



CITY COUNCIL

AGENDA

MONDAY, NOVEMBER 24, 2025

COUNCIL CHAMBERS - 180 NE 2ND ST.

Where Life is Sweet

Other ways of viewing or participating in live meetings are available through:
YouTube at: <https://bit.ly/HermistonYoutube>

Zoom with Meeting ID: 816 1088 9740 Passcode: 531951 Telephone number to join is: 1 253 215 8782; or submitting comments to meetings@hermiston.gov

For written electronic public 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: Faith-Based Advisory Committee - Food Insecurity Information

B. Presentation: My Hermiston App

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 address; 3. Direct your comments to the Chair.

6. CONSENT AGENDA

A. Committee Vacancy Announcements

B. Faith-Based Advisory Committee Reappointment Confirmation to Dan Mahon to Position #5, for a 3-year term expiring 12/31/2028

- C. Eastern Oregon Trade & Event Center Advisory Committee Appointment Confirmation to Cari Shafer to Position #7, At-Large, for a 3-year term expiring 06/30/2028
- D. Airport Advisory Committee Reappointment Confirmation to Jesse McCormach to Position #5, for a 3-year term expiring 10/31/2028
- E. Recreation Projects Fund Advisory Committee Reappointment Confirmation to Val Hoxie to Position #2, Representing the Chamber of Commerce for a 3-year term expiring 12/31/2028
- F. Parks and Recreation Advisory Committee Appointment Confirmation to Carlisle Harrison to Position #4 for a 3-year term expiring 10/31/2028
- G. Budget Committee Reappointment Confirmation to Rod Hardin to Position #3 for a 3-year term expiring 12/31/2028
- H. Parks and Recreation Advisory Committee Appointment Recommendation to Stephanie Hughes to Position #5 for a 3-year term expiring 10/31/2028
- [I.](#) Minutes of the November 10th City Council Regular Meeting
- [J.](#) Replat- Umatilla County Housing Authority 4N2811CD Tax Lot 100 - 588 E Newport Ave
- [K.](#) Gettman Road OSU Temporary Access License

7. ITEMS REMOVED FROM CONSENT AGENDA

8. OTHER

- [A.](#) October 2025 Monthly Financial Report

9. RESOLUTIONS

- [A.](#) Resolution No. 2397- Master Fee Schedule: Recycling Rate

10. RECESS FOR EXECUTIVE SESSION (At or About 7:30pm)

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

11. RECONVENE - Resolution No. 2397- Master Fee Schedule: Recycling Rate

12. 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)

- B. Mayor's Report
- C. Council President Report
- D. Council Report
- E. Youth Advisory Report
- F. Manager's Report

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.



PUBLIC ANNOUNCEMENT

The City is accepting applications for the following Committees:

1. Budget Committee

- Positions 1, 2, & 3: 3-year term ending December 31, 2028 (Advertised 09/23/2025)
- Position 4: Remaining 3-year term ending December 31, 2026 (Advertised 10/14/2025)

2. Faith-Based Advisory Committee

- Position 5: 3-year term ending December 31, 2028 (Advertised 09/23/2025)

3. Recreation Projects Fund Advisory Committee

- Position 1, Representing Citizens at Large: 3-year term ending December 31, 2028 (Advertised 09/23/2025)
- Position 2, Representing Chamber of Commerce: 3-year term ending December 31, 2028 (Advertised 09/23/2025)

4. Parks and Recreation Committee

- Positions 4, 5, & 6: 3-year term ending October 31, 2028 (Advertised 06/18/2025)

5. Airport Advisory Committee

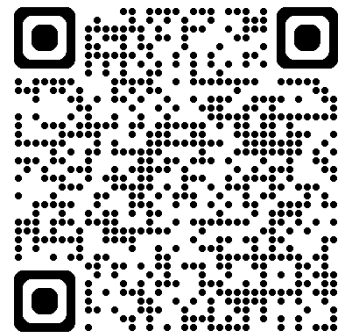
- Position 2: Remaining 3-year term ending October 31, 2026 (Advertised 11/08/2024)
- Position 5: 3-year term ending October 31, 2028 (Advertised 06/18/2025)

6. Eastern Oregon Trade & Event Center (EOTEC) Committee

- Position 7: 3-year term ending June 30, 2028 (Advertised 04/29/2029)

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 and confirmation 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.



CITY COUNCIL

Regular Meeting Minutes November 10, 2025

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

Citizen Input on Non-Agenda Items

None given.

Consent Agenda Items

Councilor Roberts asked to remove item I, from the Consent Agenda. Councilor Hayward moved, and Councilor McCarthy seconded to approve Consent Agenda items A-H, to include:

- A. Committee Vacancy Announcements
- B. Faith-Based Advisory Committee Reappointment Recommendation to Dan Mahon to Position #5, for a 3-year term expiring 12/31/2028
- C. Eastern Oregon Trade & Event Center Advisory Committee Appointment Recommendation to Cari Shafer to Position #7, At-Large, for a 3-year term expiring 06/30/2028
- D. Airport Advisory Committee Reappointment Recommendation to Jesse McCormach to Position #5, for a 3-year term expiring 10/31/2028 1
- E. Recreation Projects Fund Advisory Committee Reappointment Recommendation to Val Hoxie to Position #2, Representing the Chamber of Commerce for a 3-year term expiring 12/31/2028
- F. Parks and Recreation Advisory Committee Reappointment Recommendation to Carlisle Harrison to Position #4 for a 3-year term expiring 10/31/2028
- G. Budget Committee Reappointment Recommendation to Rod Hardin to Position #3 for a 3-year term expiring 12/31/2028
- H. Minutes of the October 27th Regular Meeting of the City Council

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

Items Removed from the Consent Agenda

- I. Cancel the December 22, 2025 City Council Meeting

Councilor Roberts stated he asked to remove this item so it can be publicly announced. After City Manager Smith spoke regarding the annual cancellation of this meeting, Councilor McCarthy moved, and Councilor Linton seconded to approve Consent Agenda item I. Motion carried unanimously with Councilors Hayward, Roberts, McCarthy, Duron, Linton, Kelso, and Barron voting in favor.

Resolution No. 2396- Initiates the Comprehensive Plan Map Amendment and Annexation Process for 19.5 Acres of Land Located at 1835 E. Airport Road- Planning Director Spencer reviewed information from the agenda packet regarding annexation of Farm City Pro Rodeo property in order to construct a new 100-space RV Park on the land.

Councilor Kelso moved, and Councilor Hayward seconded to adopt Resolution No. 2396 and lay upon the record. Motion carried unanimously with Councilors Hayward, Roberts, McCarthy, Duron, Linton, Kelso, and Barron voting in favor.



CITY COUNCIL

Regular Meeting Minutes November 10, 2025

Resolution No. 2397- Master Fee Schedule: Recycling Rate- Assistant City Manager Morgan reviewed information from the agenda packet and gave additional information (PowerPoint Presentation attached) regarding the "Recycling Modernization Act" a 2021 Oregon legislative approved Bill which required cities with a population of more than 4,000 to offer curbside recycling. Staff recommends that \$8.00 per month be added to utility bills to pay for this service through Sanitary Disposal.

Sanitary Disposal District Manager, Kevin Miracle, spoke regarding why the Oregon Legislature approved this bill and answered questions from the Council regarding recycling logistics both in Hermiston and on the west-side of the state where our area's recycling will be taken for processing; how recycling depots in Hermiston will be changing; trucks and bins that have been ordered to fulfill the State's mandate; and Sanitary Disposal's 8-12% profit for this service.

Public Comment

Krista VanVeen, 764 W Alder Ave- Asked if composting will be part of this program, what will be considered recyclables, who will be sorting the bin materials, and how many jobs this program will be creating.

Mr. Miracle stated composting will not be part of this program, a list of recyclables along with many other information will be released to all constituents (and gave her a paper list), bin materials will be driven to the sorting facility in Clackamas, and about 3.5 full-time employees will be hired.

The Council spoke regarding their discontent with yet another unfunded State mandate and how the State is requiring material producers to share costs associated with the passage of this Senate Bill; yet, unfairly, rate payers are still being required to pay an additional fee for this service- on top of having inflation go up as material producers will be passing on their additional costs to constituents as well.

Councilor McCarthy and Hayward spoke regarding their disappointment of not being presented this information prior as members of the Solid-Waste Advisory Committee, and the lack of knowledge staff has regarding Council questions.

Councilor Duron and Barron stated another unfunded mandate regardless of the great cause is unpleasant, however, this information is not a surprise as staff presented this information to Council in previous years, and Council could have previously asked staff to investigate these other options that is being asked tonight.

After further discussion, Councilor Hayward moved and Councilor Barron seconded to table this item to return to the Council within one month for staff to address the following Council questions: What penalties would be imposed on the City if the City were to not comply with the State Mandate, and what a reduced rate might be for low-income individuals and families. Motion carried 6-1, with Councilors Hayward, Roberts, McCarthy, Duron, Linton, and Barron in favor; and Councilor Kelso against.

Renaming the Basketball Courts at Newport Park

City Manager Smith reviewed information from the agenda packet regarding possibly renaming the basketball courts at Newport Park after Joe Thompson and recommended referring this item to the Parks and Recreation Committee for their review and recommendation per the City Facility Policy.



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Councilor Kelso moved and Councilor McCarthy seconded to refer the item to the Parks and Recreation Committee for discussion and recommendation. Motion carried unanimously with Councilors Hayward, Roberts, McCarthy, Duron, Linton, Kelso, and Barron voting in favor.

Options for Additional Court Funding for Public Defense Services

City Manager Smith reviewed information from the agenda packet regarding funding possibilities for public defense services for the Municipal Court to include possible expenditure cuts and possible revenue enhancements to provide the additional \$500,000 needed to the Municipal Court budget and spoke regarding our Pendleton neighbors who are also struggling with costs associated with their current defense attorney and are considering actions similar to Hermiston.

Councilor Barron suggested partnering with the City of Pendleton to pool resources for a combined Court, as well as offering incentives to attorneys hired by the City, as he is not in favor of cutting positions.

The Council agreed that this scenario was very difficult and felt like a no-win situation and asked Chief Edmiston for his opinion on the matter.

Chief Edmiston stated Officers will continue to do their jobs and the people committing crimes are usually seen in both the Municipal Court and Circuit Court as they are chronic offenders.

After further discussion, Councilor Roberts moved, and Councilor Duron seconded to send all misdemeanor cases to the Circuit Court while continuing to seek public defense services at or near current compensation amounts and to include the full state amount of \$500,000 into the 2026-27 budget for the Budget Committee's review and consideration. Motion carried unanimously with Councilors Hayward, Roberts, McCarthy, Duron, Linton, Kelso, and Barron voting in favor.

Options for Additional Funding for the Harkenrider Center

City Manager Smith reviewed information from the agenda packet regarding the City's current Facility Use Agreement with the Senior Board, as well as possible expenditure cuts to provide additional funding to the Senior Board.

Council members asked if the Senior Board is seeking grants, donations, fundraising and other resources and opportunities to help their financial burden.

City Manager Smith stated he was unsure of the efforts they are making.

The majority of the Council expressed concern over the amount being requested stating this would not be a long-term solution, the possibility of other non-profits in the community asking for the same financial donation the Council is considering giving to the Senior Board, and agreed giving additional resources to an already underperforming entity is ill advised and a more in-depth discussion could be held at the next Goal Setting Session.

Councilor Linton gave a breakdown of the meals the Senior Board provided for the month of September and stated the additional \$30,000 she is requesting would be used for meals and could be taken from the recent Amazon project.



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After further discussion, Councilor Hayward moved, and Councilor Roberts seconded to direct staff to work with the Senior Board to renegotiate the City's use agreement for the Harkenrider Center to better allocate resources. Motion carried 6-1, with Councilors Hayward, Roberts, McCarthy, Duron, Kelso, and Barron voting in favor, Councilor Linton voting against.

Committee Reports

Airport Advisory Committee- Councilor Roberts gave updates regarding: All committee members were in attendance with public attendees as well, Life Flight move from the Municipal Airport to Good Shepherd Hospital, Fuel Sales, and hangar construction updates.

EOTEC Advisory Committee- Councilor Barron stated the Committee did not have a quorum but will meet next month with the hopes of a quorum.

Faith-Based Advisory Committee- Councilor Hayward stated a quorum was not present; however, the Committee heard community updates regarding various items and did have two youth advisors present

Vacancy Review Board- Mayor Primmer stated the Committee reviewed applications and appointments and reappointments will continue to be presented to the Council.

Mayor's Report

Mayor Primmer spoke regarding:

- His recent meeting with Congressman Bentz where community leaders shared problems each community is facing specifically related to: Water, transportation, and mental health
- Treats on Main- and what a great event it was
- Ward Council Primary Election- encouraging constituents to run for office

Council Presidents Report

Councilor McCarthy spoke regarding:

- Veteran Day Breakfast put on by the Parks and Recreation Department
- Holiday Market put on by the Parks and Recreation Department
- Chamber of Commerce Ribbon Cutting events

Council Reports

Councilor Hayward spoke regarding the November 18th Grand Opening for Planet Fitness.

Councilor Kelso stated he attended the Dia de Los Muertos event, as a volunteer for HAC, and stated the event was a wonderful success and thanked all those who volunteered at the event, and especially to the event volunteer organizers as well. Councilor Kelso stated he attended the Hayden Homes Open House event- the homes are beautiful and reasonably priced for the area, and encouraged all to attend future events such as these, as housing is important and allows Hermiston to grow. Congratulated Marines on their 250th Birthday.

Councilor Roberts stated he had the honor of escorting the American Veteran's Traveling Tribute. This group travels the Country showcasing the traveling Vietnam Wall and Cost of Freedom Tribute- honoring, respecting, and remembering those who have paid the ultimate price and sacrifice for our freedoms. The display will be at the Cultural Center in Pendleton through November 12th and encouraged the public to go see it.



CITY COUNCIL

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Councilor Duron thanked City staff for the unveiling of the new My Hermiston App stating it is great and there are many unique and useful features and encouraged everyone to download it. Thanked HPD for investing in their team by allowing staff to attend a recent training course in Texas- stating this is what helps make our community safer.

Youth Advisory Report

None present.

Manager's Report

None given.

Adjourn

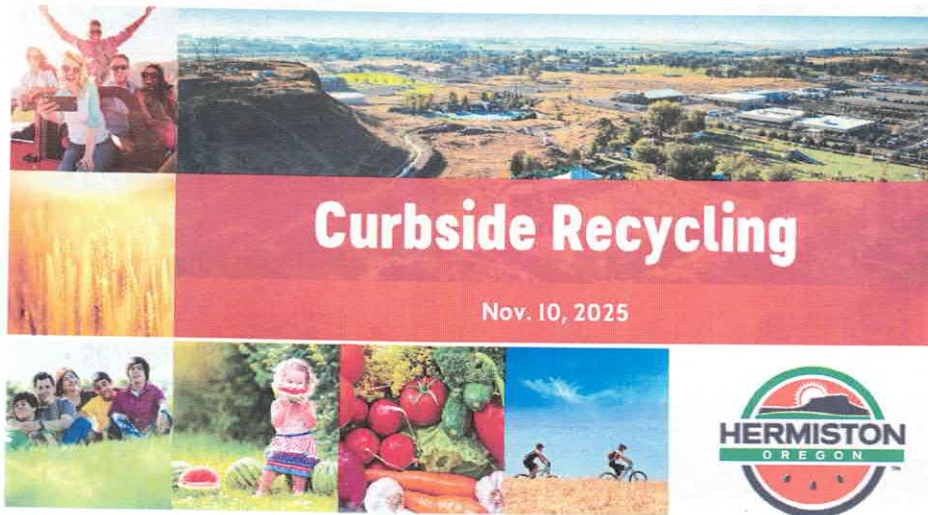
There was no other business and Mayor Primmer adjourned the regular City Council meeting at 9:07pm.

SIGNED:

Doug Primmer, Mayor

ATTEST:

Lilly Alarcon-Strong, CMC, City Recorder



Summary

- Establishes \$8/mo fee for Curbside Recycling



State Requirement

- 2021 Legislature approved EPR
- Never Tried Anywhere in U.S.
- Producers Pay for eventual recycling



New Curbside Recycling Mandate For

- All Cities over 4,000 Population (and their UGB's)
 - Hermiston
 - Pendleton
 - Umatilla
 - Boardman





Just Along for a Bumpy Ride

- Statewide Recyclable Materials List
- Supply Chains & Cashflow Questions
- Lawsuits against DEQ



Rubber Meets the Road

- Trucks & Carts Ordered
- Rate Needed for Financing



Proposed Rate

- \$8/Month
- 95 Gallon Cart
- Picked Up Every Other Week

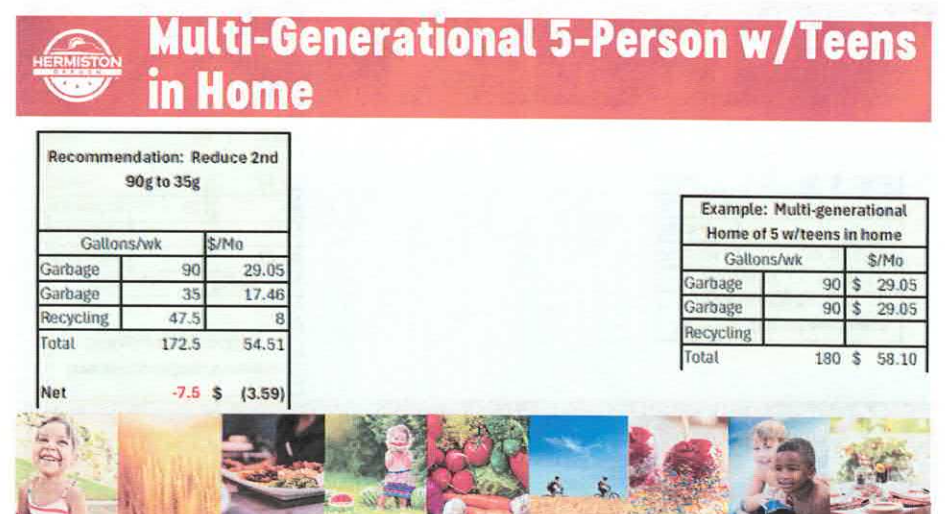


Understanding “Solid Waste”

Existing Waste
Generated for Removal

Waste Generated for
Removal in Future







Single-Person

Recommendation: Status-Quo

	Gallons/wk	\$/Mo
Garbage	35	17.46
Garbage		
Recycling	47.5	8
Total	82.5	25.46
Net	47.5	\$ 8.00

Example: Retired Widower

	Gallons/wk	\$/Mo
Garbage	35	\$ 17.46
Garbage		
Recycling		
Total	35	\$ 17.46



Empty Nesters

Recommendation: Downsize
garbage service to 35gal.

	Gallons/wk	\$/Mo
Garbage	35	17.46
Garbage		
Recycling	47.5	8
Total	82.5	25.46
Net	-7.5	\$ (3.59)

Example: Empty-Nesters who
work outside the home

	Gallons/wk	\$/Mo
Garbage	90	\$ 29.05
Garbage		
Recycling		
Total	90	\$ 29.05



Next Steps

- Rates Effective Immediately
- No Customers Charged until Service Begins
- Trucks/Carts Expected in 2026
- Significant Public Outreach Prior



Questions?





Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of November 24, 2025

Title/Subject

Replat- Umatilla County Housing Authority 4N2811CD Tax Lot 100 - 588 E Newport Ave

Summary and Background

The Umatilla County Housing Authority has submitted a replat application to remove existing lot lines and vacate an easement on property located at 588 E Newport Ave. The property is approximately .93 acres and is undeveloped. The property is described as 4N2811CD Tax Lot 1100 and is zoned Medium-High Density Residential (R-3). The proposal will remove existing lot lines, creating one parcel, and vacate a 15' easement near the southern portion of the property. The property is owned by the Umatilla County Housing Authority.

The existing property contains 5 existing lots (Lots 1, 2, 3, 4, and a portion of 10) from Block 14 of the Newport Addition to Hermiston. The Umatilla County Housing Authority received site plan approval from the City in July of 2025 to develop a 17-unit apartment complex intended to serve military veterans. The replat is necessary to remove the existing lot lines and allow the proposed buildings to be constructed without crossing property lines. The 15' utility easement is proposed for termination with this replat. The original Newport Addition plat dedicated an alley, which was later vacated by the City in 1976. However, the City retained a permanent 15' utility easement. No utilities are located in the portion of easement proposed to be vacated. The new lot will be approximately 40,510 square feet. The minimum lot size for a multi-family lot in the R-3 zone is 7,500 square feet or 2,000 square feet per dwelling unit, whichever is greater. The lot is large enough to accommodate 20 dwelling units, but the development plan only proposes 17.

Public notice was provided for the proposed replat. Notice of the proposed land use action was mailed by direct mail to property owners within 100 feet on October 29, 2025. A sign informing the public of the proposal was placed on the property on October 29, 2025. No comments were received as a result of the notice.

The criteria that are applicable to the decision to accept the proposed replat are contained in 154.15 through 154.66, 157.027, and 157.101 of the Hermiston Code of Ordinances. The final plat requirements and findings are attached to this report as Exhibit A. The recommended conditions of approval are attached as Exhibit B. The map showing the property boundary, adjacent streets, and parcels, is attached as Exhibit C. An aerial photo is attached as Exhibit D.

The Site Plan Notice of Decision containing the conditions of approval is attached as Exhibit E.
The final plat as prepared by the surveyor is attached as Exhibit F

Tie-In to Council Goals

Approval of plats is a matter of administration of City ordinances. Approval of the plat allows the proposed multi-family development for veterans to move forward.

Fiscal Information

There will be no financial change as a result of the replat. The parcel is currently exempt from property taxes.

Alternatives and Recommendation

Alternatives

The city council may choose to approve or deny the final plat.

Recommended Action/Motion

Staff recommends the city council approve the final plat subject to the conditions of approval.

Submitted By:

C.F. Spencer, Planning Director

Exhibit A
Findings of Fact
Liberty Village Replat
Nov 24, 2025

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The property is serviced by E Newport Ave and SE 6th Street. All street rights of way are already platted and no changes are proposed. SE 6th St is fully improved with paving, curb, gutter, and sidewalk. E Newport Ave is partially improved with paving, curb, and gutter.

§154.16 Street and Alley Width.

E Newport Ave is 60' in width and SE 6th St is 50' wide. All existing rights of way are in compliance with the city standards for local residential streets.

§154.17 Easements.

There is an existing 15-foot utility easement running east/west that is being vacated with this replat. Staff recommends requiring 6' public utility easements along the property frontage of E Newport Ave and SE 6th St. ORS 92.044 only permits cities to require easements abutting a street.

§154.18 Blocks.

Block length is not applicable to this replat. All existing streets are platted per the recorded plat for Newport Addition to Hermiston.

§154.19 Lots.

The lot is approximately 40,510 square feet. The minimum lot size for a corner lot in an R-3 zone is 6,000 square feet. Multi-family development requires a minimum lot size of 7,500 square feet or 2,000 square feet per dwelling unit, whichever is greater. The lot size of 40,510 square feet permits up to 20 multi-family units and 17 are proposed. The minimum lot size is met for the R-3 zone.

§154.20 Character of Development.

