old; further
research is needed on its
architectural contribution.

Building interior

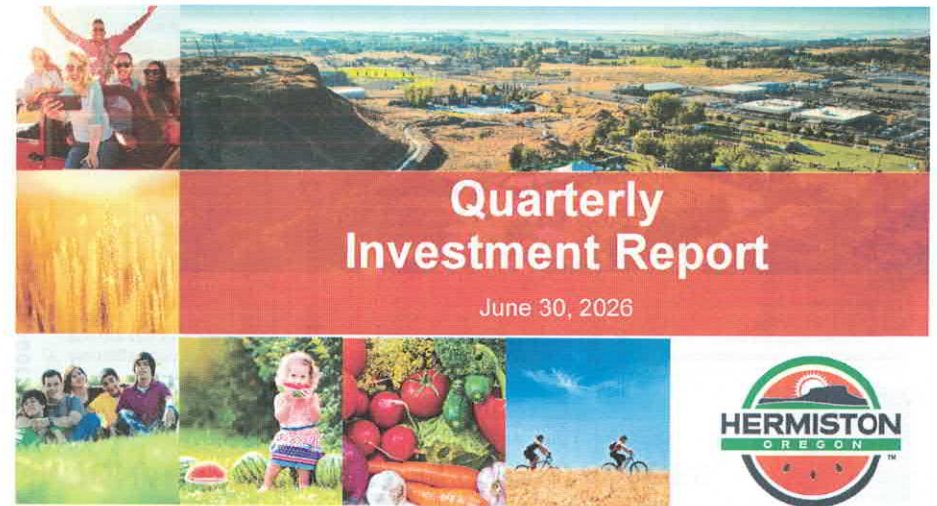
Exterior features are
commonly listed, but
interiors can also qualify
based on their
architectural merit.

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™



CITY COUNCIL

Regular Meeting Minutes

August 10, 2026

Mayor Primmer called the regular meeting to order at 7:00pm. Present were Councilors Hayward, Roberts, Myers, Duron, Linton, and Kelso. Councilors McCarthy and Barron were absent. 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, Court Administrator Jillian Viles, Library Director Mark Rose (arrived at 7:10pm), and City Recorder Lilly Alarcon-Strong. The pledge of allegiance was given.

Citizen Input on Non-Agenda Items

Sanitary Disposal Representative spoke regarding recycling updates to include Free Mattress Recycling Event on Saturday, August 15th at Sanitary Disposal and encouraged the public to download their new app and check out their redesigned website for updates, Q&A, and more.

Consent Agenda Items

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

- A. Replat- 4N2824A TL 900 & 4N2824B TL 301 Dress Brothers LLP of WA 2550/2500 S Hwy 395
- B. Final Plat Henry K's Phase 3 Hermiston Home Works Inc 4N2813BC Tax Lot 3000 SE Columbia Drive/SE Owyn Drive

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

Ordinance No. 2383- LID 324 Supplemental Discussion

Assistant City Manager Morgan presented information (PowerPoint Presentation attached) regarding the potential formation of Local Improvement District (LID) 324 as presented in the staff report and during the Public Hearing on July 27th.

Public Comment

Tyler Bendixsen- read his statement into the record (emailed public comment attached).

After staff answered questions from the Council, Councilors Linton and Roberts spoke regarding their preference for the Area Methods described stating that just because the City has always used the Base Method does not make it always right; the City has given tax breaks to The Hub and it does not seem right to charge the Base Amount in this circumstance to the owners of such a small tax lot that have had no immediate intentions to develop and making them pay such a high portion can be financially devastating for anyone in their position who were not expecting to pay these fees.

Councilors Myers and Kelso disagreed stating that just because it is a small property doesn't mean it will have a low traffic impact once it is developed, like Dutch Brothers. Additionally, The Bendixsen's can make the property more valuable by building a gas station or minimart and will be made financially whole in the long run as the street development will also raise the property value.



CITY COUNCIL

Regular Meeting Minutes August 10, 2026

Councilor Myers moved and Councilor Kelso seconded to direct staff to bring an ordinance to form LID 324 utilizing the Base Method- Linear Feet- to the August 24th City Council Meeting. Motion carried 4-2 with Councilors Hayward, Myers, Duron, and Kelso in favor and Councilors Roberts and Linton voting in favor.

Resolution No. 2439- PFAS Mitigation Feasibility Study and

Resolution No. 2440- Safe Drinking Water Revolving Loan Fund Application

Assistant City Manager Morgan presented information (PowerPoint Presentation attached) regarding the City's plan to fully remove PFAS from the water system and authorize an application to the Oregon Health Authorities' Safe Drinking Water Revolving Loan Fund as presented in the staff report.

After additional discussion, Councilor Duron moved and Councilor Myers seconded to approve Resolution No. 2439 and lay upon the record. Motion carried unanimously with Councilors Hayward, Roberts, Myers, Duron, Kelso, and Linton voting in favor. Councilor Hayward moved and Councilor Duron seconded to approve Resolution No. 2440 and lay upon the record. Motion carried unanimously with Councilors Hayward, Roberts, Myers, Duron, Kelso, and Linton voting in favor.

2026 Hermiston Public Library Board By-Laws Update

City Manager Smith and Library Director Mark Rose reviewed the draft By-Law updates of the Library as presented in the staff report. After staff addressed questions from the Council Councilor Linton moved and Councilor Hayward seconded to approve the updated by-laws as presented. Motion carried unanimously with Councilors Hayward, Roberts, Myers, Duron, Linton, and Kelso voting in favor.

Committee Reports

Airport Advisory Committee- Councilor Roberts gave Committee updates to include steadily high fuel sales, all hangars are full with a waiting list of individuals who would like to rent hangar space, runway renovations are expected around 2030 with discussions on how the City can fund a runway extension and be able to bring in bigger plans from Walla Walla and Tri Cities.

Mayor's Report

Mayor Primmer spoke regarding:

- Many upcoming events that took place/are taking place in the City to include: National Night Out, Umatilla County Parade, Fair and Farm-City Pro Rodeo, MelonFest, Movies in the Park, and Horizon Park Ribbon Cutting

Council Reports

Councilor Hayward thanked all volunteers who help make the Parade, Fair, Rodeo, and all EOTEC grounds great for these events.

Councilor Roberts stated he attended the ODOT presentation regarding the roundabout at Punkin Center and N HWY 395 and was very please but the good public attendance and clear communication presented and on ODOT's website and asked that the City consider adding a direct link from the City's website to ODOT's website so the public can easily find updates on this project when they occur.



CITY COUNCIL

Regular Meeting Minutes August 10, 2026

Councilor Linton stated in Parliament Procedures the Council is able to resend their vote and she would like to do this for Resolutions 2383 and 2384. After reviewing these procedures, City Manager Smith and City Attorney Tovey stated a motion to reconsider must be made at the same meeting or the meeting that directly follows and therefore would not be able to resend her vote for these items.

Councilor Kelso spoke regarding:

- Kiwanis Club of Hermiston and Pendleton combined to host a BBQ and Pool Party for area foster children and families at the Aquatic Center and gave recognition to Jacobi at the Aquatic Center stating she did a great job handling discrepancies within their reservation
- The Fair Parade went well and thanked HPD for keeping people safe during the event
- Hermiston School District IT will be providing livestreaming of the Livestock Show during the Fair
- Thanked his wife for allowing him to be at tonight's City Council meeting as it is their 30-year wedding anniversary

City Manager's Report

None given.

Adjourn

There was no other business and Mayor Primmer adjourned the regular City Council meeting at 9:04pm.

SIGNED:

Doug Primmer, Mayor

ATTEST:

Lilly Alarcon-Strong, CMC, City Recorder

From: [Tara Bendixsen](#)
To: [City of Hermiston Meetings](#)
Subject: Statement for 8/10/27 City Council Meeting Regarding LID 324
Date: Sunday, August 9, 2026 7:37:17 PM

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

Dear City Council Members,

We would like to provide you with our statement prior to the meeting for your review. Thank you for your time and consideration.

Tara and Tyler Bendixsen

Mayor, Members of the City Council, and City Staff,

Thank you for your time, your service to Hermiston, and your willingness to hear public testimony on this critical issue tonight. My name is Tyler Bendixsen, speaking on behalf of myself and my wife, Tara. We own the one-acre parcel located on East Jennie Avenue.

I want to state our position clearly from the outset: **we do not oppose the extension of East Jennie Avenue, nor are we here to block LID 324.**

We fully acknowledge the non-remonstrance agreement tied to our deed when we purchased the land in 2022. We stand by our obligation to pay a fair, proportional share for street improvements. We support Hermiston's growth, and we understand that responsible growth requires updated infrastructure.

However, we are here tonight to strongly object to staff's recommendation that Council approve a rigid, linear-foot frontage assessment for our parcel. This Council previously directed staff to evaluate alternative allocation methods precisely because you saw that a standard frontage model inflicts a severe, disproportionate financial penalty on our small property. Staff's insistence on sticking with this formula relies on flawed traffic assumptions, overlooks the primary public purpose of the road, and creates an outcome that simply cannot be justified under any standard of fairness.

To understand why a simple frontage formula is entirely improper for our property, we only need to look at Assistant City Manager Mark Morgan's own statements regarding why this project is being built.

When explaining the rationale behind connecting East Jennie Avenue, Mr. Morgan explicitly noted:

"Quite a few folks are going into that area, which will generate quite a bit of traffic... Part of what needs to happen there is making sure we're dispersing traffic throughout the community."

He further detailed that while Diagonal Boulevard carries traffic in certain directions,

"Punching Jennie Avenue through along the north end side will allow for additional dispersion of traffic to the northwest as well as to the east, mainly providing access back and forth with Highway 395 as well as N. First Place off to the west."

That is the exact definition of a **citywide collector street network**. The primary objective of "punching Jennie Avenue through" is to collect, manage, and route heavy regional traffic generated by large-scale surrounding developments onto major arterial corridors like Highway 395 and North First Place.

That function serves a **broad public benefit** to Hermiston's broader transportation network. It is not a special, peculiar benefit concentrated on our single, undeveloped acre. Forcing an individual family to pay \$122,000 for a project whose overarching goal is communitywide traffic distribution fundamentally misapplies the purpose of a Local Improvement District.

During the July 27th meeting, Councilor Kelso asked "has anything that the city has done changed the risks the Bendixsens have incurred by investing in that property over the last 4 years" whether circumstances had changed regarding our property since 2022, and staff indicated that nothing had changed.

Factually, the environment around our property changed dramatically.

When we purchased the parcel in 2022, our understanding was that street costs would be triggered when we took steps to develop our land. What changed was the City approving a **\$1.3 million tax incentive for The HUB**, paving the way for a 276-unit apartment complex next door.

That high-density development is the direct driver of the regional traffic demand Mr. Morgan described. Had that major project not proceeded with substantial city support,

connecting Jennie Avenue for general traffic dispersion would not be on the table today. Our land hasn't changed, but the scale of development surrounding us exploded.

Furthermore, we must firmly correct a major error in the staff report regarding our actual plans for the site.

The report attempts to justify its high assessment by claiming its traffic model assumes our single acre will be developed into a **2,400-square-foot coffee shop and a 3,000-square-foot fast-food restaurant with drive-thrus.**

That claim is completely false. We have no plans, intentions, or commercial backing to build a 5,400-square-foot dual drive-thru complex. Staff generated this high-density brick-and-mortar projection out of thin air, using a preliminary inquiry we once made about the requirements to operate a mobile food truck on the property.

Operating a mobile food truck involves zero permanent building footprint and minimal traffic compared to a massive commercial drive-thru center. Manufacturing a fictional restaurant complex to inflate the theoretical benefit to our land completely undermines the credibility of staff's traffic metrics and assessment justification.

Let us look directly at the numbers the staff is asking you to vote on.

Under the proposed linear-foot calculation, our 292.65 feet of frontage accounts for 12.69% of total district frontage. Staff translates that directly into 12.69% of the \$965,000 property-owner portion, assessing our property **\$122,412.**

While the math is simple, simple math does not equal a fair or defensible assessment.

Consider this critical fact: across this proposed LID **and** the recent NW 2nd Street LID, **not a single other property owner has been assessed an amount exceeding 50% of their land's real market value.** In virtually every other instance, assessments represent a small fraction of overall property worth.

Yet for our parcel, county records value the entire land at **\$94,750.** Staff is asking this Council to levy a **\$122,412 assessment—which represents 129% of the total market value of our land.**

This is an extreme outlier. Demanding that a private property owner pay 129% of their land's total worth for a road built to handle traffic from a 276-unit apartment complex, 200 plus mobile home neighborhood, and citywide flow is not proportional. It places an unmanageable financial lien on the property that far exceeds the value of the land itself.

Staff's report cautions Council that altering the allocation formula could create concerns or pushback from larger developers in the district.

We ask the Council to reject that argument and look at basic proportionality.

The developers of The HUB's 276-unit project are building a high-density complex that generates substantial daily vehicle trips. Assessing costs based on overall acreage or development capacity creates a direct, logical connection between a project's real-world impact and its financial responsibility.

By contrast, forcing a single, small acre to pay strictly by linear frontage forces us to subsidize infrastructure built to serve higher-density neighbors. Allocation by land area ensures that every property owner pays in direct proportion to their actual physical footprint and buildable capacity.

Staff has framed departing from linear frontage as an administrative risk. In reality, utilizing **lot area (square footage)** is standard practice in municipalities across Oregon, including Portland, Clackamas County, and Sherwood.

Cities routinely rely on area-based models because they prevent exactly this type of distortion—aligning costs with actual land size rather than arbitrary boundary lines.

Our parcel represents **2.89% of the total land area** in LID 324. Applying an area-based methodology treats every parcel consistently and reduces our assessment to a fair, proportional **\$27,800**.

Additionally, under **Hermiston City Code § 34.39**, this Council possesses explicit authority to allocate city funds toward a local improvement when public traffic demands or general equity justify doing so. Code § 34.39 exists precisely for cases like this—where an improvement serves broader citywide traffic dispersion—giving Council the clear mandate to ensure individual property assessments remain

reasonable.

Members of the Council, under Chapter 34 of our City Code, **you** hold the final decision-making authority—not city staff.

As Council demonstrated with the NW 2nd Street LID, you have both the authority and the responsibility to intervene when a recommended formula produces an unreasonable and disproportionate hardship on an individual property owner.

We respectfully but firmly ask the Council to take two decisive actions tonight:

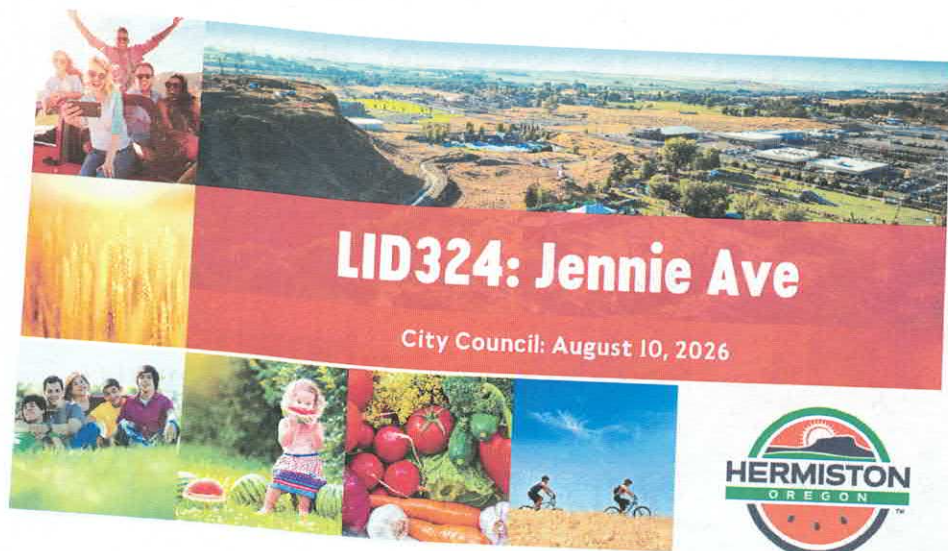
Reject staff's recommendation to apply a rigid linear-foot formula that results in an unprecedented 129% land-value assessment on our parcel.

Adopt an area-based cost allocation matrix—or exercise your authority under City Code § 34.39 to account for the public traffic dispersion function of Jennie Avenue—establishing a final assessment that reflects the actual size and real benefit to our property.

Thank you for your time, your leadership, and your commitment to a fair and equitable outcome tonight.

Mr Mayor, we respectfully request the opportunity to answer questions the council may have regarding our statement during the council's discussion.

Thank you.



LID324: Jennie Ave

City Council: August 10, 2026




LID324- History

- July 27 Public Hearing- Held/Closed
- No Opposition to LID formation Received
- Request to consider alternate cost assignment
 - Area/Impact



Tonight's Process

- Alternate Methodologies
- Receive Direction for Ordinance on Aug. 24



Hermiston LID History

- 323 LID's Initiated since 1907
- Linear Feet is City's established practice
 - Last 50 LID's Researched (Past 40 Years)
 - All Used Linear Feet



Methodology Complexity



5 Alternatives

- Base Method- Linear Feet
- SDC #1
- SDC #2
- Area #1
- Area #2



Base Method- Linear Feet

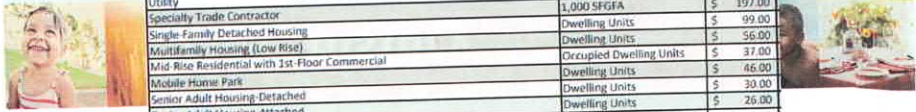
- Frontage on to Improvement
- % of Overall Length



SDC Method #1

- Transportation SDC: Based on Trip-Generation
- Institute of Transportation Engineers Trip Generation Manual

		2022
Per PM Peak Hour vehicle trip end		\$ 100.00
Land Use	Unit of Measure	2022
General Light Industrial	1,000 SFGFA	\$ 63.00
Industrial Park	1,000 SFGFA	\$ 40.00
Manufacturing	1,000 SFGFA	\$ 67.00
Warehousing	1,000 SFGFA	\$ 19.00
Mini-Warehouse	1,000 SFGFA	\$ 17.00
Utility	1,000 SFGFA	\$ 227.00
Specialty Trade Contractor	1,000 SFGFA	\$ 197.00
Single Family Detached Housing	Dwelling Units	\$ 99.00
Multifamily Housing (Low Rise)	Dwelling Units	\$ 36.00
Mid-Rise Residential with 1st-Floor Commercial	Occupied Dwelling Units	\$ 37.00
Mobile Home Park	Dwelling Units	\$ 46.00
Senior Adult Housing-Detached	Dwelling Units	\$ 30.00
Senior Adult Housing-Attached	Dwelling Units	\$ 26.00





SDC Method #1- Assumptions

- Approved Site Plans
- Allowable Uses



SDC Method #1- Assumptions

39 Homes

205 Homes

Inextricable?



2.4Ksf Coffee
3.0Ksf Fast Food

276 Apts
13.8Ksf Storage



SDC Method #1

- SDC's Calculated & Summed
 - Houses + Apartments + Storage + Commercial
- % of Total Determined
- LID Cost Assigned by % of SDC (Impact) Share

Per PM Peak Hour vehicle trip end		2022
		\$ 107,000
Land Use		2022
General Light Industrial	1,000 SF/GA	\$ 64.00
Industrial Park	1,000 SF/GA	\$ 40.00
Manufacturing	1,000 SF/GA	\$ 87.20
Warehousing	1,000 SF/GA	\$ 19.00
Truck Warehouse	1,000 SF/GA	\$ 19.00
Utility	1,000 SF/GA	\$ 22.00
Specialty Trade Contractor	1,000 SF/GA	\$ 197.00
Single Family Detached Housing	Dwelling Units	\$ 72.50
Multi-Family Housing (Low Rise)	Dwelling Units	\$ 50.00
Multi-Family Housing (Mid-Rise)	Dwelling Units	\$ 40.00
Mobile Home Park	Dwelling Units	\$ 20.00
Senior Adult Housing Detached	Dwelling Units	\$ 20.00
Senior Adult Housing Attached	Dwelling Units	\$ 20.00



SDC Method #2- Alt. Access

Jennie &
NE 8th

Jennie &
Diagonal

Jennie Only

Jennie &
Diagonal





Area Method #1



Area Method #2



Alternative Methods

Owner	Base Method (Linear Feet)	SDC Method 1	SDC Method 2	Area Method 1	Area Method 2
Owen Lamp TRS	\$274,477	\$83,734	\$62,309	\$222,735	\$165,908
Cauffman John R & Janet L TRS	\$257,277	\$206,266	\$153,490	\$376,722	\$526,811
The Hub Hermiston, LLC	\$310,835	\$343,192	\$255,382	\$337,596	\$251,465
Bendi TNT LLC	\$122,412	\$331,808	\$493,819	\$27,947	\$20,817



Complexity

- Confused? Contrived? Complex?
- Benefit = Street
- Cost of Street = Linear Feet x Width





QUESTIONS

Where Life is Sweet™



Size/Value of Properties

- Have most of the previous LID's involved properties of similar size/value?
- Have prior LID's involved properties of vastly different property values?