The site is currently vacant. Uses permitted in the R-3 zone are listed in 157.027 of the Hermiston Code of Ordinances. The property has received site plan approval to construct a 17-unit multi-family development to serve military veterans. The surrounding neighborhood is a mix of single family detached housing, attached single-family housing, mobile home park, and a city park.

§154.21 Parks, School Sites and the Like.

The comprehensive plan and parks master plan do not indicate a need for any additional parks or schools in the vicinity of the proposed partition. Newport park is located directly across the street from the property.

Minimum Improvements Required

§154.60 Permanent Markers

Permanent markers shall be set as shown on the final plat in accordance with ORS 92.050 through 92.080.

§154.61 General Improvements

All streets are paved with some improvements. The civil improvements for this development are currently in review. All general improvements shall be completed prior to a certificate of occupancy issuance for any dwelling.

§154.62 Water Lines

Water is available in E Newport Ave and SE 6th St. Water system extensions and fire hydrant locations must be approved by the city engineer.

§154.63 Sanitary Sewer System.

Sewer is available in E Newport Ave and SE 6th St. The sewer layout must be approved by the city sewer superintendent and the city engineer.

Final Plat

Per 154.46 of the Hermiston Code of Ordinances, the final plat shall show:

(A) The boundary lines of the area being subdivided, with accurate distances and bearings. **Shown as required**

(B) The lines of all proposed streets and alleys with their width and names. **Shown as required**

(C) The accurate outline of any portions of the property intended to be dedicated or granted for public use. **Shown as required**

(D) The line of departure of one street from another. **Shown as required**

(E) The lines of all adjoining property and the lines of adjoining streets and alleys with their widths and names. **Shown as required**

(F) All lot lines together with an identification system for all lots and blocks. **Shown as required**

(G) The location of all building lines and easements provided for public use, services or utilities. **These will be reviewed as part of the civil improvement review process.**

(H) All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, alleys, easements, and other areas for public or private use. Linear dimensions are to be given to the nearest 1/10 of a foot. **Shown as required**

(I) All necessary curve data. **Shown as required**

(J) The location of all survey monuments and benchmarks together with their descriptions. **Shown as required**

(K) The name of the subdivision, the scale of the plat, points of the compass, and the name of the owners or subdivider. **Shown as required**

(L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown. **Shown as required.**

(M) Private restrictions and trusteeships and their periods of existence. Should these restrictions or trusteeships be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat. **No restrictions are proposed and none are referenced on the plat**

(N) Acknowledgment of the owner or owners to the plat and restrictions, including dedication to public use of all streets, alleys, parks or other open spaces shown thereon, and the granting of easements required. **Shown as required.**

(O) Certificates of approval for endorsement by the city council and certificate indicating its submission to the planning commission, together with approval for endorsement by other local, county and/or state authority as required by Oregon statutes. **Shown as required.**

Chapter 157: Zoning

§157.027 Medium-High Density Residential (R-3)

The property is 40,510 square feet. The property is currently vacant. The lot size is adequate to accommodate a variety of allowed uses, including the proposed multi-family development. Uses permitted in the R-3 zone are listed in 157.027 of the Hermiston Code of Ordinances.

§157.101 Development Hazard Overlay

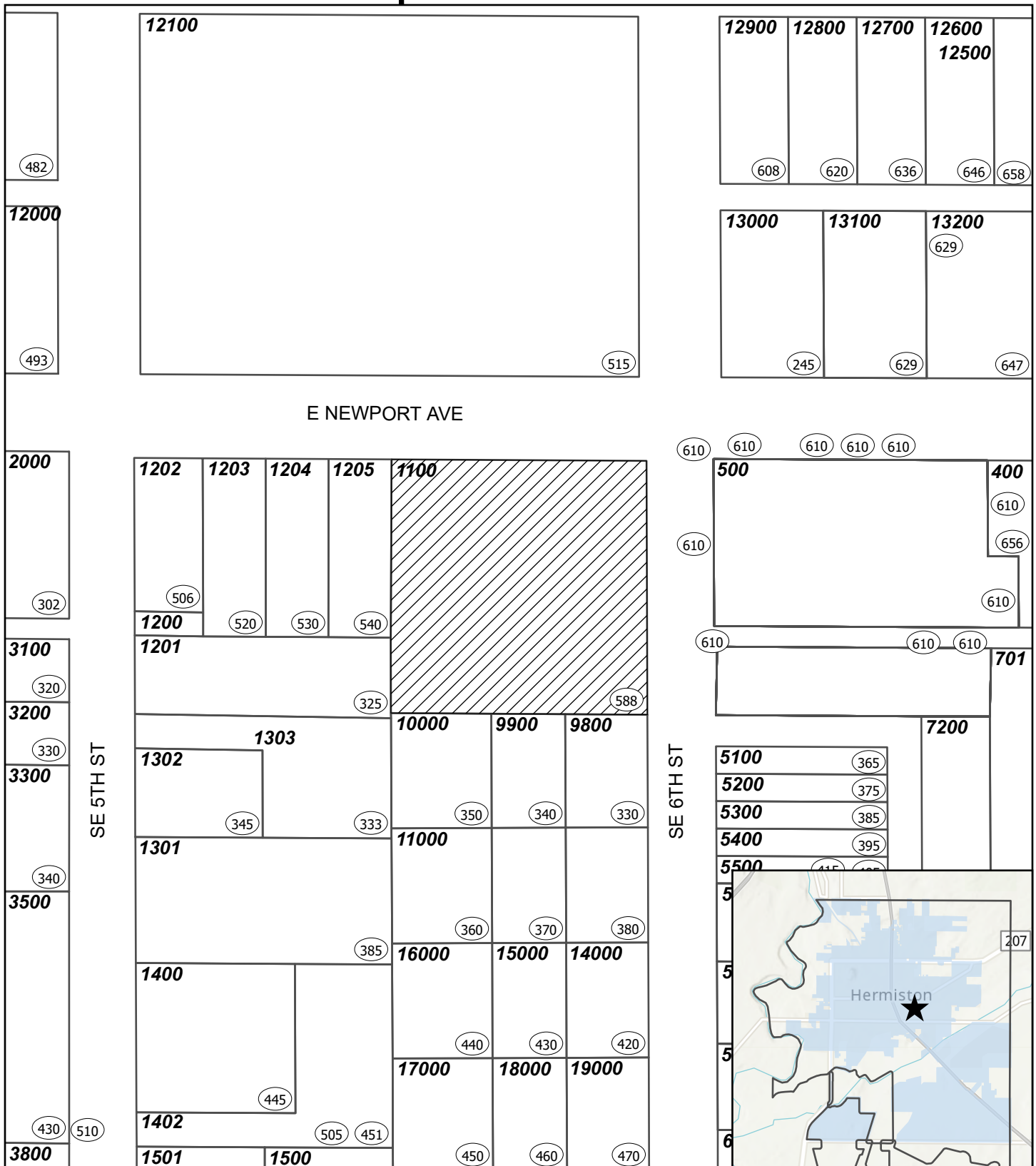
Comprehensive Plan Figure 12 identifies portions of this subdivision as subject to groundwater pollution hazards due to excessively well-drained soils. In accord with 157.101 of the Hermiston Code of Ordinances, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels. Any additional requirements or prohibitions necessary to mitigate groundwater pollution problems must be developed in conjunction with the Departments of Environmental Quality and Water Resources. At the discretion of the planning commission, the applicant may obtain an exemption to the above requirements if a registered engineer presents documentation which demonstrates that the proposed development will not contribute to potential groundwater pollution.

Exhibit B
Conditions of Approval
Liberty Village Replat
November 24, 2025

The following conditions of approval are proposed:

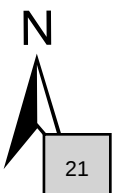
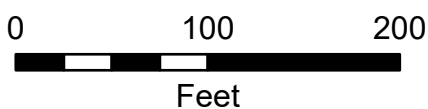
1. Applicant shall work with and receive certification from the Hermiston Irrigation District prior to final plat approval. The applicant should be aware that the City of Hermiston will not sign the final plat until the Hermiston Irrigation District has signed the final plat.
2. Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to excessively well drained soils. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.
3. Easements of six feet in width shall be provided on all lot lines abutting a public street.
4. All conditions of the July 30, 2025 site plan approval remain in effect.

Notice of Proposed Land Use Action



Legend

-  Area of Proposed Land Use Action
 Property Line
 City Limits
 Urban Growth Boundary

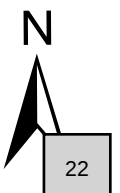
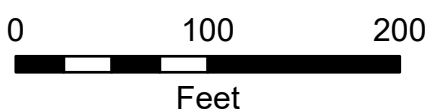


Notice of Proposed Land Use Action



Legend

-  Area of Proposed Land Use Action
 Property Line
 City Limits
 Urban Growth Boundary



July 30, 2025

Roger Condie
Umatilla County Housing Authority
155 SW 10th St
Hermiston, OR 97838



Re: **Notice of Decision** - Site Plan Approval – Liberty Village Housing

The City of Hermiston has reviewed and conditionally approved the application for construction of a new multi-family housing development for veterans on property described as 4N 28 11CD Tax Lot 1100.

Assignment of Addresses

The new building will be assigned the address of 588 E Newport Ave. Each housing unit within the building shall be assigned a letter. As an example, the office shall be assigned 588A E Newport Ave, the next adjacent unit shall be 588B E Newport Ave, and so forth.

Conditions of Approval

1. Applicant shall comply with all provisions of §92.12 of the Hermiston Code of Ordinances (relating to the control of blowing dust) during all phases of development.
2. All storm water shall be retained on-site. The city engineer will review the proposed drainage plan and storm report as part of the civil drawing review process.
3. Civil drawings shall be submitted to the city engineer for review and approval prior to issuance of a building permit. Civil drawings shall be prepared in accordance with the design guidelines for plan preparation contained in the city's standard plans and specifications located at:
<https://www.hermiston.or.us/commdev/page/hermiston-design-standards-specifications-and-plans>
4. Where signage is proposed, said signage shall be installed consistent with the requirements of 155.37 of the Hermiston Code of Ordinances.
5. The property lies within an area subject to potential groundwater pollution hazards due to a high water table. Therefore, the outdoor storage of hazardous chemicals and the underground storage of gasoline and diesel fuels are prohibited per §157.101(B) of the Hermiston Code of Ordinances. Per §157.101(D) of the Hermiston Code of Ordinances, a developer may receive an exemption from this requirement upon submission of evidence from a

City of Hermiston
PLANNING DEPARTMENT

- registered engineer that the storage will not contribute to groundwater pollution.
6. Sidewalk shall be installed along the property frontage of E Newport Ave and the additional frontage along SE 6th Street to connect to the existing improvements. Existing sidewalk panels along the property frontage of SE 6th Street not meeting ADA compliance shall be replaced. An ADA compliant ramp shall be installed at the southwest intersection of SE 6th St and E Newport Ave. Improvements shall be completed prior to occupancy.
 7. All areas for the standing and maneuvering of vehicles shall be improved with concrete or asphalt in accordance with §157.179(A) of the Hermiston Code of Ordinances. Parking improvements shall be completed prior to occupancy. The site plan indicates 27 spaces are proposed and 26 are required. The proposed parking is approved.
 8. Where site lighting and parking lot lighting is proposed, said lighting shall be designed and installed to avoid any glare projected onto adjacent residential uses per 157.179(D) of the Hermiston Code of Ordinances.
 9. Bicycle parking is shown on the site plan and shall be installed as shown in accordance with 157.150(L)(4) of the Hermiston Code of Ordinances.
 10. The site plan indicates the building will be constructed over an existing 15' easement and over two existing lot lines. A replat of the property to combine the four lots of record, eliminating the lot lines, and vacating the existing 15' easement is required prior to construction.

You may now submit your plans to the city engineer for civil review and to the building department to obtain the necessary permits to begin construction of your facility. Additionally, you have the right to file an appeal of the city's decision. An appeal must be filed within 12 days of the date this letter is mailed. If no appeal is filed by 5 pm on August 11, 2025, the city's decision is considered final.

If you have any questions, please feel free to contact me at (541)667-5025.

Sincerely,



Clinton Spencer
Planning Director

C: Joshua Lott, Anderson Perry
Byron Smith
Mark Morgan
Development Staff
Building Department

W:\18652 LIBERTY VILLAGE ALTA\602 DWG\18652_REPLAT.DWG

LIBERTY VILLAGE
A REPLAT OF LOTS 1,2,3,4 AND THE NORTH 50 FEET OF LOT 10, BLOCK 14, NEWPORT ADDITION TO THE CITY OF HERMISTON, UMATILLA COUNTY, OREGON
SE 1/4, SW 1/4, SECTION 11,
TOWNSHIP 4 NORTH, RANGE 28 EAST, W.M.,

NARRATIVE
THIS SURVEY WAS PERFORMED AT THE REQUEST OF THE HOUSING AUTHORITY OF THE COUNTY OF UMATILLA, OREGON, FOR THE PURPOSE OF REPLATTING LOTS 1, 2, 3, 4 AND A PORTION OF LOT 10, BOCK 14, NEWTON ADDITION TO THE CITY OF HERMISTON, OREGON.

OWNERS DECLARATION:
KNOW ALL MEN BY THESE PRESENTS, THAT THE OWNERS OF THE LANDS SHOWN ON THIS PLAT DO HEREBY ACKNOWLEDGE THAT THEY HAVE CAUSED THIS PLAT TO BE CREATED. THEY AUTHORIZE THAT THIS PLAT BE PREPARED IN ACCORDANCE WITH PROVISIONS OF ORS CHAPTER 92, AND THEY RECOGNIZE THIS PLAT AS THE OFFICIAL MAP AND PLAT OF THE PARTITION AS DESIGNATED BY THE COUNTY OFFICIAL, AND FILED IN THE COUNTY OF UMATILLA, STATE OF OREGON.

SIGNED _____
FOR: THE HOUSING AUTHORITY OF THE COUNTY OF UMATILLA, OREGON.

ACKNOWLEDGEMENT:
STATE OF OREGON)
COUNTY OF UMATILLA) SS
I DO HEREBY CERTIFY THAT ON THIS ____ DAY OF _____, 2025, THE ABOVE INDIVIDUALS APPEARED PERSONALLY BEFORE ME AND ARE KNOWN TO ME TO BE THE IDENTICAL INDIVIDUALS WHO EXECUTED THIS PLAT AND ACKNOWLEDGED THAT THEY DID SO FREELY AND VOLUNTARILY OF THEIR OWN WILL.

BEFORE ME: _____ NOTARY PUBLIC FOR OREGON
MY PRINTED NAME IS: _____
MY COMMISSION NO. IS: _____
MY COMMISSION EXPIRES: _____

APPROVALS

I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS ____ DAY OF _____, 2025.

UMATILLA COUNTY SURVEYOR
I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS ____ DAY OF _____, 2025.

CITY OF HERMISTON
PLANNING COMMISSION CHAIR
I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS ____ DAY OF _____, 2025.

CITY OF HERMISTON
CITY COUNCIL, MAYOR
I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS ____ DAY OF _____, 2025.

HERMISTON IRRIGATION DISTRICT
I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS ____ DAY OF _____, 2025.

UMATILLA COUNTY TAX ASSESSOR
I CERTIFY THAT I HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS ____ DAY OF _____, 2025.

UMATILLA COUNTY TAX COLLECTOR
WE CERTIFY THAT WE HAVE EXAMINED AND APPROVED THIS REPLAT ON THIS ____ DAY OF _____, 2025.

UMATILLA COUNTY COMMISSIONER

UMATILLA COUNTY COMMISSIONER

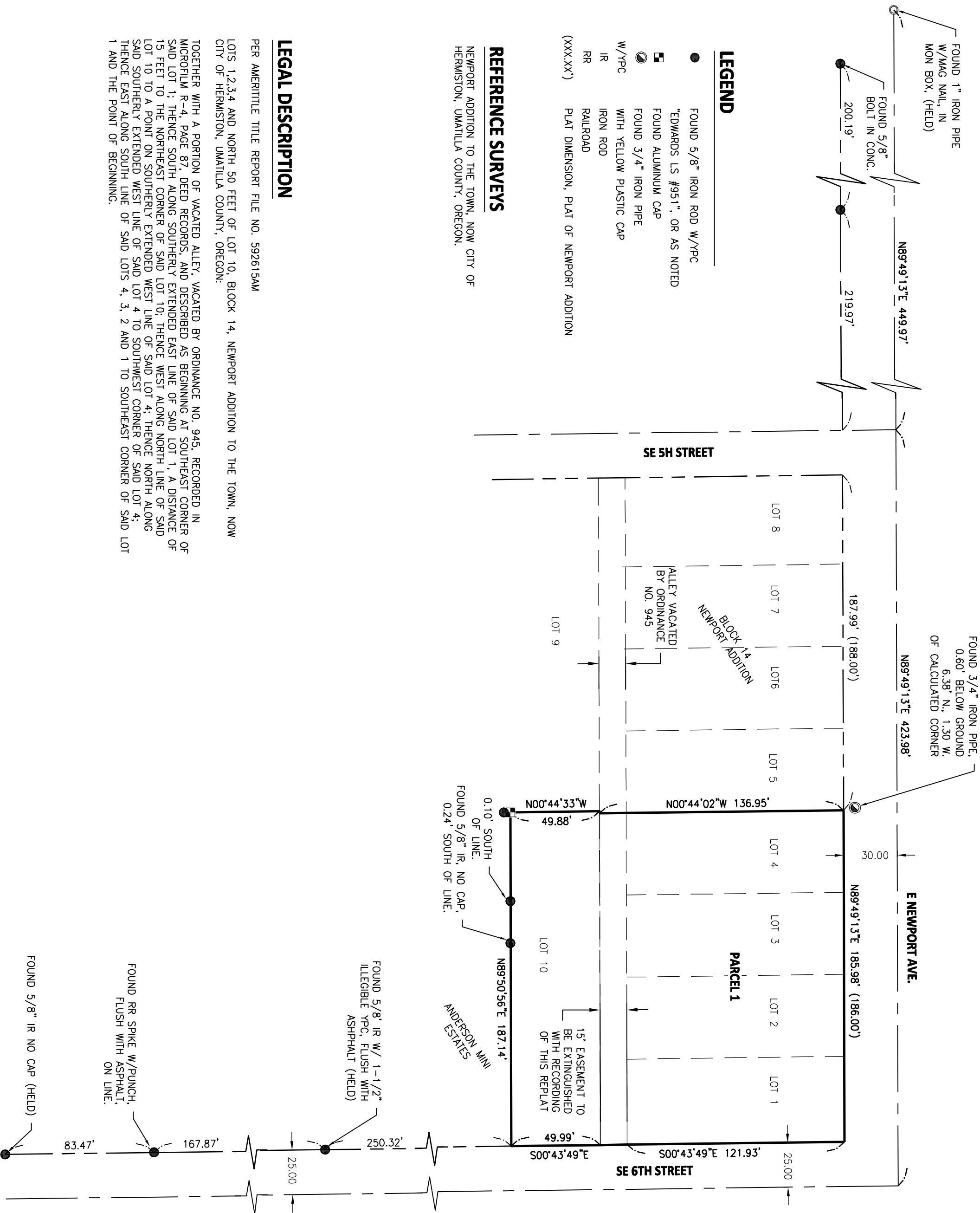
UMATILLA COUNTY COMMISSIONER

UMATILLA COUNTY COMMISSIONER

UMATILLA OFFICE OF COUNTY RECORDS
RECORDING INFORMATION
SEAL

- LEGEND**
- FOUND 5/8" IRON ROD W/YPC
 - ▣ EDWARDS LS #951", OR AS NOTED
 - FOUND ALUMINIUM CAP
 - FOUND 3/4" IRON PIPE WITH YELLOW PLASTIC CAP
 - W/YPC
 - IR IRON ROD
 - RR RAILROAD
 - (XXX,XX) PLAT DIMENSION, PLAT OF NEWPORT ADDITION

REFERENCE SURVEYS
NEWPORT ADDITION TO THE TOWN, NOW CITY OF HERMISTON, UMATILLA COUNTY, OREGON.



LEGAL DESCRIPTION

PER AMERITITLE TITLE REPORT FILE NO. 592615AM
LOTS 1,2,3,4 AND NORTH 50 FEET OF LOT 10, BLOCK 14, NEWPORT ADDITION TO THE TOWN, NOW CITY OF HERMISTON, UMATILLA COUNTY, OREGON:
TOGETHER WITH A PORTION OF VACATED ALLEY, VACATED BY ORDINANCE NO. 945, RECORDED IN MICROFILM R-4, PAGE 87, DEED RECORDS, AND DESCRIBED AS BEGINNING AT SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG SOUTHERLY EXTENDED EAST LINE OF SAID LOT 1, A DISTANCE OF 15 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE WEST ALONG NORTH LINE OF SAID LOT 10 TO A POINT ON SOUTHERLY EXTENDED WEST LINE OF SAID LOT 4; THENCE NORTH ALONG SAID SOUTHERLY EXTENDED WEST LINE OF SAID LOT 4 TO SOUTHWEST CORNER OF SAID LOT 4; THENCE EAST ALONG SOUTH LINE OF SAID LOTS 4, 3, 2 AND 1 TO SOUTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS IS A TRUE AND EXACT COPY OF THE ORIGINAL REPLAT AS FILED FOR THE HOUSING AUTHORITY OF THE COUNTY OF UMATILLA, OREGON, IN UMATILLA COUNTY, OREGON.

PATRICK JAMES SCOTT, PLS #2823

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
PATRICK JAMES SCOTT
JUNE 30, 1997
RENEWED: JUNE 30, 2025

Mackay Spósito
ENERGY PUBLIC WORKS LAND DEVELOPMENT
www.mackaysposito.com

18405 SE MILL PLAIN BLVD., SUITE 100
VANCOUVER, WA 98683
PHONE: (360) 695-3411

CALC BY: _____ KDB
CHECKED BY: _____ XXX
DRAWN BY: _____ KDB
FILE: 18652_REPLAT.DWG
JOB NO.: 18652
SHEET 1 OF 1

HERMISTON IRRIGATION DISTRICT



366 East Hurlburt Ave
Hermiston, OR 97838-2445
Phone: 541-567-3024
Mobile: 541-571-7698
E-mail: Manager@HermistonID.org

November 12, 2025

City of Hermiston
Director Clint Spencer
180 NE 2nd St
Hermiston, OR 97838

RE: Umatilla County Housing Authority – 4N2811CD 1100

Director Spencer,

HID has reviewed the proposed replat for the property listed above. The property is within the District boundary, however, there are no water rights, HID facilities or federal easements.

HID has no objection to the replat. Thank you for the opportunity to review and comment on this project.

Respectfully,

Karra

Karra Van Fossen
Water Right Specialist
Land Use Planning



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of November 20, 2025

Title/Subject

Gettman Road OSU Temporary Access License

Summary and Background

This action approves a temporary license to Oregon State University to cross the City's Gettman Road right of way with irrigation infrastructure.

The City of Hermiston purchased right of way for a future extension of Gettman Road in October, 2023. This section included some existing irrigation piping infrastructure which crosses perpendicular to the future roadway to serve the OSU Agricultural Research and Extension Center. That piping was not previously protected by an easement.

The City certainly has no interest in terminating OSU's ability to keep the piping in place, and has maintained a good working relationship in establishing a permanent legal protection for it. Likely owing to shared goodwill on this issue, it has clearly taken a relatively low priority with their campus-based legal team, which is why this seems to be dragging out.

This temporary license forms the basis of what will likely be a permanent crossing license, but for the purposes of getting something in place now, it is recommended to simply approve this temporary license, with a permanent license forthcoming in 2026.

Tie-In to Council Goals

TRANSPORTATION: IMPROVE MOBILITY AND TRANSPORTATION

Fiscal Information

This action has no fiscal impact. Although it is possible to charge OSU for a crossing license, it is recommended to grant the temporary license at no cost.

Alternatives and Recommendation

Alternatives

1. Approve Temporary Access License

2. Reject Temporary Access License
3. Request Revisions

Recommended Action/Motion

Motion to approve Temporary Access License

Submitted By:

Mark Morgan, Assistant City Manager

TEMPORARY ACCESS LICENSE AGREEMENT

THIS TEMPORARY ACCESS LICENSE AGREEMENT (this “**Agreement**”) is entered into as of the date of the last signature below (the “**Effective Date**”), by and between the CITY OF HERMISTON, an Oregon municipal corporation (“**Licensor**”), and Oregon State University (“**Licensee**”). Licensor and Licensee and sometimes referred to herein collectively as the “**Parties**” and individually as a “**Party**”.

RECITALS

A. Licensor owns that certain real property located in Umatilla County, Oregon (the “**Licensor Property**”), as more particularly described on attached Exhibit A.

B. Licensee owns and operates a pumphouse, pump, irrigation pipeline, and other related irrigation equipment (collectively, the “**Irrigation Infrastructure**”) located on and under the Licensor Property.

C. Licensee desires to obtain from Licensor a temporary license (the “**License**”) on, over, under, and across a portion of the Licensor Property, as more particularly depicted in Exhibit B (the “**License Area**”), to allow Licensee to access, operate, maintain, and repair the Irrigation Infrastructure, which is expressly limited to improvements in place as of the date of final signing of this Agreement and further depicted in Exhibit B (the “**Permitted Use**”).

D. The Parties acknowledge that Licensor took ownership of the Licensor Property prior to Licensee recording any legal interest regarding the placement of its Irrigation Infrastructure encumbering Licensor Property. In recognition of the uncertainty resulting from the lack of such a recorded interest benefitting Licensee, the Parties wish to enter into this Agreement as a temporary solution. Accordingly, Licensor is willing to grant the License to Licensee, subject to the terms and conditions set forth herein.

TERMS AND CONDITIONS

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and based upon the mutual promises and subject to the conditions set forth below, the Parties agree as follows:

1. **Temporary License.**

1.1. Issuance of License. Licensor hereby grants to Licensee a non-exclusive, temporary license on, over, and across the License Area.

1.2. Term. Unless otherwise specifically agreed to by Licensor and Licensee, the License granted by this Agreement shall commence on the Effective Date and continue thereafter until November 1, 2026 (the “**Term**”). In the event Licensee remains in possession of the License Area after the termination of this License without any written renewal thereof, such holding over shall not be deemed as a renewal or extension of this License but shall create only a license from month-to-month, on the same terms and conditions provided herein, which may be terminated at any time by Licensor or Licensee with thirty (30) days’ prior written notice.

1.3. **Consideration.** This License is granted in consideration of the mutual promises and covenants herein. There shall be no rental or use fee associated with this License. In addition, the Parties expressly acknowledge a good faith commitment to work toward memorializing a certain Memorandum of Understanding regarding the Parties' future collaboration with infrastructure development within the City of Hermiston, as part of the consideration for this License .

2. **Termination.** During the Term, the License is nonrevocable except as provided herein. If Licensee breaches this Agreement, the License may be revoked and terminated by the Licensor if the breach is not cured by Licensee within fourteen (14) day after receipt of written notice from Licensor. Notwithstanding the preceding sentence, if the breach is of such a nature that it cannot be cured within the 14-day period, the License may not be revoked and terminated if Licensee takes reasonable steps to cure the breach within the 14-day period and thereafter proceeds with reasonable diligence and in good faith to cure the breach as soon as possible.

3. **Access.** Licensee and its agents, employees, consultants, contractors, and subcontractors (collectively, "**Licensee's Agents**") shall have the right to enter upon the License Area for the Permitted Use. Licensee accepts the License Area, Licensor Property, and all aspects thereof in "AS IS", "WHERE IS" condition, without representation or warranty from Licensor, and Licensee hereby waives and releases Licensor from any claims relating to the condition of the License Area and Licensor Property.

4. **Reservation by Licensor.** Licensor hereby reserves the right to use the License Area for any use not inconsistent with Licensee's Permitted Use, except that Licensee shall have the exclusive right to use the Irrigation Infrastructure.

5. **Compliance with Laws.** During the Term, Licensee shall comply with all applicable federal, state and local laws, rules and regulations, which in any way relate to this License.

6. **Indemnification and Hold Harmless.** Subject to the limitations and conditions of the Oregon Tort Claims Act, ORS 30.260 – 30.300 and the Oregon Constitution Article XI, Section 7, Licensee shall indemnify, hold Licensor harmless, and defend Licensor from any claim, liability, damage or loss arising out of or relating to Licensee's use, Licensee's Agents' or Licensee's invitees use of the License Area. Licensor shall indemnify, hold Licensee harmless, and defend Licensee, including Licensee's Agents, officers, and trustees, for any claim, liability, damage or loss caused to Licensee or others as a result of the willful misconduct or negligent acts of Licensor or its agents, employees, consultants, contractors, and subcontractors. The Parties expressly acknowledge that utility work and related locates will likely occur during the term of this Agreement by third-party utilities within the License Area. Licensor shall not be responsible for any such locates as it relates to Licensee's Irrigation Infrastructure and/or damage resulting from any such locates or failure to locate, and the indemnity and hold harmless obligation in this section does not apply to Licensor in this respect. Licensee shall have the right to install stakes, flags, or other visible markers within the License Area to give third parties notice of the location of the Irrigation Infrastructure.

7. **Non-assignable.** This Agreement is personal to Licensee and does not run with the land. It is not assignable, and any attempt to assign the Agreement will cause the Agreement to automatically terminate.

8. **No Liens.** Licensee shall not permit any liens or other encumbrances to be placed or remain on the License Area by virtue of any use permitted under this Agreement.

9. **Authorization.** Each individual executing this Agreement represents and warrants that they have been duly authorized by appropriate action of the governing body of the Party for which they sign to execute and deliver this Agreement in the capacity of and for the entity set forth where they sign and that as a result of their signature, this Agreement shall be binding upon the Party for which they sign.

10. **Miscellaneous.** This Agreement constitutes the entire agreement between the Parties hereto pertaining to the subject matter hereof and all prior and contemporaneous agreements, representations, and understandings of the Parties hereto, oral or written, are hereby superseded and merged herein. No supplement, modification, or amendment of this Agreement shall be binding unless in writing and executed by the Parties hereto. This Agreement shall be construed in accordance with and governed by the laws of the State of Oregon. The Recitals set forth above are incorporated into this Agreement by reference.

[Signatures Follow]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as of the dates written below.

LICENSOR:

CITY OF HERMISTON,
an Oregon municipal corporation

By: _____

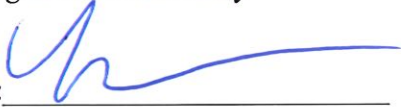
Name: _____

Its: _____

Date: _____

LICENSEE:

Oregon State University

By:  _____

Nicole Neuschwander

Director, Leasing and Strategic Real Property
Management

Date: 11/12/25

EXHIBIT A

(Legal Description of Licensor Property)

TRACT 1:

A Tract of land located in the Southwest one-quarter of Section 14, Township 4 North, Range 28 East, Willamette Meridian, Umatilla County, Oregon and being a portion of the property south of the "A" Line Canal on County Survey No. O-8-C, Umatilla County Survey Records, said Tract is more particularly described as follows:

BEGINNING at point on the westerly property line and the southerly canal easement, which bears N41°31'29"E, 1,974.28 feet from the Southwest Section Corner of said Section 14;

thence along said southerly canal easement line the following eight (8) courses;

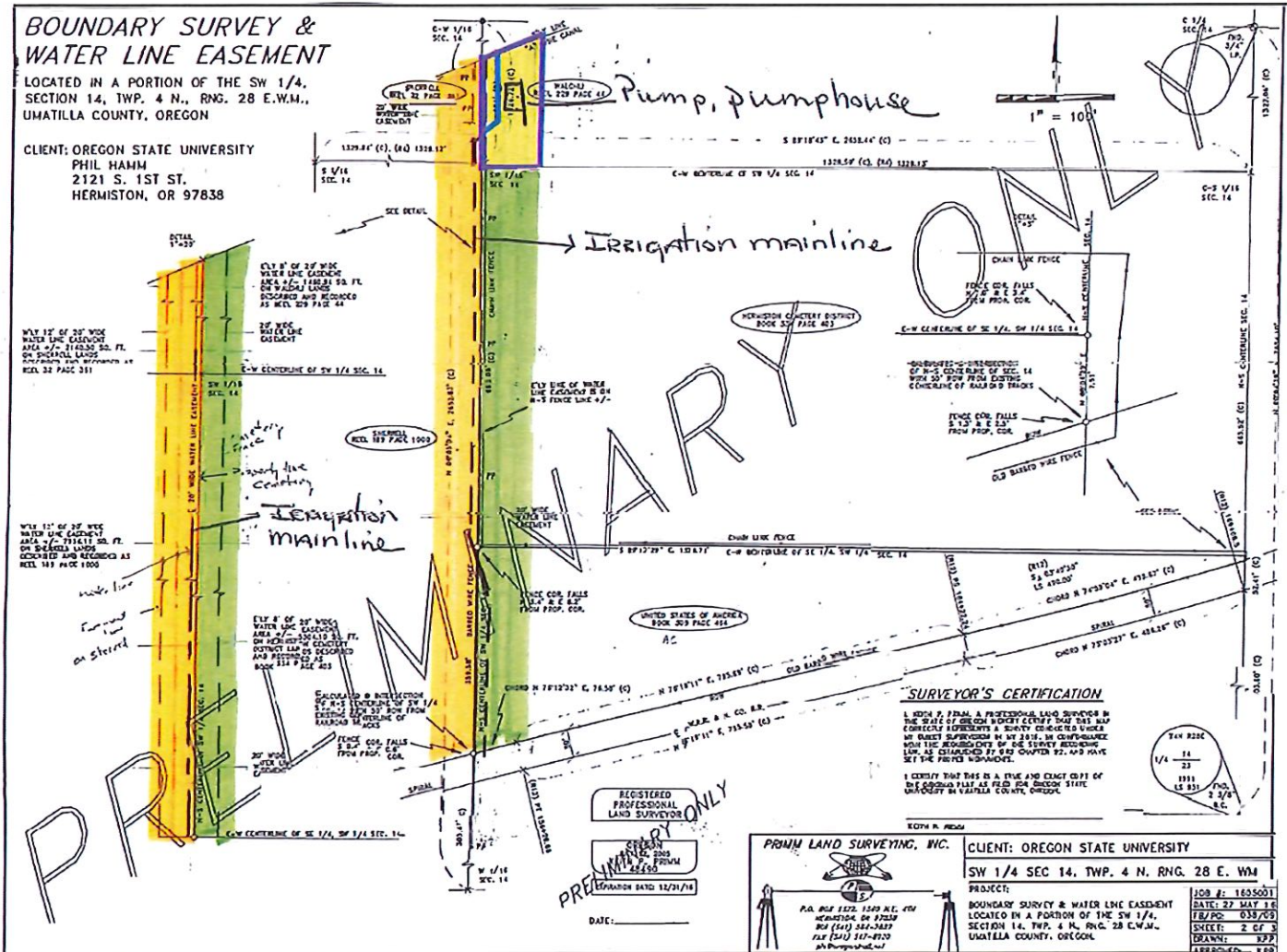
1. N67°28'13"E, 168.46 feet;
 2. 157.96 feet along a curve to the right, having a radius of 609.51 feet and a central angle of 14°50'56" (chord bears N75°18'18"E, 157.52 feet);
 3. 133.97 feet along a curve to the left, having a radius of 434.05 feet and a central angle of 17°14'04" (chord bears N73°53'14"E, 133.44 feet);
 4. N64°38'05"E, 237.32 feet;
 5. 190.71 feet along a curve to the right, having a radius of 1507.29 feet and a central angle of 7°14'58" (chord bears N68°15'33"E, 190.58 feet);
 6. N71°53'02"E, 204.63 feet;
 7. 182.64 feet along a curve to the left, having a radius of 1337.77 feet and a central angle of 7°49'20" (chord bears N67°58'22"E, 182.50 feet);
 8. N65°49'47"E, 143.05 feet to the North-South centerline being the East property line; thence S0°46'55"E, along said East line, 71.91 feet being Point A; thence S65°49'47"W, 167.82 feet;
- thence 136.27 feet along a curve to the right, having a radius of 1289.59 feet and a central angle of 6°03'16" (chord bears S68°51'24"W, 136.21 feet);
- thence S71°53'02"W, 204.63 feet;
- thence 190.71 feet along a curve to the left, having a radius of 1441.29 feet and a central angle of 7°14'58" (chord bears S68°15'33"W, 182.24 feet);
- thence S64°38'05"W, 237.32 feet;
- thence 133.97 feet along a curve to the right, having a radius of 480.05 feet and a central angle of 18°30'19" (chord bears S73°53'14"W, 154.66 feet);
- thence 139.96 feet along a curve to the left, having a radius of 511.76 feet and a central angle of 15°40'11" (chord bears S75°18'18"W, 139.52 feet);
- thence S67°28'13"W, 194.87 feet;
- thence N0°43'02"W, 71.09 feet to the **POINT OF BEGINNING**.

Tract 1 contains 93,580 square feet or 2.148 acres, more or less.

End of Exhibit A

EXHIBIT B

(See Attached)





Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
For the Meeting of November 24, 2025

Title/Subject

October 2025 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 October 2025 Financial Report as presented.

Submitted By:

Ignacio Palacios, Finance Director

Byron D. Smith, City Manager

October 2025 Financial Report



Department of Finance
October 2025
(Unaudited)

FY2025-2026 Monthly Financial Report

Hermiston Urban Renewal Agency (HURA)

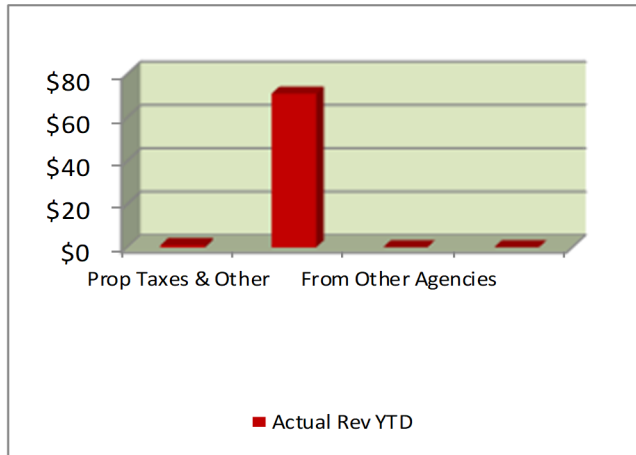
For the Month Ending October 31, 2025

Resources

Through October 31, 2025

by Category

(in \$1,000)



	Annual Bud't Rev	Actual Rev YTD	% Var
Prop Taxes & Other	\$ 312	1	0%
Miscellaneous	\$ 5,811	71	1%
From Other Agencies	\$ 345	-	0%
Cash Fwd	\$ 5,200	-	0%
Total	\$ 11,668	\$ 72	1%

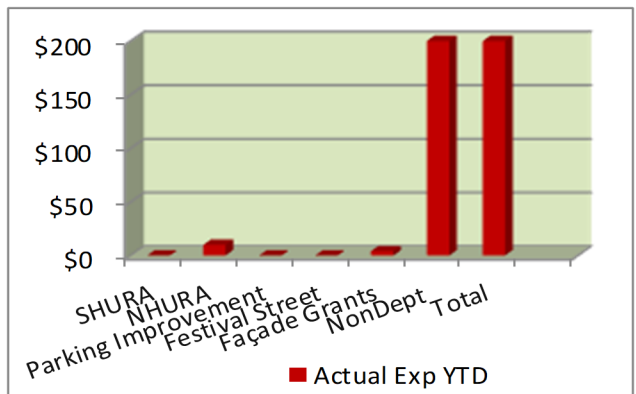
Note: Variance is calculated as % of revenue YTD

Expenditures

Through October 31, 2025

by Category

(in \$1,000)



	Annual Bud't Exp	Actual Exp YTD	% Var
SHURA	\$ -	0	0%
NHURA	\$ 5,545	10	0%
Parking Improvement	\$ 3	0	0%
Festival Street	\$ 3	0	0%
Façade Grants	\$ 60	4	7%
NonDept	\$ 6,057	257	4%
Total	\$ 11,668	\$ 271	2%

Note: variance is calculated as % of expenses YTD.

The FY2025-26 budget for the Urban Renewal Agency is \$11,668,000. This is due to the splitting of each district into a distinct fund for budgeting purposes. This includes \$5,545,000 for the NHURA projects and debt service, \$3,000 for parking improvements, \$3,000 for Festival Street, \$60,000 for façade grants, and \$6,057,000 for Non-Departmental expenses (due to transfers from the General HURA to each of the district funds created for this fiscal year).

FY2025-2026 Monthly Financial Report
Hermiston Urban Renewal Agency (HURA)
HURA Capital Projects Report
For the Month Ending October 31, 2025

	Ending Sept 30	YTD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
North First Street Improvement Project	\$ 5,200,000	\$ 10,105	\$ 5,200,000	\$ 407,003	0.19%

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 appraisals completed. Meetings with property owners are taking place. Bidding to take place in the winter.

FY2025-2026 Monthly Financial Report

City of Hermiston, Oregon

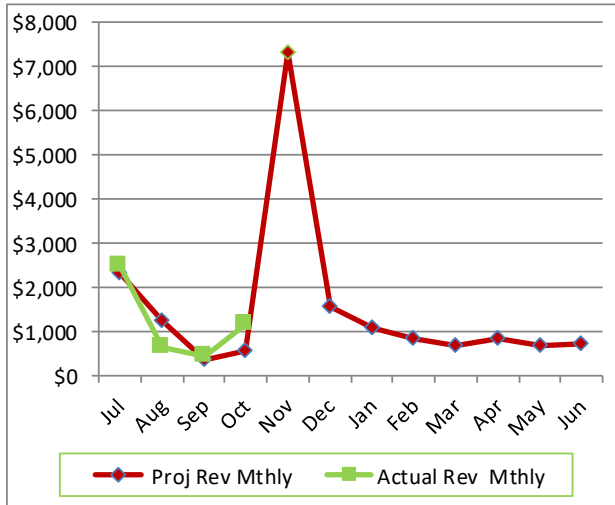
General Fund Resources

For the Month Ending October 31, 2025

General Fund Resources Summary

Through October 31, 2025

(in \$1,000)



	Proj Rev Mthly	Rev Proj Mthly	Actual Rev Mthly	Var Fav/ (Unfav)	% Var
Jul	\$ 2,327	\$ 2,327	\$ 2,472	\$ 145	6%
Aug	\$ 1,263	\$ 1,263	\$ 651	\$ (612)	-48%
Sep	\$ 366	\$ 366	\$ 431	\$ 65	18%
Oct	\$ 584	\$ 584	\$ 1,174	\$ 589	101%
Nov	\$ 7,324	\$ 7,324			0%
Dec	\$ 1,556	\$ 1,556			0%
Jan	\$ 1,077	\$ 1,077			0%
Feb	\$ 846	\$ 846			0%
Mar	\$ 701	\$ 701			0%
Apr	\$ 857	\$ 857			0%
May	\$ 685	\$ 685			0%
Jun	\$ 743	\$ 743			0%
Total YTD	18,330	18,330	4,729	188	1.0%
Cash Fwd	4,700	-	-	-	0%
Total	\$ 23,030	\$ 18,330	\$ 4,729	188	1.0%

Estimated General Fund revenues for the 2025-26 fiscal year are **\$23,029,813**. Projected year-to-date revenues were **\$4,540,337** compared to actual revenues of **\$4,728,825** a favorable variance of **\$188,488**. This is primarily due to increases in franchise revenue.

FY2025-2026 Monthly Financial Report

City of Hermiston, Oregon

General Fund Resources & Expenditures

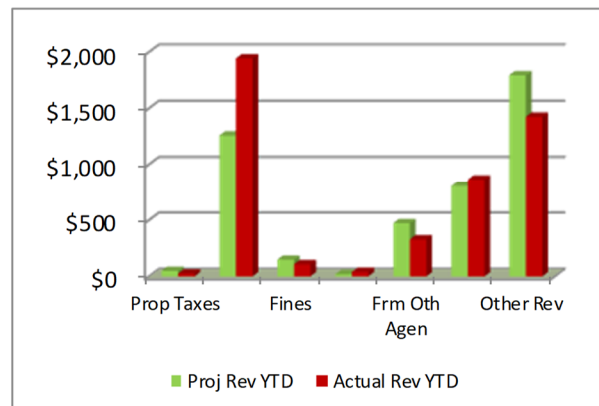
For the Month Ending October 31, 2025

General Fund - All Resources

by Category

Through October 31, 2025

(in \$1,000)



	Annual Bud't Rev	Proj Rev YTD	Actual Rev YTD	Var Fav/ (Unfav)	% Var
Prop Taxes	\$ 8,088	\$ 49	\$ 26	\$ (23)	-48%
Lic & Fran	\$ 2,162	\$ 1,257	1,944	687	55%
Fines	\$ 425	\$ 147	107	(40)	-27%
Interest Rev	\$ 75	\$ 19	39	19	99%
Frms Oth Agen	\$ 1,183	\$ 471	328	(143)	-30%
Svc Chgs	\$ 3,051	\$ 804	863	59	7%
Other Rev	\$ 3,347	\$ 1,793	1,424	(369)	-21%
Cash Fwd	\$ 4,700	\$ -	-	-	0%
Total	\$23,030	\$ 4,540	\$ 4,729	\$ 188	4.2%

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

FY2025-2026 Monthly Financial Report

City of Hermiston, Oregon

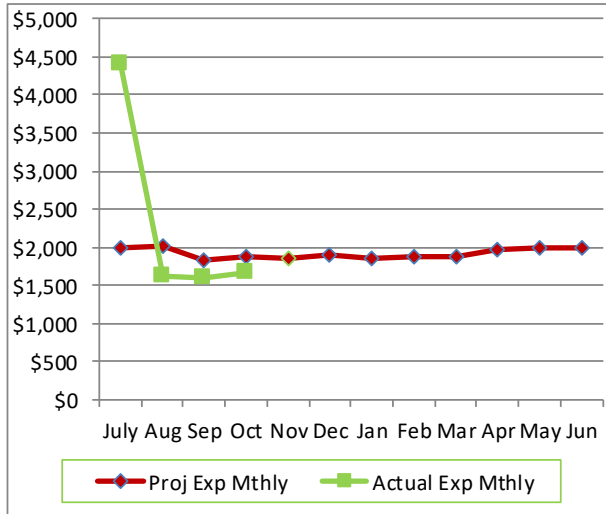
General Fund Expenditures

For the Month Ending October 31, 2025

General Fund Expenditure Summary

Through October 31, 2025

(in \$1,000)



	Proj Exp Mthly	Proj Exp	Actual Exp Mthly	Var Fav/ (Unfav)	% Var
July	\$ 1,994	\$ 1,994	\$ 4,400	\$ (2,406)	-121%
Aug	\$ 2,009	\$ 2,009	\$ 1,617	\$ 393	20%
Sep	\$ 1,832	\$ 1,832	\$ 1,590	\$ 242	13%
Oct	\$ 1,876	\$ 1,876	\$ 1,658	\$ 218	12%
Nov	\$ 1,848	\$ 1,848			0%
Dec	\$ 1,903	\$ 1,903			0%
Jan	\$ 1,849	\$ 1,849			0%
Feb	\$ 1,887	\$ 1,887			0%
Mar	\$ 1,865	\$ 1,865			0%
Apr	\$ 1,968	\$ 1,968			0%
May	\$ 2,000	\$ 2,000			0%
Jun	\$ 1,999	\$ 1,999			0%
Total YTD	23,030	23,030	9,265	(1,553)	-6.7%
Contngcy		-	-	-	0%
Total	\$ 23,030	\$ 23,030	\$ 9,265	\$ (1,553)	-6.7%

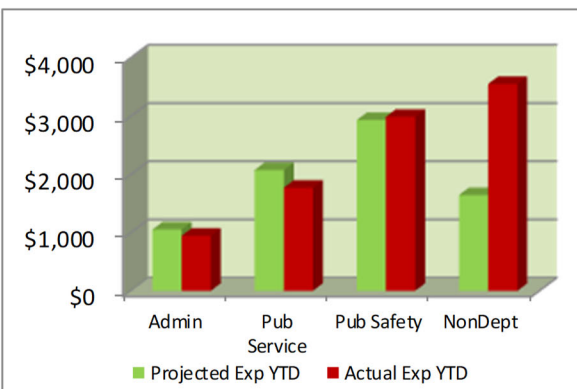
Projected General Fund year-to-date expenditures were **\$23,029,813**. The actual expenditure was **\$9,264,904** which is **\$1,553,144 more** than projected YTD for a **variance of 20.1%**. This is due to the fund transfer to the building inspection fund.