LID322 (2020- SHIP LID)



Map Area / Tax Map	Portage Distance	Portage Distance	Portage Distance	Portage Distance
100 / 4N2S2E3	171	0	0	171
206 / 4N2S2E3	171	0	0	171
300 / 4N2S2E3	171	0	0	171
401 / 4N2S2E3	171	0	0	171
403 / 4N2S2E3	171	0	0	171
500 / 4N2S2E3	171	0	0	171
503 / 4N2S2E3	171	0	0	171
504 / 4N2S2E3	171	0	0	171
505 / 4N2S2E3	171	0	0	171
506 / 4N2S2E3	171	0	0	171
507 / 4N2S2E3	171	0	0	171
600 / 4N2S2E3	171	0	0	171
603 / 4N2S2E3	171	0	0	171
604 / 4N2S2E3	171	0	0	171
605 / 4N2S2E3	171	0	0	171
606 / 4N2S2E3	171	0	0	171
607 / 4N2S2E3	171	0	0	171
700 / 4N2S2E3	171	0	0	171
703 / 4N2S2E3	171	0	0	171
704 / 4N2S2E3	171	0	0	171
705 / 4N2S2E3	171	0	0	171
706 / 4N2S2E3	171	0	0	171
707 / 4N2S2E3	171	0	0	171
800 / 4N2S2E3	171	0	0	171
803 / 4N2S2E3	171	0	0	171
804 / 4N2S2E3	171	0	0	171
805 / 4N2S2E3	171	0	0	171
806 / 4N2S2E3	171	0	0	171
807 / 4N2S2E3	171	0	0	171
900 / 4N2S2E3	171	0	0	171
903 / 4N2S2E3	171	0	0	171
904 / 4N2S2E3	171	0	0	171
905 / 4N2S2E3	171	0	0	171
906 / 4N2S2E3	171	0	0	171
907 / 4N2S2E3	171	0	0	171
1000 / 4N2S2E3	171	0	0	171
1003 / 4N2S2E3	171	0	0	171
1004 / 4N2S2E3	171	0	0	171
1005 / 4N2S2E3	171	0	0	171
1006 / 4N2S2E3	171	0	0	171
1007 / 4N2S2E3	171	0	0	171

Legend
 --- Water Extension
 --- Sewer Extension
 ■ Paving Improvements
 ■ Benefiting Property



0 100 200 300 400 500 Feet



LID322 (2020- SHIP LID)

TABLE 5-1
 UMATILLA COUNTY ASSESSOR'S PROPERTY VALUATIONS

Tax Lots / Map	Assessed Value	Real Market Value	Outstanding Tax Assessments	Estimated LID Assessment Total
100 / 4N2S2E3	\$14,171	\$6,700		\$434,912
206 / 4N2S2E3	\$124,810	\$124,810		\$92,750
300 / 4N2S2E3	\$0	\$3,182,780		\$49,000
401 / 4N2S2E3	\$6,910	\$6,910	\$641.27	\$43,341
403 / 4N2S2E3	\$7,830	\$7,830	\$567.05	\$19,673
500 / 4N2S2E3	\$20,090	\$20,090		\$41,355
503 / 4N2S2E3	\$309,500	\$309,500		\$10,776
504 / 4N2S2E3	\$2,417,390	\$2,415,000		\$16,783
505 / 4N2S2E3	\$39,750	\$39,700		\$16,044
506 / 4N2S2E3	\$725,620	\$745,640		\$19,306
507 / 4N2S2E3	\$84,120	\$40,090	\$1,126.40	\$39,233
600 / 4N2S2E3	\$0	\$0		\$139,393
603 / 4N2S2E3	\$131,130	\$133,130		\$12,372
700 / 4N2S2E3	\$142,120	\$360,290		\$12,372
703 / 4N2S2E3	\$20,150	\$22,960		\$12,372
704 / 4N2S2E3	\$40,000	\$11,150		\$12,372
1100 / 4N2S19C	\$150,700	\$152,000	\$9,426.56	\$29,512
1101 / 4N2S19C	\$5,200	\$12,600		\$29,600
1103 / 4N2S19C	\$107,160	\$107,160		\$17,003
3200 / 4N2S248E	\$176,330	\$209,250		\$1,900
Total all	\$5,378,231	\$5,816,940		\$1,161,600



HERMISTON Cost vs "Value" of Properties

- Has there been a situation where an LID was formed on a property where the LID imposed a cost that is higher than the value of the property?



HERMISTON LID322 (2020- SHIP LID)

TABLE 5-1
UMATILLA COUNTY ASSESSOR'S PROPERTY VALUATIONS

Tax Lots / Map	Assessed Value	Real Market Value	Outstanding Tax Assessments	Estimated LID Assessment Total
100 / 4N2323	\$14,171	\$6,740		\$404,813
206 / 4N2323	\$24,810	\$24,810		\$82,750
300 / 4N2314D	50	\$5,360,720		\$45,480
401 / 4N23148B	\$2,910	\$8,910	\$645.27	\$45,341
403 / 4N23148B	\$7,830	\$7,830	\$547.05	\$39,673
500 / 4N2314B	\$10,090	\$10,090		\$41,505
501 / 4N2314B	\$309,500	\$309,500		\$10,776
503 / 4N2314B	\$2,417,580	\$2,435,000		\$16,765
504 / 4N2314B	\$36,750	\$85,700		\$16,044
505 / 4N2314B	\$725,620	\$745,640		\$15,506
506 / 4N2314B	\$54,120	\$40,880	\$1,126.40	\$35,255
507 / 4N2314B	50	50		\$139,305
600 / 4N23148B	\$131,130	\$135,150		\$22,372
700 / 4N23148B	\$542,120	\$560,290		\$22,372
800 / 4N23148B	\$20,130	\$21,980		\$22,372
900 / 4N23148B	\$10,000	\$11,180		\$22,372
1100 / 4N2315C	\$180,700	\$232,000	\$9,426.56	\$35,532
1101 / 4N2315C	\$5,250	\$10,680		\$29,600
1103 / 4N2315C	\$107,160	\$107,160		\$17,085
3100 / 4N23148B	\$176,130	\$309,250		\$8,800
Total All	\$5,374,231	\$8,836,840		\$1,161,600

2025 RMV

- \$751,950
- \$111,280
- \$100,500
- \$3,769,380
- \$625,070
- \$219,970

% to RMV

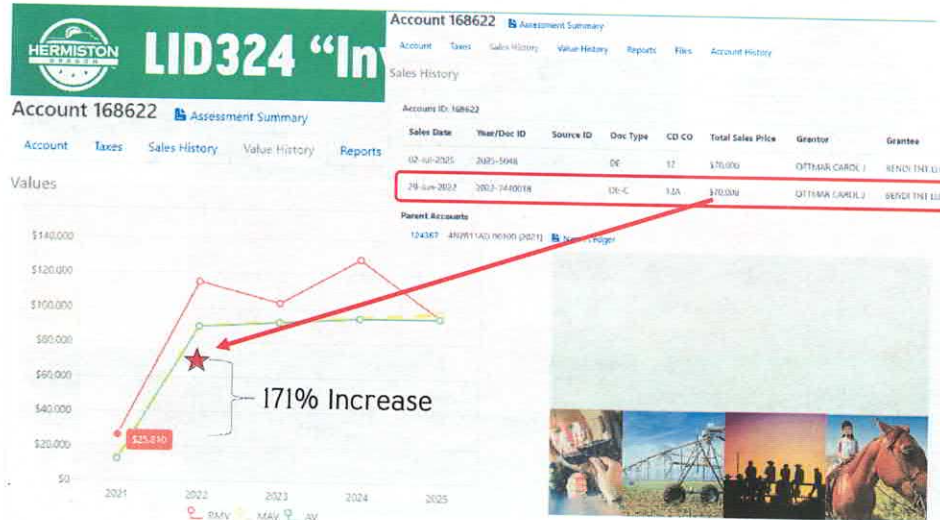
- 6,352%
- 409%
- 406%
- 106%
- UNK%
- 0.05%
- 100%

HERMISTON LID324 "Inverted" Property



HERMISTON LID324 "Inverted" Property





LID324: Jennie Ave

City Council: August 10, 2026

HERMISTON
OREGON

HERMISTON **"Do Nothing" Alternative**

- Constituents Demand Improvements
 - City Constructs @ Taxpayer Expense
 - LID 1 Property

HERMISTON **Recommendation**

- Maintain Long-Standing Practice (Linear Feet)
- Costs must be assigned by benefit
 - **Street is benefit; not how property is used**
- Cost of Street Directly Related to length of frontage
- Other methods may be unlawful
 - **"unlawful taking" – paying for street not otherwise required to build**



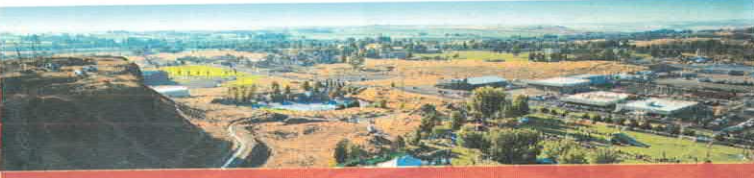
Recommended Motion

- Direct staff to bring an ordinance back to form LID324 utilizing Base Method to August 24 Council Meeting
- Additional Taxpayer Contributions?
 - **Assessment after Construction**



QUESTIONS

Where Life is Sweet™



PFAS

August 10, 2026



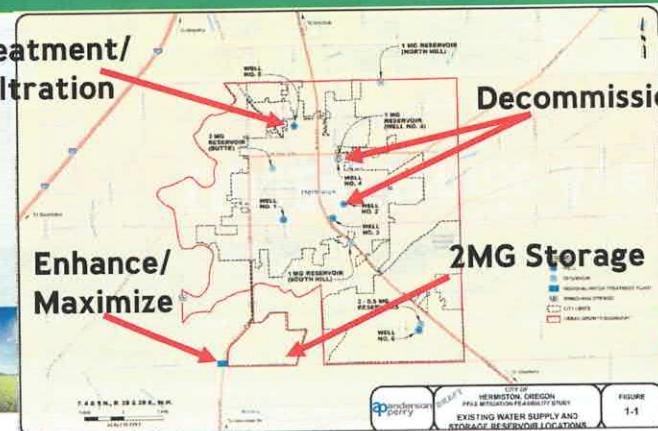
Final Recommendation

Treatment/
Filtration

Decommission

Enhance/
Maximize

2MG Storage





PFAS Mitigation Feasibility Study

- Adopt Similar to Water System Master Plan
- Utilize Plan to pursue funding & begin designs
- Future Financial considerations back to Council



Emerging Contaminants Fund

- Install Treatment at Well #5
- Rehabilitate Regional Water System (30yr old)
- Replace/Expand Well #4 Storage
- \$26M; "up to 100%" Forgiven (grant)
- Forgiven amount will drive Scope



Emerging Contaminants Fund

- Deadline Aug. 15
- If awarded, Council will Have to Authorize





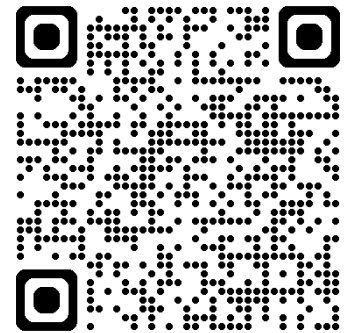
PUBLIC ANNOUNCEMENT

The City is accepting applications for the following Committees:

1. [Airport Advisory Committee](#) (Advertised 08/20/2026)
 - o Position 1, with a 3-year term ending October 31, 2029
2. [Budget Committee](#) (Advertised 08/20/2026)
 - o Position 5, with a 3-year term ending December 31, 2029
3. [Faith-Based Advisory Committee](#) (Advertised 08/20/2026)
 - o Position 1 & 2, with a 3-year term ending December 31, 2029
4. [Parks & Recreation Advisory Committee](#) (Advertised 08/20/2026)
 - o Position 7, with a 3-year term ending October 31, 2029
5. [Recreation Projects Fund Advisory Committee](#) (Advertised 08/20/2026)
 - o Position 3, Representing the Parks & Recreation Committee with a 3-year term ending December 31, 2029
 - o Position 4, Representing the Hoteliers with a 3-year term ending December 31, 2029

Deadline to apply for Committees: Open Until Filled

Applications and more information about these and all other City Committee's, Board's, and Commission's can be found on the City's website at: <https://hermiston.or.us/volunteer> or by using the QR Code. Have questions or are interested in applying? Reach out to Lilly Alarcon-Strong at: City Hall, 180 NE 2nd Street, Hermiston, at lalarcon-strong@hermiston.gov, or at 541-567-5004.



Proposed appointment(s) and confirmation(s) of these positions are made by the City Council. All appointments to city boards and commissions shall be made in accordance with the ordinances and city charter. Appointees shall not be full-time employees of the city, shall not be elected officials of the city, shall not be appointed to more than two boards or commissions at a time, and shall not sell to the city or its boards and commissions over which the council has appointive powers and budget control either directly as a prime contractor or supplier, or indirectly as a first-tier subcontractor or supplier. Sales shall be construed to mean sales, services or fees aggregating \$20,000 or more in any one calendar year. Preference for appointees shall be given to city residents.



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of August 24, 2026

Title/Subject

Ordinance 2383- Creating LID 324.

Summary and Background

BACKGROUND

This action will be the third meeting involving Ordinance 2383, and the fourth City Council meeting in total on the issue of LID 324 which will construct E. Jennie Ave. Approval of Ordinance 2383 will officially form the LID, which will allow for final design and advertisement of the project in Fall '26, with construction in Spring/Summer '27.

ACTION TO-DATE

- City Council, on June 8, 2026, approved Resolution 2427 to initiate LID formation by calling for development of a preliminary engineering report (PER) outlining the improvements to be made.
- City Council, on June 8, 2026, reviewed the PER and approved Resolution 2428 which declared the City's intent to form an LID to construct the improvements called for in the report. This action also established July 27, 2026 for a Public Hearing in order to receive feedback from impacted property owners, stakeholders, and the general public.
- City Council, on July 27, 2026, held a Public Hearing on Ordinance 2383. No formal opposition to creation of the LID was received. The hearing was closed. Based on testimony, Council asked staff to bring back several alternative options to consider for assigning costs in the LID.
- City Council, on August 10, 2026, reviewed several alternative options for assigning LID costs and directed staff to come back with Ordinance 2383 in the same form as originally presented on July 27.

Tie-In to Council Goals

Transportation: Improve Mobility and Transportation

Fiscal Information

This LID will be paid for predominantly by the benefitting property owners, with the city taxpayers contributing an estimated \$305,000 in hard costs to be paid from Transportation SDC's and other sources which will need to be diverted from other street priorities.

The property owners will not be levied with an assessment until the project is completed, and all costs are reconciled, which is anticipated for Summer/Fall '27. Upon final reconciliation, City Council will then have to adopt the final assessments based on actual costs, and utilizing the linear foot methodology outlined in Ordinance 2383.

Given feedback from Council on August 10, pertaining to costs placed on the property owners, it is worth noting that staff is optimistic that the existing cost estimates are high, given the nature of the existing right of way, the recent bidding environment, and the 20% contingency which is included. Since the City has already accounted and budgeted for an assumption of covering \$305,000 of the overall project, an option available to the Council could be to honor that dollar amount, regardless of the final cost of the project. This would take the form of applying the \$305,000 taxpayer contribution to the final accounting, which would result in all of the impacted properties sharing in any cost savings equally. This approach was used when Council considered the final assessments for LID322.

Alternatives and Recommendation

Alternatives

1. Approve Ordinance 2383
2. Reject Ordinance 2383

Recommended Action/Motion

Motion to approve Ordinance 2383

Submitted By:

Mark Morgan

ORDINANCE NO. 2383**AN ORDINANCE CREATING LOCAL IMPROVEMENT DISTRICT NO. 324; DESCRIBING IMPROVEMENT; SETTING BOUNDARY; PROVIDING FOR PAYMENT BY BENEFITTED PROPERTIES; SECURING SUCH PAYMENT BY LIEN AGAINST THE BENEFITTED PROPERTIES; AND CALLING FOR CONSTRUCTION**

WHEREAS, on June 8, 2026, the Hermiston City Council adopted Resolution No. 2427 to initiate the formation of a local improvement district in the vicinity E Jennie Avenue from NE 8th Street to NE 10th Street and directed the City Manager to prepare a feasibility report for a capital construction project; and

WHEREAS, on June 8, 2026, the City Manager submitted to the City Council the E Jennie Avenue Local Improvement District Engineering Report, June 2026, detailing the installation of improvements to E Jennie Avenue:

1. The improvements will consist of approximately 2307 linear feet of street improvement, to include including 5-foot sidewalk on the south side, an infiltration swale, a ribbon curb, one 6-foot parking lane on the south side, and two 11-foot travel lanes (a half-street improvement plus 10 feet of additional paving to allow for two-way traffic.
2. The full project cost for the above-mentioned improvements is estimated at \$1,270,000.
3. The methodology for levying assessments uses the amount of frontage that each property has in relation to certain improvements as the way to assign benefit, and therefore, the corresponding amount of the levy applied to the property. A detailed description of how that is applied is included in the engineer's report. and

WHEREAS, after reviewing the engineering report, the City Council adopted Resolution No. 2428, establishing the intent to form Local Improvement District No. 324 ("LID 324") and calling for a public hearing on July 27, 2026; and

WHEREAS, on June 11, 2026, more than ten (10) days before the July 27, 2026 public hearing on LID 324, the City Manager mailed or personally delivered a notice of the public hearing containing the date, time, and location of the hearing together with the information required by subsection 34.28(B) of the Hermiston Municipal Code ("HMC"), including a copy of the engineering report and a form of remonstrance as provided in HMC 34.30, to each of the owners of each property proposed to be located within the local improvement district; and

WHEREAS, on July 27, 2026, a public hearing was held before the City Council for public testimony and submission of remonstrances. Less than 60% of the properties within the proposed local improvement district provided timely remonstrances which were received by the City Council; and

WHEREAS, on August 10, 2026, the council received further information regarding methodologies for assessment of costs to the properties benefiting from the improvements; Now therefore:

THE CITY OF HERMISTON ORDAINS AS FOLLOWS:

SECTION 1. Findings. The staff report accompanying this Ordinance, the E Jennie Avenue Local Improvement District Engineering Report, June 2026, and the above recitals are incorporated as the City Council's findings as if set forth herein.

SECTION 2. That under the authority of Chapters 34.25-34.40 of the Hermiston Municipal Code, the City Council does hereby establish LOCAL IMPROVEMENT DISTRICT NO. 324, as the project satisfies the definition of a local improvement district under state law and HMC 34.26.

SECTION 3. That the improvement shall consist of approximately 2307 linear feet of street improvement, to include including 5-foot sidewalk on the south side, an infiltration swale, a ribbon curb, one 6-foot parking lane on the south side, and two 11-foot travel lanes (a half-street improvement plus 10 feet of additional paving to allow for two-way traffic. *See the E Jennie Avenue Local Improvement District Engineering Report, June 2026, on file with the City.*

SECTION 4. That the Boundary of Local Improvement District No. 324 shall embrace the property to be benefitted and to be assessed for the installation of said improvement, and shall include the following described land described in attached Exhibit A, all of said land being located in the City of Hermiston, Umatilla County, Oregon.

SECTION 5. That the cost of making such improvement shall be a charge against and a lien upon all lots, parts of lots and parcels of land benefitted by such improvement; and the owners of such lots, parts of lots and parcels of land especially benefitted by such improvement shall be liable for payment of the expenses and costs thereof.

SECTION 6. That the City will contribute an estimated \$305,000 and the property owners within the benefitted district will contribute an estimated \$965,000 towards the cost of this project based on the amount of frontage that each property has in relation to certain improvements constructed along their property frontage utilizing a linear foot methodology. A list of the benefitted properties by tax lots and tax map, owners and estimated LID assessment for each tax lot is attached as Exhibit B.

SECTION 7. That the City Manager shall have prepared plans and specifications for appropriate improvements as described in accordance with the charter and ordinances of the City and shall invite public bids for the construction of said improvement district project as required by the charter, ordinances and general specification of the City and this Ordinance No. 2383.

SECTION 8. This ordinance shall take effect on the 30th day after its adoption.

ADOPTED by the Common Council this 24 day of August 2026.

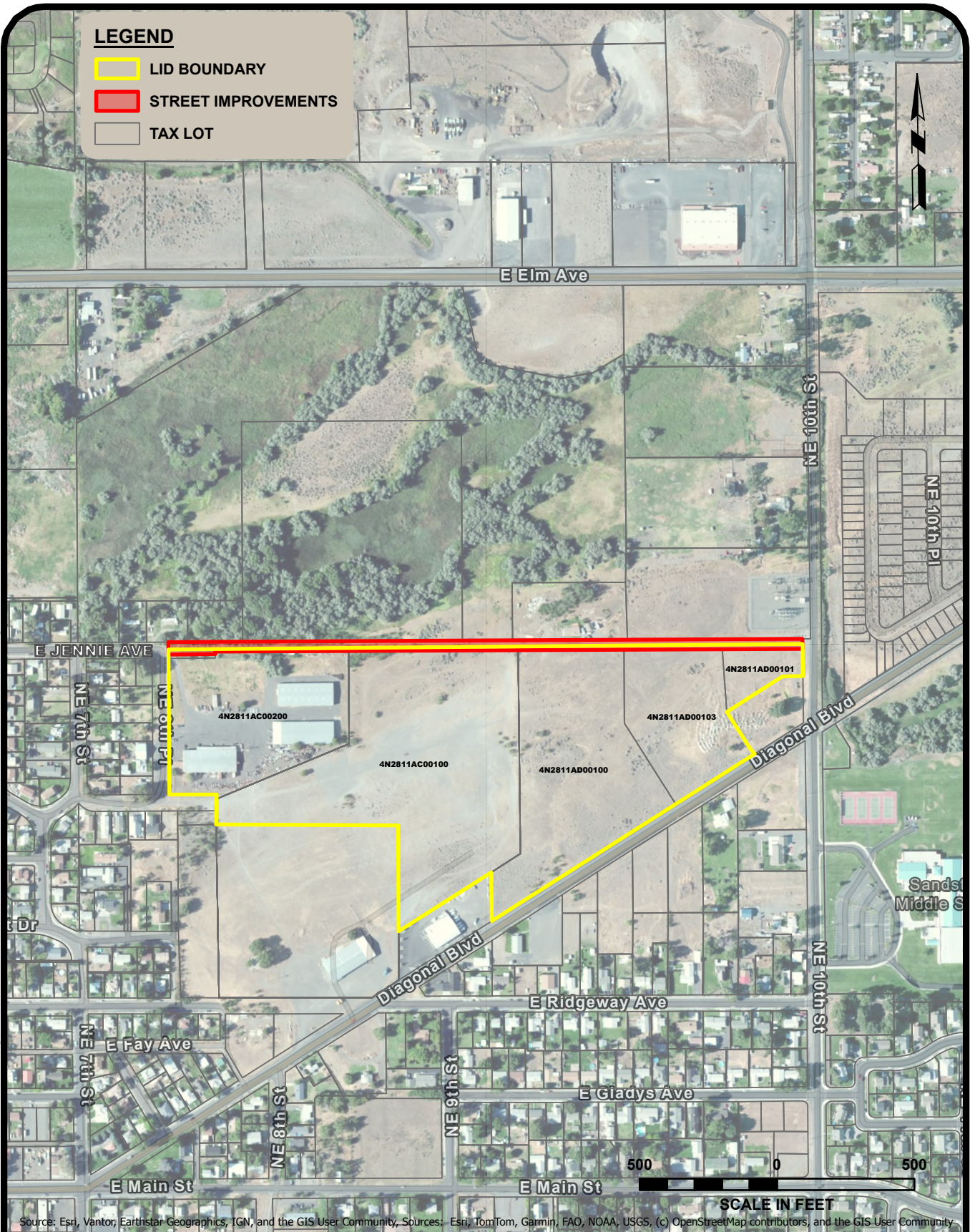
SIGNED by the Mayor this 24th day of August 2026.

Doug Primmer, Mayor

ATTEST:

Lilly Alarcon-Strong, CMC City Recorder

X:\Clients\Hermiston OR\736-180 E Jennie Ave LID\GIS\Drafting\736-180_EJennielid.aprx, LID-736-180-FIG1-3_Bound, 6/2/2026 11:07 AM, gsaubier



Source: Esri, Vantor, Earthstar Geographics, IGN, and the GIS User Community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

	CITY OF HERMISTON, OREGON E. JENNIE AVENUE LOCAL IMPROVEMENT DISTRICT BOUNDARY	FIGURE 1-3
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EXHIBIT B**ESTIMATED ASSESSMENTS***

Prop Des/Tax ID	Owner(s)	Estimated Assessment
4N2811AC00100	Cauffman John R & Janet L TRS 1600 Grant Street Calistoga, CA 94515	\$ 257,276.72
4N2811AC00200	Lamp Owen TRS 610 E 12th Street The Dalles, OR 97058-2759	\$ 274,476.75
4N2811AD00100	The Hub Hermiston LLC 27375 SW Parkway Ave Wilsonville, OR 97070	\$ 161,810.73
4N2811AD00101	Bendi TNT LLC 1526 Clear Creek Loop Twin Falls, ID 83301	\$ 122,412.14
4N2811AD00103	The Hub Hermiston LLC 27375 SW Parkway Ave Wilsonville, OR 97070	\$ 149,023.65
	TOTAL ASSESSED	\$ 965,000.00

*NOTE: Estimates are based on engineering expertise and the current bidding environment. Final assessments may be higher or lower than the estimate, but the scope of work will not change.



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of August 24, 2026

Title/Subject

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

Summary and Background

The Bounds Trust has submitted an application for annexation of a 36,291 square foot (0.83 acres) lot located at 1225 S 1st St. The property lies on the east side of S 1st St approximately 200 feet north of the Maxwell Canal and near the intersection of S 1st St and SW Desert Sky Drive. The property lies within the urban portion of the urban growth boundary and is adjacent to the Hermiston city limits on the west, south, and north property lines. Annexation is proposed to connect an existing dwelling to city sewer services and replace a failing on-site septic system.

The property is described as 4N2814BC Tax Lot 602. The property has an urban comprehensive plan map designation of Low Density Residential (L). The Low Density Residential comprehensive plan map designation corresponds to city Low Density Residential (R-1) and Medium Density Residential (R-2) zoning designations. The applicants request annexation with an R-1 zoning designation. The property abuts land zoned R-1 to the west, north, and south, and all abutting properties are developed with low-density residential uses. Land to the east lies within the urban growth boundary and is similarly designated as Low Density Residential on the comprehensive plan map. Land to the east is also developed with low-density residential land uses.

The land is served by S 1st St. S 1st St is a city street adjacent to the property. S 1st St is partially improved to urban standards in this area. The west frontage of the road is developed to city standards from the Maxwell Canal north to the railroad tracks. The east frontage is partially developed with paving only. Curb, gutter, sidewalk, and storm drainage are not in place on the east frontage. An 8-inch sanitary sewer line is adjacent to the property in S 1st St. It is possible to connect to this line and provide sewer service. A 12-inch water line is adjacent to the property in S 1st St. Connection to the water service is not proposed now but is available when necessary. Water and sewer main lines were installed in S 1st St by the City of Hermiston in 1981. Front foot charges for water and sewer reimbursement are due upon connection to the relevant service line. A front foot sewer charge of \$2,138.55 is payable upon connection in addition to the standard city sewer connection fee and system development charge. In the future, a front foot water charge of \$2,590.11 will also be paid upon water

connection in addition to the standard city water connection fee and system development charge.

The proposed annexation has consent from 100% of the affected property owners and 100% of the electors residing within the annexation area. Under the provisions of §150.06 of the Hermiston Code of Ordinances and ORS 222.125 which states: *When all of the owners of land in that territory and not less than 50 percent of the electors, if any, residing in the territory consent in writing to the annexation of the land in the territory and file a statement of their consent with the City Council, the application for annexation need not go before the Planning Commission as otherwise required under § 150.02 and the City Council need not call or hold an election in the city or in any contiguous territory proposed to be annexed or hold the hearing otherwise required under § 150.03. Upon receiving written consent to annexation by owners and electors under this section, the City Council, by resolution or ordinance, may set the final boundaries of the area to be annexed by a legal description and proclaim the annexation.*

Since state law and municipal code allow for the dispensing of a public hearing under these circumstances, a public hearing is not required unless the city council elects to require a public hearing. Since the property is within the urban portion of the urban growth boundary and adjacent to city limits on three sides, staff does not recommend requiring a public hearing.

§150.05 of the Hermiston Code of Ordinances provides the requirements for annexations. The requirements for annexation are as follows:

1. The proposal is in conformance with all applicable state annexation requirements.
2. The property is contained within the urban portion of the urban growth boundary as identified on the comprehensive plan.
3. The proposed zoning is consistent with the underlying comprehensive plan designation.
4. Findings of fact are developed in support or denial of the annexation.
5. All city services can be readily extended, and the property owner is willing to bear costs associated with sewer, water, and roads.

Findings of fact in support of the annexation and demonstrating compliance with §150.05 are attached to this report.

Tie-In to Council Goals

Annexation is a matter of administration of city ordinances.

Fiscal Information

The property has an assessed value of \$444,490. Following annexation, an additional \$2,700 will be paid in property taxes to the city annually.

Alternatives and Recommendation

Alternatives

The city council may choose to

- Approve the annexation
- Deny the annexation

Recommended Action/Motion

Staff recommends that the city council approve annexation of the property.

- Motion to approve the findings of fact
- Motion to impose conditions of approval
- Motion to adopt Ordinance No. 2384

Submitted By:

Clinton Spencer, Planning Director

ORDINANCE NO. 2384

**AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY ON S FIRST ST,
DESCRIBING SAID REAL PROPERTY, WITHDRAWING SAID REAL PROPERTY
FROM SPECIAL DISTRICTS AND DESIGNATING ZONING.**

THE CITY OF HERMISTON ORDAINS AS FOLLOWS:

SECTION 1. The following described real property is annexed to the City of Hermiston and is withdrawn from the Umatilla County Library District and the Umatilla County Sheriff's Office Law Enforcement District due to annexation:

Beginning at a point 1,056 feet north of the quarter corner between Sections 14 and 15, Township 4 North, Range 28, Ease of the Willamette Meridian, Umatilla County, Oregon, said point also being the northwest corner of that tract of land conveyed to Arthur E. Marple by deed recorded in Book 141, Page 22, Deed Records; and the true point of beginning for this description; thence south 89° 25' east along the north line of said Marple Tract, 255 feet; thence north parallel to the west line of said Section 14, a distance of 159.10 feet, more or less to a point which bears south 88° 15" east of the west line of said Section 14; thence north 88° 15" west, 255 feet, more or less to a point on the west line of said Section 14; thence south along said west line, 159 feet to the point of beginning.

All being East of the Willamette Meridian, Umatilla County, Oregon;

SECTION 2. The City Zoning Map shall include the real property described in Section 1 above and further described in Exhibit C attached hereto and incorporated herein by this reference and shall be designated as Low Density Residential (R-1) on said map.

SECTION 3. The findings of fact as adopted by the Council on August 24, 2026, and attached as Exhibit A are incorporated herein by this reference.

SECTION 4. The conditions of approval as adopted by the Council on August 24, 2026, and attached as Exhibit B are incorporated herein by this reference.

SECTION 5. The City Recorder shall promptly transmit a record of annexation proceedings to the Secretary of State and notify the County Assessor of the change in boundary.

SECTION 6. The effective date of this ordinance shall be the thirtieth day after its adoption.

SECTION 7. This annexation shall be complete when all necessary documents have been accepted and filed by the Secretary of State.

ADOPTED by the Council this 24th day of August 2026.
SIGNED by the Mayor this 24th day of August 2026.

Doug Primmer, MAYOR

ATTEST:

Lilly Alarcon-Strong, CMC, CITY RECORDER

Exhibit A

Findings of Fact for Bounds Trust Annexation

August 24, 2026

1225 S 1st St

The city council shall make a decision upon determination that the annexation complies with the applicable criteria in §150.05 of the Hermiston Code of Ordinances relating to annexation.

- A.** §150.05(1) *The proposal is in conformance with all applicable state annexation requirements.*

Response:

1. The proposed annexation of the subject property is aligned with the City of Hermiston Comprehensive Plan, acknowledged as compliant by the State of Oregon, and codified in Code Section 156.02 of Title XV.
2. The City has received consent to annexation from 100% of the property owners and from 100% of the resident electors for approximately 0.83 acres of land (ORS 222.125).
3. When the consent requirements of ORS 222.125 are satisfied, a city may choose to annex land through a proclamation of annexation and dispense with public hearing and public notice (ORS 222.125).
4. The city council considered the request for annexation at the August 24, 2026 regular meeting.

The city council finds the proposal is consistent with all applicable state annexation requirements in ORS 222:

- a. The city has received consent from the property owners within the affected area
 - b. An election has been deemed not necessary since consent from more than half the owners has been received
 - c. The property is contiguous with the existing city limits
 - d. Notice and public hearing is not required following submission of consent to annexation by 100% of the affected property owners and a majority of the affected electors.
- B.** §150.05(2) *The property is contained within the urban portion of the urban growth boundary as identified on the comprehensive plan.*

Response:

5. Since the property is contiguous to the existing city limits, the annexation is in accord with Comprehensive Plan Policy 4 which promotes compact urban development within and adjacent to existing urban areas to ensure efficient utilization of land resources and facilitates economic provision of urban facilities and services.
6. Annexation is consistent with Policy 5 which requires the city to establish a program for annexation and efficient and orderly provision of public services.
 - a. Property is contained within the urban portion of the UGB (See Finding 7 below)
 - b. Proposed development is consistent with applicable comprehensive plan policies and map designations (See Finding 7 below)
 - c. All city services can be extended readily (See Findings 11-13 below)
 - d. Property owner(s) is willing to bear costs associated with extension of sewer, water and roads except for major facilities -- e.g. sewer pump station or major water main -- necessary to facilitate later growth. (See Findings 11-13 below)
 - e. Proposal is consistent with all applicable state requirements including ORS Chapter 222 governing annexations and Chapter 225 governing utility extensions. (See Findings 1-4 above)
7. The property is located within the urban portion of the urban growth boundary (UGB) as identified on the comprehensive plan map. The property is designated as "L" on the comprehensive plan. The L designation is a low density residential comprehensive planning designation corresponding to the R-1 and R-2 zoning designations on the city zoning map.

The city council finds that the property is contained within the urban portion of the urban growth boundary.

- C.** §150.05(3) *The proposed zoning is consistent with the underlying comprehensive plan designation*

Response:

8. The applicant has submitted an application to annex the property with an R-1 zoning designation.
9. The proposed Low Density Residential (R-1) zoning designation is an implementing zoning designation for the L comprehensive plan map designation.

The city council finds that the proposed zoning is consistent with the underlying comprehensive plan map designation.

- D.** §150.05(4) *Findings of fact are developed in support or denial of the annexation.*

Response:

10. This document, consisting of three pages of findings adopted by the city council on August 24, 2026 serves as findings of fact in support of annexation.

E. §150.05(5) *All city services can be readily extended, and the property owner is willing to bear costs associated with sewer, water, and roads.*

Response:

11. Sewer is available to service this property in S 1st St. At the time of connection, the applicant is responsible for all connection fees, system development charges, and a pre-existing front foot assessment of \$2,138.55.
12. Water is available to service this property in S 1st St. At the time of connection, the applicant is responsible for all connection fees, system development charges, and a pre-existing front foot assessment of \$2,590.11.
13. S 1st St is partially improved along the property frontage. The owners will be required to sign a non-remonstrance agreement for future improvements to S 1st St consistent with §157.164(D)(1) of the Hermiston Code of Ordinances.

The city council finds that all city services can be readily extended and the property owner is willing to bear costs associated with sewer, water, and roads.

Exhibit B

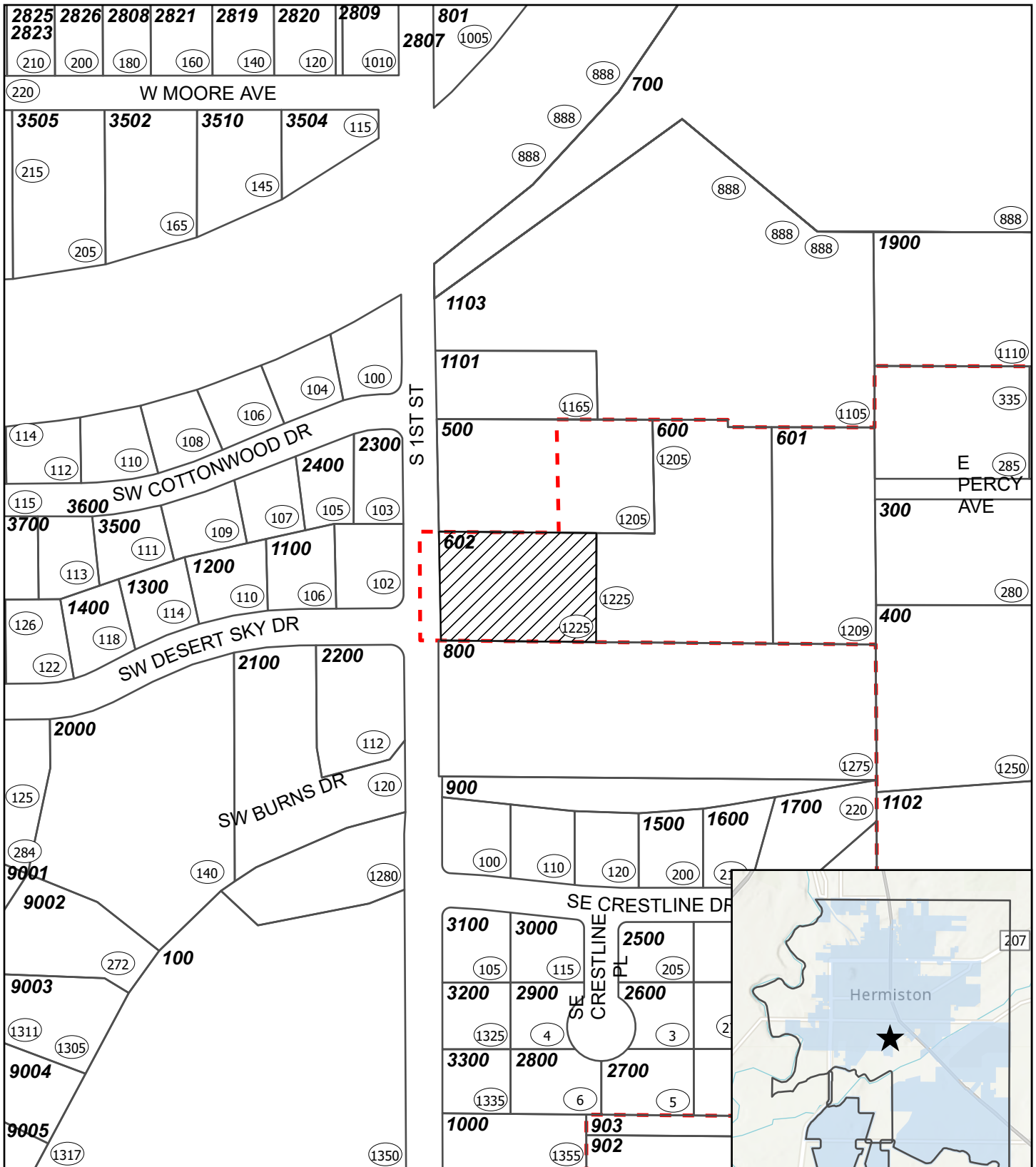
Conditions of Approval for Bounds Trust Annexation

August 24, 2026

1225 S 1st St

1. Sewer is available to service this property in S 1st St. At the time of connection, the applicant is responsible for all connection fees, system development charges, and a pre-existing front foot assessment of \$2,138.55.
2. Water is available to service this property in S 1st St. At the time of connection, the applicant is responsible for all connection fees, system development charges, and a pre-existing front foot assessment of \$2,590.11.
3. S 1st St is partially improved along the property frontage. The owners will be required to sign a non-remonstrance agreement for future improvements to S 1st St consistent with §157.164(D)(1) of the Hermiston Code of Ordinances.

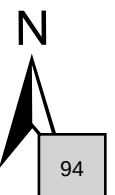
Exhibit C to Ordinance 2384



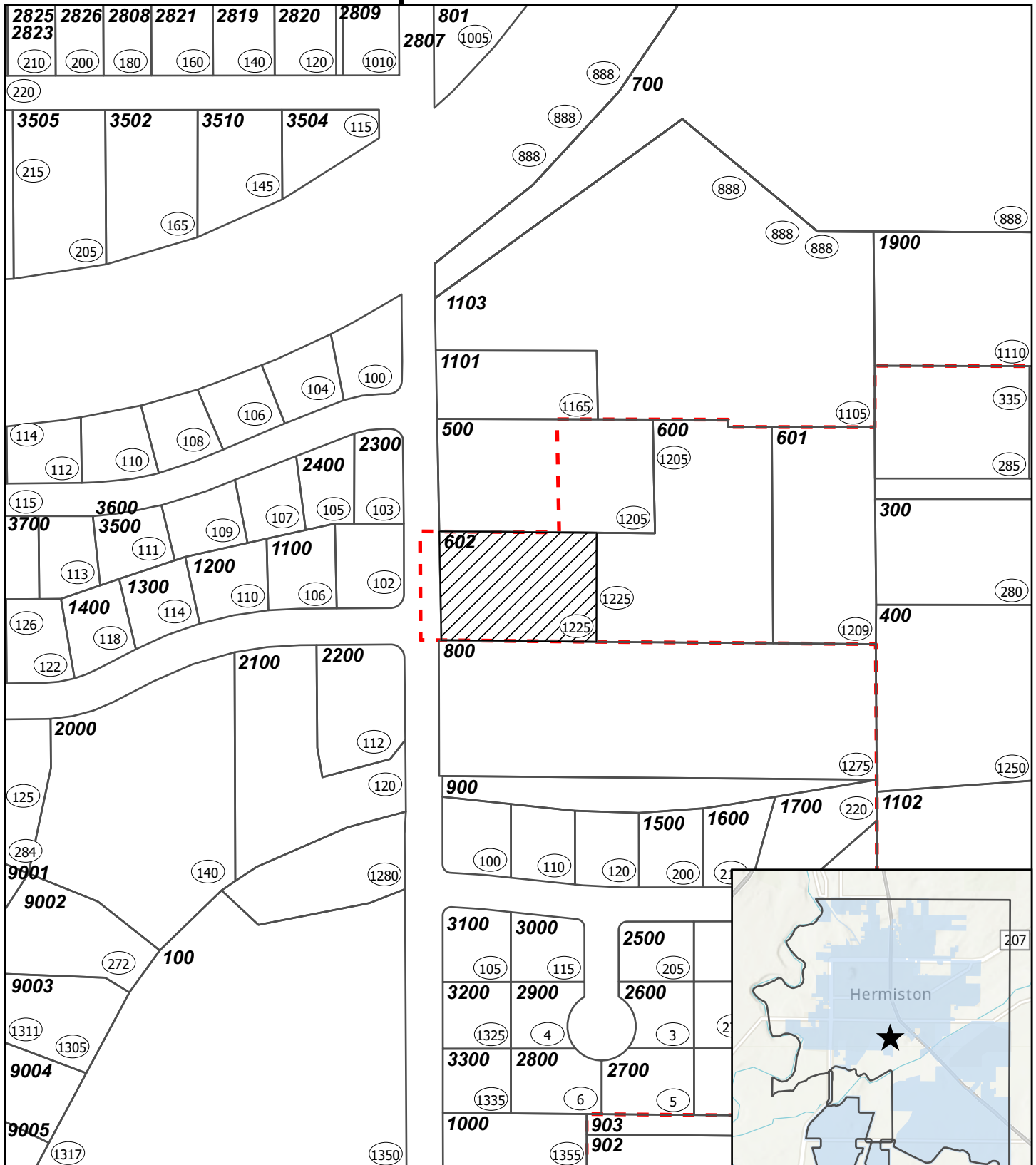
Legend

- Area of Proposed Annexation
- Property Line
- City Limits
- Urban Growth Boundary

0 100 200 300 400
Feet



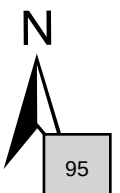
Notice of Proposed Land Use Action



A horizontal number line is shown with tick marks at 0, 100, 200, 300, and 400. The word "Feet" is written below the line. A shaded gray region covers the segment from 200 to 300.