General Fund Expenditures

by Consolidated Department

Through October 31, 2025

(in \$1,000)



	Annual Bud't Exp	Projected Exp YTD	Actual Exp YTD	Var Fav/ (Unfav)	% Var
Admin	\$ 3,179	1,056	947	109	10%
Pub Service	5,064	2,075	1,772	303	15%
Pub Safety	9,853	2,936	2,991	(55)	-2%
NonDept	4,934	1,645	3,555	(1,910)	-116%
Unapp	-	-	-	-	0%
Total	\$23,030	\$ 7,712	\$ 9,265	\$ (1,553)	-20.1%

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

FY 2025-2026 Monthly Financial Report

General Fund Expenditure Detail

For the Month Ending October 31, 2025

General Fund Expenditures by Department

	Annual Budgeted Exp	Projected Exp YTD	Actual Exp YTD	Var Fav/ (Unfav)	% Var Fav/ (Unfav)
City Council	59,262	15,869	33,574	(17,705)	-112%
City Manager/Legal	1,325,509	441,836	392,455	49,381	11%
City Planning	921,482	307,161	225,989	81,172	26%
Finance	872,441	290,697	294,539	(3,842)	-1%
Total Administration	3,178,694	1,055,564	946,557	109,007	10%
Transportation	467,000	136,514	130,011	6,503	5%
Airport	554,150	224,911	195,406	29,505	13%
Parks	848,227	362,851	309,833	53,018	15%
Parks/Utility Landscaping	113,647	31,159	45,508	(14,349)	-46%
Pool	663,494	418,303	334,998	83,305	20%
Municipal Buildings	156,769	52,256	52,004	252	0%
Library	1,074,288	407,276	315,447	91,829	23%
Recreation	757,940	315,268	265,399	49,869	16%
Community Center	296,204	84,293	89,241	(4,948)	-6%
Harkenrider Center	132,146	42,522	34,596	7,926	19%
Total Public Services	5,063,865	2,075,354	1,772,443	302,911	15%
Court	1,060,509	361,074	266,873	94,201	26%
Public Safety Center	65,000	(81,073)	19,629	(100,702)	124%
Police Operations	8,727,918	2,656,233	2,704,808	(48,575)	-2%
Total Public Safety	9,853,427	2,936,233	2,991,310	(55,077)	-2%
Non-Departmental	4,933,827	1,644,609	3,554,594	(1,909,985)	-116%
Unappropriated	0	0	0	0	0%
Total Non-Dept	4,933,827	1,644,609	3,554,594	(1,909,985)	-116%
Total	23,029,813	7,711,760	9,264,904	(1,553,144)	-20.1%

For October, FY2026

Total Administration is \$109,007 less than YTD projected. **Total Public Services** are \$302,911 less than YTD projected. **Public Safety** is \$55,077 more than YTD projected. **Non-Departmental** is \$1,909,985 more than YTD projected.

FY2025-2026 Monthly Financial Report

Fund Balance - General Fund

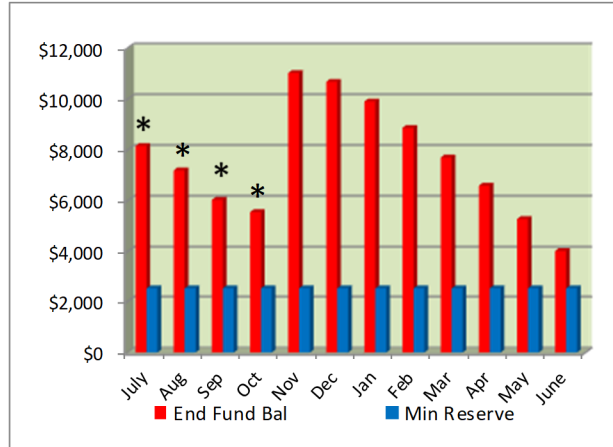
For the Month Ending October 31, 2025

General Fund

Through October 31, 2025

Ending Fund Balance

(in \$1,000)



Minimum Reserve = \$2,942,250

Last Year Minium Reserve was \$2,454,300

	Other	Begin Fund Bal	Revenue	Expense	End Fund Bal	ACT/PROJ Fund Bal
July	\$ 3,670	\$ 6,419	\$ 2,472	\$ (4,400)	\$ 8,161	ACT*
Aug	\$ -	\$ 8,161	\$ 651	\$ (1,617)	\$ 7,196	ACT*
Sep	\$ -	\$ 7,196	\$ 431	\$ (1,590)	\$ 6,038	ACT*
Oct	\$ -	\$ 6,038	\$ 1,174	\$ (1,658)	\$ 5,553	ACT*
Nov	\$ -	\$ 5,553	\$ 7,324	\$ (1,848)	\$ 11,029	PROJ
Dec	\$ -	\$ 11,029	\$ 1,556	\$ (1,903)	\$ 10,683	PROJ
Jan	\$ -	\$ 10,683	\$ 1,077	\$ (1,849)	\$ 9,911	PROJ
Feb	\$ -	\$ 9,911	\$ 846	\$ (1,887)	\$ 8,869	PROJ
Mar	\$ -	\$ 8,869	\$ 701	\$ (1,865)	\$ 7,705	PROJ
Apr	\$ -	\$ 7,705	\$ 857	\$ (1,968)	\$ 6,595	PROJ
May	\$ -	\$ 6,595	\$ 685	\$ (2,000)	\$ 5,281	PROJ
June	\$ -	\$ 5,281	\$ 743	\$ (1,999)	\$ 4,024	PROJ
Total	\$ 3,670	\$ 6,419	\$ 18,518	\$ 24,583	\$ 4,024	

The General Fund balance at the end of October 2025 is approximately **\$5,553,000** which is **1.8873 times** the current Minimum Reserve requirement of **\$2,942,250**.

FY2025-2026 Monthly Financial Report

Special Revenue Funds Report

For the Month Ending October 31, 2025

Special Revenue Funds

Resources & Requirements

	2025-26 Annual Budget	Actual YTD	Remaining Budget
02 Bonded Debt Fund			
Resources	1,276,000	318,532	957,468
Expenditures	1,272,000	800	1,271,200
Unappropriated Balance	4,000	N/A	N/A
05 Transient Room Tax (TRT)			
Resources	1,365,000	801,322	563,678
Expenditures	1,365,000	478,443	886,557
Unappropriated Balance	-	N/A	N/A
08 Reserve Fund			
Resources	38,976,574	4,405,109	34,571,465
Expenditures	37,407,918	3,679,212	33,728,706
Unappropriated Balance	1,568,656	N/A	N/A
11 Miscellaneous Special Revenue			
Resources	158,000	760	157,240
Expenditures	158,000	-	158,000
Unappropriated Balance	-	N/A	N/A
19 Christmas Express Special Revenue			
Resources	65,000	-	65,000
Expenditures	65,000	580	64,420
Unappropriated Balance	-	N/A	N/A
20 Law Enforcement Special Revenue			
Resources	49,780	1,250	48,530
Expenditures	-	-	-
Unappropriated Balance	49,780	N/A	N/A
23 Enterprise Zone Project Fund			
Resources	5,070,195	2,658,314	2,411,881
Expenditures	5,070,195	528,667	4,541,528
Unappropriated Balance	-	N/A	N/A
24 Building Inspections			
Resources	4,319,000	4,037,713	281,287
Expenditures	4,319,000	322,485	3,996,515
Unappropriated Balance		N/A	N/A
25 EOTEC Operations			
Resources	8,617,625	196,837	8,420,788
Expenditures	8,617,625	538,415	8,079,210
Unappropriated Balance		N/A	N/A
26 IT Services			
Resources	1,549,056	511,647	1,037,409
Expenditures	1,549,056	448,634	1,100,422
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 2025-2026 Monthly Financial Report

Eastern Oregon Trade and Event Center (EOTEC) Fund

For the Month Ending October 31, 2025

EOTEC Fund

	2025-2026		Actual YTD	Variance	
	Annual Budget	Projected YTD*		Fav/(Unfav)	% Variance
Events	362,000	120,667	46,569	(74,098)	-61%
TRT/TPA	260,625	86,875	29,269	(57,606)	-66%
Misc.	7,995,000	2,665,000	121,000	(2,544,000)	-95%
Total Revenues	8,617,625	2,872,542	196,838	(2,675,704)	-93%
Personnel	485,603	161,868	174,141	(12,273)	-8%
Materials and Services	406,850	135,617	154,196	(18,579)	-14%
Capital	7,647,472	2,549,157	171,228	2,377,929	93%
Transfers	77,700	25,900	38,850	(12,950)	-50%
Total Expenses	8,617,625	2,872,542	538,415	2,334,127	81%

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

Projected revenues to date are **\$2,154,406** and actual year-to-date revenues are **\$196,838** or an **unfavorable variance of 93%**.

Projected expenditures to date are **\$2,154,406** and actual year-to-date revenues are **\$538,415** or a **favorable variance of 81%**.

FY2025-2026 Monthly Financial Report

Utility and Street Funds Report For the Month Ending October 31, 2025

Utility and Street Funds Report

Resources & Expenditures

	2025-2026			Variance	
	Annual Budget	Projected YTD	Actual YTD	Fav/(Unfav)	% Variance
04 Street Fund					
Resources	2,514,887	658,296	622,547	(35,749)	-5%
Expenditures	2,447,855	815,952	571,846	244,106	30%
Contingency	67,032	N/A	N/A	N/A	N/A
06 Utility Fund					
Resources	16,077,986	4,192,662	5,282,060	1,089,398	26%
Expenditures	15,478,486	5,159,495	3,668,985	1,490,510	29%
Contingency	599,500	N/A	N/A	N/A	N/A
13 HES Fund					
Resources	14,043,723	3,757,908	4,336,262	578,354	15%
Expenditures	12,636,711	4,212,237	4,086,441	125,796	3%
Contingency	1,407,012	N/A	N/A	N/A	N/A
15 Regional Water Fund					
Resources	2,946,000	898,667	961,524	62,857	7%
Expenditures	2,839,944	946,648	764,537	182,111	19%
Contingency	106,056	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 **\$35,749 less** than projected. Expenditures are **\$244,106 less** than projected.

Revenues in the **Utility Funds** are **\$1,089,398 more** than projected. Expenditures are **\$1,490,510 less** than projection.

The **HES Fund** revenue is **\$578,354 more** than projected. Expenditures are **\$125,796 less** than projected.

The **Regional Water Fund** revenues are **\$62,857 more** than projected. Expenditures are **\$182,111 less** than projected.

FY2025-26 Monthly Financial Report

City of Hermiston, Oregon

Utilities/Streets Capital Projects Report

For the Month Ending October 31, 2025

	2025-26 Budget	FY-TD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
Geer & Harper Re-alignment	\$ 1,600,000	\$ 6,376	\$ 1,600,000	\$ 161,844	10.12%
Gettman Road Extension ROA	250,000	5,357	650,000	438,898	67.52%
N. 1st Place Reconstruction	1,510,390	-	4,110,390	2,976,304	72.41%
NW 2nd Street Paving	580,000	-	580,000	-	0.00%
RWS Backup Generators	400,000	19,000	400,000	38,000	9.50%
AWS System Expansion - RWS	10,939,400	2,485,750	29,449,400	25,282,269	85.85%
Orchard Water Line Replacement	1,340,000	-	1,340,000	-	0.00%
Well #6 Chlorination	1,000,000	1,000	1,000,000	38,210	3.82%
Well #4 Control System	530,000	3,521	530,000	64,892	12.24%
Dogwood Street	275,000	-	275,000	-	0.00%
SE 10th Street Bridge Upgrades	100,000	-	100,000	-	0.00%
Lift Station #5 Rebuild	150,000	-	150,000	-	0.00%
E. Evelyn Avenue Gravity SL Replacement	480,000	1,000	480,000	31,110	6.48%
Lift Station #7 Rebuild	600,000	-	600,000	-	0.00%
AWS Cooling Discharge	2,805,000	35,000	2,805,000	520,923	18.57%
Total	\$ 22,559,790	\$ 2,557,004	\$ 44,069,790	\$ 29,552,450	67.06%

Geer & Harper Re-alignment (\$1,600,000)

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: Full design has begun. Advertising anticipated in Winter, with bids open late Winter, construction beginning in Spring, and project completion anticipated late 2026.

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%.

North 1st Place Reconstruction (\$4,175,000)

North 1st Place is a critical secondary north/south arterial in Hermiston's transportation system. The existing road is cracking, there are no sidewalks and there is unrestricted access to the roadway from parking and undeveloped areas.

Current Update: Additional Right of Way Acquisition process has begun with UPRR.

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

To provide backup power supply to the regional water system.

Current Update: Design is underway and on-track to advertise the project in Winter '25/'26. Finance has begun to collect monthly assessment charges from the users to cover their portions.

FY2025-26 Monthly Financial Report

City of Hermiston, Oregon

Utilities/Streets Capital Projects Report

For the Month Ending October 31, 2025

	2025-26 Budget	FY-TD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
Geer & Harper Re-alignment	\$ 1,600,000	\$ 6,376	\$ 1,600,000	\$ 161,844	10.12%
Gettman Road Extension ROA	250,000	5,357	650,000	438,898	67.52%
N. 1st Place Reconstruction	1,510,390	-	4,110,390	2,976,304	72.41%
NW 2nd Street Paving	580,000	-	580,000	-	0.00%
RWS Backup Generators	400,000	19,000	400,000	38,000	9.50%
AWS System Expansion - RWS	10,939,400	2,485,750	29,449,400	25,282,269	85.85%
Orchard Water Line Replacement	1,340,000	-	1,340,000	-	0.00%
Well #6 Chlorination	1,000,000	1,000	1,000,000	38,210	3.82%
Well #4 Control System	530,000	3,521	530,000	64,892	12.24%
Dogwood Street	275,000	-	275,000	-	0.00%
SE 10th Street Bridge Upgrades	100,000	-	100,000	-	0.00%
Lift Station #5 Rebuild	150,000	-	150,000	-	0.00%
E. Evelyn Avenue Gravity SL Replacement	480,000	1,000	480,000	31,110	6.48%
Lift Station #7 Rebuild	600,000	-	600,000	-	0.00%
AWS Cooling Discharge	2,805,000	35,000	2,805,000	520,923	18.57%
Total	\$ 22,559,790	\$ 2,557,004	\$ 44,069,790	\$ 29,552,450	67.06%

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: The ASR Well is continuing improvements, including installation of above ground structures and mechanical components. The pump installations at the river intake station have completed, and the pipelines project is nearing substantial completion.

Orchard Water Line Replacement (\$1,340,000)

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: Preliminary design has begun, with plans to open bids and award a contract late Winter, with construction taking place during construction season 2026

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: Design nearing completion.

FY2025-26 Monthly Financial Report

City of Hermiston, Oregon

Utilities/Streets Capital Projects Report

For the Month Ending October 31, 2025

	2025-26 Budget	FY-TD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
Geer & Harper Re-alignment	\$ 1,600,000	\$ 6,376	\$ 1,600,000	\$ 161,844	10.12%
Gettman Road Extension ROA	250,000	5,357	650,000	438,898	67.52%
N. 1st Place Reconstruction	1,510,390	-	4,110,390	2,976,304	72.41%
NW 2nd Street Paving	580,000	-	580,000	-	0.00%
RWS Backup Generators	400,000	19,000	400,000	38,000	9.50%
AWS System Expansion - RWS	10,939,400	2,485,750	29,449,400	25,282,269	85.85%
Orchard Water Line Replacement	1,340,000	-	1,340,000	-	0.00%
Well #6 Chlorination	1,000,000	1,000	1,000,000	38,210	3.82%
Well #4 Control System	530,000	3,521	530,000	64,892	12.24%
Dogwood Street	275,000	-	275,000	-	0.00%
SE 10th Street Bridge Upgrades	100,000	-	100,000	-	0.00%
Lift Station #5 Rebuild	150,000	-	150,000	-	0.00%
E. Evelyn Avenue Gravity SL Replacement	480,000	1,000	480,000	31,110	6.48%
Lift Station #7 Rebuild	600,000	-	600,000	-	0.00%
AWS Cooling Discharge	2,805,000	35,000	2,805,000	520,923	18.57%
Total	\$ 22,559,790	\$ 2,557,004	\$ 44,069,790	\$ 29,552,450	67.06%

Well #4 Control System (\$410,000)

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

Peak summer water demand has been cleared this summer, so the contractor will soon begin readying to take Well #4 offline in the Fall to make the improvements.

Dogwood Street (\$275,000)

Paves about 310 feet of W. Dogwood from N.W. 2nd Street to N.W. Spruce

Current Update: Design will begin in Fall, with construction anticipated in 2026.

SE 10th Street Bridge Improvements (\$100,000)

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

Current Update: Design will begin soon, 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.

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.

FY2025-26 Monthly Financial Report

City of Hermiston, Oregon

Utilities/Streets Capital Projects Report

For the Month Ending October 31, 2025

	2025-26 Budget	FY-TD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
Geer & Harper Re-alignment	\$ 1,600,000	\$ 6,376	\$ 1,600,000	\$ 161,844	10.12%
Gettman Road Extension ROA	250,000	5,357	650,000	438,898	67.52%
N. 1st Place Reconstruction	1,510,390	-	4,110,390	2,976,304	72.41%
NW 2nd Street Paving	580,000	-	580,000	-	0.00%
RWS Backup Generators	400,000	19,000	400,000	38,000	9.50%
AWS System Expansion - RWS	10,939,400	2,485,750	29,449,400	25,282,269	85.85%
Orchard Water Line Replacement	1,340,000	-	1,340,000	-	0.00%
Well #6 Chlorination	1,000,000	1,000	1,000,000	38,210	3.82%
Well #4 Control System	530,000	3,521	530,000	64,892	12.24%
Dogwood Street	275,000	-	275,000	-	0.00%
SE 10th Street Bridge Upgrades	100,000	-	100,000	-	0.00%
Lift Station #5 Rebuild	150,000	-	150,000	-	0.00%
E. Evelyn Avenue Gravity SL Replacement	480,000	1,000	480,000	31,110	6.48%
Lift Station #7 Rebuild	600,000	-	600,000	-	0.00%
AWS Cooling Discharge	2,805,000	35,000	2,805,000	520,923	18.57%
Total	\$ 22,559,790	\$ 2,557,004	\$ 44,069,790	\$ 29,552,450	67.06%

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: Design will begin soon.

Lift Station #7 Rebuild (\$600,000)

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

Current Update: TBD.

AWS Cooling Discharge (\$2,805,000)

Amazon Web Services is paying the City to design a 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 South 1st to discharge into the Hermiston Irrigation District's A-Line Canal. This work will also require the development of a separate NPDES Permit for the new discharge.

Current Update: DEQ Permitting appears close to the issuance of an initial draft. Final outfall structure awaiting final permitting.

**FY2025-26 Monthly Financial Report
City of Hermiston, Oregon
Other City Capital Projects Report
For the Month Ending October 31, 2025**

	2025-26 Budget	FY-TD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
Hangar Replacement	1,300,000	469,017	1,300,000	1,039,104	79.93%
Urban Tree Project (Grant)	850,000	171,814	1,000,000	291,714	29.17%
Sherman Park Project	420,000	10,472	420,000	13,436	3.20%
Library Remodel	2,759,000	507,843	4,500,000	2,390,401	53.12%
ARC Remodel	-	-	750,000	343,417	45.79%
Public Safety Building Remodel	4,500,000	1,236,063	7,500,000	5,571,790	74.29%
Total	\$ 9,829,000	\$ 2,395,209	\$ 15,470,000	\$ 9,649,862	62.38%

Hangar Replacement (\$1,300,000)

Previous “Open-T Hangar” will be removed, and replaced by a new 10-unit enclosed T-Hangar, with approximately 90% of the project costs paid for by State and Federal Grant Funding. Total project cost will be approximately \$1.73 million – including the city’s 10% match.

Current Update: Building is substantially complete. Punchlist items begin.

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 idea of the federal budget.

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: Design is completed and the project is ready to bid.

Library Remodel (\$4,500,000)

Library building remodel to modernize and provide for improved space for community use. As well as, improved children’s library area.

Current Update Building is open. There are a number of punchlist items to be completed.

**FY2025-26 Monthly Financial Report
City of Hermiston, Oregon
Other City Capital Projects Report
For the Month Ending October 31, 2025**

	2025-26 Budget	FY-TD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
Hangar Replacement	1,300,000	469,017	1,300,000	1,039,104	79.93%
Urban Tree Project (Grant)	850,000	171,814	1,000,000	291,714	29.17%
Sherman Park Project	420,000	10,472	420,000	13,436	3.20%
Library Remodel	2,759,000	507,843	4,500,000	2,390,401	53.12%
ARC Remodel	-	-	750,000	343,417	45.79%
Public Safety Building Remodel	4,500,000	1,236,063	7,500,000	5,571,790	74.29%
Total	\$ 9,829,000	\$ 2,395,209	\$ 15,470,000	\$ 9,649,862	62.38%

ARC Remodel (\$750,000)

Remodel of the ARC building to temporarily house police operations during the public safety building remodel.