Legend

-  Area of Proposed Annexation
 Property Line
 City Limits
 Urban Growth Boundary



CITY OF HERMISTON

APPLICATION FOR ANNEXATION

Pursuant to the provisions of ORS Chapter 222 and Chapter 150 of the Hermiston Code of Ordinances, application is hereby made to annex the following described property:

Name of Applicant: Roger S. Bounds and Karen B. Bounds, Trustees of the Bounds Trust Phone: [REDACTED]

Mailing Address: [REDACTED]

Contact Person: Hillary A. Bounds : Agent See attached authority document Phone: [REDACTED]

Mailing Address: [REDACTED]

Name of Owner (If Different): _____ Phone: _____

Mailing Address: _____

Legal Description: Assessor's Map No: 121015 4N28 14BC Tax Lot No: 602

Subdivision (If Applicable): _____

Street Address: 1225 S 1st St, Hermiston OR 97838

Current Comprehensive Plan Designation: R1 UGB L Proposed Zoning Designation: R1

Land Area (In Acres): 0.84 84

Existing Use of Property:

Number of Single-Family Units: 1 Number of Multi-Family Units: 0

Number of Commercial Units: 0 Number of Industrial Units: 0

Public Facilities or Other Uses: 0

Population: Owners: [REDACTED] Tenants: [REDACTED] Voters: [REDACTED]

Please Include the Names and Ages of All Residents: [REDACTED]

[REDACTED]

Surrounding Use of Property:

North: Residential City

South: R1 County

East: R1 County

West: South First Street, Residential City

Current Year Taxes: \$6,210.97 Previous Year Taxes: \$6,087.33

Total Assessed Valuation: \$444,490.00

Please provide a general description of the property including topography, vegetation, drainage basins, flood plain areas, etc.:

Grass and some trees. Umatilla River Drainage Basin.

APPLICATION FOR ANNEXATION - PAGE 2

Please explain why the annexation has been proposed:

The annexation has been proposed to access the city sewer system.

If the property is undeveloped, please describe plans for future development. This description should describe whether the development will be residential, commercial or industrial and include building types, public facilities, number of units, etc.:

The property is developed with a two-story single family residence.

Does the proposed development conform to the uses allowed under the proposed zoning designation?

Please provide the following information regarding services and utilities:

Location and size of the nearest water line:

Not applicable.

Location and size of the nearest sewer line:

The sewer connection is on the East side of South 1st Street, and there is a manhole in the grass on Tax Lot 602.

Proximity of other facilities (storm drains, gas lines, irrigation lines, etc.):

Unknown

The time at which services can be reasonably provided by the city or other district:

The property is adjacent to city limits on the Southern and Northern boundary lines. It is also within the Urban Growth Boundary. There is also a public health issue because the septic system is not functioning at the property. The owners anticipate sewer services will be provided as soon as this application is approved and the work permit has been obtained and the work has been completed.

The estimated cost of extending such facilities and/or services and the method of financing:

\$5,500. The cost will be financed by the owner.

Availability of the desired service from any other unit of local government (list service and government):

None.

Please indicate the roads that adjoin the parcel or will provide service to the parcel:

South 1st Street adjoins the parcel to the West.

APPLICATION FOR ANNEXATION - PAGE 3

Please indicate the condition of the roads and any improvements that are projected:

Good.

Please indicate if any new roads will be created or extended through the property:

No.

If the property is presently included within the boundaries of any of the following types of governmental units, please indicate by stating the name or names of the governmental units involved.

Rural Fire District: UCFD1

Irrigation District: Hermiston Irrigation District

School District: Hermiston School District

Drainage District: Hermiston Irrigation District

Library District: Hermiston Public Library

Parks and Recreation District: Hermiston Parks and Recreation

Special Road District: City of Hermiston

Please indicate which services are presently being received in the territory (For example, are residents receiving municipal water or sewer services?):

None.

ADDITIONAL INFORMATION TO BE FURNISHED AND ATTACHED TO APPLICATION:

1. Evidence that applicant is owner or purchaser of the property or has written permission of such owner to make an application for the proposed use.
2. Two copies of a site plan (11" x 17") drawn to scale, showing the location of the property concerned, the location of all proposed building(s), highways, streets and alleys.
3. A metes and bounds legal description of the entire property proposed for annexation. A metes and bounds legal description of each individual parcel is not sufficient.

The above statements are true to the best of my beliefs and knowledge. As applicant, I understand that the city council, planning commission and annexation advisory committee request the attendance of me, or my representative, at the meeting(s) where this request is scheduled for consideration and that the city council, planning commission and annexation advisory committee retain the right to approve or deny this request and impose those conditions as may be necessary to lessen probable adverse impacts based upon the testimony provided at the hearing.

I am the owner/ ☒ owner(s) authorized representative.

(If authorized representative, attach letter signed by owner or owners.)

Signature of Applicant

Roger S. Bounds
Karen B. Bounds

Date

July 27, 2026

OUT OF POCKET EXPENSES FOR PUBLICATION COSTS AND RECORDING FEES WILL BE BILLED LATER

For further information, please feel free to contact the planning department at the Hermiston City Hall, 180 N.E. 2nd Street, Hermiston, Oregon 97838, or telephone (541) 667-5025. The City's fax number is (541) 567-5530.

OFFICE USE ONLY

Date Filed: 7-27-26

Fee: \$900.00

Received By: Weyl

Date Paid: 7-23-26

Meeting Date: CC 9-14-26

Receipt No: 7-00000400

P R O C L A M A T I O N

IT IS HEREBY PROCLAIMED that at the regular meeting of August 24, 2026, the City Council of the City of Hermiston, Umatilla County, Oregon, did by unanimous vote annex the following described property, to-wit:

Beginning at a point 1,056 feet north of the quarter corner between Sections 14 and 15, Township 4 North, Range 28, Ease of the Willamette Meridian, Umatilla County, Oregon, said point also being the northwest corner of that tract of land conveyed to Arthur E. Marple by deed recorded in Book 141, Page 22, Deed Records; and the true point of beginning for this description; thence south $89^{\circ} 25'$ east along the north line of said Marple Tract, 255 feet; thence north parallel to the west line of said Section 14, a distance of 159.10 feet, more or less to a point which bears south $88^{\circ} 15''$ east of the west line of said Section 14; thence north $88^{\circ} 15''$ west, 255 feet, more or less to a point on the west line of said Section 14; thence south along said west line, 159 feet to the point of beginning.

All being East of the Willamette Meridian, Umatilla County, Oregon;

IT IS FURTHER PROCLAIMED that copies of this Proclamation be posted in four places in the City of Hermiston for two weeks.

DATED AT HERMISTON, OREGON, this 24th day of August 2026.

Doug Primmer, MAYOR

ATTEST:

Lilly Alarcon-Strong, CMC, CITY RECORDER



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
For the Meeting of August 24, 2026

Title/Subject

July 2026 Monthly Financial Report

Summary and Background

This is the monthly overview of the previous month's financial position reflecting year-to-date activity.

Tie-In to Council Goals

Fiscal Prudence

Fiscal Information

See Report

Alternatives and Recommendation

Alternatives

NONE

Recommended Action/Motion

Recommend/Request acceptance of the July 2026 Financial Report as presented.

Submitted By:

Ignacio Palacios, Finance Director

Byron D. Smith, City Manager

July 2026 Financial Report



Department of Finance
July 2026
(Unaudited)

FY2026-2027 Monthly Financial Report

Hermiston Urban Renewal Agency (HURA)

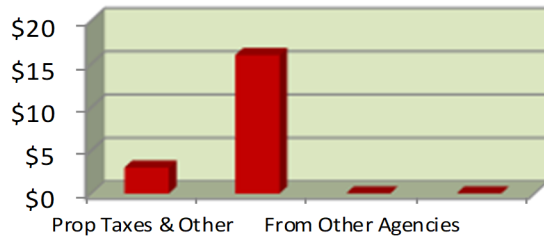
For the Month Ending July 31, 2026

Resources

Through July 31, 2026

by Category

(in \$1,000)



■ Actual Rev YTD

	Annual Bud't Rev	Actual Rev YTD	% Var
Prop Taxes & Other	\$ 364	3	1%
Miscellaneous	\$ 75	16	100%
From Other Agencies	\$ 348	-	0%
Cash Fwd	\$ 5,695	-	0%
Total	\$ 6,482	\$ 19	0%

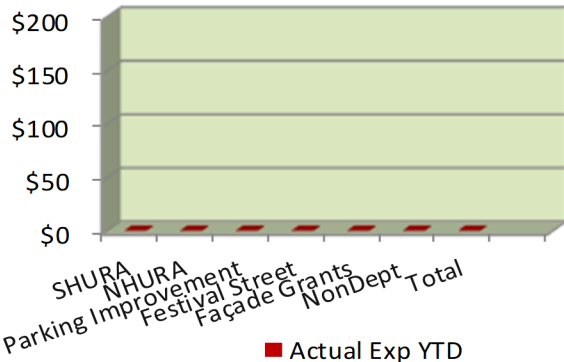
Note: Variance is calculated as % of revenue YTD

Expenditures

Through July 31, 2026

by Category

(in \$1,000)



■ Actual Exp YTD

	Annual Bud't Exp	Actual Exp YTD	% Var
SHURA	\$ 2	-	0%
NHURA	\$ 5,815	-	0%
Parking Improvement	\$ 3	-	0%
Festival Street	\$ 3	-	0%
Façade Grants	\$ 60	-	0%
NonDept	\$ 599	-	0%
Total	\$ 6,482	\$ -	0%

Note: variance is calculated as % of expenses YTD.

The FY2026-27 budget for the Urban Renewal Agency is \$6,482,100. This includes \$44,000 in HURA general fund for materials and services, \$5,815,000 for the NHURA project and debt service, \$3,000 for parking improvements, \$3,000 for Festival Street, \$3,000 for landscape improvement, \$60,000 for façade grants, \$552,000 in nondepartmental and \$2,100 in SHURA held in contingency.

Hermiston Urban Renewal Agency (HURA)
HURA Capital Projects Report
For the Month Ending July 31, 2026

	Ending Jul 30	YTD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
North First Street Improvement Project	\$ 5,200,000	\$ -	\$ 5,200,000	\$ 1,198,621	0.00%

North First Street Improvement Project (\$5,200,000)

The project will build a new street connecting N. First Street and NE4th Street, extending between NE Aspen Drive and the Home Depot access drive.

Current Update: Right of way has been acquired as of April 2026. City engineers are now moving forward with finalizing design. Bidding is anticipated in the fall/winter of 2026.

FY2026-2027 Monthly Financial Report

City of Hermiston, Oregon

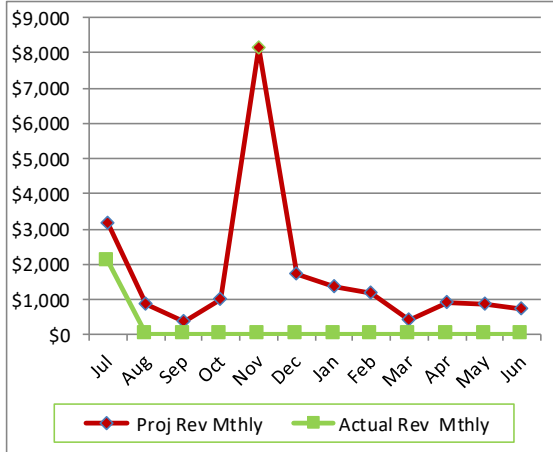
General Fund Resources

For the Month Ending July 31, 2026

General Fund Resources Summary

Through July 31, 2026

(in \$1,000)



	Proj Rev Mthly	Rev Proj Mthly	Actual Rev Mthly	Var Fav/ (Unfav)	% Var
Jul	\$ 3,157	\$ 3,157	\$ 2,094	\$ (1,062)	-34%
Aug	\$ 874	\$ 874	\$ -		
Sep	\$ 352	\$ 352	\$ -		
Oct	\$ 1,004	\$ 1,004	\$ -		
Nov	\$ 8,129	\$ 8,129	\$ -		
Dec	\$ 1,705	\$ 1,705	\$ -		
Jan	\$ 1,371	\$ 1,371	\$ -		
Feb	\$ 1,191	\$ 1,191	\$ -		
Mar	\$ 396	\$ 396	\$ -		
Apr	\$ 927	\$ 927	\$ -		
May	\$ 883	\$ 883	\$ -		
Jun	\$ 731	\$ 731	\$ -		
Total YTD	20,721	20,721	2,094	(1,062)	-5.1%
Cash Fwd	2,600	-	-	-	0%
Total	\$ 23,321	\$ 20,721	\$ 2,094	(1,062)	-5.1%

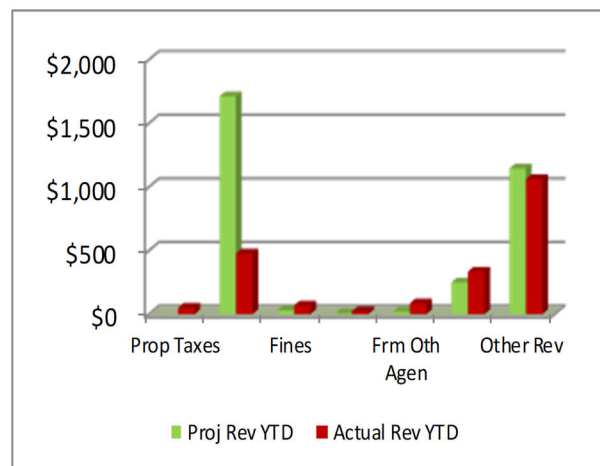
Estimated General Fund revenues for the 2026-27 fiscal year are **\$23,320,700**. Projected year-to-date revenues were **\$3,156,585** compared to actual revenues of **\$2,094,141**, an unfavorable variance of **\$1,062,444 or 33.7%**. Primarily due to timing of franchise fee turnovers

General Fund - All Resources

Through July 31, 2026

by Category

(in \$1,000)



	Annual Bud't Rev	Proj Rev YTD	Actual Rev YTD	Var Fav/ (Unfav)	% Var
Prop Taxes	\$ 8,442	\$ -	\$ 50	\$ 50	100%
Lic & Fran	\$ 4,125	\$ 1,711	476	\$ (1,235)	-72%
Fines	\$ 450	\$ 30	68	\$ 38	128%
Interest Rev	\$ 100	\$ 6	23	\$ 18	310%
Frms Oth Agen	\$ 966	\$ 21	85	\$ 64	303%
Svc Chgs	\$ 3,143	\$ 247	332	\$ 86	35%
Other Rev	\$ 3,495	\$ 1,143	1,060	\$ (84)	-7%
Cash Fwd	\$ 2,600	\$ -	-		
Total	\$23,321	\$ 3,157	\$ 2,094	\$ (1,062)	-33.7%

Note: variance is calculated as a percent of the projected revenue YTD.

FY2026-2027 Monthly Financial Report

City of Hermiston, Oregon

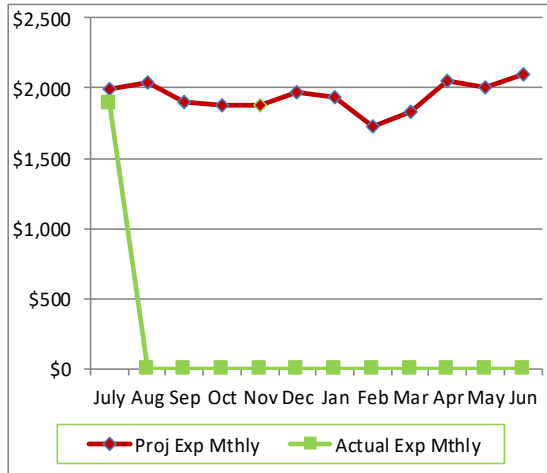
General Fund Expenditures

For the Month Ending July 31, 2026

General Fund Expenditure Summary

Through July 31, 2026

(in \$1,000)



	Proj Exp Mthly	Proj Exp	Actual Exp Mthly	Var Fav/ (Unfav)	% Var
July	\$ 1,995	\$ 1,995	\$ 1,887	\$ 109	5%
Aug	\$ 2,036	\$ 2,036	\$ -		
Sep	\$ 1,905	\$ 1,905	\$ -		
Oct	\$ 1,874	\$ 1,874	\$ -		
Nov	\$ 1,878	\$ 1,878	\$ -		
Dec	\$ 1,976	\$ 1,976	\$ -		
Jan	\$ 1,939	\$ 1,939	\$ -		
Feb	\$ 1,725	\$ 1,725	\$ -		
Mar	\$ 1,833	\$ 1,833	\$ -		
Apr	\$ 2,051	\$ 2,051	\$ -		
May	\$ 2,008	\$ 2,008	\$ -		
Jun	\$ 2,099	\$ 2,099	\$ -		
Total YTD	23,321	23,321	1,887	109	0.5%
Contngcy		-	-	-	0%
Total	\$ 23,321	\$ 23,321	\$ 1,887	\$ 109	0.5%

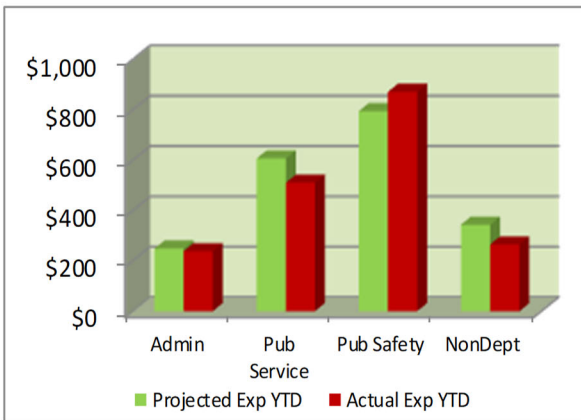
Projected General Fund year-to-date expenditures were **\$23,320,700**. The actual expenditure was **\$1,886,642**, which is **\$108,744** less than projected YTD for a **variance of 5.4%**.

General Fund Expenditures

Through July 31, 2026

by Consolidated Department

(in \$1,000)



	Annual Bud't Exp	Projected Exp YTD	Actual Exp YTD	Var Fav/ (Unfav)	% Var
Admin	\$ 3,049	249	239	11	4%
Pub Service	5,462	607	511	96	16%
Pub Safety	10,689	795	872	(77)	-10%
NonDept	4,122	343	265	78	23%
Unapp	-	-	-	-	0%
Total	\$23,321	\$ 1,995	\$ 1,887	\$ 109	5.4%

Note: variance is calculated as a percent of the projected expenditures YTD.

FY 2026-2027 Monthly Financial Report

General Fund Expenditure Detail For the Month Ending July 31, 2026

General Fund Expenditures by Department

	Annual Budgeted Exp	Projected Exp YTD	Actual Exp YTD	Var Fav/ (Unfav)	% Var Fav/ (Unfav)
City Council	70,300	7,906	19,816	(11,910)	-151%
City Manager/Legal	1,484,800	123,733	118,262	5,471	4%
City Planning	488,900	40,742	30,887	9,855	24%
Finance	1,004,550	77,069	69,569	7,500	10%
Total Administration	3,048,550	249,450	238,534	10,916	4%
Transportation	466,000	20,962	33,028	(12,066)	-58%
Airport	440,150	50,920	23,183	27,737	54%
Parks	946,150	77,809	77,452	357	0%
Parks/Utility Landscaping	119,350	14,568	11,211	3,357	23%
Pool	743,350	214,837	172,149	42,688	20%
Municipal Buildings	176,670	14,723	21,380	(6,658)	-45%
Library	1,225,850	99,044	79,951	19,093	19%
Recreation	885,600	89,252	68,791	20,461	23%
Community Center	294,550	13,277	14,762	(1,485)	-11%
Harkenrider Center	164,130	11,862	8,976	2,886	24%
Total Public Services	5,461,800	607,252	510,883	96,369	16%
Court	785,500	53,364	56,808	(3,444)	-6%
Police Operations	9,903,150	741,845	815,231	(73,386)	-10%
Total Public Safety	10,688,650	795,209	872,039	(76,830)	-10%
Non-Departmental	4,121,700	343,475	265,186	78,289	23%
Unappropriated	0	0	0	0	0%
Total Non-Dept	4,121,700	343,475	265,186	78,289	23%
Total	23,320,700	1,995,386	1,886,642	108,744	5.4%

For July, FY2027

Total Administration is \$10,916 less than YTD projected. **Total Public Services** are \$96,369 less than YTD projected. **Public Safety** is \$76,830 more than YTD projected. **Non-Departmental** is \$78,289 less than YTD projected.

FY2026-2027 Monthly Financial Report

Fund Balance - General Fund

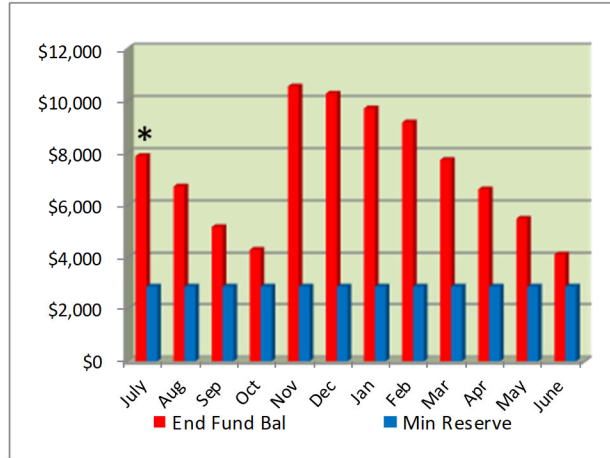
For the Month Ending July 31, 2026

General Fund

Through July 31, 2026

Ending Fund Balance

(in \$1,000)



Minimum Reserve = \$2,855,100

Last Year Minium Reserve was \$2,942,250

	Other	Begin Fund Bal	Revenue	Expense	End Fund Bal	ACT/PROJ Fund Bal
July	\$ 2,922	\$ 4,757	\$ 2,094	\$ (1,887)	\$ 7,886	ACT*
Aug	\$ -	\$ 7,886	\$ 874	\$ (2,036)	\$ 6,725	PROJ*
Sep	\$ -	\$ 6,725	\$ 352	\$ (1,905)	\$ 5,172	PROJ*
Oct	\$ -	\$ 5,172	\$ 1,004	\$ (1,874)	\$ 4,302	PROJ*
Nov	\$ -	\$ 4,302	\$ 8,129	\$ (1,878)	\$ 10,552	PROJ*
Dec	\$ -	\$ 10,552	\$ 1,705	\$ (1,976)	\$ 10,281	PROJ*
Jan	\$ -	\$ 10,281	\$ 1,371	\$ (1,939)	\$ 9,713	PROJ*
Feb	\$ -	\$ 9,713	\$ 1,191	\$ (1,725)	\$ 9,179	PROJ*
Mar	\$ -	\$ 9,179	\$ 396	\$ (1,833)	\$ 7,742	PROJ*
Apr	\$ -	\$ 7,742	\$ 927	\$ (2,051)	\$ 6,618	PROJ*
May	\$ -	\$ 6,618	\$ 883	\$ (2,008)	\$ 5,494	PROJ*
June	\$ -	\$ 5,494	\$ 731	\$ (2,099)	\$ 4,125	PROJ*
Total	\$ 2,922	\$ 4,757	\$ 19,658	\$ 23,212	\$ 4,125	

The General Fund balance at the end of July 2026 is approximately **\$7,886,000** which is **2.7512 times** the current Minimum Reserve requirement of **\$2,855,100**.