Current Update: PD administration is now using the Arc Building. Final piece will be to sand and finish interior floors after PD vacates the building.

Public Safety Building Remodel (\$7,500,000)

Public Safety Building remodel to the existing shared facility with the fire district. Building remodel will provide needed usable space as well as seismic upgrades.

Current Update: Interior work continues. Parking lot paving is complete.



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of November 24, 2025

Title/Subject

Resolution No. 2397- Master Fee Schedule: Recycling Rate

Summary

This resolution amends the City's Master Fee Schedule to adopt the monthly rate for curbside recycling service. The rate remains unchanged from what was proposed at the Nov. 10 Council meeting but now includes an additional option for a 15% discount for low-income residents. The bulk of this staff report addresses questions from the Nov. 10 Council meeting.

Background

The City is approaching the implementation phase of the statewide recycling requirements established under the "Recycling Modernization Act" adopted by the Oregon Legislature in 2021. As previously outlined, this state-mandated system requires cities with populations above 4,000 to provide curbside recycling service. While the underlying legislative model anticipates producer-side contributions to help offset system costs, each city must also adopt a local rate to fund collection labor, equipment operation, and related local service expenses.

Several years of implementation delays, shifting timelines, and litigation between material producers and the State created significant uncertainty early in the process. However, all major legal challenges have now been resolved, the necessary equipment orders have been placed, and statewide administrative systems required to implement the program are moving forward. As a result, the remaining step for the City of Hermiston is to formally adopt the rates under which curbside recycling will be billed.

Under this resolution, the standard monthly curbside recycling rate of **\$8.00** is proposed, consistent with prior discussions. In addition, as a result of feedback from the November 10, 2025 Council meeting, staff also recommends the creation of a reduced **\$6.80** monthly rate for qualifying low-income households. This reduced rate aligns with the City's existing low-income utility assistance process and represents the City foregoing its typical 15% billing fee to the General Fund so that eligible low income users effectively pay for the recycling service at cost.

Solid Waste Advisory Committee Review

The Solid Waste Advisory Committee (SWAC) will meet on November 24, 2025, at 6:00 p.m. for an in-depth review of the implementation process to date. This meeting will be held in the Council Chambers, and all City Councilors are welcome to attend. Staff will present a comprehensive recap of the program's development, including multiple prior discussions with the Committee.

Major topics to be addressed include covering multiple items raised during the November 10, 2025 City Council meeting:

• Why didn't the rate proposal go through the Solid Waste Advisory Committee?

Sanitary Disposal must get the same service approved by the cities of Umatilla and Boardman, as well as by Umatilla County. In the interest of avoiding protracted serial meetings coordinating four different elected bodies, a quick turn-around with approval by all jurisdictions in November was targeted. Given the timing requirements and the high level of Council interest, staff determined that simply presenting directly to the full Council would avoid holding two near-identical meetings on the same evening.

• Why the City must charge anything when producers are also contributing

From the beginning, the legislative framework has been a "shared responsibility" model. Producer fees help fund statewide recycling system components such as education, as well as the capital costs of local collection (i.e. collection trucks and carts), and also the transportation costs of hauling recyclable materials to the end markets. But other costs which are within local control remain the responsibility of each community. This includes things like local labor for driving the collection trucks, diesel, maintenance, storage, insurance, billing staff, etc.

• Whether the City could simply break the law and cover the cost of fines

Minimum penalties for breaking the law are estimated at no less than \$183,000 per year and could potentially reach up to \$9,125,000 per year. This is derived from over a week of consultation with DEQ which determined that the minimum fine is \$500 per day, but that, "if left unresolved, penalties can be subject up to \$25K/day."

Even under optimistic assumptions, at least \$100,000 in additional staff and legal expenses would accompany any attempt to litigate the issue. Further, it is staff's assessment—details regarding legal strategy to be provided in executive session if requested—that any legal challenge brought by the City would be inadvisable. Finally, given that Hermiston comprises less than 0.5% of the statewide population, and that 92% of the other regulated cities already have curbside recycling, it is likely that a scofflaw strategy would result in very little shared political support and that the state legislature would simply amend the law during the 2027 session to close whatever perceived loophole may exist.

However, if the question is to arrive at an apples-to-apples comparison of cost to the rate payers of breaking the law versus complying with the law, given the above assumption of a minimum \$283,000 in fines and legal fees, divided by approximately 6,000 accounts, then the cost of breaking the law would be at least \$3.93 per month per rate payer. Although this is technically less than the \$8.00 per month proposed, it is worth noting that this is not exactly “apples-to-apples,” in that breaking the law and eating the fines would be pure cost, whereas compliance with the law would provide residents with 47.5 gallons per week of extra solid waste removal capacity. Therefore, a true comparison, looking at the total cost of solid waste removal (garbage & recycling) per gallon shows that the law-breaking strategy would result in total monthly solid waste removal costs of \$0.09 Per gallon, while the compliance proposal would result in total monthly solid waste removal costs of \$0.06 per gallon.

If the state determines that the city is making no effort to comply with the law, then a reasonable assumption is that the higher fine of \$25,000 per day (\$9.125M/yr) would be in play fairly quickly. Under this scenario, then the cost of breaking the law would be \$126 per rate payer per month.

• **Concerns about the private vendor’s ability to profit**

The State of Oregon places the obligation to provide recycling service on the City, not on Waste Connections. The City delivers solid waste services to constituents by granting an exclusive franchise to Waste Connections, a system common among Oregon jurisdictions due to the regulatory complexity of modern solid waste management.

If the City declined to use Waste Connections for recycling collection due to the price, there would be significant negotiation necessary to un-pack the exclusive franchise granted to Waste Connections, which very well may lead to a requirement to remake both recycling collection and garbage collection. Therefore, the alternatives would be:

– Conduct a competitive bid, which in reality would only draw proposals from other large for-profit corporations such as Waste Management or Republic Services; or

– Create a City-run collection operation.

Operating the system in-house would almost certainly cost more than the current practice of allowing a private sector provider to deliver the service on our behalf because:

1. The City would need to hire a new department-head-level staff person to manage regulatory compliance, oversee 5–8 staff members, and operate a fleet of equipment. This staffer would need to be an expert on all solid waste regulations. The fully-loaded cost of this position (including salary, benefits, office space, supplies, regular travel to meet with DEQ, etc.) would likely exceed \$225,000 per year. This administrative overhead (which an entity like Sanitary Disposal can provide and spread across many more accounts) would only be supported by approximately 6,000 rate payers within city limits. Therefore, just the cost of this administrator alone would be \$3.13 per month per rate-payer.
2. All staff would be public employees, which as a general rule of thumb, are more expensive than private sector employees due to PERS and other costly non-financial benefits.
3. Waste Connections owns the Transfer Station and Landfill, meaning the City would still pay retail tipping fees, and over-the-road hauling costs, limiting the benefit of operating its own collection system.

4. Other jurisdictions (Umatilla County, Umatilla, Stanfield, Echo, etc.) would almost certainly ask the City of Hermiston to serve their constituents as well, because without Hermiston's 6,000 accounts, the remaining Sanitary Disposal customers in the region would see cost increases related to worsening economies of scale and significantly reduced service-density. Despite everyone's best "good neighbor" intentions, a City of Hermiston operated regional system would certainly increase administrative and political burdens at the expense of ratepayers within the city limits of Hermiston. This would take the form of, several years down the road, City Solid Waste Staff would inevitably need to make the rounds to the other four bodies of elected officials to request a rate increase. At that point, surely one of the officials from one of the other communities would note that the City of Hermiston takes an "admin fee" and also includes a 10% reserve and complain about Hermiston profiting off of the other communities.
5. Finally, given the cost of a government-run service, and inevitable infighting over equitable rates, at least one of the 35 local elected officials sharing responsibility for rate-setting would argue that it is probably better and more cost effective to simply privatize the service and let private businesses bid on the service. At which point, Waste Connections would probably end up getting awarded the contract.

In summary, the ability for a private entity to profit from their services is generally seen as related to their willingness to accept risk or other costs. It is my belief that although Waste Connections will profit from its service, like it always has, it is not necessary to worry about, given that I do not advise that the City take on the risks associated with providing the service in any other way. In which case the question of Sanitary Disposal's profitability is a moot point.

• **Whether a reduced rate can be offered for low-income senior residents**

Yes. At the request of Council, staff recommends expanding the existing low-income utility assistance program such that qualifying applicants receive curbside recycling at a reduced rate of **\$6.80 per month**.

This rate represents the City waiving its own existing 15% fee, effectively providing the service for those residents at Waste Connection's cost.

This subsidized service rate would be in addition to the other utility subsidies which low-income households already qualify. When combined with existing subsidies for other city services, the total assistance provided by the other ratepayers within the City of Hermiston would be \$518.28 per year per qualifying low-income household.

Total Subsidy Benefit per Qualifying User	
Service	Rate-Payer Subsidy
Recycling Service (15% discount)	\$1.20/mo
Garbage Service (17% discount on 35 gal only)	\$3.08/mo
Sewer Service (50% of Base Fee- Usage charged as normal)	\$20.95/mo
Water Service (50% of Base Fee- Usage charged as normal)	\$17.96/mo
Total Monthly Benefit	\$43.19
Total Annual Benefit	\$518.28

Timeline

Although this resolution would take effect immediately, no customer will be charged the recycling rate until service officially begins. Start-up timing will depend on delivery of new trucks, availability of drivers, and the arrival of recycling carts. Current projections estimate service activation sometime in 2026. The City will conduct extensive public outreach in advance of the rollout.

Recyclable Materials

The curbside program will operate as a co-mingled system with a single cart for accepted materials such as plastics, metals, cardboard, and paper. A multilingual recycling guide is available for residents [HERE](#).

Tie-In to Council Goals

This action is necessary to comply with a directive from the State of Oregon’s legislature.

Fiscal Information

Solid waste service within City limits is provided by Sanitary Disposal (Waste Connections), while the City handles billing. The City receives 11% of gross revenues in exchange for billing services, an additional 3.5% franchise fee, and a 0.5% fee for the annual “Spring Cleaning” event, totaling 15%.

The implementation of a recycling rate is expected to increase overall gross revenue for Sanitary Disposal; however, actual revenue impacts are difficult to predict, as many customers may respond by adjusting their garbage service levels. Preliminary estimates suggest increased General Fund revenues for the City between \$0 and \$40,000 annually.

These revenues are not anticipated to generate a net positive financial impact. Compliance with the state mandate has already required substantial increases in staff time for regulatory monitoring, program coordination, and implementation planning—costs largely absorbed within existing workloads. For example, the amount of City staff time required to bring this resolution back for City Council consideration a second time cost the ratepayers an estimated \$2,000 in opportunity-cost associated with diverting staff from working toward other Council priorities.

Low Income Utility Assistance Program

City Council, in 2019 established it’s current policy for low-income utility assistance. Attached to this staff report is the 2019 staff report which details many of the considerations inherent in ensuring that this type of program is not subject to fraud or abuse while simultaneously serving those who it is intended to help, while also not increasing costs too much on the other rate payers who must cover the difference. In the interest of fiscal prudence, City Council established a cap of no more than 50 recipients of financial assistance; which capped the potential financial liability for the other ratepayers at \$19,500 per year based on 2019 utility rates.

Originally, the Council-approved policy was predicated on a requirement that only customers with incomes below 100% of the Federal Poverty line be eligible for this assistance. Due to the stringent requirement, only 5-10 users per year qualified for the benefit. In response, billing staff increased the qualification to any customer with income below 175% of the Federal Poverty line (outlined below). This change has increased the number of accounts receiving financial assistance from the other rate payers to 20.

Billing staff has researched other low income utility assistance programs, and I plan to bring those recommendations for changes to Council along with the annual water/sewer rate adjustments in late January or early February.

Households eligible for Low Income Utility Assistance

Total Family Size	Annual Income
1	\$27,388
2	\$37,013
3	\$46,638
4	\$56,263
5	\$65,888
6	\$75,513
7	\$85,138
8	\$94,763

Alternatives and Recommendation

Alternatives

1. Approve resolution 2397
 - a. Implement \$8/month regular recycling rate
 - b. Implement \$6.80/month low-income rate
2. Reject resolution 2397
 - a. Seek further information
 - b. Pay between \$183,000 and \$9.1M per year in fines

Recommended Action/Motion

Motion to approve Resolution 2397

Submitted By:

Mark Morgan

STAFF REPORT For Meeting of Sept. 23, 2019 Public Infrastructure Committee	Agenda Item # NO. 2018- SUBJECT: Reduced Utility Bill Application
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Subject

This proposal would change how applications for a reduced utility bill, due to financial hardship, are processed.

Summary and Background

Historically, applications to reduce utility bills for financial hardship were reviewed by a City Council committee. The application included questions such as income of the applicant relative to current federal poverty guidelines, and also then asked for information about their expenses, such as rent, other utilities, etc. This process seemed to be somewhat subjective, with no clear-cut definition of when an application would be approved or denied. Due to the low number of applications, these had been processed administratively at least from 2012 through 2019, with approximately 10 applications over that time.

Utility rate adjustments in 2019 prompted much more interest in this type of low-income benefit. The Public Infrastructure Committee reviewed the current practice in the Spring of 2019, and recommended simply removing any questions about the applicants expenses, and base determinations solely off of the applicant's income relative to federal poverty guidelines. If approved, applicants' base fee is reduced by 50%, with the applicant still responsible for covering 100% of any usage charges.

Unfortunately, due to a lack of policy detail from past practice, there is no definition of what is required to prove an applicant's income. There have, this summer, been several examples of applicants providing proof of employment income from a part-time job but not providing information about Social Security retirement income; assuming that the retirement income didn't count as income. Additionally, there have been several examples of applicants providing proof of employment income which is below the minimum thresholds due to a recent job-loss. The challenge in the case of the job-loss scenario is that if the applicant were to gain new employment the day after approval of their application, it would require city staff to follow up to determine that they were no longer eligible, which is very costly as far as staff-time.

A non-scientific poll of other cities in Oregon via the Oregon City Manager's Association list-serv revealed that approximately 90% of other cities in Oregon do not allow for any low-income utility rate reduction.

I recommend refining the current Reduced Utility Rate Application to make the determination-process much more cut and dried. This would take the form of requiring applicants to provide an official federal income tax return for the previous year, and measuring the gross income there against the Federal poverty thresholds for that year. The benefit would expire every year, and require applicants to re-apply the following year using the same process.

Requiring a tax return as proof of income has several benefits. First, it gives us the whole picture of the applicant's gross income, which is what the Federal poverty thresholds are based on. Second, it allows a better verification of how many dependents are actually in the applicant's household, which, along with gross income is the only other determining factor for federal poverty thresholds. Finally, it allows for a full determination of whether the applicant is truly chronically low-income, rather than experiencing a temporary loss of income.

The drawback to requiring a tax return as proof of income is all relative to timing. This will not allow for this process to function as a way to temporarily assist customers who are experiencing short-term financial hardship. Additionally, most people typically don't (or can't) file their returns until at least February, March, or April. Therefore, this policy would require customers to still pay 100% of their base-fee until they submit their completed application and are approved, and if approved, would be credited-back 50% of their base fees dating back to January 1. Any applicants who submit an application after April 15 would not be eligible for any credit dating back to January 1.

Fiscal Information

Depending on uptake of this program, this policy could have an enormous financial impact on the utility fund.

The monthly base rates for water and sewer total \$65, and therefore a 50% reduction would equal \$32.50 per month. The US Census lists 20% of Hermiston's total population as below the poverty level. We have approximately 4,100 residential utility accounts. If we assumed that 20% of all utility accounts fall below the poverty level, then that equals 820 accounts. $820 \times \$32.50 \times 12\text{mo} = \$319,800/\text{yr}$. This level of loss equals approximately 3.5% of projected utility fund revenue, or looked at another way, effectively a 3.5% increase in revenue needed from other utility customers to meet expense needs.

Of course, it is unlikely that every household in Hermiston which falls below the poverty level pays their own utility account, and it is unlikely that everyone who does will go through this process, however it is still important to know the upper-limit of possibility. I also think that it is possible, once this policy becomes widely utilized, that landlords of low-income facilities may likely try to shift accounts in to tenants' names.

Based on the above, this policy recommends placing a cap on the number of approvals at 50 approvals per year, or a potential loss of \$19,500/yr. Applications will be collected throughout the Spring until April 15; at which point, if there are more than 50

applications, they will all be verified for eligibility, and then ranked by their relationship to the poverty threshold (most impoverished to least), and the 50% base rate reduction benefit will be awarded to the top 50 applicants. If fewer than 50 applications are received prior to April 15, then awards will be made on a first-come-first-served basis until the threshold of 50 is met.

Alternatives and Recommendation

Alternatives

Recommendation

Requested Action/Motion

Reviewed by:

Department Head- Mark Morgan, Assistant City Manager

Mark Morgan

City Manager Approval

RESOLUTION NO. 2397**A RESOLUTION UPDATING AND AMENDING THE MASTER FEE SCHEDULE TO INCLUDE UPDATED GARBAGE AND RECYCLING SERVICE FEES AND SUPERSEDING RESOLUTION NO. 2353**

WHEREAS, the City Council of the City of Hermiston (“City”) has adopted the City of Hermiston Code of Ordinances that permits the City Council to adopt by resolution a schedule of fees and charges for various services, licenses and permits; and

WHEREAS, the State of Oregon in ORS 459A.007 has mandated that all cities with populations of 4000 or more provide recycling services to include curbside recycling; and

WHEREAS, Sanitary Disposal, as the city’s solid waste management service provider, is working with the City to provide curbside recycling services and requests that the city set the rate for curbside recycling service at eight dollars (\$8.00) per month; and

WHEREAS, the City finds that it is necessary to provide curbside recycling service for qualifying low-income households at six dollars and eighty cents (\$6.80) per month; and

WHEREAS, to fulfill the State mandate for recycling services, the City Council finds it necessary to adjust the schedule of fees and charges for Garbage and Recycling Fees; and

WHEREAS, the updated Master Fee Schedule, including the recycling fees is attached hereto.

NOW, THEREFORE, THE CITY OF HERMISTON RESOLVES AS FOLLOWS:

1. That the attached updated Master Fee Schedule, including the amended schedule of fees and charges for Garbage and Recycling Fees, is approved and adopted.
2. That this resolution shall supersede Resolution No. 2353.
3. All fees and charges in effect as of the date of the adoption of this resolution shall remain in effect unless otherwise modified by provisions of this resolution.
4. That this resolution is effective immediately upon its passage.

PASSED by the Common Council this 24th day of November 2025.

SIGNED by the Mayor this 24th day of November 2025.

Doug Primmer, MAYOR

ATTEST:

Lilly Alarcon-Strong, CMC, CITY RECORDER



Where Life is Sweet

Master Fee Schedule

Fees Subject to Change



Adopted by: Resolution No. 2171 on December 14, 2020
Superseded By Resolution No:

2174 on March 8, 2021	2332 on July 8, 2024
2187 on June 10, 2021	2335 on August 26, 2024
2202 on December 13, 2021	2345 on Nov. 12, 2024
2205 on January 10, 2022	2353 on January 30, 2025
2207 on January 24, 2022	<u>2397 on Nov. 24, 2025</u>
2213 on March 14, 2022	
2219 on May 9, 2022	
2231 on July 11, 2022	
2249 on January 9, 2023	
2259 on February 27, 2023	
2302 on January 8, 2024	
2305 on January 22, 2024	
2317 on March 11, 2024	

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ADMINISTRATION & GENERAL FEES

Administration & General Fees

Fines & Penalties

- | | |
|-------------------------------------|------------------|
| 1. Returned check | \$25.00 |
| 2. Collection Agency Processing Fee | \$10.00 per item |

Miscellaneous Services

- | | |
|-----------------------------------|----------------|
| 1. Other Misc. Items and Services | As Established |
|-----------------------------------|----------------|

Prints & Public Records

Documents & Photocopies up to 11x17 (Does not include other fees)

- | | |
|------------------|--|
| 1. Black & White | Single: \$0.25 per page
Double-Sided: \$0.50 per page |
| 2. Color | Single: \$1.00 per page
Double-Sided: \$2.00 per page |

Maps, Nonstandard Documents, etc. Larger than 11x17 (Does not include other fees)

- | | |
|------------------|-------------|
| 1. Black & White | Actual Cost |
| 2. Color | Actual Cost |

Media (Does not include other fees)

- | | |
|--|----------------------------------|
| 1. DVD, CD or USB | Actual Cost |
| 2. Audio & Video Recording, in addition to any other fees. | \$35.00 per hour- Minimum Charge |

Processing Fees (Does not include other fees)

- | | |
|--|------------------|
| 1. Lengthy Requests (request over 15 mins to complete) | \$35.00 per hour |
| 2. Fee's charged at 15 min increments. Requests less than 15 mins to process may be waived, excluding serial requests. | |
| 3. Attorney Fees | Actual Cost |

Please Note: Requestors must pre-pay the estimated cost of request. If the actual charges are less than the pre-payment, then the over- payment shall be refunded.

AIRPORT

Airport

Commercial Activity Fee- Any business operating at the Airport

- | | |
|------------------------|---------------------|
| 1. Aerial Sprayers | \$1,000.00 per year |
| 2. Non-Aerial Sprayers | \$250.00 per year |

T-Hangar Rental

- | | |
|-------------------------|--------------------|
| 1. Open Hangars | \$100.00 per month |
| 2. Enclosed T-Hangar #2 | \$200.00 per month |
| 3. Enclosed T-Hangar #3 | \$225.00 per month |
| 4. Enclosed T-Hangar #4 | |
| a. Interior Bays | a. \$275.00 |
| b. End Bays | b. \$325.00 |

Miscellaneous Services

- | | |
|-------------------------------|---|
| 1. Air Freight Activity | \$284.00 per month |
| 2. Transient Aircraft Parking | \$5.00 per night, after the first two nights. |
| 3. Tie Downs | As established by agreement |

Land & Building Leases- All terms and fees as established by agreement.

Hermiston Municipal Airport is operated by contract, to: Gorge Aviation

1600 E Airport Way, Hermiston, OR 97838

541-567-3694

<https://www.gorgeaviationservices.com/>

ANIMALS

Animals

Dog Licenses (One-time fee per dog.)

1. Altered (spayed or neutered)	\$5.00
2. Unaltered (not spayed or neutered)	\$25.00
3. Service/Assistance dogs- As defined under the ADA	NONE

Please Note: Proof of rabies vaccination, or valid exemption, is required to obtain a license.

Dog Impoundment & Boarding

1. Impoundment- Altered	\$25.00
2. Impoundment- Unaltered	\$75.00
3. Boarding- Excluding the first day of boarding, if impounded after 8:00pm.	\$10.00 per day

Please Note: No dog shall be released without proof of or obtaining a license and rabies vaccination.