FY2026-2027 Monthly Financial Report

Special Revenue Funds Report For the Month Ending July 31, 2026

Special Revenue Funds

Resources & Requirements

	2026-27 Annual Budget	Actual YTD	Remaining Budget
02 Bonded Debt Fund			
Resources	1,292,500	106,709	1,185,791
Expenditures	1,281,500	667	1,280,833
Unappropriated Balance	11,000	N/A	N/A
05 Transient Room Tax (TRT)			
Resources	1,625,000	410,957	1,214,043
Expenditures	1,625,000	153,750	1,471,250
Unappropriated Balance	-	N/A	N/A
08 Reserve Fund			
Resources	28,485,878	1,141,404	27,344,474
Expenditures	28,485,878	253,834	28,232,044
Unappropriated Balance	-	N/A	N/A
11 Miscellaneous Special Revenue			
Resources	158,000	-	158,000
Expenditures	158,000	-	158,000
Unappropriated Balance	-	N/A	N/A
19 Christmas Express Special Revenue			
Resources	61,000	-	61,000
Expenditures	61,000	-	61,000
Unappropriated Balance	-	N/A	N/A
20 Law Enforcement Special Revenue			
Resources	69,000	-	69,000
Expenditures	-	-	-
Unappropriated Balance	69,000	N/A	N/A
23 Enterprise Zone Project Fund			
Resources	10,030,300	-	10,030,300
Expenditures	10,030,300	197,501	9,832,799
Unappropriated Balance	-	N/A	N/A
24 Building Inspections			
Resources	6,145,000	164,198	5,980,802
Expenditures	6,145,000	101,754	6,043,246
Unappropriated Balance	-	N/A	N/A
25 EOTEC Operations			
Resources	6,636,000	52,450	6,583,550
Expenditures	6,636,000	79,019	6,556,981
Unappropriated Balance	-	N/A	N/A
26 IT Services			
Resources	1,680,259	157,476	1,522,783
Expenditures	1,680,259	241,179	1,439,080
Unappropriated Balance	-	N/A	N/A

Beginning with the 2016-17 fiscal year the City began distinguishing within the funds some part of ending fund balance as contingency and some as reserved for future expenditure. The contingency is included in appropriations while the reserve for future expenditures is unappropriated.

The City uses multiple Special Revenue funds to account for revenues that are restricted to expenditure for particular purposes. They include funds for debt service, economic development, parks and recreation, capital projects, and grants. Since these funds are not operational in nature and used for specific purposes from year-to-year, their expenditures do not typically follow a predictable pattern so budget variances are not calculated for them.

FY 2026-2027 Monthly Financial Report

Eastern Oregon Trade and Event Center (EOTEC) Fund

For the Month Ending July 31, 2026

EOTEC Fund

	2026-2027			Variance	
	Annual Budget	Projected YTD *	Actual YTD	Fav/(Unfav)	% Variance
Events	367,000	30,583	18,784	(11,799)	-39%
TRT/TPA	304,000	25,333	25,333	(0)	0%
Misc.	5,965,000	497,083	8,333	(488,750)	-98%
Total Revenues	6,636,000	553,000	52,450	(500,550)	-91%
Personnel	589,760	49,147	49,916	(769)	-2%
Materials and Services	408,800	34,067	28,270	5,797	17%
Capital	5,556,040	463,003	-	463,003	100%
Transfers	81,400	6,783	833	5,950	88%
Total Expenses	6,636,000	553,000	79,019	473,981	86%

This fund is projected on the straight-line, 1/12th revenue or expense per month.

Projected revenues to date are **\$553,000** and actual year-to-date revenues are **\$52,450** or an **unfavorable variance of 91%**.

Projected expenditures to date are **\$553,000** and actual year-to-date expenditures are **\$79,019** or a **favorable variance of 86%**.

FY2026-2027 Monthly Financial Report

Utility and Street Funds Report For the Month Ending July 31, 2026

Utility and Street Funds Report

Resources & Expenditures

	2026-2027			Variance	
	Annual Budget	Projected YTD	Actual YTD	Fav/(Unfav)	% Variance
04 Street Fund					
Resources	2,935,887	164,491	146,823	(17,668)	-11%
Expenditures	2,635,887	219,657	182,983	36,674	17%
Contingency	300,000	N/A	N/A	N/A	N/A
06 Utility Fund					
Resources	19,767,212	1,138,830	1,409,998	271,169	24%
Expenditures	18,792,212	1,566,018	1,421,112	144,906	9%
Contingency	975,000	N/A	N/A	N/A	N/A
13 HES Fund					
Resources	13,933,000	994,417	1,016,365	21,948	2%
Expenditures	12,524,915	1,043,743	643,196	400,547	38%
Contingency	1,408,085	N/A	N/A	N/A	N/A
15 Regional Water Fund					
Resources	3,760,000	246,667	245,382	(1,285)	-1%
Expenditures	3,610,000	300,833	272,075	28,758	10%
Contingency	150,000	N/A	N/A	N/A	N/A

All four of these funds are projected on a straight line, 1/12th of budgeted expense or revenue per month.

Revenues for the **Street Fund** are **\$17,668 less** than projected. Expenditures are **\$36,674 less** than projected.

Revenues in the **Utility Funds** are **\$271,169 more** than projected. Expenditures are **\$144,906 less** than projection.

The **HES Fund** revenue is **\$21,948 more** than projected. Expenditures are **\$400,547 less** than projected.

The **Regional Water Fund** revenues are **\$1,285 less** than projected. Expenditures are **\$28,758 less** than projected.

FY2026-27 Monthly Financial Report

City of Hermiston, Oregon
Utilities/Streets Capital Projects Report
For the Month Ending July 31, 2026

	2026-27 Budget	FY-TD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
Geer & Harper Re-alignment	\$ 1,700,000	\$ -	\$ 1,700,000	\$ 294,875	17.35%
Gettman Road Extension ROA	400,000	-	650,000	504,015	77.54%
SE 10th Street Bridge Upgrades	500,000	-	600,000	90,197	15.03%
Dogwood Street	425,000	-	425,000	-	0.00%
RWS Backup Generators	400,000	1,615	400,000	219,082	54.77%
AWS System Expansion - RWS	3,000,000	-	34,449,400	30,708,348	89.14%
Orchard Water Line Replacement	1,700,000	-	1,700,000	121,966	7.17%
Well #6 Reservoir Painting	115,000	-	115,000	-	0.00%
E Highland Avenue Line Replacement	1,410,000	-	1,410,000	-	0.00%
View Dr Booster Upgrade	1,020,000	-	1,020,000	-	0.00%
Well #6 Chlorination	700,000	-	1,000,000	198,364	19.84%
Well #4 Control System	530,000	-	530,000	172,405	32.53%
Lift Station #5 Rebuild	150,000	-	150,000	-	0.00%
E. Evelyn Avenue Gravity SL Replacement	350,000	-	830,000	65,524	7.89%
Lift Station #7 Rebuild	950,000	-	950,000	82,991	8.74%
RW Treatment Plant UV Improvement	1,500,000	-	1,500,000	-	0.00%
E. Theater Lane Lift Station	950,000	-	950,000	-	0.00%
AWS Cooling Discharge	5,500,000	-	5,500,000	738,598	13.43%
LID 323 - NW 2nd Street Paving	550,000	-	580,000	56,425	9.73%
LID 324 - E. Jennie Ave	1,270,000	-	1,270,000	-	0.00%
Total	\$ 23,120,000	\$ 1,615	\$ 55,729,400	\$ 33,252,790	59.67%

Geer & Harper Re-alignment (\$1,700,000)

This intersection needs to be reconstructed to improve traffic/pedestrian access and ensure connectivity to property east of N. 1st Place. The current configuration makes access difficult for large trucks and traffic backs up on Harper Road during busy times during the day.

Current Update: Construction began in June, with full closures of the railroad crossing and the Geer/Harper intersection.

Gettman Road Extension ROA (\$650,000)

Gettman Road Extension right of way acquisition project.

Current Update: Acquisition has closed on approximately 76% of the proposed Right of Way. Negotiations continue on the remaining 24%.

SE 10th Street Bridge Improvements (\$600,000)

Replaces and widens the bridge across the 'A' Line Canal.

Current Update: Design proceeding, with construction planned on a timeline inverse from normal, with SE 10th requiring closure and bridge replacement over the winter of '26-'27 to accommodate when water is not in the canal.

FY2026-27 Monthly Financial Report

City of Hermiston, Oregon
Utilities/Streets Capital Projects Report
For the Month Ending July 31, 2026

	2026-27 Budget	FY-TD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
Geer & Harper Re-alignment	\$ 1,700,000	\$ -	\$ 1,700,000	\$ 294,875	17.35%
Gettman Road Extension ROA	400,000	-	650,000	504,015	77.54%
SE 10th Street Bridge Upgrades	500,000	-	600,000	90,197	15.03%
Dogwood Street	425,000	-	425,000	-	0.00%
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View Dr Booster Upgrade	1,020,000	-	1,020,000	-	0.00%
Well #6 Chlorination	700,000	-	1,000,000	198,364	19.84%
Well #4 Control System	530,000	-	530,000	172,405	32.53%
Lift Station #5 Rebuild	150,000	-	150,000	-	0.00%
E. Evelyn Avenue Gravity SL Replacement	350,000	-	830,000	65,524	7.89%
Lift Station #7 Rebuild	950,000	-	950,000	82,991	8.74%
RW Treatment Plant UV Improvement	1,500,000	-	1,500,000	-	0.00%
E. Theater Lane Lift Station	950,000	-	950,000	-	0.00%
AWS Cooling Discharge	5,500,000	-	5,500,000	738,598	13.43%
LID 323 - NW 2nd Street Paving	550,000	-	580,000	56,425	9.73%
LID 324 - E. Jennie Ave	1,270,000	-	1,270,000	-	0.00%
Total	\$ 23,120,000	\$ 1,615	\$ 55,729,400	\$ 33,252,790	59.67%

Dogwood Street (\$425,000)

The existing gravel roadway will be replaced with a fully developed street, including curb/gutters/sidewalk.

Current Update: Construction hit its stride in July.

RWS Backup Generators (\$5,000,000)

To provide backup power supply to the regional water system.

Current Update: Site preparation and on-site electrical work continued in July; however, delivery and installation of those long-lead-time items is not anticipated until Winter 26/27, with installation work anticipated to be coordinated around planned outages by the system users throughout 2027.

FY2026-27 Monthly Financial Report

City of Hermiston, Oregon Utilities/Streets Capital Projects Report For the Month Ending July 31, 2026

	2026-27 Budget	FY-TD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
Geer & Harper Re-alignment	\$ 1,700,000	\$ -	\$ 1,700,000	\$ 294,875	17.35%
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RW Treatment Plant UV Improvement	1,500,000	-	1,500,000	-	0.00%
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LID 323 - NW 2nd Street Paving	550,000	-	580,000	56,425	9.73%
LID 324 - E. Jennie Ave	1,270,000	-	1,270,000	-	0.00%
Total	\$ 23,120,000	\$ 1,615	\$ 55,729,400	\$ 33,252,790	59.67%

AWS System Expansion- RWS (\$29,449,400)

Amazon Web Services is paying to extend the City-owned 16" water main in Feedville Road approximately 7,000 feet to connect with the City's other existing water infrastructure in Kelli Blvd. This project will also upgrade various pumps and motors in the Regional Water System and chlorinate and perform the necessary functions to convert the line to carry potable water. AWS is also paying the City to design a second, permanent, 24" non-potable water main in Feedville Road. Additionally, this will construct an aquifer and associated storage system.

Current Update: ASR Testing Complete. The initial round of recharge has begun at a rate of 1,350 gallons per minute, putting the project on-track to recharge between 400 million and 500 million gallons by April. For reference, this is equal to about 1/3 of the entire city's water usage for an entire year.

Orchard Water Line Replacement (\$1,700,000)

Replaces 3,200 feet of water main line along W. Orchard Ave. between S.W. 7th St. and S.W. 11th St., and along SW. 9th St. between W. Orchard Ave. and W. Juniper Ave.

Current Update: Construction continued on schedule in July.

FY2026-27 Monthly Financial Report

City of Hermiston, Oregon Utilities/Streets Capital Projects Report For the Month Ending July 31, 2026

	2026-27 Budget	FY-TD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
Geer & Harper Re-alignment	\$ 1,700,000	\$ -	\$ 1,700,000	\$ 294,875	17.35%
Gettman Road Extension ROA	400,000	-	650,000	504,015	77.54%
SE 10th Street Bridge Upgrades	500,000	-	600,000	90,197	15.03%
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E Highland Avenue Line Replacement	1,410,000	-	1,410,000	-	0.00%
View Dr Booster Upgrade	1,020,000	-	1,020,000	-	0.00%
Well #6 Chlorination	700,000	-	1,000,000	198,364	19.84%
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E. Theater Lane Lift Station	950,000	-	950,000	-	0.00%
AWS Cooling Discharge	5,500,000	-	5,500,000	738,598	13.43%
LID 323 - NW 2nd Street Paving	550,000	-	580,000	56,425	9.73%
LID 324 - E. Jennie Ave	1,270,000	-	1,270,000	-	0.00%
Total	\$ 23,120,000	\$ 1,615	\$ 55,729,400	\$ 33,252,790	59.67%

Well #6 Reservoir Painting (\$115,000)

Sandblasting, priming, and painting all exterior surfaces to maintain useful life of the reservoir.

Current Updates

No substantial work started.

E. Highland Avenue Line Replacement (\$1,410,000)

Replaces existing water main and tees, valves and service lines on E. Highland between S.E. 6th and S.E 10th streets.

Current Updates

Survey work has begun.

View Drive Booster Upgrade (\$1,020,000)

Reconstructs the pump station in an aboveground structure to provide sufficient room for operation and maintenance. Pumps will be resized to meet future demands for service in the area, along with installation of new pumps, valves, controls, and electrical systems.

Current Updates

Design has begun.

FY2026-27 Monthly Financial Report

City of Hermiston, Oregon Utilities/Streets Capital Projects Report For the Month Ending July 31, 2026

	2026-27 Budget	FY-TD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
Geer & Harper Re-alignment	\$ 1,700,000	\$ -	\$ 1,700,000	\$ 294,875	17.35%
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E. Theater Lane Lift Station	950,000	-	950,000	-	0.00%
AWS Cooling Discharge	5,500,000	-	5,500,000	738,598	13.43%
LID 323 - NW 2nd Street Paving	550,000	-	580,000	56,425	9.73%
LID 324 - E. Jennie Ave	1,270,000	-	1,270,000	-	0.00%
Total	\$ 23,120,000	\$ 1,615	\$ 55,729,400	\$ 33,252,790	59.67%

Well # 6 Chlorination (\$1,000,000)

The chlorine room at Well No. 6 is 5 feet by 8 feet and too small for its current use and is constructed of fiberglass. It was originally constructed to occasionally store chlorination equipment. It is now in constant use and has been damaged during the exchange of chlorine cylinders. A larger building will allow more efficient operation of the well.

Current Update: Work continued on schedule throughout July.

Well #4 Control System (\$530,000)

The 2,500-gallon per minute Well No. 4 pump was designed in the 1960s and is obsolete. The control system is unreliable and inefficient, and the piping system has been dismantled to use for parts in other systems. The station experiences large pressure fluctuations and configuring the pump control valve is challenging. The pump house also needs to be updated to ensure reliability during peak demands.

Current Updates

Contractor delays may require this project to wait an additional year. Liquidated damages may be considered.

FY2026-27 Monthly Financial Report

City of Hermiston, Oregon

Utilities/Streets Capital Projects Report

For the Month Ending July 31, 2026

	2026-27 Budget	FY-TD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
Geer & Harper Re-alignment	\$ 1,700,000	\$ -	\$ 1,700,000	\$ 294,875	17.35%
Gettman Road Extension ROA	400,000	-	650,000	504,015	77.54%
SE 10th Street Bridge Upgrades	500,000	-	600,000	90,197	15.03%
Dogwood Street	425,000	-	425,000	-	0.00%
RWS Backup Generators	400,000	1,615	400,000	219,082	54.77%
AWS System Expansion - RWS	3,000,000	-	34,449,400	30,708,348	89.14%
Orchard Water Line Replacement	1,700,000	-	1,700,000	121,966	7.17%
Well #6 Reservoir Painting	115,000	-	115,000	-	0.00%
E Highland Avenue Line Replacement	1,410,000	-	1,410,000	-	0.00%
View Dr Booster Upgrade	1,020,000	-	1,020,000	-	0.00%
Well #6 Chlorination	700,000	-	1,000,000	198,364	19.84%
Well #4 Control System	530,000	-	530,000	172,405	32.53%
Lift Station #5 Rebuild	150,000	-	150,000	-	0.00%
E. Evelyn Avenue Gravity SL Replacement	350,000	-	830,000	65,524	7.89%
Lift Station #7 Rebuild	950,000	-	950,000	82,991	8.74%
RW Treatment Plant UV Improvement	1,500,000	-	1,500,000	-	0.00%
E. Theater Lane Lift Station	950,000	-	950,000	-	0.00%
AWS Cooling Discharge	5,500,000	-	5,500,000	738,598	13.43%
LID 323 - NW 2nd Street Paving	550,000	-	580,000	56,425	9.73%
LID 324 - E. Jennie Ave	1,270,000	-	1,270,000	-	0.00%
Total	\$ 23,120,000	\$ 1,615	\$ 55,729,400	\$ 33,252,790	59.67%

Lift Station #5 Wetwell Upgrades (\$150,000)

Lift Station No. 5 is one of the city's newer lift stations. There is paint flaking on the pumps and hydrogen sulfide corrosion on interior surfaces from the raw sewage. Without upgrades, the mechanical equipment will need premature replacement.

Current Update: Design will begin soon.

E. Evelyn Avenue Gravity Sewer Line Replacement (\$480,000)

Multiple deficiencies exist in the pipe segments, including structural failures, sagging, root intrusions, and separated joints that cause blockages hindering sewer flow and require the City to clean this line monthly. Newly installed pipe will save maintenance costs and drastically reduce the likelihood of blockages, mitigating the potential for sewage backing up into local residences.

Current Update: Full blown construction continued in July and proceeded on schedule.

Lift Station #7 Rebuild (\$950,000)

Upgrade to electrical and control systems, replaces duplex pumps and mechanical pumps, rails, and valves and planned safety improvements to surrounding sidewalk.

Current Update: Bids were received end of June, with contract award and construction in Summer through Fall 2026.

FY2026-27 Monthly Financial Report

City of Hermiston, Oregon Utilities/Streets Capital Projects Report For the Month Ending July 31, 2026

	2026-27 Budget	FY-TD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
Geer & Harper Re-alignment	\$ 1,700,000	\$ -	\$ 1,700,000	\$ 294,875	17.35%
Gettman Road Extension ROA	400,000	-	650,000	504,015	77.54%
SE 10th Street Bridge Upgrades	500,000	-	600,000	90,197	15.03%
Dogwood Street	425,000	-	425,000	-	0.00%
RWS Backup Generators	400,000	1,615	400,000	219,082	54.77%
AWS System Expansion - RWS	3,000,000	-	34,449,400	30,708,348	89.14%
Orchard Water Line Replacement	1,700,000	-	1,700,000	121,966	7.17%
Well #6 Reservoir Painting	115,000	-	115,000	-	0.00%
E Highland Avenue Line Replacement	1,410,000	-	1,020,000	-	0.00%
View Dr Booster Upgrade	1,020,000	-	1,020,000	-	0.00%
Well #6 Chlorination	700,000	-	1,000,000	198,364	19.84%
Well #4 Control System	530,000	-	530,000	172,405	32.53%
Lift Station #5 Rebuild	150,000	-	150,000	-	0.00%
E. Evelyn Avenue Gravity SL Replacement	350,000	-	830,000	65,524	7.89%
Lift Station #7 Rebuild	950,000	-	950,000	82,991	8.74%
RW Treatment Plant UV Improvement	1,500,000	-	1,500,000	-	0.00%
E. Theater Lane Lift Station	950,000	-	950,000	-	0.00%
AWS Cooling Discharge	5,500,000	-	5,500,000	738,598	13.43%
LID 323 - NW 2nd Street Paving	550,000	-	580,000	56,425	9.73%
LID 324 - E. Jennie Ave	1,270,000	-	1,270,000	-	0.00%
Total	\$ 23,120,000	\$ 1,615	\$ 55,339,400	\$ 33,252,790	60.09%

Recycled Water Treatment Plant UV Upgrades (\$1,500,000)

Replaces existing gas chlorine treatment equipment at the Recycled Water Treatment Plant with an ultra-violet light process.

Current Updates

Contract awarded for equipment. Long lead-times will place the bulk of installation costs in 2027/28.

East Theater Lane Lift Station (\$950,000)

E Theater Lane will construct a new sewer lift station near E Theater and NE 14th to facilitate efficient development of future housing development.

Current Update: Design is in process.

AWS Cooling Discharge (\$5,500,000)

Amazon Web Services is partnering with the City to design a temporary discharge solution for their non-contact cooling water which is used to cool their facilities. This solution will require installation of a lift station and approximately 10,600 feet of a new discharge water main in Feedville and Highway 207.

Current Update: Design is nearing completion. Bid opening anticipated in Fall.