**All animal services, as specified in this section, are contracted to:
Pet Rescue Humane Society of Eastern Oregon**

1844 NW Geer Rd, Hermiston, OR 97838
(541) 564-6222

** Other independent animal services, ie: rabies vaccinations, etc, are also provided by Pet Rescue. **

AQUATIC CENTER

Aquatic Center

Educational Classes		
1. Swimming, Diving, Snorkeling, Lifeguard, etc	As established per program	
Public Swim Hours		
Individual Daily Pass		
1. Infants (0-1yr)	Free	
2. Child (2-9yrs)	\$5.00	
3. Youth (10-17yrs)	\$6.00	
4. Adult (18+)	\$7.00	
5. Seniors (55+)	\$6.00	
Individual Splash Pass- All Season (entrance for all public swim hours)		
1. Child & Youth (2-17yr)	\$85.00	
2. Adult (18+)	\$95.00	
3. Senior (55+)	\$85.00	
Family Splash Pass- All Season: All members must reside in same household (entrance for all public swim hours)		
1. 2 Adults & up-to 4 kids	\$200.00	
2. 2 Adults & up-to 6 kids	\$240.00	
3. 2 Adults & up-to 8 kids	\$265.00	
Aquatic Fitness Classes		
Individual Daily Pass		
1. Adult (18+)	\$7.00	
2. Seniors (55+)	\$6.00	
Individual Splash Pass-Fit: All Season (entrance for all aquatic fitness classes)		
1. Adult (18+)	\$85.00	
2. Senior (55+)	\$75.00	
All Access Pass: All Season- (Entrance for all public swim hours & aquatic fitness classes)		
1. Adult & Senior	\$135.00	
Aquatic Facility Rentals		
Full Facility Rental: Exclusive use of all pools & picnic shelter.	Resident	Non-Resident
Friday- Sunday 7:15pm-9:15pm or 9:30pm to 11:30pm Additional hours may be available	\$1,200.00	\$1,450.00
Refundable Booking/Security Deposit- Due to hold event date	\$500.00	\$500.00
Semi-Private Rental: Shared use of all pools with other designated area. Maybe shared with two other parties.	Resident	Non-Resident
Friday- Sunday 9:30pm to 11:30pm	\$150.00	\$190.00

AQUATIC CENTER

Additional hours may be available

Picnic Shelter Rental: Use of gazebo and picnic tables during public swim (pool entry fee required)

2-Hour Rental: 50 Person Maximum - Group Rates Available

1. Weekday Rental
2. Weekend Rental

Resident

Non-Resident

\$50.00

\$75.00

\$65.00

\$90.00

Additional Amenities

1. **All-Day Cabana Rental:** Semi-Private shaded area with premium lounge chairs. Available during public swim.

Regular Cabana
\$25.00

Large Cabana
\$50.00

2. **All Other Amenities**

As Established

Hermiston Aquatic Center

879 W Elm Ave, Hermiston, OR 97838

541-289-7665

541-667-5018 (Off-Season)

BUILDING DEPARTMENT

Building Department

The final determination of valuation, occupancy, and/or construction type under any of the provisions of this order shall be made by the Building Official.

A. Building Permits

The valuation to be used in computing the building permit and the building plan review fees shall be the total value (rounded up to the nearest dollar) of all construction work for which the permit is issued, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment. It also includes the contractor's profit which should not be omitted.

The fees for each permit shall be as set forth in Tables A-1 and A-2. Valuation will be calculated using the City's Building Permit Fee table based on the International Code Council (ICC) Building Valuation Data Table as of April 1 of the current year, multiplied by the square footage of the structure or as stated by the applicant, whichever is greater. The cost per square foot of carports, decks, 1 & 2 Family Dwelling pole buildings, and covered porches/patios shall be 50% of the valuation indicated for "Private Garages" on the City's valuation table.

Table A-1: Building Permit Fee

- ❖ **Residential:** New, Additions, Alterations, Repairs, & Accessory Structures.
(Plumbing permit required for potable water fire systems; see Table E-4)
- ❖ **Commercial:** New, Alterations, Additions, Repairs, Accessory Structure, Fire Systems, & Medical Gas Systems
Plumbing permit (based on value of installation costs)
- ❖ **Multifamily:** New, Alterations, Additions, Repairs, & Accessory Structure.

Total Valuation	Building Permit Fee
1. \$1.00 to \$500.00	\$63.00 minimum
2. \$500.01 to \$2,000.00	\$63.00 for the first \$500.00 plus \$1.95 for each additional \$100, or fraction thereof, to and including \$2,000.00
3. \$2000.01 to \$25,000.00	\$92.25 for the first \$2,000.00 plus \$7.80 for each additional \$1,000, or fraction thereof, to and including \$25,000.00
4. \$25,000.01 to \$50,000.00	\$271.65 for the first \$25,000.00 plus \$5.85 for each additional \$1,000, or fraction thereof, to and including \$50,000.00
5. \$50,000.01 to \$100,000.00	\$417.90 for the first \$50,000.00 plus \$3.90 for each additional \$1,000, or fraction thereof, to and including \$100,000.00
6. \$100,000.01 and up	\$612.90 for the first \$100,000.00 plus \$3.25 for each additional \$1,000, or fraction thereof.

Table A-2: Building Permits - Related Fees

Description	Permit Fee
1. Building Plan Review Fee	65% of the building permit fee based on Table A-I
2. Additional Building Plan Review required due to revisions to the construction documents	\$80.00 per hour
3. Fire Life Safety Review on State Allowed Plans	40% of the building permit fee based on Table A-I
4. Third Party Plan Review	\$80.00 per hour
5. Master Plan Review - a. Setup fee b. Initial Plan Review c. Second & Subsequent Reviews	a. \$ 100.00 b. 65% of the building permit fee based on Table A-I c. 50% of the initial plan review fee
6. Deferred Submittals - Plan Review Fee	See Customized Permit Services: Table G-2, Deferred Plan Submittal
7. Consultation Fee- (In office code review, potential project review)	\$95.00 per hour (Minimum ½ charge)
8. Temporary Certificate of Occupancy Request- Commercial.	a. Initial request = \$100.00 b. Extension request = \$75.00 c. Residential TCO = No Charge

BUILDING DEPARTMENT

9. Investigation Fee	\$120.00 per hour (one hour minimum)
10. Reinspection, extra inspections, special inspections	\$80.00 each
11. Inspections outside of normal business hours	\$80.00 per hour (one hour minimum)
12. Inspections for which no fee is specifically indicated (includes on job site counsel inspections)	\$80.00 per hour
13. Solar Photovoltaic Systems installed using the prescriptive path described in section 305.4 of the Oregon Solar Installation Specialty Code (OSISC).	\$150.00 (includes one inspection) (Does include the plan review fees)
14. Non-prescriptive Solar Photovoltaic Systems	See Building Permit Fee Table A- I
15. Structural minimum fee	\$63.00
16. Technology Fee- Revenues are used to support technology related to electronic processes and tools used in doing business	2% of permit fee
17. Re-roof Permit	
a. Residential (required when replacing sheathing or other)	a. Fee based on valuation
b. Commercial	
i. Simple Replacement	i. \$250.00
ii. Complex Replacement- plan review required will be based on valuation.	ii. Fee based on valuation

PERMIT EXTENSION

Reinstating Expired Permits

- ❖ Extensions must be requested prior to the permit expiring.
- ❖ IT IS NOT THE RESPONSIBILITY OF THE CITY OF HERMISTON TO NOTIFY THE PERMIT HOLDER OF EXPIRATION DATES. AS A COURTESY A NOTICE IS SENT OUT PRIOR TO EXPIRATION.

Extension Request	Permit Fee
1. First Extension Request	No Charge
2. Second and subsequent requests	\$65.00 each permit, no surcharge fee
3. Expired permit less than 6 months past expiration date	\$65.00 each permit, subject to surcharge fee
4. Expired permits over 6 months past expiration date	Fees assessed to current fee schedule; new plan review may apply. Subject to surcharge fee.

Residential Structural Fire Suppression Standalone

(Fees based on total square footage of the dwelling unit to be covered by the system)

Total Square Footage	Permit Fee
1. 0 to 2,000 square feet	\$150.00
2. 2,001 to 3,600 square feet	\$218.00
3. 3,601 to 7,200 square feet	\$354.00
4. Over 7,200 square feet	\$488.00

B. Manufactured Dwelling Placement Permits

One single permit fee is assessed. This fee shall include the concrete slab, runners, or foundations when they comply with the prescriptive requirements of the Oregon Manufactured Dwelling and Specialty Code, electrical feeder and plumbing connections and all cross-over connections, site utility connections (water, sewer, storm) up to 30 lineal feet.

1. Manufactured Dwelling Placement Permit Fee	\$225.00
2. (includes plan review)	
3. Manufactured Dwelling & Cabana installation administrative fee	\$30.00
4. State Surcharge	As required by the State As required by the State

BUILDING DEPARTMENT

C. Camp and Park Permits

The Area Development Fee is to be calculated based on the valuations shown in Table 2 of OAR 918-600-0030 for Manufactured Dwelling/Mobile Home Parks and Table 2 of OAR 918-650-0030 for Recreational Park & Organizational Camp Valuation Table, and then applying the valuation amount to the valuation fee table in the Building Permit Fee Table A-1.

1. Plan Review Fee	65% of total permit fee
2. State Surcharge	As required by the State

D. Mechanical Permits

The fees for each permit shall be as set forth in Table D-1, D-2, and D-3.

The valuation used to determine the commercial mechanical permit fee using Table D-1 shall include the value (rounded up to the nearest dollar) of all mechanical materials, equipment, labor, overhead and profit.

Table D-1: Commercial Mechanical Permit Fees

❖ Commercial: New, Alterations, Additions, Repairs, & Accessory Structure	
❖ Multifamily: New, Alterations, Additions, Repairs, & Accessory Structure	
Total Valuation	Permit Fee
1. \$1 to \$5,000.00	\$75.00 minimum
2. \$5,000.01 to \$10,000.00	\$75.00 for the first \$5,000.00 plus \$1.00 for each additional \$100, or fraction thereof, to and including \$10,000 .00
3. \$10,000.01 to \$100,000.00	\$125.00 for the first \$10,000.00 plus \$2.00 for each additional \$1,000, or fraction thereof, to and including \$100,000.00
4. \$100,000.00 and up	\$305.00 for the first \$100,000.00 plus \$1.00 for each additional \$1,000, or fraction thereof

Table D-2: Residential Dwelling Mechanical Permit Fees

❖ 1 & 2 Family Dwelling: New, Alterations, Additions, Repairs, & Accessory Structure	
❖ Manufactured Dwellings: New, Additions, Alterations, Repairs, & Accessory Structure	
Description	Permit Fee
1. Air conditioner	\$15.00
2. Air handling unit of up to 10,000 cfm	\$11.00
3. Air handling unit 10,001 cfm and over	\$15.00
4. Appliance or piece of equipment regulated by code but not classified in other appliance categories	\$11.00
5. Appliance vent installation, relocation or replacement not included in an appliance permit	\$10.00
6. Attic/crawl space fans	\$10.00
7. Barbecue	\$11.00
8. Chimney/liner/flue/vent	\$11.00
9. Clothes dryer exhaust	\$11.00
10. Decorative gas fireplace	\$11.00
11. Ductwork, no appliance/fixture	\$11.00
12. Evaporative cooler other than portable	\$11.00
13. Floor furnace, including vent	\$15.00
14. Flue vent for water heater or gas fireplace	\$10.00
15. Furnace - greater than 100,000 BTU	\$15.00
16. Furnace - up to 100,000 BTU	\$15.00
17. Furnace/burner including duct work/vent/liner	\$15.00

BUILDING DEPARTMENT

18. Gas or wood fireplace/insert	\$15.00
19. Gas fuel piping outlets (four or less connections)	\$10.00
20. Gas fuel piping outlets (more than four)	\$6.00
21. Heat pump	\$15.00
22. Hood served by mechanical exhaust, including ducts for hood	\$15.00
23. Hydronic hot water system	\$15.00
24. Installation or relocation domestic-type incinerator	\$15.00
25. Mini split system	\$15.00
26. Oil tank/gas/diesel generators	\$15.00
27. Pool or spa heater, kiln	\$15.00
28. Range hood/other kitchen equipment	\$15.00
29. Repair, alteration, or addition to mechanical appliance including installation of controls	\$15.00
30. Suspended heater, recessed wall heater, or floor mounted unit heater	\$15.00
31. Ventilation fan connected to single duct	\$10.00
32. Ventilation system not a portion of heating or air-conditioning system authorized by permit	\$10.00
33. Water heater	\$15.00
34. Wood/pellet stove	\$15.00
35. Other heating/cooling	\$12.00
36. Other fuel appliance	\$12.00
37. Other environment exhaust/ventilation	\$10.00
38. Minimum Permit Fee	\$40.00

Table D-3: Mechanical Permits - Related Fees

Other Inspections	Fee
1. Mechanical Plan Review - when Required or requested	25% of the permit fee
2. Additional Mechanical Plan Review required due to revisions to the construction documents	\$50.00 per hour
3. Re-inspection Fee	\$75.00 each
4. Inspections outside of normal business hours	\$80.00 per hour (one hour minimum)
5. Inspections for which no fee is specifically indicated	\$80.00 per hour (one hour minimum)
6. Investigation Fee	\$80.00 per hour
7. General State Surcharge: ORS 455.210	As set by the State of Oregon

E. Plumbing Permits

Table E-1: Plumbing Permit Fees

❖ Residential: New	
❖ Includes: No additional fee shall be charged for the first 100 feet of water and sewer lines, hose bibbs, icemakers, underfloor low-point drains, and rain drain packages that include the piping, gutters, downspouts, and perimeter system	
Description	Fee
1. One Bathroom	\$275.00
2. Two Bathrooms	\$300.00
3. Three Bathrooms	\$375.00
4. Each additional Bath/Kitchen	\$75.00

BUILDING DEPARTMENT

Please Note: A "half bath" is equivalent to a single bathroom

- | | |
|--|------------------|
| 1. Each additional 100 ft of water, sewer, or storm line or fraction thereof | \$30.00 per type |
| 2. Residential Fire Sprinkler System- Multipurpose/Continuous Loop | See Table E-4 |

Table E-2: Plumbing Permit Fees

❖ Residential: Additions, Alterations, Re pairs, & Accessory Structure		
❖ Commercial: New, Additions, Alterations, Repairs, Accessory Structure, & Fire Systems		
❖ Multifamily: New, Additions, Alteration, Repairs, Accessory Structure, & Fire Systems		
❖ Manufactured Dwellings: New (utilities beyond 30 ft), Additions, Alterations, Repairs, & Accessory Structure		
Site Utilities	Fee/Unit	
1. Sanitary sewer - first 100 feet	\$50.00	
a. Each additional 100 feet, or fraction thereof	\$30.00	
2. Storm sewer including trench drains, leach lines, and drywells - first 100 feet	\$50.00	
a. Each additional 100 feet, or fraction thereof	\$30.00	
3. Water service -first 100 feet	\$50.00	
a. Each additional 100 feet, or fraction thereof	\$30.00	
Fixtures or Items	Residential Fee/Unit	Commercial Fee/Unit
1. Alternate potable water heating system	\$30.00	\$35.00
2. Backflow preventer	\$45.00	\$50.00
3. Backwater valve	\$45.00	\$50.00
4. Catch Basin	\$25.00	\$25.00
5. Clothes washer	\$25.00	\$25.00
6. Dishwasher	\$25.00	\$25.00
7. Drinking fountain	\$25.00	\$25.00
8. Ejectors/sump pump	\$45.00	\$50.00
9. Expansion tank	\$20.00	\$50.00
10. Fixture Cap	\$20.00	\$20.00
11. Floor drain/floor sink/hub drain	\$25.00	\$30.00
12. Garbage disposal	\$25.00	\$30.00
13. Hose bib	\$20.00	\$20.00
14. Ice maker	\$25.00	\$50.00
15. Interceptor/Grease Trap	\$30.00	\$50.00
16. Primer	\$20.00	\$20.00
17. Residential Replacing in-building water supply lines-number of branches:		
a. First floor	\$75.00	
b. Each additional floor	\$25.00	
18. Commercial Replacing in-building water supply lines-number of branches:		
a. First five branches		\$80.00
b. Each fixture branch over five		\$20.00
19. Roof Drain		\$25.00
20. Sink/basin/lavatory	\$25.00	\$30.00
21. Swimming pool piping	\$25.00	\$50.00
22. Trench Drain	\$30.00	\$50.00
23. Tub/shower/shower pan	\$25.00	\$30.00

BUILDING DEPARTMENT

24. Urinal	\$20.00	\$25.00
25. Water closet	\$25.00	\$25.00
26. Water heater	\$25.00	\$25.00
27. Other- plumbing	\$25.00	\$46.00
28. Medical Gas Installations (Plan Review Required)	Based on valuation using Table A-1	
29. Minimum Permit Fee	\$45.00	\$65.00

Table E-3: Plumbing Permit - Related Fees

Other Inspections	Fee
1. Plumbing Plan Review - When required or requested	25% of the permit fee
2. (Plan review is required for Medical Gas Installations, Fire Suppression Systems, and complex structures as defined by OAR Chapter 918, Division 780)	
3. Additional Plumbing Plan Review required due to revisions to the construction documents	\$60.00 per hour
4. Re-inspection Fee	\$60.00 each
5. Inspections outside of normal Business hours	\$60.00 per hour (one hour minimum)
6. Inspections for which no fee is specifically indicated	\$60.00 per hour
7. Investigation Fee - work done without permits	\$80.00 per hour
8. General State Surcharge: ORS 455.210	As set by the State of Oregon

Table E-4: Plumbing Permits - Residential Fire Systems ¹

❖ Multipurpose or Continuous Loop Fire Suppression Systems (13D)	
❖ Fees based on total square footage of the dwelling unit to be covered by the system	
Total Square Footage	Permit Fee (Include Plan Review)
1. 0 to 2,000 square feet	\$87.00
2. 2,001 to 3,600 square feet	\$129.00
3. 3,601 to 7,200 square feet	\$164.00
4. Over 7,200 square feet	\$200.00
❖ ¹ Stand-alone systems are permitted under separate building permits. However, a plumbing permit for a backflow prevention device (in the event of connectivity to potable water supply) is required.	
❖ Plan review is required on all Residential Fire Suppression Systems.	

F. Electrical Permits**Table F-1: Electrical Permit Fees**

❖ Residential: New, Additions, Alterations, Repairs, & Accessory Structure	
❖ Commercial: New, Alterations, Additions, Repairs, & Accessory Structure	
❖ Multifamily: New, Alterations, Additions, Repairs, & Accessory Structure	
A. Residential-New, or Multi-Family Dwelling Building - New: Service Included	Fee/Equipment
Residential-New	
1. 1,000 square feet or less	\$106.00
a. Each additional 500 square feet, or fraction thereof	a. \$19.00
b. Limited energy, for New I & 2 Family Dwelling	b. \$25.00
Please Note: If a limited energy permit is purchased separately from the new building electrical permit, use fee listed in the "Miscellaneous" section.	
Multi-Family Dwelling Building - New: Service Included	
2. Largest unit uses above sq. ft.; each additional unit	50% of largest unit rate
a. Limited Energy	a. \$63.00 per floor
b. Protective Signaling	b. \$63.00 per floor

BUILDING DEPARTMENT

B. Services or Feeders Installation, Alterations or Relocation (Does not include branch circuits)

1. 200 amps or less	\$79.00
2. 201 amps to 400 amps	\$94.00
3. 401 amps to 600 amps	\$156.00
4. 601 amps to 1,000 amps	\$204.00
5. Over 1,000 amps or 1,000 volts	\$469.00

C. Temporary Services/Feeders Installation, Alteration, or Relocation

1. 200 amps or less	\$63.00
2. 201 amps to 400 amps	\$86.00
3. 401 amps to 600 amps	\$125.00
4. 601 amps to 1,000 amps	\$163.00
5. Over 1,000 amps or 1,000 volts	\$375.00

D. Branch Circuits - New, Alterations or Extension, per Panel

1. Feeder for branch circuits with above service or feeder fee	
a. Each branch circuit	\$4.00
2. Fee for branch circuits without service or feeder	
a. First branch circuit	a. \$54.00
b. Each additional branch circuit	b. \$4.00

E. Miscellaneous (Service or Feeder Not Included)

1. Each manufactured or modular dwelling, service and/or feeder	\$63.00
2. Reconnect only	\$63.00
3. Pump or irrigation circle	\$63.00
4. Sign or outline lighting	\$63.00
5. Each signal circuit(s) or each limited-energy panel alteration	
6. or extension	\$50.00

F. Renewable Electrical Energy

1. 5 kva or less (all renewable types)	\$79.00
2. 5.01 to 15.00 kva (all renewable types)	\$94.00
3. 15.01 to 25.00 kva (all renewable types)	\$156.00
4. For wind generation systems in excess of 25 kva:	
a. 25.01 kva to 50.00 kva	a. \$204.00
b. 50.01 kva to 100 kva	b. \$469.00
c. Over 100 kva	c. Use sections B or C, plus D
5. Base fee for solar generation systems in excess of 25 kva	\$156.00
a. Add for each additional kva, or fraction thereof over 25. Maximum fee is 100kva (permit fee will not increase beyond the calculation for 100 kva)	a. \$6.24

Table F-2: Electrical Permit – Related Fees

Other Inspections	Fee
1. Electrical Plan Review- When requested or required by OAR Chapter 918, Division 311	25% of the permit fee
2. Additional Electrical Plan Review required due to revisions to the construction documents	\$86 per hour
3. Re-inspection Fee	\$86.00
4. Inspections outside of normal Business hours	\$86.00 per hour (one hour minimum)
5. Inspections for which no fee is specifically indicated	\$86.00 per hour
6. Investigation Fee	\$86.00 per hour

BUILDING DEPARTMENT

7. Master Permit Inspection Program OAR 918-309-0100	
a. Application fee: 1 st time only, no charge for renewals	a. \$100.00
b. Inspection fee (includes inspection, report writing and travel time) per hour	b. \$86.00
8. General State Surcharge: ORS 455.210	As set by the State of Oregon

G. Customized Permit Services**Table G-1: Phased Plan Review**

- ❖ Authorizes construction to begin on a portion or portions of a building before the construction documents for the whole building have been submitted.

Service Option	Fee
1. Phased Plan Review - In addition to: a. Standard plan review fees	\$250.00 application fee per phase, plus 10% of the total building permit fee not to exceed \$1,500.00 per phase

Table G-2: Deferred Plans Submittal

- ❖ Portions of a building design are allowed to be submitted separately.
- ❖ Does not apply to deferred permits.

Service Option	Fee
1. Deferred Plans Submittal - In addition to: a. The project plan review fee based on total project value	65% of the structural permit fee calculated using the value of the particular deferred portion, or portions of the project, with a minimum fee of \$150.00.

H. Code Enforcement**Table H-1: Code Enforcement Fees****Blowing Dust**

1. Blowing Dust Control Plan	Plan Review: \$100.00	Refundable Deposit: \$300.00
2. Use of a City water truck and operator for the purpose of dust abatement	\$200.00 per hour with a 4-hour minimum	

Abatement

1. Administrative Overhead Abatement Processing fee	10% of the total abatement cost
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I. Miscellaneous Fees**Table I-1: Miscellaneous Fees**

Description	Fee
1. Sewer Tap Inspection	\$50.00
2. Fees for moving buildings	\$10.00
3. Excavation permit fees	\$25.00 and shall be doubled if the start of construction occurs prior to application of the permit.
4. Copy Costs	See "Administration & General Fees" Section under "Prints & Public Records"
5. All Signs: Pole sign, canopy signs, and/or any other large sign structure	Permit fee based on valuation plan review- 65% of permit fee

Building Department

180 NE 2nd Street, Suite 211, Hermiston, OR 97838
541-667-5025

BUSINESS LICENSES

Business Licenses

Please Note: All businesses operating inside of City limits require a Business License issued from the City of Hermiston as adopted in the Hermiston Code of Ordinances. Solicitors and Mobile Vendors have additional Licenses as described below.

Business License – Effective 01/01/2025

Businesses WITH a Permanent Location WITHIN City Limits	
1. Base Fee – Includes 0-5 Full-Time Equivalent (FTE) Employees	1. \$85.00
2. 6-49 FTE Employees	2. Base Fee + \$15.00 per Employee over 5
3. 50+ FTE Employees	3. \$1,000.00
Businesses WITHOUT a Permanent Location WITHIN City Limits	
1. Base Fee- Includes 0-5 Full-Time Equivalent (FTE) Employees working in Hermiston	1. \$100.00
2. 6-49 FTE Employees working in Hermiston	2. Base Fee + \$20.00 per Employee over 5
3. 50+ FTE Employees working in Hermiston	3. \$1,200.00
Construction Projects	\$400.00 per Project
Trade Show and Carnivals	\$300.00

Late/Delinquent Payments: \$100.00 a month shall be added to the business license of any person doing business in the City for whom payment of a business license is delinquent.

Liquor License

Liquor License, New	\$100.00
Liquor License, Annual Renewal, Special Events, & Temporary Sales	\$35.00
Liquor License, Change in: Ownership, Location, or Privilege	\$75.00

Solicitors' License

Per License per Calendar Year (January 1 st – December 31 st)	\$25.00
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Mobile Vending License	Application and Renewal Fee
1. Type 1: 30-Day License for: Tent, pushcart, or similar conveyance of less than 100 sq ft	\$200.00*
2. Type 2: One-Year License for: Self-contained truck or trailer	\$700.00*
3. Type 3: Event License for: A temporary event lasting not more than 7 calendar days for a street fair, festival, carnival, or similar community event	\$50.00
4. Type 4: Lunch Truck License for: Operating from a self-contained truck or trailer and primarily serving on site workers with incidental sales to the general public	\$300.00*

Please Note: Fees are due at the time of application. If the license is not approved, \$100.00 will be retained for administrative costs. (*) Indicates administrative fee charge retained.

Food Pod

The Food Pod is contracted out by the City. For more information, contact the Parks and Recreation Department at: 541-667-5018 or at 415 S. Hwy 395, Hermiston, OR 97838

Business, Liquor, & Solicitors' Licenses are processed at City Hall.

180 NE 2nd Street, Hermiston, OR 97838

541-567-5521

Mobile Vending Licenses are processed by the Planning Department

180 NE 2nd Street, Suite 211, Hermiston, OR 97838

541-667-5010

COMMUNITY CENTER

Community Center

Discounted Rates for Non-Profit Organization may be provided.

Great Room Rental (Large Meetings & Events)

Includes: Janitorial, Kitchen, Stage, Staff Support, and Tear Down.

	Current Fee's	2025 Fee's
1. 0-99 Guests	\$1,100.00	\$1,350.00
2. 100-250 Guests	\$1,475.00	\$1,725.00
3. 251-350 Guests	\$1,750.00	\$2,000.00
4. Set-Up- By Center Staff	\$450.00	\$500.00
5. Day Before Decorating (during business hours, M-F 8:00am-5:00pm)	\$250.00	\$400.00
6. Refundable Cleaning/Damage Deposit- Due to Hold Date	\$1,000.00	

Security Guards and Insurance

Security: Security Guards may be required for event rental. The number of guard(s) are dependent on the numbers of guests and length of your event.

Insurance: Event Liability Insurance of \$1 million is required. (Cost varies from \$50.00 - \$200.00). *Clients responsibility to obtain and show event center proof of insurance. *

Small Meetings & Events Includes: Janitorial, Set-Up/Tear down & Staff Support	Staff Set Up	Half Day (4 hrs)	Full Day (8 hrs)
1. Board Room (20 guests max)	NA	\$100.00	\$175.00
2. Rotary/Altrusa Room (40 guests max)	\$75.00	\$175.00	\$300.00
3. Great Room (100 guests max)	\$150.00	\$375.00	\$500.00
4. Refundable Cleaning/Damage Deposit- Due to Hold Date	\$100.00		

Additional Amenities

1. Coffee & Ice Water (30 guests)	\$35.00
2. Table Toppers	\$6.00 each
3. Napkins	\$0.50 each
4. Table Linens	\$6.00 each

Please Note: Fees in "Additional Amenities" are subject to change per vendor notice.

Hermiston Community Center
415 S. Hwy 395, Hermiston, OR 97838
541-667-5018

COURT (MUNICIPAL)

Court (Municipal)

Prints & Public Records (see Administrative & General Fees)**Municipal Court Reports** (Does not include other fees)

- | | |
|---|---|
| 1. Reports including discovery, except court appointments (regardless of page count or electronic format) | \$20.00 each- Flat Fee |
| 2. All other Prints and Public Records Requests | As established in "Administration & General Fees" under "Prints & Public Records" |

Other Court Services

- | | |
|--|--|
| 1. Marriage Ceremony (performed by Municipal Court Judge on site) | \$75.00 |
| 2. Marriage Ceremony (performed by Municipal Court Judge off site) | \$100.00 + actual mileage costs
(as set in ORS 106.120(5)) |
| 3. Certification of Court Document | \$2.00 for certification of each document
(in addition to printing costs) |

Fees & Penalties

- | | |
|--|---|
| 1. Payment Plan Fee/ Fee on cases not paid in full within 30 days of judgment. | Case Balance- \$0-280.00, fee of \$25.00
Case Balance- \$280.01+, fee of \$50.00
(If case is paid off within 12 months, the fee will be waived) |
| 2. Collection Agency Processing Fee | Actual amount imposed by the collection agency |
| 3. Returned Check | (See Administration & General Fees) |

Jury Fees

- | | |
|--|---|
| 1. Juror Attendance Fee * <i><u>Paid to Selected Jurors</u></i> * [*] | Compensation and Mileage
(Rate applicable to appearances in justice court) |
| 2. Juror Attendance Fee * <i><u>Paid to Not-Selected Jurors</u></i> * [*] | Mileage Only
(Rate applicable to appearances in justice court) |
| 3. Subpoenaed Witnesses Attendance Fee | Compensation and Mileage
(Rate applicable to appearances in justice court) |
| 4. Mileage Fee (to and from place of residence) | Rate applicable to appearances in justice court |

Hermiston Municipal Court

180 NE 2nd Street, Hermiston, OR 97838
541-567-6610

EASTERN OREGON TRADE & EVENT CENTER (EOTEC)

Eastern Oregon Trade & Event Center (EOTEC)

Please Note: All Rentals Include: Janitorial, Set-up & Tear Down (Tear Down includes putting away tables and chairs only)			
Great Room Rental (Large Meetings & Events)	Private/For Profit		Non-Profit
Booking Fee & Refundable Security Deposit (Cleaning-Damage)			
1. Booking Fee- Due to Hold Date a. Non-Refundable- If booking more than 6 months in advance	\$400.00		\$400.00
2. Security Deposit Non-Alcohol Event	\$500.00		\$200.00
3. Security Deposit With Alcohol Event	\$1,000.00		\$1,000.00
Great Room Use (Includes Lobby & Standard Stage)	Full Room	Half Room	
1. Monday- Thursday	\$2,750.00	\$1,850.00	\$1,600.00
2. Friday	\$3,000.00	\$1,850.00	\$2,000.00
3. Saturday	\$4,000.00	Not Available	\$3,000.00
4. Sunday	\$2,100.00	\$1,850.00	\$1,800.00
Kitchen Use			
1. Full	\$200.00		\$150.00
2. Fridge and Ice Maker Only	\$100.00		\$50.00
Day Before Decorating (If Available)			
1. 8:00am to 4:30pm	½ of total rent		½ of total rent
2. 5:00pm to 10:00pm	\$500.00		\$50.00 per hour
Meeting Room Rentals (Small Meetings & Events)	Private/For Profit		Non-Profit
Booking Fee & Refundable Security Deposit (Cleaning-Damage)			
1. Booking Fee- Due to Hold Date	\$50.00		\$50.00
2. Security Deposit Non-Alcohol Event	\$500.00		\$500.00
3. Security Deposit With Alcohol Event	\$1,000.00		\$1,000.00
Meeting Rooms (Includes Janitorial Services)			
1. Meeting Rooms 1 OR 2	\$225.00		\$200.00
2. Meeting Rooms 1 AND 2 (Combined)	\$425.00		\$400.00
3. Meeting Room 3	\$225.00		\$200.00
Staffing and Insurance			
1 staff member per 100 people- 5 hour minimum charge. Security requirements vary for different events	\$40.00 per hour per staff member		
Please Note: Event Liability Insurance of \$1 million is required. (Cost varies from \$50.00 - \$200.00). *Clients responsibility to obtain and show event center proof of insurance. *			
Additional Amenities			
1. Coffee (per pot, 25 cups)	\$25.00		
2. Table Toppers	\$3.00 each		
3. Napkins	\$0.50 each		

EASTERN OREGON TRADE & EVENT CENTER (EOTEC)

4. Table Linens	\$7.00 each
5. Kegerator	\$100.00
6. A/V Equipment- Projector, Screen, Microphone, etc	\$30.00

Please Note: Fees in "Additional Amenities" are subject to change per vendor notice.

Other Venues

1. Rodeo Arena	Contact EOTEC for Pricing
2. Barns	Contact EOTEC for Pricing
3. Outdoor Grounds	Contact EOTEC for Pricing

EOTEC

1705 E. Airport Rd, Hermiston, OR 97838

541-289-9800

<https://eotechermiston.com/>

FESTIVAL STREET

Festival Street

Festival Street- Per day Rental 8:00am to 10:00pm

1. Festival Street use	\$400.00
2. Refundable Booking/Security Deposit- Due to hold event date	\$500.00

Please Note: Other fees may apply at a cost recovery basis. You will be held financially responsible for any damages, repairs or cleaning of the reserved areas resulting from your use.

Miscellaneous Rentals

1. Event Tent 78' x 40'	\$250.00 per event
2. Other Rentals & Amenities	As Established

Reservations may be made through: Hermiston Community Center

415 S. Hwy 395, Hermiston, OR 97838

541-667-5018

FRANCHISES

Franchises

Miscellaneous

1. Application and Review Fee	\$350.00 Unless otherwise provided in franchise agreement
-------------------------------	--

Registration Fee

1. Telecommunications- One Time Only	\$50.00
--------------------------------------	---------

Solid Waste

1. Franchise Fee	3%
2. Billing and Collection Services	12%

Small Cell Wireless

1. Annual Franchise Fee	\$270.00 for each Small Wireless Facility installed or maintained. Will increase 3% every January 1, beginning January 1, 2022.
2. Interest and Late Fees	Annual rate equal to the greater of 1% per month or the maximum rate allowed by law.
3. Additional Fees	As established

All Grantees must pay a franchise fee to the City through the duration of its franchise, as follows:

- A. For all grantees, except as provided in paragraphs B and C, a fee of 5% of gross revenues paid quarterly, unless otherwise provided in the franchise agreement. Gross revenue is defined in Section 170.04.050 of the Hermiston Municipal Code.
- B. The franchise fee for a telecommunication utility shall equal 5% of its gross revenue on exchange access services earned within the boundaries of the City.
- C. For limited use telecommunications grantees, a minimum annual fee, payable in advance, of \$1,000.00 or \$1.00 per linear foot of right-of-way used, whichever sum is greater. This fee will increase annually in July of each year, by multiplying the fee by a fraction, the numerator of which is the CPI Index Figure for the month of March preceding the July in which the fee is to be increased and the denominator of which is the Base CPI Index Figure. As used in this section, "Index" refers to the All Urban Consumers (CPI-U), U.S. City Average, CPI Index published by the Bureau of Labor Statistics of the United States Department of Labor. "Base CPI Index Figure" will refer to the Index number indicated for the month of March, 1998, and the "CPI Index Figure" for any other month will refer to the Index number for that month.

Please Note: Beginning July 1, 2001, the fee will be \$1.00 per linear foot. This fee will increase annually by the CPI Index as set forth above. The base CPI will be January of 2001. A limited use telecommunication grantee is defined as one whose franchise limits the amount of linear feet the grantee may occupy, or one who has a franchise as of October, 1998, for the purpose of long-distance telecommunications.

Right-of-Way Permit

1. Diminished Pavement Life Fee- For any construction requiring pavement cuts or excavation within a public right-of-way.	The franchise applicant shall acquire a City of Hermiston permit {§94.37(A)} to utilize City right-of- way and meet all fee and construction standards as specified.
2. Construction Permit Fee	the applicant must pay a permit fee equal to \$500.00 or ¼ of one percent (.25%) of the estimated cost of constructing the telecommunications facilities, whichever is greater; unless otherwise provided in a franchise agreement, prior to issuance of a construction permit for construction within the public right-of-way.

GARBAGE & RECYCLING SERVICES

Garbage & Recycling Services

Miscellaneous Services & Fees

FREE Yard Trimming Permits

Free residential yard trimming disposal permits are available, upon request, for residential customers in good standing and can be obtained at: City Hall, 180 NE 2nd Street, Hermiston.
Permit is valid for two months from issuance date.

Account Set-Up

See "Water Department"

1. Curbside Recycling (Required Service by the Oregon Legislature – Recycling Modernization Act)

A. Residential 95-Gallon Cart

- | | |
|---|--|
| 1. <u>Serviced every other week</u> | <u>\$8.00 per cart per month</u> |
| 2. <u>Reduced Residential Rate – Serviced every other week:</u>
<u>For relief of those residents who are experiencing a financial hardship and meet income qualifications, see "Water Department" for more information and how to apply.</u> | <u>\$6.80 per month</u>
<u>Only one allowed at this rate.</u> |

B. Commercial 300-Gallon Rollcarts

- | | |
|-------------------------------------|-----------------------------------|
| 1. <u>Serviced every other week</u> | <u>\$24.00 per cart per month</u> |
| 2. <u>Serviced every week</u> | <u>\$48.00 per cart per month</u> |

C. **FREE Recycling Centers located in Hermiston**

1. 692 W Harper Road, near Theater Sports Park
2. 81144 N. HWY 395, at Sanitary Disposal

2. **Mechanically Emptied Carts & Containers**

A. **35-Gallon Cart, Served Weekly**

- | | |
|--|---|
| 1. Residential and Commercial Curb | \$17.46 per month |
| 2. Walk-in Charge | \$9.19 per month |
| 3. Reduced Residential Rate:
For relief of those residents who are experiencing a financial hardship and meet income qualifications, a Reduced Utility Rate Application may be obtained at City Hall for a reduced monthly charge calculated at 50 percent of the base rate of their water and sewer bill, as well as a monthly discount in garbage <u>and recycling services</u> . | \$14.38 per month
Only one allowed at this rate. |

B. **90-Gallon Cart, Served Weekly**

- | | |
|---------------------|------------------|
| 1. Residential Curb | \$29.05per month |
| 2. Commercial Curb | \$35.71per month |
| 3. Walk-in Charge | \$9.19 per month |

C. **Commercial Yard & Cardboard Containers**

- | | |
|---|-----------------------|
| 1. (1) 1.5- Yard Container (Service available Mon-Sat): | |
| a. Served once a week | a. \$120.82 per month |
| b. Served twice a week | b. \$228.73 per month |
| c. Served three times a week | c. \$336.64 per month |
| d. Served four times a week | d. \$444.55 per month |
| e. Served five times a week | e. \$552.38 per month |
| f. Served six times a week | f. \$660.37 per month |

GARBAGE & RECYCLING SERVICES

- | | |
|--|---|
| <p>2. (1) 2- Yard Container (Service available Mon-Sat):</p> <ul style="list-style-type: none"> a. Served once a week b. Served twice a week c. Served three times a week d. Served four times a week e. Served five times a week f. Served six times a week | <ul style="list-style-type: none"> a. \$157.08 per month b. \$298.64 per month c. \$440.19 per month d. \$581.75 per month e. \$723.29 per month f. \$864.85 per month |
| <p>3. Cardboard Recycling Container:</p> <ul style="list-style-type: none"> a. Serviced once a week <ul style="list-style-type: none"> i. Service up to 5 days a week Mon-Fri is available b. Compactor Haul c. Demurrage per day after 7 days | <ul style="list-style-type: none"> a. \$53.91 per month <ul style="list-style-type: none"> i. Add \$53.91 per month per each additional day of service b. \$285.81 per month c. \$6.89 per month |

D. Regulations

1. 1.5- Yard container and larger containers must be placed on a hard level surface in a location that will prevent container run-away.
2. Containers placement must be easily accessible to truck and collector.
3. Cart placement must be at curb or roadside.

3. Dropbox

A. Service within 7-day period

- | | |
|---|---|
| 1. Prepayment: Required to reserve a dropbox and applied to first bill. | \$200.00 |
| 2. Delivery Fee | \$63.39 for the first box |
| 3. Weighing up to 5 tons | \$89.54 haul fee plus \$8.97 per cubic yard or \$100.84 per ton, whichever is greater |
| 4. Weighing 5 tons or greater | \$323.28 haul fee plus \$54.00 per ton |
| 5. Demurrage charge per box after 7 th day | \$6.89 per day |

B. Regulations

1. Dropboxes are priced and can be loaded-level full with a maximum weight of 10 tons.

4. Compacted Dropbox

A. Compactor on call

- | | |
|--------------------------------|---|
| 1. Weighing up to 5 tons | \$117.66 per hour haul fee plus \$8.97 per cubic yard or \$100.84 per ton, whichever is greater |
| 2. Weighing 5 tons and greater | \$351.41 haul fee plus \$54.00 per ton |

B. Regulations

1. Maximum weight of 10 tons when full.

5. Fines & Penalties (not already listed above)

-Non-Payment Service Charge	\$20.00
Return Service (Did not set-out cart. Same day only.)	\$20.62
Overages/Extras (Cart lid does not completely close, garbage is left outside of cart, or cart weighs more than the allowable amount)	See Sanitary Disposal/Waste Connections Fees

Please Note: Service shall be restored only upon full payment of account, including: any other costs or fines imposed by the City or Sanitary Disposal.

All solid waste services, as specified in this section, are subcontracted to:
Sanitary Disposal

81144 N. Hwy 395, Hermiston, OR 97838
 541-567-8842

HARKENRIDER SENIOR CENTER

Harkenrider Senior Center

Discounted Rates for Non-Profit Organization may be provided.

Great Room Rental (Large Meetings & Events)

Includes: Janitorial, Staff Support, and Tear Down.

1.	0-99 Guests	
	a. Half Day (1-5 Hours)	a. \$300.00
	b. Full Day (6+ Hours)	b. \$500.00
2.	100-200 Guests	
	a. Half Day (1-5 Hours)	a. \$425.00
	b. Full Day (6+ Hours)	b. \$700.00
3.	Day Before Decorating- During business hours M-F 8:00am-5:00pm	\$250.00
4.	Set-Up- By Center Staff	\$450.00
5.	Refundable Cleaning/Damage Deposit- Due to Hold Date	\$100.00

Security Guards and Insurance

Security: Security Guards may be required for event rental. The number of guard(s) are dependent on the numbers of guests and length of your event.

Insurance: Event Liability Insurance of \$1 million is required. (Cost varies from \$50.00 - \$200.00). *Clients responsibility to obtain and show event center proof of insurance. *

Small Meetings & Events

Includes: Janitorial, Set-Up/Tear down & Staff Support

	Staff Set Up	Half Day (1-5 Hours)	Full Day (6+ Hours)
1. Breakout Room (25 guests max)	NA	\$125.00	\$200.00
2. Refundable Cleaning/Damage Deposit- Due to Hold Date		\$50.00	

Additional Amenities

1. Coffee & Ice Water (30 guests)	\$25.00
2. Table Toppers	\$6.00 each
3. Napkins	\$0.50 each
4. Table Linens	\$6.00 each

Please Note: Fees in "Additional Amenities" are subject to change per vendor notice.

Contact the **Parks and Recreation Department** at 415 S. Hwy 395, Hermiston, OR 97838 or at 541-667-5018 to reserve the Senior Center for your event during the following hours:
Monday-Friday 3pm to 10pm
Saturday & Sunday

Contact the **Senior Center Board** at 255 NE 2nd St., Hermiston, OR 97838 or at 541-567-3582 to reserve the Senior Center for your event during the following hours:
Monday-Friday 8am to 3pm

HERMISTON ENERGY SERVICES (HES)

Hermiston Energy Services (HES)

Customer Service Policies, Rates, and Associated Fee Manual

Last adopted/amended:

December 9, 2024 by Resolution No. 2349

All electric services, as specified in this resolution, are contracted to:

Umatilla Electric Cooperative (UEC)

750 W. Elm Ave, Hermiston, OR 97838

541-567-6414

<https://www.umatillaelectric.com/>

LIBRARY

Library

Library Card

1. Hermiston Resident: Live in 97838 zip code	Free
2. Temporary: If you live in the 97838 area and can provide acceptable identification	\$8.75 for three months
3. Non-Resident: If you do not live in the 97838 area, or do not have acceptable identification	\$35.00 per year
4. Replacement Card: lost or stolen	\$2.00

Inter-Library Loans (ILL) & Sage Library System (SLS): Patrons may place Inter-library Loan requests for items not found in the Hermiston Public Library. Patrons will be notified of the item(s) arrival and will have seven days to retrieve the item(s).

1. Requesting items from SLS- Retrieved item(s)	Free
2. Searching Fee for Requesting items from ILL- Payable at time of request & is non-refundable, regardless of loan success.	\$3.00 Other fees may apply from lending library
3. Requesting items from ILL and/or SLS- Failed to retrieve item(s)	\$5.00, after first notice

Research Services

1. All research requests- For example: "Who was X building named after?"	As established in "Administration & General Fees" under "Processing Fees"
2. Obituaries from Hermiston Herald a. Self Service b. Staff Completion	a. Free b. As established in "Administration & General Fees" under "Processing Fees"

Fines & Collections

1. Overdue Late fees: for Books, Audiobooks, Magazine, Videos/DVDs, High Demand Items:	\$0.20 per item per day \$5.00 Maximum fine per item
2. Overdue Late fees: for special or temporary collections	Cost Varies
3. Collections: Library accounts of \$50.00 or more in arrears, and are more than 60 days past due, will be turned over to collections.	As established in "Administration & General Fees" under "Fines & Penalties"

Damaged Materials

1. Repair fee: Items requiring less than one-hour of repair	Charged at \$5.00 per 15-minute increments \$5.00 minimum charge
2. Replacement fee: Items requiring more than one-hour of repair	Actual Cost
3. Labels, Bar Codes & Book Pockets: Missing or damaged	\$1.00
4. Video/Audio Covers	\$5.00
5. CD/Media Parts	Actual Cost of missing or damaged part(s). When parts cannot be purchased individually, a replacement cost for the entire set will be charged.