FY2026-27 Monthly Financial Report

City of Hermiston, Oregon Utilities/Streets Capital Projects Report For the Month Ending July 31, 2026

	2026-27 Budget	FY-TD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
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LID 324 - E. Jennie Ave	1,270,000	-	1,270,000	-	0.00%
Total	\$ 23,120,000	\$ 1,615	\$ 55,339,400	\$ 33,252,790	60.09%

NW 2nd Street Paving (\$580,000)

Northwest 2nd street paving of existing gravel street from West Elm street to West Cherry Avenue to include grading, storm drainage, asphalt, centerline stripes, and crosswalk.

Current Update: Full-blown construction continued on schedule through July.

E. Jennie Avenue (\$1,270,000)

Construction of E Jennie Ave between NE 8th and NE 10th through a Local Improvement District.

Current Update: Preliminary design is complete. Project advertisement awaits LID approval from Council.

FY2026-27 Monthly Financial Report
City of Hermiston, Oregon
Other City Capital Projects Report
For the Month Ending July 31, 2026

	2026-27 Budget	FY-TD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
Urban Tree Project (Grant)	575,000	-	1,000,000	412,528	41.25%
Sherman Park Project	50,000	-	420,000	23,939	5.70%
Total	\$ 625,000	\$ -	\$ 1,420,000	\$ 436,467	30.74%

Urban Tree Project Grant (1,000,000)

Federal grant for purpose of urban tree projects for tree planting throughout Hermiston

Current Update: We are pausing work on this project pending a better forecast of the federal budget. Preparing an estimate and bid package for a possible tree planting project on main street if federal budget moves forward.

Sherman Park Project (\$420,000)

Cimmaron Park is to be built on land purchased from and donated by the developer. The park will include a nature trail and a natural playground system. The City was recently awarded a state grant for a large portion of this project. This project will develop a 0.61-acre park featuring a playground, gazebo, pathways, and landscaping. The park will be adjacent to the existing 8.61-acre Cimmaron Recreation Area, which includes a trail encircling the wetlands.

Current Update: Bids have been opened. A recommended contractor should be coming soon.



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of August 24, 2026

Title/Subject

Community Survey Report

Summary and Background

- This survey has been administered online by ZenCity since 2022.
 - It is administered twice a year.
- During the first six months of 2026, 412 people responded to the satisfaction survey administered by ZenCity. Up slightly from last survey period (404).
- Three overarching questions related to quality of life.
 - How is the overall quality of life in Hermiston? (page 5)
 - How likely are you to recommend Hermiston as a place to live? (page 8)
 - How likely are you to be living in Hermiston 5 years from now? (page 8)
- Then a series of fifteen Community Characteristics.
 - Acceptance of residents of all backgrounds
 - Sense of overall safety
 - Access to quality health care services
 - Quality of parks and recreational amenities
 - Ease of getting around by foot or bicycle
 - Sense of community among residents
 - Access to quality education
 - Quality of waste and recycling services
 - Overall cleanliness and maintenance
 - Overall quality of services provided by Hermiston
 - Availability of jobs that pay a living wage
 - Ease of getting around by public transportation
 - Ability of residents to give input to the Hermiston government
 - Availability of a variety of art and cultural events
 - Availability of affordable housing
- Focus Areas (with follow-up questions)
- Benchmarking
- Free-text Responses
 - What is the #1 thing you think the Hermiston Government does well?
 - What is the #1 thing you think the Hermiston Government could do to improve its services?

- Rotating Survey Section
 - How satisfied are you with the recreation and health and wellness facilities available in Hermiston? (page 34)
 - When thinking about Hermiston's public pool, which of the following are your top priorities? (page 35)
 - Do you feel Hermiston is growing in the right direction?
 - Which aspect of Hermiston's recent growth do you appreciate the most?
 - Which of the following challenges related to Hermiston's growth concern you the most?

Tie-In to Council Goals

4.1 Develop a communication and engagement plan identifying goals and metrics.

This tool has been used as a part of our communication and engagement plan.

Fiscal Information

N/A

Alternatives and Recommendation

Information Only

Submitted By:

Byron D. Smith



Hermiston, OR

Community Survey

April - July 2026

Powered by  Zencity



Survey Methodology

The current cycle of the web-based Community Survey collected survey data between April - July 2026. Respondents were digitally recruited (e.g., over social media, mobile apps, websites, and survey panels). These ads are targeted to residents, and responses are only included in the data when a local valid zipcode is provided.

Respondents who self-reported being under 18, who declined to provide any demographic information, or those who provided an invalid zipcode are excluded from the results.

412 valid respondents participated in the web-based Community Survey during this cycle.

Representation

Zencity ensures broad demographic representation in several ways:

Before data collection, Zencity employs national statistical data to establish response targets. These targets are defined based on race/ethnicity, age, and gender.

During data collection, we track the demographic composition of the survey responses in real time, comparing them to the predetermined targets. We fine-tune our distribution and advertising strategies as needed to target all demographic groups.

After data collection, Zencity employs an industry-standard statistical technique called rake weighting. This assigns a unique weight to each respondent based on their demographic characteristics. This method ensures that the distribution of these characteristics in the final weighted sample aligns with the community's overall demographics.

Sample Composition

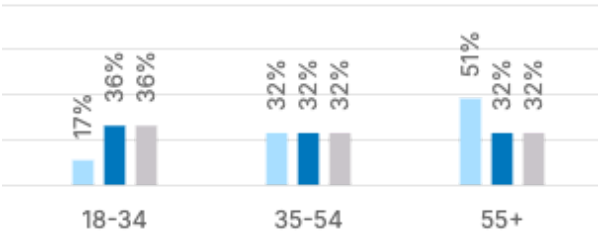
412 valid respondents

Key

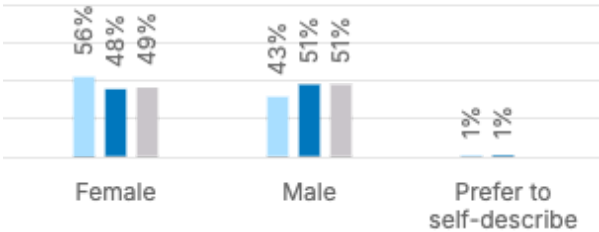
-  **Unweighted demographics** - What we collected, without adjustments
-  **Weighted demographics** - Our sample, adjusted to be representative of the population
-  **Population demographics** - The demographics of the 18+ population

* The "Other" category includes missing data, people who selected "prefer not to say", and other groups not defined in the census.

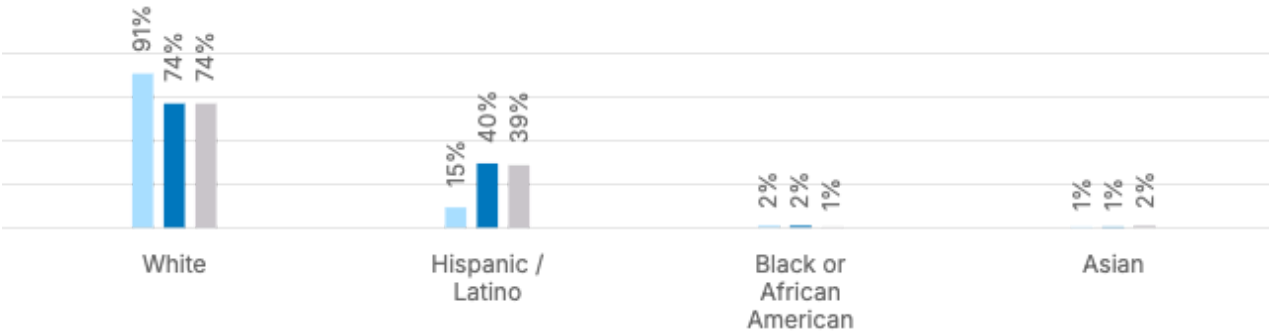
Age



Gender



Ethnicity



Overall Quality of Life

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

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

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

Zencity Community Survey

April - July 2026

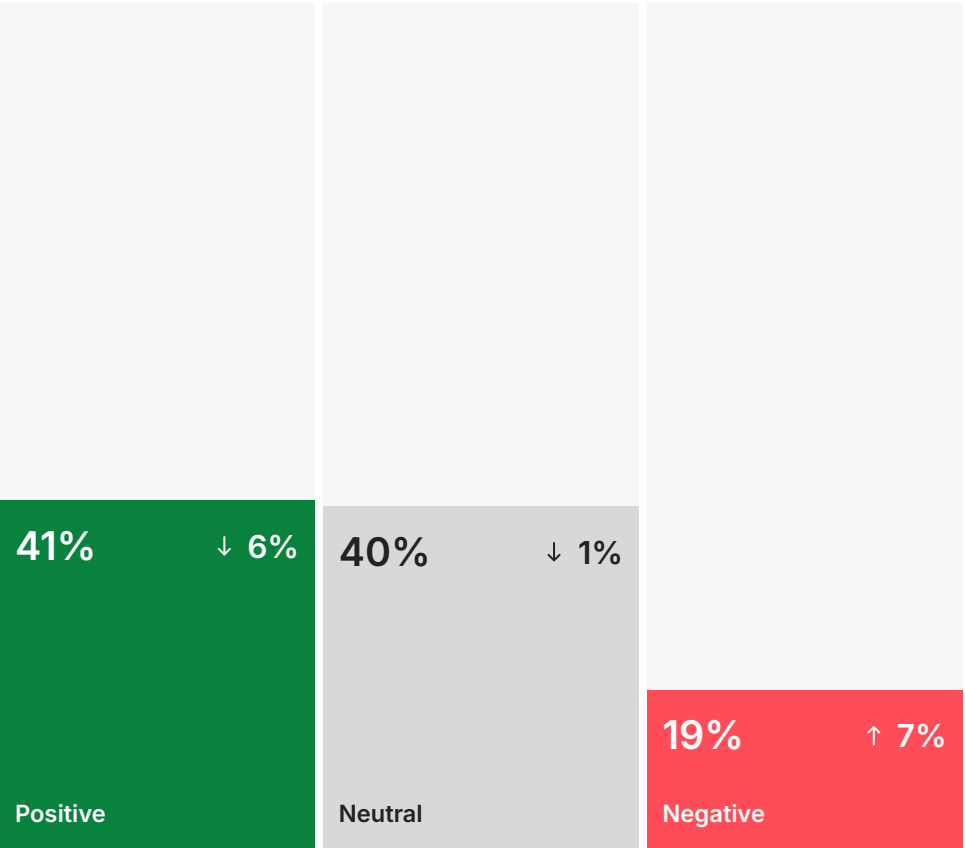
Powered by  Zencity

How is the overall quality of life in Hermiston?

41%

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

↓ 6% vs. previous cycle

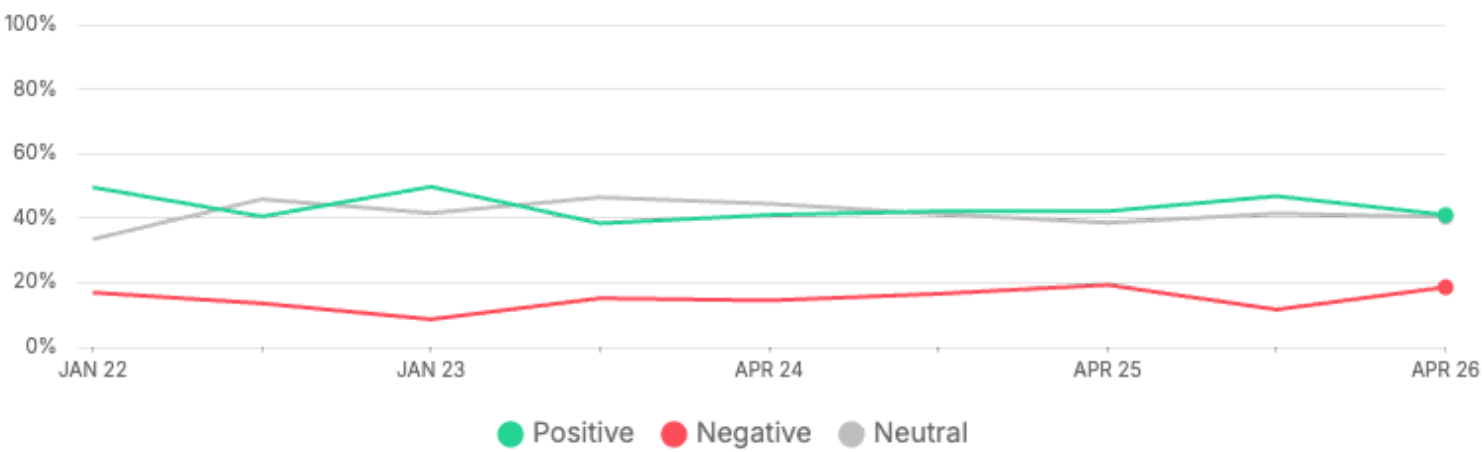
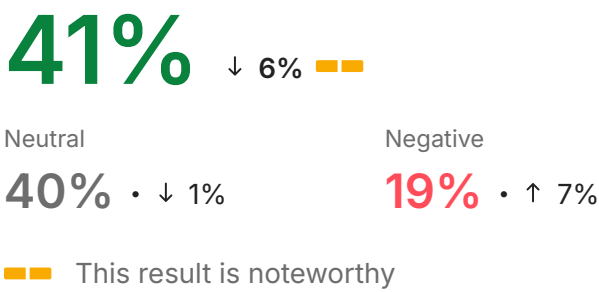


Zencity Community Survey

April - July 2026

Powered by  Zencity

How is the overall quality of life in Hermiston?



Zencity Community Survey

April - July 2026

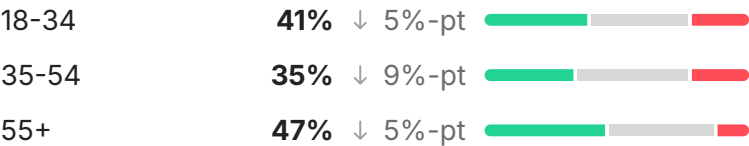
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How is the overall quality of life in Hermiston? | Demographic Breakdown

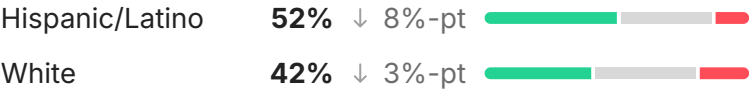
GENDER



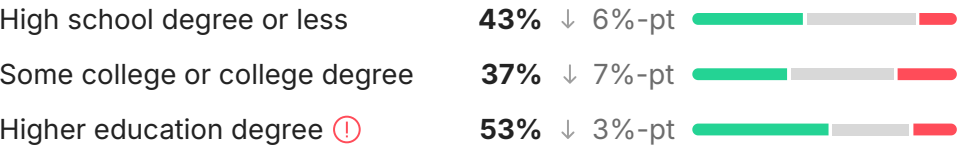
AGE



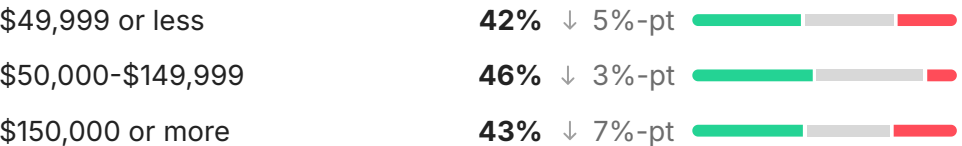
ETHNICITY



EDUCATION



INCOME



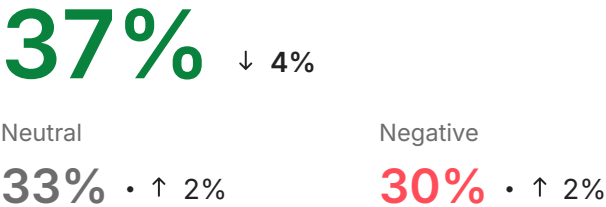
Zencity Community Survey

April - July 2026

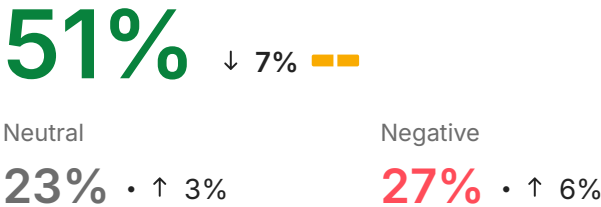
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Other measures of satisfaction with life in Hermiston

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



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



 This result is noteworthy

Community Characteristics

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

Zencity Community Survey

April - July 2026

Powered by  Zencity

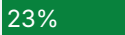
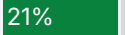
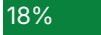
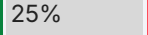
COMMUNITY CHARACTERISTIC		SATISFACTION SCORE			CHANGE		KEY
Acceptance of residents of all backgrounds		47%	29%	24%	↑ 1%	↑ 2%	● POSITIVE ● NEUTRAL ● NEGATIVE ○ NON-SUBSTANTIATIVE
Sense of overall safety		42%	27%	30%	↑ 3%	↑ 3%	↓ ↑ CHANGE IN POSITIVE SCORE ↓ ↑ CHANGE IN NEGATIVE SCORE ■ ■ NOTEWORTHY ■ ■ SOMEWHAT NOTEWORTHY -- NO DATA FOR PREVIOUS CYCLE
Access to quality health care services		42%	30%	28%	↓ 1%	↑ 1%	
Quality of parks and recreational amenities	■ ■	41%	32%	27%	↓ 7%	↑ 1%	
Ease of getting around by foot or bicycle		39%	35%	27%	--	--	
Sense of community among residents		37%	35%	28%	↑ 1%	↑ 2%	
Access to quality education	■ ■	33%	36%	31%	↓ 6%	↑ 1%	
Quality of waste and recycling services	■ ■	31%	35%	34%	↓ 6%	↑ 3%	

The 'Change' column shows percentage point changes from the previous cycle. Questions with changes above 5% are highlighted.

Zencity Community Survey

April - July 2026

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COMMUNITY CHARACTERISTIC	SATISFACTION SCORE			CHANGE		KEY
Overall cleanliness and maintenance		31% 	33% 	36% 	↓ 8% ↑ 5%	● POSITIVE ● NEUTRAL ● NEGATIVE ○ NON-SUBSTANTIATIVE ↓ ↑ CHANGE IN POSITIVE SCORE ↓ ↑ CHANGE IN NEGATIVE SCORE  NOTEWORTHY  SOMEWHAT NOTEWORTHY -- NO DATA FOR PREVIOUS CYCLE
Overall quality of services provided by Hermiston		30% 	42% 	28% 	↓ 6% ↑ 3%	
Availability of jobs that pay a living wage		23% 	37% 	40% 	↓ 2% ↑ 4%	
Ease of getting around by public transportation		23% 	33% 	44% 	↓ 8% ↑ 10%	
Ability of residents to give input to the Hermiston government		21% 	33% 	46% 	↓ 3% ↑ 6%	
Availability of a variety of art and cultural events		18% 	31% 	51% 	↑ 2% ↑ 2%	
Availability of affordable housing		16% 	25% 	59% 	↓ 1% ↑ 6%	

The 'Change' column shows percentage point changes from the previous cycle. Questions with changes above 5% are highlighted.

Zencity Community Survey

April - July 2026

Powered by  Zencity

Change Matrix Highlights

The Change Matrix showcases the questions with the largest changes from the previous cycle, highlighting the demographic groups and geographic areas contributing to these shifts.

Top Questions	Overall Score	Total Change	Gender	Ethnicity	Age
Ease of getting around by public transportation	23%	↓ -8%	Male	Hispanic/Latino	35-54
			↓ -9%	↓ -18%	↓ -16%
Overall cleanliness and maintenance	31%	↓ -8%	Female	Hispanic/Latino	35-54
			↓ -10%	↓ -17%	↓ -18%
On a scale of strongly disagree to strongly agree, do you feel Hermiston is growing in the right direction?	28%	↓ -8%	Male	Hispanic/Latino	35-54
			↓ -11%	↓ -17%	↓ -15%

Priority Matrix

The Priority Matrix helps prioritize community characteristics by plotting them based on resident satisfaction and their impact on quality of life.

X-axis (Satisfaction): How residents rated each community characteristic.

Y-axis (Impact on quality of life): How strongly each characteristic predicts overall quality of life (calculated using statistical analysis, not direct resident input).

The matrix divides all community characteristics into quadrants using median values for both satisfaction and impact scores, ensuring a balanced distribution across all four categories for strategic prioritization purposes.

Learn more [HERE](#)

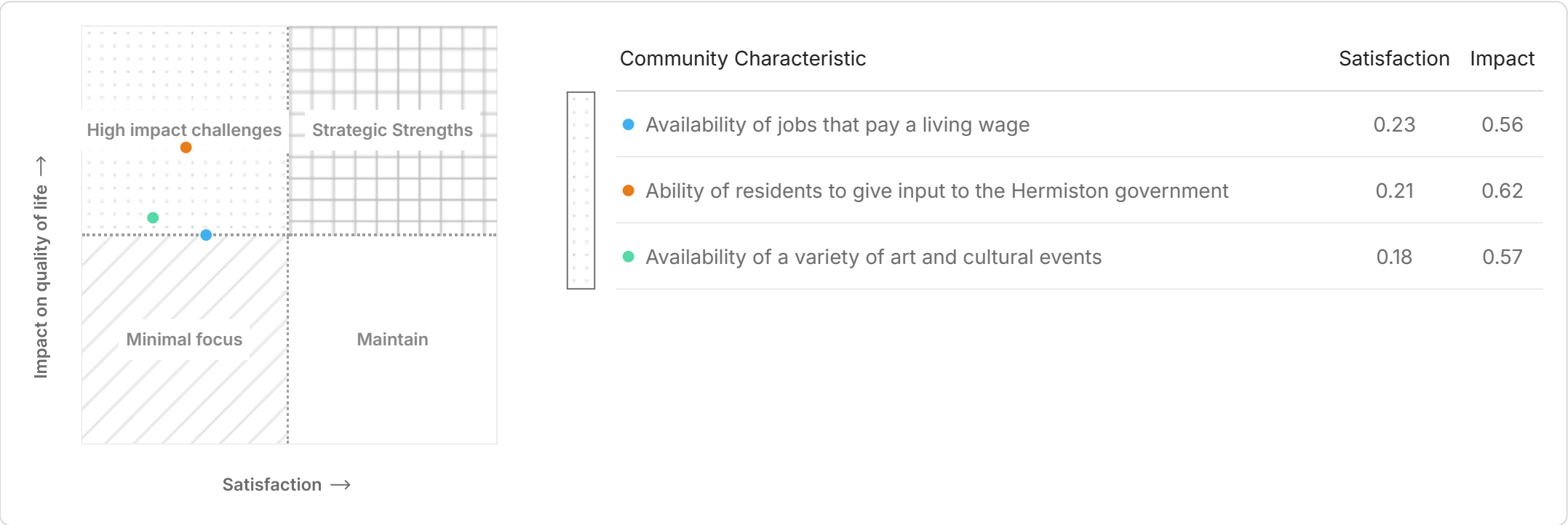
Zencity Community Survey

April - July 2026

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High Impact Challenges (Low satisfaction, High impact)

These are lower satisfaction areas that significantly affect residents' lives and community well-being; as such, they are high-impact challenges that should be prioritized.



Zencity Community Survey

April - July 2026

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Strategic Strengths (High satisfaction, High impact)

These are characteristics that residents value highly and are satisfied with. Maintain or leverage these as community strengths.



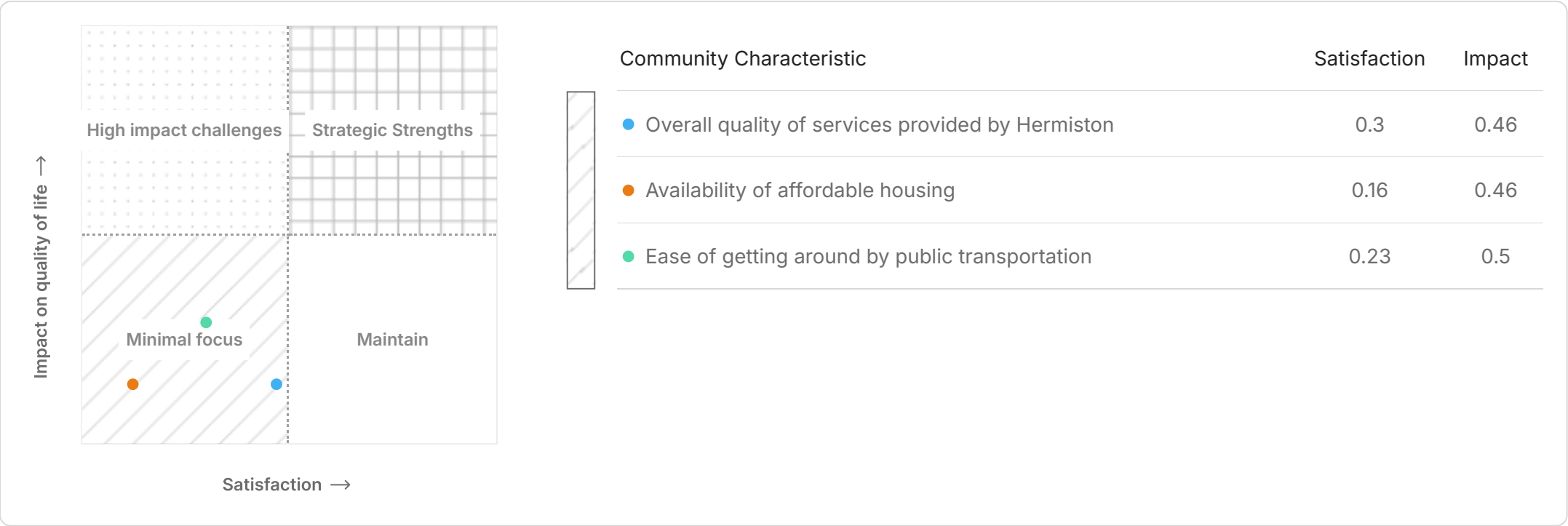
Zencity Community Survey

April - July 2026

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Minimal Focus (Low satisfaction, Low impact)

These are lower satisfaction areas that do not strongly influence quality of life, suggesting a lower priority for investment unless specific strategic goals apply.



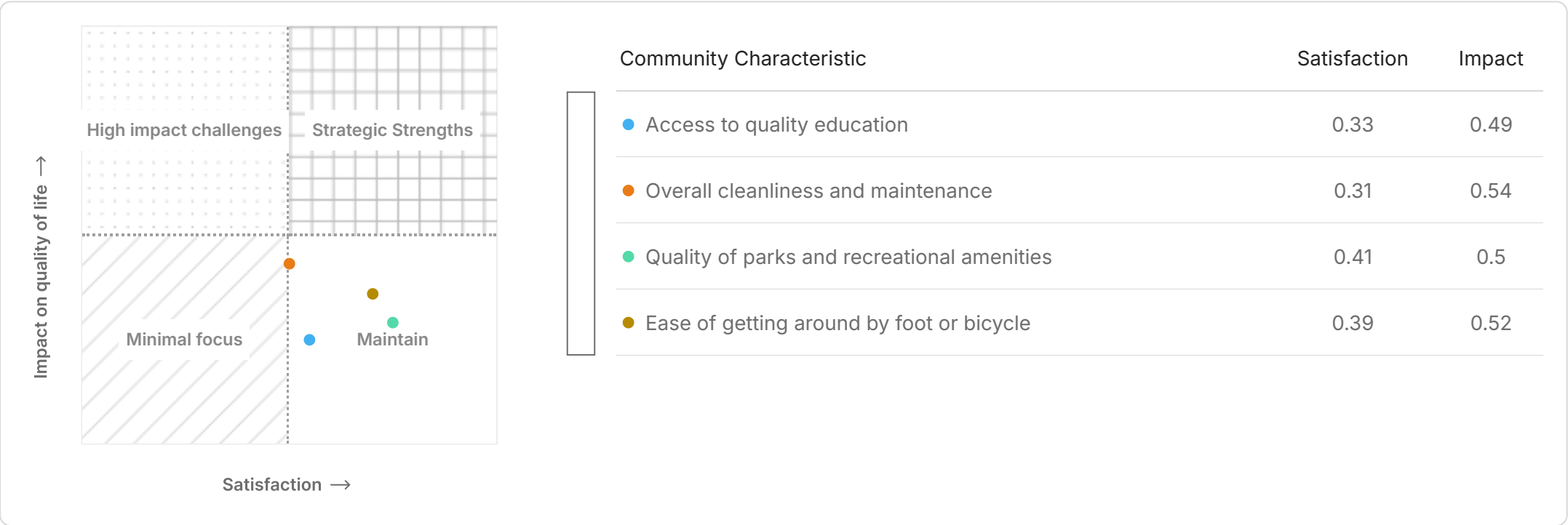
Zencity Community Survey

April - July 2026

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Maintain (High satisfaction, Low impact)

These are well-regarded characteristics with a smaller influence on the overall quality of life. While they can be maintained efficiently, they may warrant attention if they align with specific strategic goals.



Focus Areas

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

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

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

Zencity Community Survey

April - July 2026

Powered by  Zencity

Availability of a variety of art and cultural events

18% ↑ 2%

Neutral

31% • ↓ 5%

Negative

51% • ↑ 2%

AGE

18-34 28% ↑ 8%-pt 

35-54 16% ↓ 4%-pt 

55+ 10% ↑ 4%-pt 

ETHNICITY

Hispanic/Latino 33% ↑ 8%-pt 

White 16% ↑ 4%-pt 

INCOME

\$49,999 or less 20% ↓ 2%-pt 

\$50,000-\$149,999 19% ↑ 4%-pt 

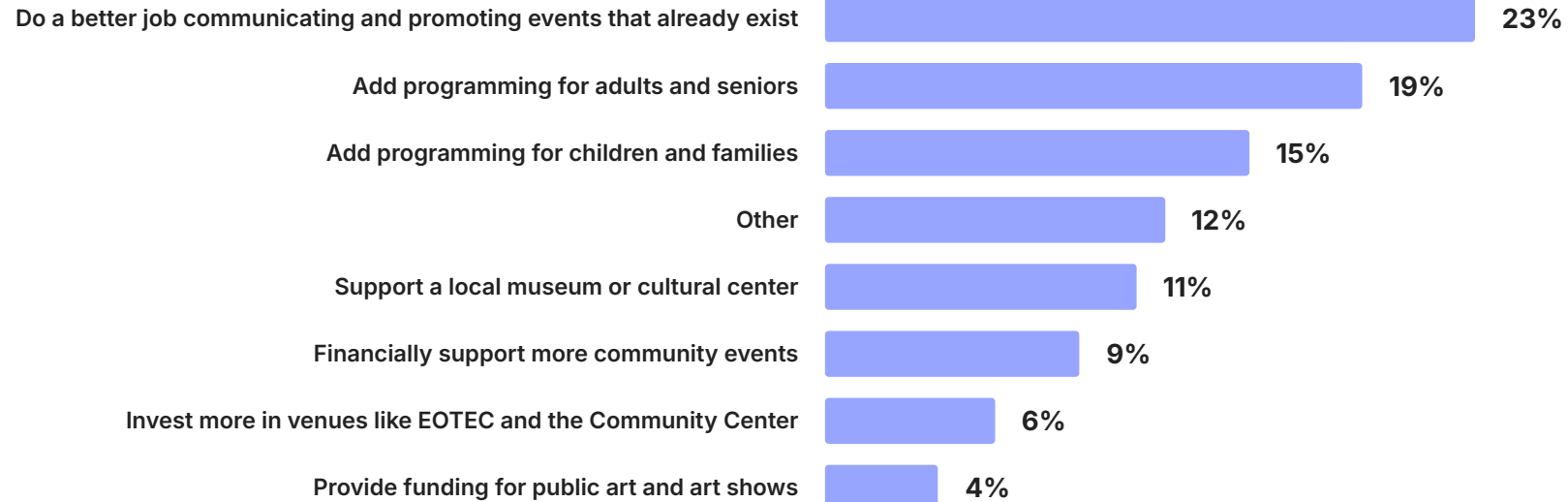
\$150,000 or more 14% ↑ 7%-pt 

Zencity Community Survey

April - July 2026

Powered by  Zencity

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



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

Zencity Community Survey

April - July 2026

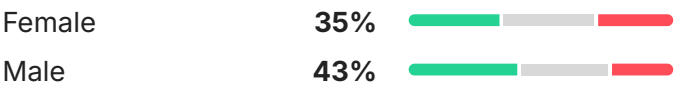
Powered by  Zencity

Ease of getting around by foot or bicycle

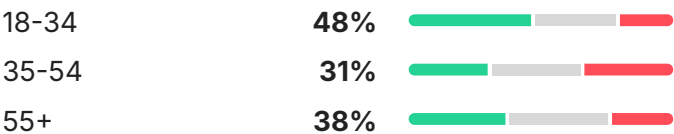
39%

Neutral 35% Negative 27%

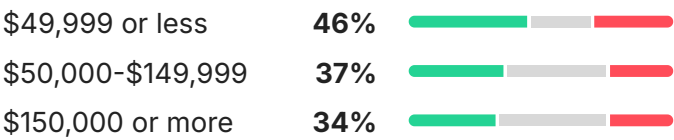
GENDER



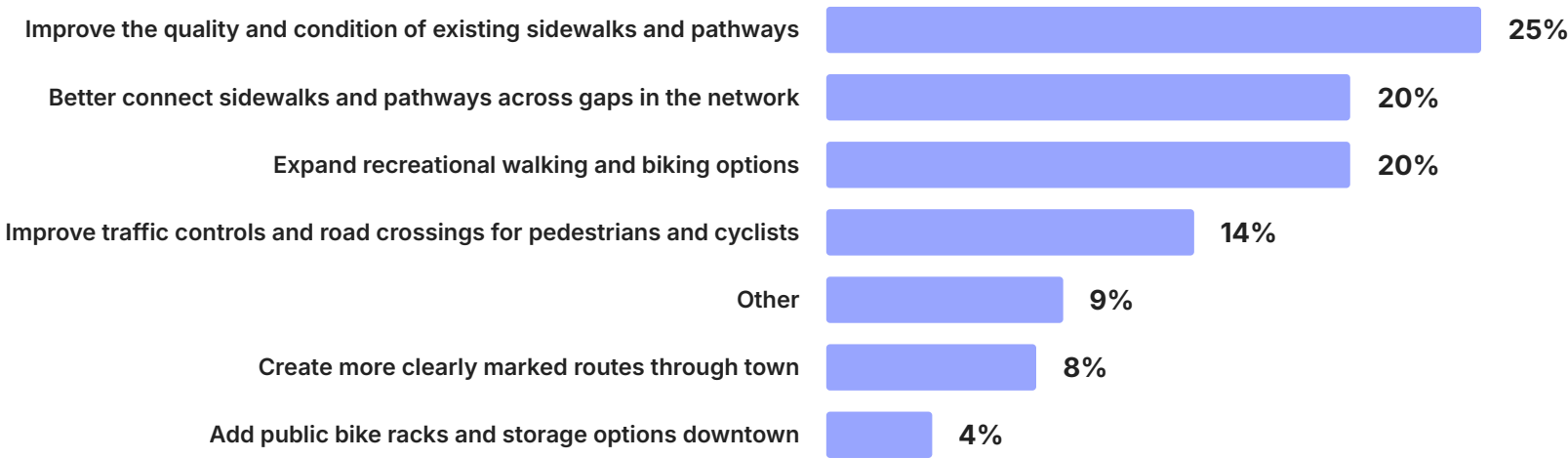
AGE



INCOME



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



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

Zencity Community Survey

April - July 2026

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Sense of overall safety

42% ↑ 3%

Neutral
27% • ↓ 7%

Negative
30% • ↑ 3%

GENDER

Female 40% ↑ 2%-pt 

Male 45% ↑ 4%-pt 

AGE

18-34 49% ↑ 12%-pt 

35-54 35% ↓ 4%-pt 

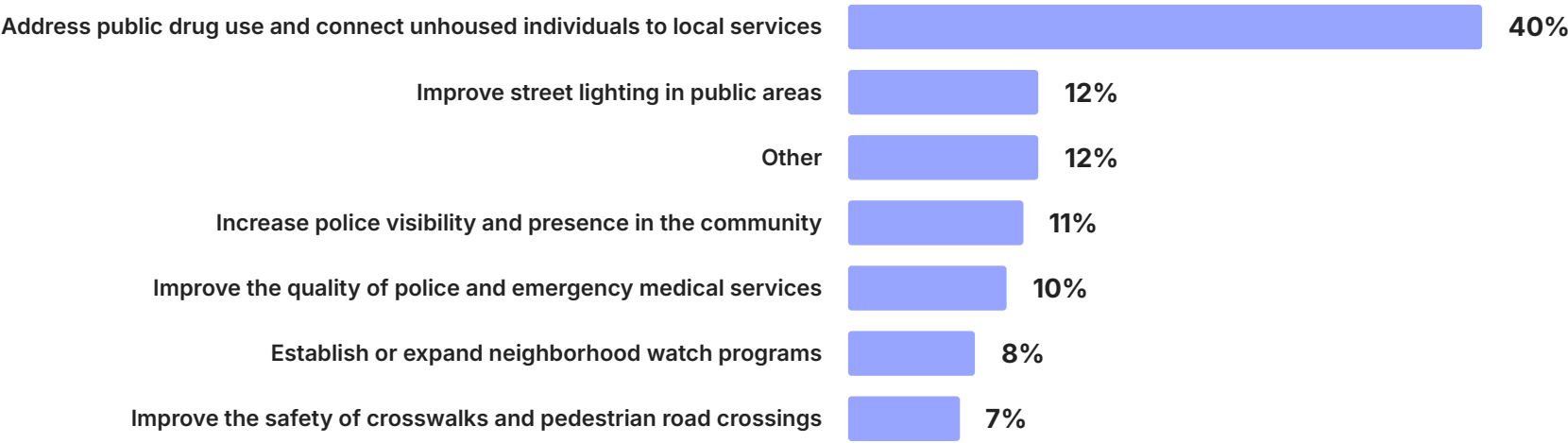
55+ 44% ↑ 3%-pt 

ETHNICITY

Hispanic/Latino 52% ↑ 2%-pt 

White 46% ↑ 10%-pt 

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



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

Community Benchmark

We aim to help Zencity clients understand their results and put them into context. To that end, we will compare Hermiston's results to the United States as a whole and against communities with similar characteristics such as size, population density, and region (their "cohort").

These cohorts help to distinguish patterns unique to each client from those that are common in similar communities.

Community Benchmark

April - July 2026

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How we compare Hermiston to other similar communities

Creating the cohorts

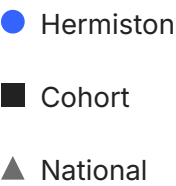
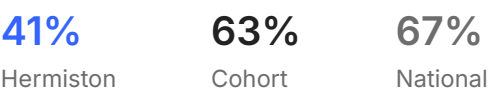
First, all cities, towns, and counties in the US--not just Zencity clients--are put into cohorts based on geography and demographics using a method known as cluster analysis. This method balances a range of different characteristics to put communities into cohorts that are statistically similar to one another. The result of this step is one set of cohorts for cities and towns and a second set for counties.

We chose this method to create objectively similar groups of communities with respect to characteristics that are likely to be correlated with answers to the survey questions. By creating cohorts of larger sets of communities we have found that our benchmark baselines tend to be more reliable than they would be if we had direct comparisons of a small number of communities. See our Help Site for more information on cohorts, including the full list of communities in your cohort.

Creating cohort scores and national benchmark scores

The Zencity National Benchmark Survey is conducted semiannually, collecting about 5000 responses across the country. The cohort scores are the weighted average of scores for respondents in each cohort. These weights are calculated to match the client's own demographics, to make them directly comparable to the clients' scores. National scores are calculated in a similar manner.

The overall quality of life in Hermiston is **22%** lower than its cohort and lower than the national score.



Question	National	Cohort	Your Score	Satisfaction Comparison
How is the overall quality of life in Hermiston?	67%	63%	41%	
How likely are you to recommend Hermiston as a place to live?	64%	65%	37%	
How likely are you to be living in Hermiston 5 years from now?	64%	62%	51%	

0%25%50%75%100%

Community Benchmark

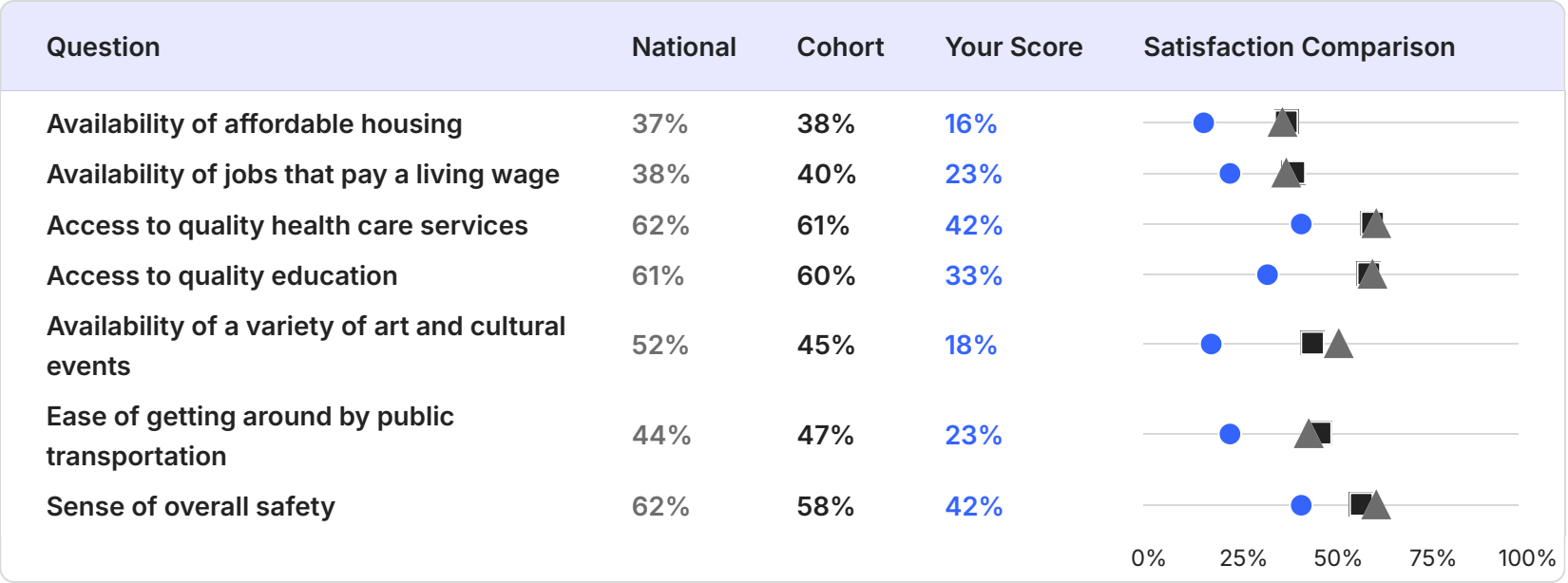
April - July 2026

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Satisfaction with Life in Hermiston

Breakdown by characteristic

- Hermiston
- Cohort
- ▲ National



Community Benchmark

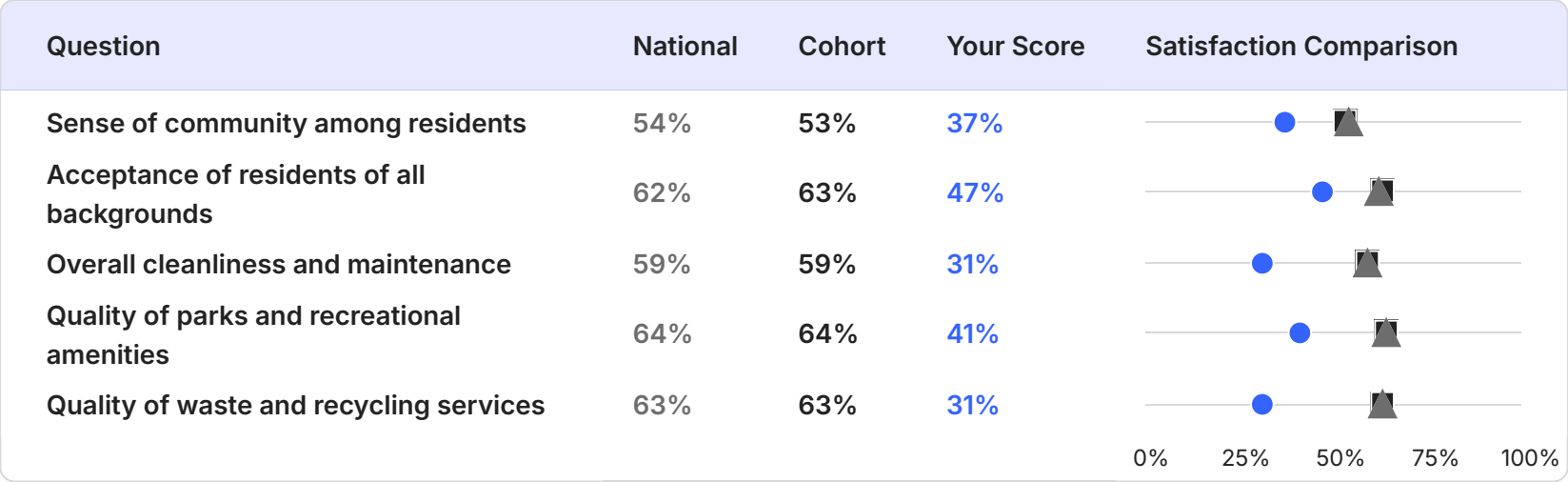
April - July 2026

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Satisfaction with Life in Hermiston

Breakdown by characteristic

- Hermiston
- Cohort
- ▲ National



Free-Text Responses

Respondents were asked open-ended questions about what the Hermiston government does well and how Hermiston could improve its services.