Room Rental for Small Meetings & Events

Includes: Tables, Chairs, & Staff Support

Program Room (73 guests max)	\$100.00
Refundable Cleaning/Damage Deposit- Due to Hold Date	

Miscellaneous Services

1. Printing & Copying – Self Service	\$0.10 per page for black and white	\$0.50 per page for color
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LIBRARY

2. USB Stick, Headphones, etc

Actual Cost

3. Other Misc. Items and Services

As Established

Hermiston Public Library235 E Gladys Ave, Hermiston, OR 97838
541-567-2882

PARKS AND RECREATION

Parks and Recreation

Recreation Department		
Recreation Programs & Classes		
Volleyball, Football, Art, Archery, etc	As established per program	
Parks Department		
Park Rental		
EXCLUSIVE USE of entire park or portions of park.	Fees are established for a variety of services on a cost recovery basis which may include tables, garbage cans, staffing, lighting, and other costs to the City. This fee may be waived by the City Manager or designee if the reservation is in conjunction with a community-wide event	
Shelter Rental		
❖ Reservations from April 1 st – September 31 st .		
❖ Reservations are closed from October 1 st - March 31 st but can be used for free at a first-come first-serve basis. Tables from the Parks Department are not available to use/rent during these months.		
1. Weekday (M-TH) 4 Hour Rentals at ALL PARKS from: a. 10:00am-2:00pm or b. 3:00pm-7:00pm Includes the use of 4 tables	Resident \$50.00	Non-Resident \$75.00
2. Weekend (FRI-SUN) Rentals: a. 4 Hour Rental @ McKenzie, Hodge, Victory 1. 10:00am-2:00pm or 2. 3:00pm-7:00pm b. 3 Hour rental @ Butte Park Kiwanis Shelter & Rotary Shelter 1. 9:00am-12:00pm, 2. 1:00pm-4:00pm or 3. 5:00pm-8:00pm Includes the use of 4 tables	Resident \$65.00	Non-Resident \$90.00
Please Note: Other fees may apply at a cost recovery basis, include, but not limited to paying a Security Deposit. You will be held financially responsible for any damages, repairs or cleaning of the reserved areas resulting from your use.		
Miscellaneous Rentals		
1. Event Tent 78’ x 40’	\$250.00 per day	
2. Other Rentals & Amenities	As Established	
Parks and Recreation Department is located in the Community Center 415 S. Hwy 395, Hermiston, OR 97838 541-667-5018		

PLANNING & ZONING

Planning & Zoning

Accessory Dwelling

- | | |
|---|----------|
| 1. Permit- shall be charged upon application for a building permit for an accessory dwelling. | \$200.00 |
|---|----------|

Compliance Reviews

- | | |
|--|--------------------------|
| 1. Civil Drawings | |
| a. 1-2 Reviews | a. \$500.00 |
| b. 3+ Reviews | b. \$1,000.00 per review |
| 2. Zoning Standards Permit Compliance Review | \$75.00 |
| 3. Development Agreement Legal Costs (to prep & review agreements) | \$200.00 |
| 4. Site Plan Review- New/Initial/Expansion | \$550.00 |
| 5. Final Plat Review | \$275.00 |

Land Use Actions

- | | |
|--|------------------------------|
| 1. Addressing Assignment, adding or changing | \$25.00 |
| 2. Annexation | \$900.00 |
| 3. Appeal of Planning Commission Decisions | \$700.00 |
| 4. Appeal of Planning Department Decision | \$250.00 |
| 5. Comprehensive Plan/Plan Map Amendment | \$1,500.00 |
| 6. Conditional Use | \$800.00 |
| 7. Land Partition, Minor | \$775.00 |
| 8. Planned Unit Development | \$1,500.00 + \$10.00 per lot |
| 9. Property Line Adjustment | \$300.00 |
| 10. Public Right-of-Way Vacation | \$900.00 |
| 11. Subdivision/Land Partition, Major | \$1,250.00 + \$10.00 per lot |
| 12. Subdivision- Replat | \$500.00 + \$10.00 per lot |
| 13. Variance- Major | \$800.00 |
| 14. Variance- Minor | \$475.00 |
| 15. Zone Text Amendment | \$1,500.00 |

Miscellaneous Services

- | | |
|---|---|
| 1. Administrative Action- Includes requests such as: DMV certification, zoning confirmation, land use compatibility statement, or similar documentation | \$35.00
Research Fee's are as established in "Administration & General Fees" under "Processing Fees" |
|---|---|

Planning Department

180 NE 2nd Street, Suite 211, Hermiston, OR 97838
541-667-5010

POLICE DEPARTMENT

Police Department

Law Enforcement -Effective 04/01/2024

Law Enforcement Staffing Fee- Added to each utility bill (water, sewer, garbage).

\$5.00 per month

Violations (cannot exceed amount established by state law)

- | | |
|--|---|
| 1. False certification | Not more than \$1,000.00 |
| 2. Class A, B, C, & D Individual Violations | Maximums permitted by State Law |
| 3. Class, A, B, C & D Corporation Violations | Double the maximum of Individual Violations |
| 4. Towing and Impoundment | As established by Towing Company |

Miscellaneous Services

- | | |
|---|---------|
| 1. Fingerprinting
(Livescan Prints only – No ink prints provided) | \$20.00 |
| 2. Bicycle Registration
(Residents living within city limits only) | Free |

Prints & Public Records**Please Note:** Requestors must pre-pay the estimated cost of request. If the actual charges are less than the pre-payment, then the over- payment shall be refunded.**Documents & Photocopies** (Does not include other fees)

- | | |
|--|--|
| 1. Black & White (up to 11x17) | Single: \$0.25 per page
Double-Sided: \$0.50 per page |
| 2. Color (up to 11x17) | Single: \$1.00 per page
Double-Sided: \$2.00 per page |
| 3. Black & White and Color (larger than 11x17) | Actual Cost |

Media (Does not include other fees)

- | | |
|--|----------------------------------|
| 1. DVD, CD or USB | Actual Cost |
| 2. Audio & Video Recording, in addition to any other fees. | \$35.00 per hour- Minimum Charge |

Police Investigation Reports

- | | |
|--|--|
| 1. Digital Copy- Includes:
The initial report and supplemental reports completed at the time of request, along with color full-page photographs. | \$20.00 |
| 2. Printed Copy- Includes:
The initial report, supplemental reports completed at the time of request, along with color photographs in gallery/thumbnail view. | \$20.00, plus
\$1.00 per full-page color photos |

Discovery

- | | |
|---|--|
| 1. Criminal Offense: Court Appointed Attorney | Free |
| 2. Criminal Offense: Retained Attorney | \$20.00 |
| 3. Violation Offense: Digital Standard Packet | \$20.00 |
| 4. Violation Offense: Printed Standard Packet | \$20.00 with potential additional "Media" fees |

Miscellaneous

- | | |
|---|---------|
| 1. Police CAD (Computer Aided Dispatch) Incident report | \$20.00 |
| 2. Citation copy | \$5.00 |
| 3. Mugshot copy | \$5.00 |

POLICE DEPARTMENT

4. Address/Name Record Check	\$20.00
5. Mailing Services	Actual Cost
Records Request Processing Fees (Does not include other fees)	
1. Lengthy Requests (request over 15 mins to complete) - Fee's charged at 15 min increments. - Requests less than 15 mins to process may be waived, excluding serial requests.	\$35.00 per hour
2. Attorney Fees	Actual Cost
Hermiston Police Department, Bob Shannon Safety Center 330 S. 1 st Street, Hermiston, OR 97838 541-567-5519 (Business) 541-966-3651 (Dispatch) 541-667-5148 (Anonymous Tip Line)	

PUBLIC TRANSIT- TAXICAB & BUS SERVICES

Public Transit-Taxicab & Bus Services

Taxicab Services**Cab Fares**

- | | |
|-------------------------------------|-----------------------------------|
| 1. Senior and Disabled Taxi Tickets | \$3.00 per ticket |
| 2. General Public Taxicab Fares | As established by taxicab company |

WORC Program

- | | |
|--|----------------------------|
| 1. Hermiston City (live and work in City limits) | \$30.00 (10 one-way trips) |
| 2. Hermiston Zip (live or work outside of City limits) | \$32.50 (10 one-way trips) |
| 3. Hermiston Plus (live and work outside of City limits but in Hermiston zip code) | \$57.50 (10 one-way trips) |
| 4. West-End (live and work in Stanfield or Umatilla) | \$90.00 (10 one-way trips) |

Please Note: Senior & Disabled and WORC Program Participants must sign up and purchase tickets at Hermiston City Hall prior to receiving a ride.

Taxicab Company**Operating Certificate** (Charged at the time of application)

- | | |
|--------------------------------|----------|
| 1. Application and Renewal Fee | \$50.00 |
| 2. Late Renewal Fee | \$100.00 |

Taxicab Drivers (Charged at the time of application)

- | | |
|----------------------------|---------|
| 1. Application/Renewal Fee | \$25.00 |
| 2. Late Renewal Fee | \$50.00 |

Bus Services

- | | |
|--|------|
| 1. HART (Hermiston Area Regional Transit)
A fixed route within the city limits of Hermiston with several connections to the Hopper Bus | Free |
| 2. Hopper
A fixed route with connections to: Pendleton, Umatilla, Irrigon, Stanfield, and Echo. | Free |

Taxicab Services are contracted to: Umatilla Cab Co.

2430 N. 1st Street, Hermiston, OR 97838
541-567-6055

Bus Services are contracted to:**The Confederated Tribes of the Umatilla Indian Reservation, Kayak Public Transit**

46411 Timíne Way, Pendleton, OR 97801
541-276-3165

<https://ctuir.org/>

SEWER DEPARTMENT

Sewer Department

Account Set-Up (non-refundable)

See "Water Department"

Sewer Usage Calculations	Monthly Base Rate	Calculated Monthly Usage Rate (per 1,000 Gallons)
Rates Adjusted: March 1, 2025		
1. Residential	\$41.89	\$3.59
2. Commercial	\$41.89	\$3.59

Please Note the Following:

❖ Sewer Annual Adjustment:

The Monthly Base Rate, and the Calculated Monthly Usage Rate, shall be adjusted each March 1, by an amount equal to the annual percentage change in the Engineering News-Record Construction Cost (20-City Average) Index averaged for the three preceding calendar years.

❖ Monthly Usage Calculation:

Calculated Monthly Usage shall be established each March based on the customer's average monthly winter water usage for the most recent December, January, and February time frame as established above in "Sewer Annual Adjustment".

❖ New Customers:

New customers who begin service between:

- February 1 and November 30- shall be billed at an assumed Monthly Usage of 5,000 gallons per month.
- December 1 and January 30- shall be billed at an assumed Monthly Usage of 5,000 gallons per month until a new Calculated Monthly Usage is established using the average of all full months of service received in December through February.

❖ Reduced Utility Rate:

For relief of those residents who are experiencing a financial hardship and meet income qualifications, see "Water Department" for more information and how to apply.

Fines & Penalties

1. Late/Delinquent Payments	See "Water Department"
2. Disconnection/Reconnection (combined fee)	See "Water Department"

Please Note: Service shall be restored only upon full payment of account, including: any other costs incurred by the City and any fines imposed.

Commercial Independent Discharge Users

- ❖ Commercial independent discharge users must operate and maintain independent wastewater disposal facilities which are currently licensed by the State of Oregon for the disposal of wastewater. During all times when approved and licensed wastewater facilities are operable, the rate for discharge to the public treatment works will be based on the actual metered flow of discharge.
- ❖ The metered users of the class will provide access to City personnel to read the meter in each billing period. They will also provide an annual calibration and certification of the metering device from an individual certified for such verification.

Industrial Discharge Users: Industrial Users are defined as any existing, or prospective, user of the sewer system who exceeds the Recycled Water Treatment Plant's design parameters for treating BOD, TSS, or Ammonia, by more than 50%.

- ❖ **Usage Rates:** Industrial Users shall pay the same Monthly Base Rate, and Calculated Monthly Usage Rate as identified for Residential and Commercial Users. However, Industrial Users' usage shall be metered monthly, and billed based on their monthly discharge year-round.
- ❖ **Surcharge Rates:** In addition to consumption rates, Industrial Users shall be charged the following surcharge rates.
 1. BOD: \$1.54/lb
 2. TSS: . \$1.65/lb
 3. Ammonia: \$1.68/lb

SEWER DEPARTMENT

- ❖ **Sampling:** The Utility shall install a discharge meter for Industrial Users capable of taking samples throughout the month. Samples shall be taken up to 10 times per month and tested for the discharges which exceed the RWTP design parameters. Sampled discharge amounts shall be averaged monthly. The sampled average shall be combined with the metered volumetric discharge to determine the customer's surcharge bill monthly.

Fats, Oils, & Grease (FOG) Users

FOG Permit- Users who generate FOG, which has the potential to reach the City's sewer, must obtain a FOG Permit.	\$3.62 per month for all permitted FOG users.
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Vactor Use (Municipality use only, with prior authorization from City Manager or designee)

Vactor use	\$410.00/hour with the addition of 2 operators at 1.5 hourly wage and full benefits package rate.
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Waste Disposal at Plant

1. Septic Tank & Portable Toilet Waste Disposal	\$0.29/gallon – Minimum of 100 gallons
2. Recreational Vehicles (RV)	Free

Sewer (Recycled Water) Department

2205 N. First Place, Hermiston, OR 97838

541-567-5272

STREET DEPARTMENT

Street Department

Sidewalk & Driveway Permits

All sidewalk & driveway improvement permits	\$50.00
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Street Excavation Permits

All right-of-Way Cut Permits:

1. Less than 50 lineal feet, and less than 48" in width	1. \$50.00
2. More than 50 lineal feet, and less than 48" in width	2. \$50.00 plus \$1.00 per lineal foot
3. More than 50 lineal feet, and more than 48" in width	3. \$50.00 plus \$1.00 per lineal foot and replace at least 8' of paving width with an approved paving machine.

Permit referenced above are processed by the Building Department

180 NE 2nd Street, Suite 211, Hermiston, OR 97838

541-667-5025

Street Closures

Street Closures for Private or Community Events

Required for the closing of any street within the City for the purpose of holding a celebration, block party, street dance, local special event, or other purposes when a temporary street closure is necessary.

1. Application	\$25.00 Non-Refundable To be applied towards the approved permit fee.
2. Application, Expedited- If application is turned in less than 20-days prior to event	\$50.00 Non-Refundable Will not be applied to the approved permit fee.
3. Approved Permit with Barricades- Staff delivers and picks up	\$200.00 for first block \$100.00 per additional block

Street Closures for Parades, Marches, and Processions

Required for any parade, march, or procession consisting of people, animals, vehicles or combinations thereof, upon any public street, sidewalk or alley, which affects their ordinary use.

Parade Application

1. Community Center to/from City Hall	\$50.00 Non-Refundable To be applied towards the approved permit fee.
2. Community Center to/from Community Center	\$50.00 Non-Refundable To be applied towards the approved permit fee.
3. Non-Designated Route	\$300.00 Non-Refundable To be applied towards the approved permit fee.

Parade Routes (As established in Section 71.01 of the Municipal Code)

1. Community Center to/from City Hall	\$1,500.00
2. Community Center to/from Community Center	\$2,000.00
3. Non-Designated Route – Applicant delineated	75% Cost Recovery

Street Closure Permits referenced above are processed City Hall

180 NE 2nd Street, Hermiston, OR 97838

541-567-5521

SYSTEM DEVELOPMENT CHARGES & CONNECTION PERMITS

System Development Charges & Connection Permits

A. System Development Charges (SDC's)

Fees are due and payable upon issuance of permit for connection

Alternative Calculations, Credit's, and Exemptions for SDC's may apply or be requested as set forth in Resolution No. 2191.

Please Note: ORS 223.304(8) allows for periodic adjustments in SDC rates. Therefore, the City shall adjust rates on or about January 1st of each year to account for expected changes in the Acquisition and Development Cost Adjustment as set forth in Resolution No. 2191.

Table A-1: Water, Sewer, Parks, & Transportation SDC's
Please Note: Park SDC Fees are not applicable to Commercial Connections

Click the link below to view the last adopted/amended SDC Table.

[June 28, 2021 by Resolution No. 2191](#)

Connection Permits Fees

There is a \$25.00 account set-up fee added to each meter installation. This charge is payable at the time of permit purchase. Additional charges may be due subject to water line installation assessment.

Table B-1: Single Residential & Commercial Connection Permit Fees

Meter Size	Water	Single Residential Sewer	Commercial Sewer
3/4"	\$900.00	\$275.00	\$300.00
1"	\$1,000.00	\$275.00	\$300.00
1 1/2"	\$2,100.00	\$275.00	\$300.00
2"	\$3,100.00	\$275.00	\$300.00
3"	\$4,700.00	\$275.00	\$300.00
4"	\$5,800.00	\$275.00	\$300.00

Table B-2: Multi-Unit Sewer Connection Permit Fees

- ❖ Water Connection fee depends on meter size as indicated in "Table B-1" above.
- ❖ Connection permits for assisted living facilities are based on number of living units.

No. of Units	Connection Fee	No. of Units	Connection Fee	No. of Units	Connection Fee
1	\$275.00	18	\$695.00	35	\$900.00
2	\$325.00	19	\$710.00	36	\$910.00
3	\$375.00	20	\$725.00	37	\$920.00
4	\$425.00	21	\$740.00	38	\$930.00
5	\$455.00	22	\$755.00	39	\$940.00
6	\$485.00	23	\$770.00	40	\$950.00

SYSTEM DEVELOPMENT CHARGES & CONNECTION PERMITS

7	\$515.00	24	\$785.00	41	\$960.00
8	\$545.00	25	\$800.00	42	\$970.00
9	\$560.00	26	\$810.00	43	\$980.00
10	\$575.00	27	\$820.00	44	\$990.00
11	\$590.00	28	\$830.00	45	\$1,000.00
12	\$605.00	29	\$840.00	46	\$1,010.00
13	\$620.00	30	\$850.00	47	\$1,020.00
14	\$635.00	31	\$860.00	48	\$1,030.00
15	\$650.00	32	\$870.00	49	\$1,040.00
16	\$665.00	33	\$880.00	50	\$1,050.00
17	\$680.00	34	\$890.00	51+	**See Below

**Sewer Connection Permit Fee for more than 50 units is \$1,050.00 plus \$5.00 for each additional unit.

Building Department

180 NE 2nd Street, Suite 211, Hermiston, OR 97838

541-667-5025

TRANSIENT ROOM TAX

Transient Room Tax

Imposed Tax: Rent charged for the sale, service or furnishing of transient lodging defined in Ordinance No. 2236 passed 12/14/2015.

Imposed Tax Exemptions: Taxes shall not be charged to those listed under "Exemptions" in Ord 2236.

1. 1 to 6 consecutive days of occupancy by the same person	9% Effective 04/01/2024
2. 7 to 30 consecutive days of occupancy by the same person	2.5%
3. More than 30 consecutive days of occupancy by the same person, or rent paid for the entire month	None

Please Note: Taxes shall exclude the sale of any goods, services and commodities, other than the furnishing of rooms, accommodations, and parking space in recreational vehicle parks.

Tourism Promotion Assessment Charge

Hotels

1. 1 to 30 consecutive days of occupancy by the same person- through 12/31/2030	\$2.00 per night rented
2. More than 30 consecutive days of occupancy by the same person, or rent paid for the entire month- through 12/31/2030	None
3. 1 to 30 consecutive days of occupancy by the same person- effective 01/01/2031	\$1.00 per night rented
4. More than 30 consecutive days of occupancy by the same person, or rent paid for the entire month- effective 01/01/2031	None

Recreational Vehicle Park

A. 1 to 30 consecutive days of occupancy by the same person	\$1.00 per space night rented
B. More than 30 consecutive days of occupancy by the same person, or rent paid for the entire month	None

Collection of Transient Tax Funds- Shall be paid by the transient to the transient tax collector at the time that rent is paid.

Collected Each Quarter	Collection Process
Less than \$100.00	None.
\$100.00 or more	The taxes and charges shall be filed with the Finance Director or designee.

Delinquencies and Interest from Transient Tax Collector

A. Original Delinquency- Imposed on any transient tax collector who has not been granted an extension of time for remittance but pays prior to delinquency established	10% of tax & charges due, in addition to the amount of the tax and charges
B. Continued Delinquency- Imposed on any transient tax collector who has not been granted an extension of time for remittance and is more than 30-days past due	25% of tax & charges due, in addition to the amount of the tax and charges
C. Fraud- Nonpayment of any remittance due to fraud or intent to evade	25% of tax & charges due, in addition to subsections (A) or (B) of this section
D. Interest- In addition to the penalties imposed, any transient tax collector who fails to remit any tax or charge imposed when due	0.5% per month without prorations, exclusive of penalties, until paid

Petition for waiver: Any transient tax collector may petition the City Council for waiver and refund of the penalty or any portion thereof as established in Ord 2236.

WATER DEPARTMENT

Water Department

Account Set-Up (non-refundable)

For single or combined services of: Water, Sewer, Garbage & Recycling \$30.00

Water Usage Calculations (per 1,000 gallons)	Base Rate	0-15,000 Gallons	>15,000 Gallons
Rates Adjusted: March 1, 2025			
1. Residential	\$35.92	\$0.60	\$4.17
2. Commercial	\$35.92	\$0.60	\$4.17

Please Note the Following:

❖ Water Usage Annual Adjustment:

The Monthly Base Rate, and the Water Usage Rate, shall be adjusted each March 1, by an amount equal to the annual percentage change in the Engineering News-Record Construction Cost (20-City Average) Index averaged for the three preceding calendar years.

❖ Reduced Utility Rate:

For relief of those residents who are experiencing a financial hardship and meet income qualification, a Reduced Utility Rate Application may be obtained at City Hall for a reduced monthly charge calculated at 50 percent of the base rate of their water and sewer bill, as well as a monthly discount of garbage and recycling services.

Fines & Penalties

1. Late/Delinquent Payments: All unpaid bills & charges for water, sewer & garbage services, not paid within 20 days of issuance of statement.	Additional 5% imposed on the gross combined billing
2. Disconnection Fee: Due to non-payment and/or failure to comply with water shortage emergency regulations	\$75.00
3. Tampering Act: For any unauthorized alteration or attempted alteration to: • Reconnect services, once disconnected • Component(s) or locking mechanism • Other unauthorized access	\$100.00 per occurrence, plus any additional charges for repairs or replacements due to damage(s)

Please Note: Service shall be restored only upon full payment of account, including: any other costs incurred by the City and any fines imposed.

Miscellaneous Services

Fire Hydrant Meter	\$1,650.00 Deposit	Double Water Rate. Charged Monthly.
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View Water Usage – Eye On Water: As part of our ongoing efforts to improve services to our customers, we offer direct access to view your water usage data. The **EyeOnWater** website and FREE App (available for Android and IOS users) have a variety of available tools to review and analyze your water use. With these tools you are able to view your hourly usage, easy to understand graphs and the ability to establish alerts – including identifying potential water leaks.



To get started go to <https://eyeonwater.com> or scan the QR Code on the right-hand side of this page. You will need your account number (excluding the decimal points), zip code and a valid email address.

Water Department Services are located at City Hall

180 NE 2nd Street, Hermiston, OR 97838

541-567-5521