This section presents the main themes from both questions. Using our proprietary AI algorithm, responses are analyzed and categorized into

unique topics and subtopics for Hermiston, with multiple labels assigned to responses when relevant.

To ensure comprehensive information, responses that have been flagged as invalid (e.g., under 18, missing demographic data, or invalid zip codes

but claiming residency in Hermiston), as well as responses collected through self-distribution efforts, are analyzed in the free-text responses but excluded from the quantitative results.

Zencity Community Survey

April - July 2026

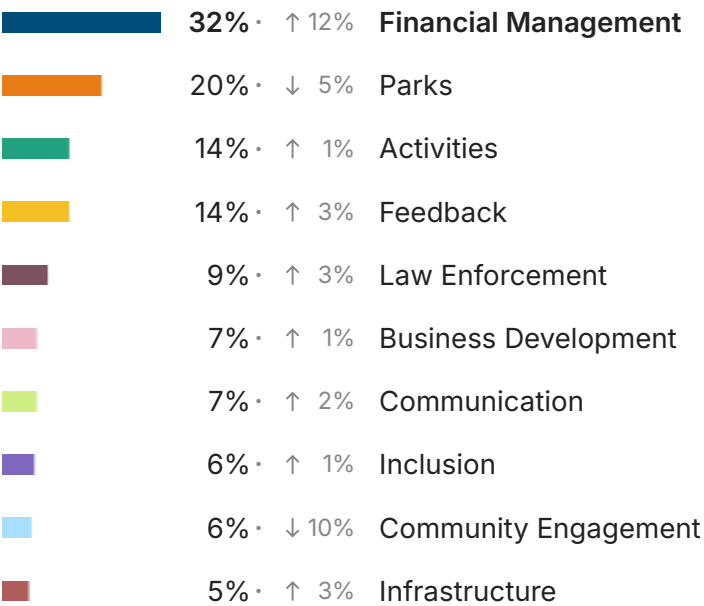
Powered by  Zencity

BETA

Question:
What is the #1 thing you think the Hermiston government does well?

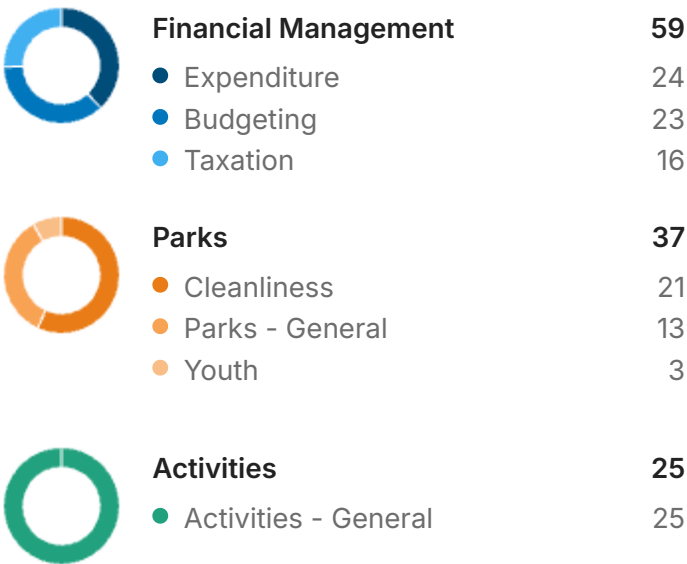
Most Common Topics

185 labeled responses out of 276



Top 3 Topics Breakdown

Number of responses by leading subtopic



Zencity Community Survey

April - July 2026

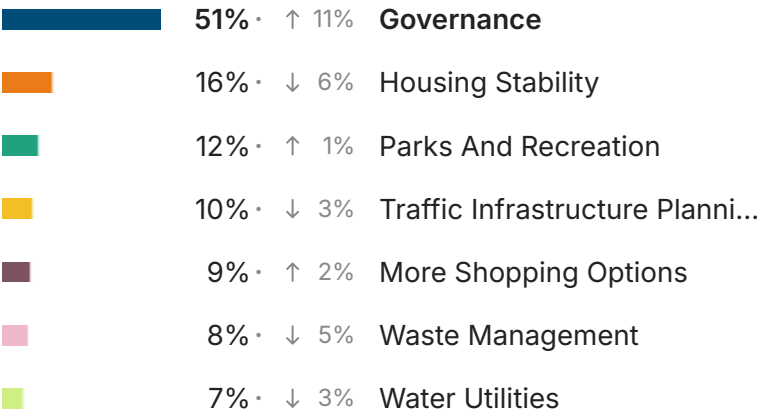
Powered by  Zencity

BETA

Question:
What is the #1 thing you think the Hermiston government could do to improve its services?

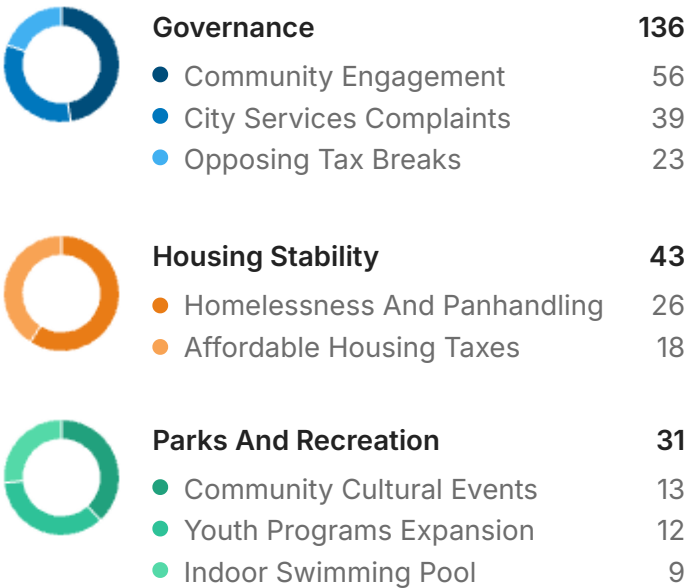
Most Common Topics

268 labeled responses out of 321



Top 3 Topics Breakdown

Number of responses by leading subtopic



Rotating Survey Section

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

Zencity Community Survey

April - July 2026

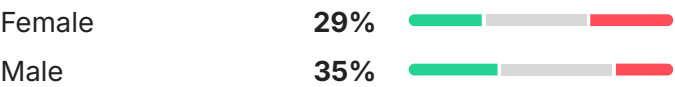
Powered by  Zencity

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

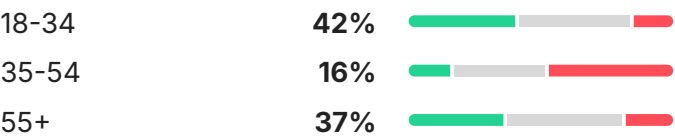
32%

Neutral 41% Negative 27%

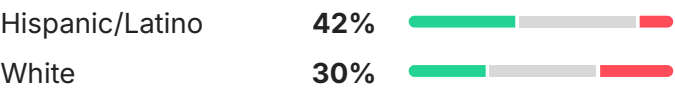
GENDER



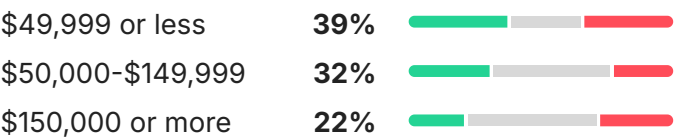
AGE



ETHNICITY



INCOME

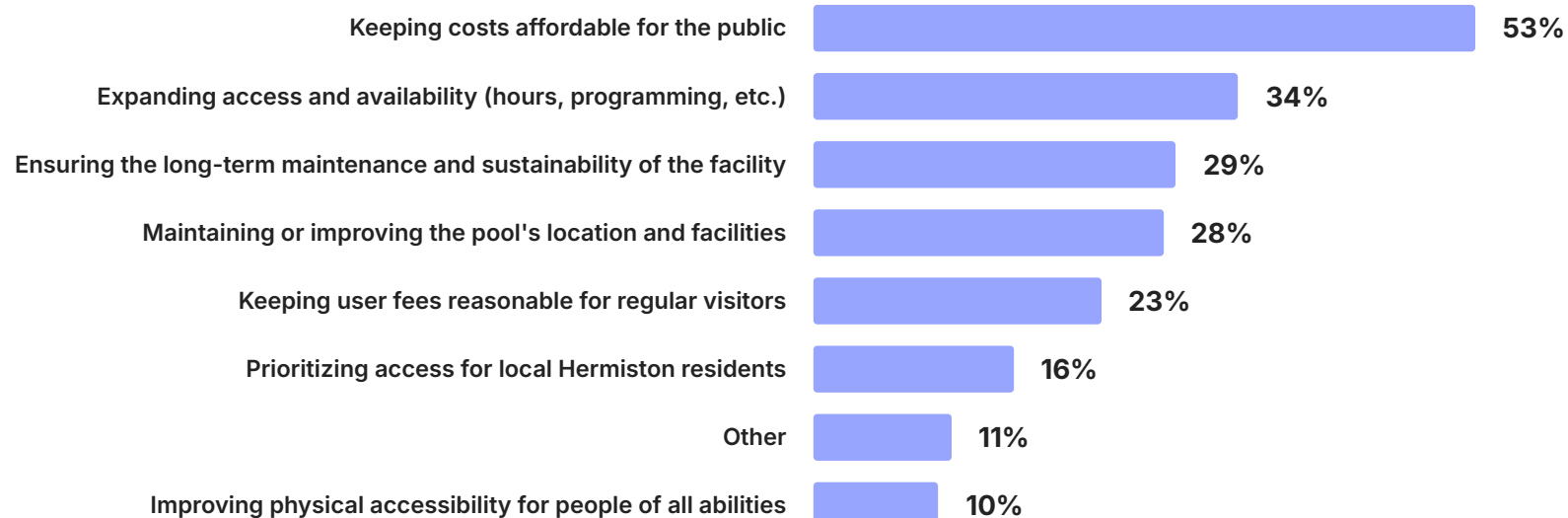


Zencity Community Survey

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



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

Zencity Community Survey

April - July 2026

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

28% ↓ 8% 

Neutral 34% • ↓ 6% Negative 37% • ↑ 12%

 This result is noteworthy

GENDER

Female 29% ↓ 3%-pt 

Male 28% ↓ 11%-pt 

AGE

18-34 34% ↓ 8%-pt 

35-54 20% ↓ 15%-pt 

55+ 30% ↓ 1%-pt 

ETHNICITY

Hispanic/Latino 36% ↓ 17%-pt 

White 31% ↑ 1%-pt 

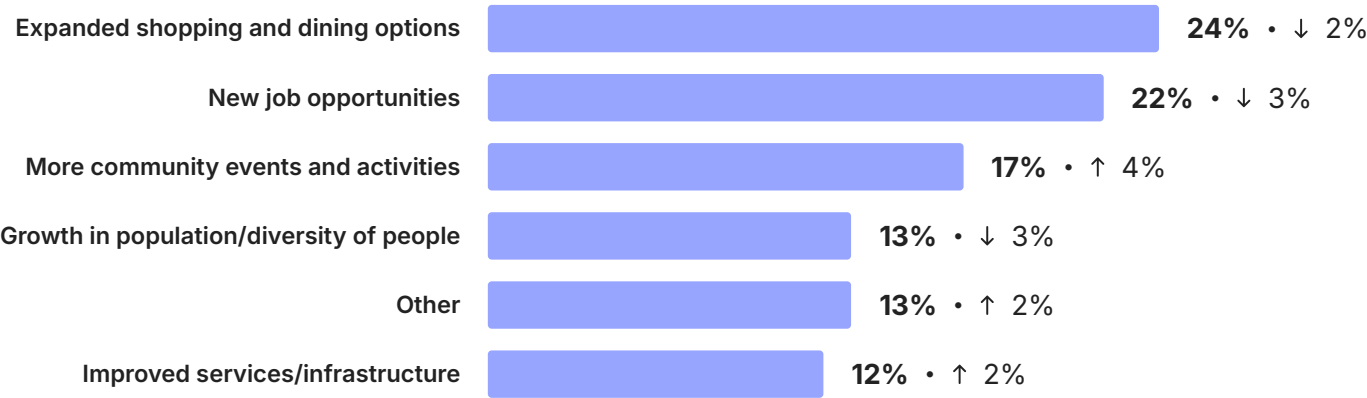
INCOME

\$49,999 or less 30% ↓ 4%-pt 

\$50,000-\$149,999 31% ↓ 8%-pt 

\$150,000 or more 21% ↓ 12%-pt 

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



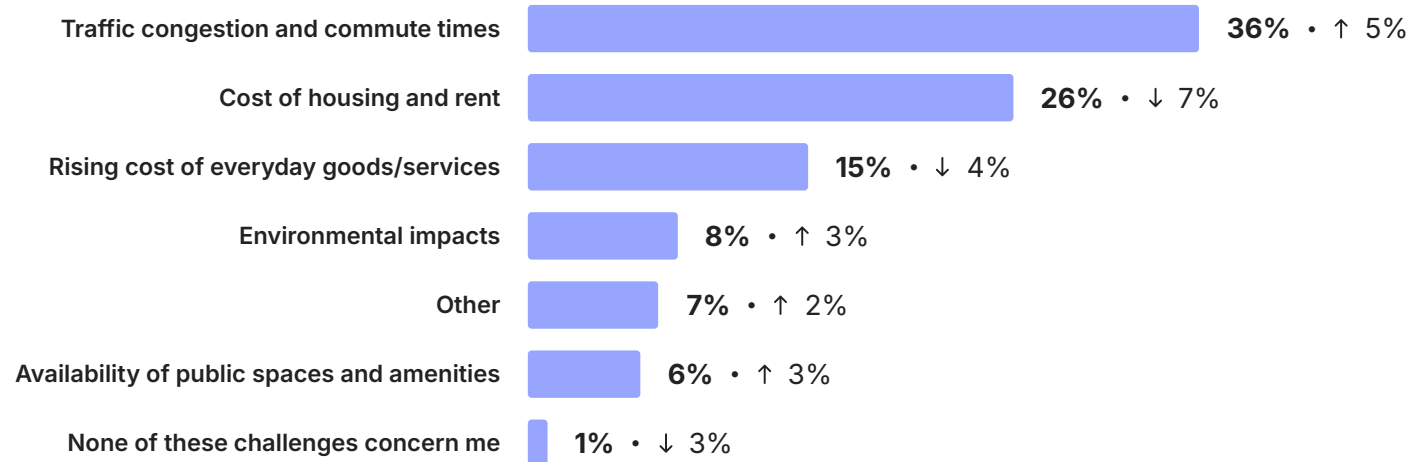
To view the full question breakdown, visit your Zencity [dashboard](#)

Zencity Community Survey

April - July 2026

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



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

The Questionnaire

Questions	Choices
How is the overall quality of life in Hermiston? *	1 - 5 Scale (Poor - Excellent)
How likely are you to recommend Hermiston as a place to live? *	1 - 5 Scale (Very unlikely - Very likely)
How likely are you to be living in Hermiston 5 years from now? *	1 - 5 Scale (Very unlikely - Very likely)
Availability of affordable housing *	1 - 5 Scale (Poor - Excellent)
Availability of jobs that pay a living wage	1 - 5 Scale (Poor - Excellent)
Access to quality health care services	1 - 5 Scale (Poor - Excellent)
Access to quality education	1 - 5 Scale (Poor - Excellent)
Availability of a variety of art and cultural events *	1 - 5 Scale (Poor - Excellent)
What is the most important thing you think Hermiston can do to improve the availability of a variety of art and cultural	Add programming for children and families / Add programming for adults and seniors / Support a local museum or cultural center / Financially support more community events

Questions	Choices
events?	/ Invest more in venues like EOTEC and the Community Center / Provide funding for public art and art shows / Do a better job communicating and promoting events that already exist / Other
Ease of getting around by public transportation <i>This question was asked to everyone that answered above 2 to the question Availability of a variety of art and cultural events</i>	1 - 5 Scale (Poor - Excellent)
Ease of getting around by foot or bicycle *	1 - 5 Scale (Poor - Excellent)
What is the most important thing you think Hermiston can do to improve the ease of getting around by foot or bicycle?	Improve the quality and condition of existing sidewalks and pathways / Better connect sidewalks and pathways across gaps in the network / Improve traffic controls and road crossings for pedestrians and cyclists / Create more clearly marked routes through town / Expand recreational walking and biking options / Add public bike racks and storage options downtown / Other
Sense of overall safety * <i>This question was asked to everyone that answered above 2 to the question Ease of getting around by foot or bicycle</i>	1 - 5 Scale (Poor - Excellent)
What is the most important thing you think Hermiston can do to improve your sense of overall safety?	Increase police visibility and presence in the community / Improve the quality of police and emergency medical services / Establish or expand neighborhood watch programs / Address public drug use and connect unhoused individuals to local services / Improve street lighting in public areas / Improve the safety of crosswalks and pedestrian road crossings / Other

Questions	Choices
Sense of community among residents <i>This question was asked to everyone that answered above 2 to the question Sense of overall safety</i>	1 - 5 Scale (Poor - Excellent)
Acceptance of residents of all backgrounds	1 - 5 Scale (Poor - Excellent)
Ability of residents to give input to the Hermiston government	1 - 5 Scale (Poor - Excellent)
Overall cleanliness and maintenance	1 - 5 Scale (Poor - Excellent)
Quality of parks and recreational amenities	1 - 5 Scale (Poor - Excellent)
Quality of waste and recycling services	1 - 5 Scale (Poor - Excellent)
Overall quality of services provided by Hermiston	1 - 5 Scale (Poor - Excellent)
What is the #1 thing you think the Hermiston government does well?	Open Ended

Questions	Choices
What is the #1 thing you think the Hermiston government could do to improve its services?	Open Ended
How satisfied are you with the recreation and health and wellness facilities available in Hermiston?	1 - 5 Scale (Very dissatisfied - Very satisfied)
When thinking about Hermiston's public pool, which of the following are your top priorities?	Keeping costs affordable for the public / Expanding access and availability (hours, programming, etc.) / Improving physical accessibility for people of all abilities / Maintaining or improving the pool's location and facilities / Keeping user fees reasonable for regular visitors / Prioritizing access for local Hermiston residents / Ensuring the long-term maintenance and sustainability of the facility / Other
On a scale of strongly disagree to strongly agree, do you feel Hermiston is growing in the right direction?	1 - 5 Scale (Strongly disagree - Strongly agree)
Which aspect of Hermiston's recent growth do you appreciate the most?	New job opportunities / Expanded shopping and dining options / More community events and activities / Growth in population/diversity of people / Improved services/infrastructure / Other
Which of the following challenges related to Hermiston's growth concern you the most?	Traffic congestion and commute times / Cost of housing and rent / Rising cost of everyday goods/services / Environmental impacts / Availability of public spaces and amenities / None of these challenges concern me / Other
In what year were you born? *	Open Ended

Questions	Choices
Which of the following do you identify as? *	Male / Female / Prefer to self-describe
Please state the gender you identify as.	Open Ended
Which one of these statements best describes your current situation? * <i>This question was asked to everyone that answered to the question Which of the following do you identify as?</i>	Full-time employed / Part-time employed / Unemployed / Student / Apprentice/intern / In retirement or early retirement / Permanently disabled / Fulfilling domestic tasks or looking after children/family / Prefer not to say / Other
Are you of Hispanic, Latino, or Spanish origin? *	Yes / No / Prefer not to say
What is your race? *	White / Black or African American / American Indian or Alaska Native / Asian / Native Hawaiian, Samoan, Chamorro, or other Pacific Islander / Prefer not to say / Other
Is your home: *	Owned by you or someone in your household, with or without a mortgage or loan? / Rented? / Occupied without payment of rent? / Prefer not to say
What is the highest level of school you have completed or the highest degree you have received? *	Less than a high school diploma / High school graduate or GED / Some college but no degree / Associate degree in college / Bachelor's degree (For example: BA, AB, BS) / Master's degree (for example: MA, MS, MBA) / Professional School Degree (for example: MD, DDS, DVM, LLB, JD) / Doctorate degree (for example: PhD, EdD) / Prefer not to say
Do any children under the age of 18 live in your household at least half of the time? *	Yes / No / Prefer not to say

Questions	Choices
Which category best represents your household's total income over the past year? *	\$14,999 or less / \$15,000-\$29,999 / \$30,000-\$49,999 / \$50,000-\$74,999 / \$75,000-\$99,999 / \$100,000-\$124,999 / \$125,000-\$149,999 / \$150,000-\$199,999 / \$200,000-\$299,999 / \$300,000 or more / Prefer not to say



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