



CITY COUNCIL

AGENDA

MONDAY, MARCH 13, 2023

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: 841 0675 8958 Passcode: 075556 Telephone number to join is: 1 253
215 8782; or submitting comments to meetings@hermiston.or.us*

1. CALL COUNCIL/CITY MANAGER WORK SESSION MEETING TO ORDER - 6:00 PM

A. Animal Control & Annual Goal Prioritization Discussions

2. ADJOURN WORK SESSION MEETING

3. CALL REGULAR MEETING TO ORDER – 7:00 PM

4. DECLARATION OF QUORUM

5. FLAG SALUTE

6. PROCLAMATIONS, PRESENTATIONS AND RECOGNITIONS

A. Presentation- Hermiston School District Updates

7. 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.

8. CONSENT AGENDA

A. Committee Vacancy Announcements

B. Committee Re-Appointment Confirmations for the Planning Commission of Patrick Collins, position 4; Joshua Burns, position 5; and Dean Fialka, position 6- terms ending March 31, 2026

C. Minutes of the February 27th City Council & Urban Renewal Agency Work Session and Regular Meeting

9. ITEMS REMOVED FROM CONSENT AGENDA

10. PUBLIC HEARINGS

- A.** Home Run Land LLC has requested latecomer assessments in conjunction with public improvements installed as part of the Diamond Run Subdivision.
- B.** Eastern Oregon Development LLC has requested latecomer assessments in conjunction with public improvements installed as part of the Hermiston Mini-Storage project on E Elm Ave.

11. ORDINANCES AND RESOLUTIONS

- A.** Resolution No. 2261- Award Construction Contract for E Penney Ave. Extension.

12. OTHER

- A.** A presentation and discussion of the preliminary findings regarding a potential north Highway 395 urban renewal area
- B.** Financial Report February, 2023
- C.** Review and Prioritization of Council Goals

13. 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 Enhancement, Community Accountability, Public Safety, Public Infrastructure, Transit Planning, EOTEC

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

14. 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) Faith-Based Advisory Committee

- Position 5: 3-year term ending December 31, 2025 (Advertised as of 11/02/2022)

2) Recreation Projects Fund Advisory Committee (Citizen at Large)

- Position 1: 3-year term ending December 31, 2025 (Advertised as of 11/02/2022)

3) Hispanic Advisory Committee

- Position 5: 3-year term ending June 30, 2025 (Advertised as of 04/19/2022)

4) Library Board

- Position 3: remaining 4-year term ending June 30, 2025 (Vacant as of 04/05/2021)

Deadline to apply for all Committees: Open Until Filled

Interested persons are asked to submit an application to City Hall, 180 NE 2nd Street, Hermiston, or at lalarcon-strong@hermiston.or.us . Application forms are available at City Hall or on the City’s website at <https://hermiston.or.us/volunteer> . If you have questions, please call Lilly Alarcon-Strong at 541-567-5521.

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 \$7,500 or more in any one calendar year. Preference for appointees shall be given to city residents.



CITY COUNCIL

Work Session Meeting Minutes February 27, 2022

Mayor Drotzmann called the work session meeting to order at 6:00pm. Present were Councilors Hardin, Peterson, Primmer, Duron, McCarthy, and Myers. Councilors Linton and Barron were excused. Staff members in attendance were: City Manager Byron Smith, Assistant City Manager Mark Morgan, City Attorney Richard Tovey, Chief Edmiston, Planning Director Clint Spencer, and City Recorder Lilly Alarcon-Strong. Youth Advisory Member Julissa Gonzalez- Mendoza was also in attendance.

Industrial Lands Study

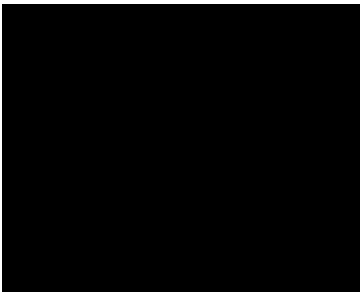
Assistant City Manager Mark Morgan, and representatives from Maul Foster & Alongi, Inc. Seth Otto and Garrett Augustyn gave information regarding the possible expansion of City limits to accommodate for industrial land as the City continues to grow and presented the Council with information regarding the Hermiston Industrial Lands and Site Development Assessment as detailed in the agenda packet report.

PATH Project

Umatilla City Manager Dave Stockdale, Stepping Stones Alliance Executive Director Jesalyn Cole, and Stepping Stones Alliance Board Chair Cathy Lloyd, presented the 2nd Quarter Report (attached) and information regarding Stepping Stones Alliance -the contracted partner for the PATH Project-, updates on how the project is currently functioning, upcoming goals, long-term goals, PATH Project Partnerships, current and future services and amenities offered to guests, site and building development, information and the number of guests PATH has/is serving, staffing, volunteers, financial information, and more.

Adjournment

Mayor Drotzmann adjourned the work session meeting at 6:54pm and stated the Council will take a short break before starting the regular City Council meeting at 7:00pm.



Project PATH

2nd Quarter Report, FY 22-23

PILOT PROGRAM CONTACTS

COUNTY COMMISSIONER

Dan Dorran

CITY MANAGERS

- Dave Stockdale, Umatilla
- Byron Smith, Hermiston
- Ben Burgener, Stanfield
- Dave Slaght, Echo

PROJECT CONTACT

Esmeralda Perches

STEPPING STONES CONTACT

Cathy Lloyd



EXECUTIVE SUMMARY

This report is provided in accordance with the Service Agreement between Stepping Stones Alliance and the City of Umatilla as part of the West Umatilla County partnership to provide services to our community’s homeless residents through Project PATH (Practical Assistance through Transitional Housing). This initial report provides an update on site preparations, community outreach, strategic plan, budget, and general services. More detailed materials are available upon request which might include draft/adopted operational policies and procedures, meeting minutes of Stepping Stones Alliance, or general member policies and code of conduct. This report is intended to serve as a high level update of the services provided and the general progress we have made thus far.

PERSONNEL UPDATE

Stepping Stones Alliance (SSA) is currently seeking an Executive Director and has hired their Sleep Center Coordinator and Two Night-Staff employees. SSA is currently actively seeking other candidates to fill the position of Navigation Center Coordinator. The Sleep Center is operational seven days a week and utilizes several volunteers daily.

SITE UPDATE

CONCEPT PLAN



CLEARED SITE



CONESTOGA HUTS

Materials to construct 25 Huts were donated by the Church of Jesus Christ of Latter-Day Saints. Huts will be used for housing.

Construction began last quarter with a total of 534 documented labor hours so far, most of which was by volunteers



NAVIGATION CENTER

The Navigation Center building was donated by a private party. This building is currently located in the City of Umatilla's storage yard. The Navigation Center will be used for offices that will provide services to our members and guests from staff or other community partners.



SLEEP CENTER

The Sleep Center is currently located in Boise, where it was constructed and is awaiting delivery to Pasco. The Sleep Center was purchased by Stepping Stones through an ARPA grant. The Sleep Center will be used as a warming and cooling facility for overnight shelter.



SHOWER UNITS

Shower Units were purchased with funds from the Good Shepherd Health Foundation. These shower units will be available to transitional housing residents.

TRANSPORTATION PLAN UPDATE

The City of Umatilla has initiated discussions with Kayak in hopes of creating a public transportation solution that would provide transportation to and from Project PATH. We continue to work to develop an economical solution that will meet the needs for PATH. These initial discussions have proven more difficult than anticipated and negotiations continue toward this effort.

COMMUNITY OUTREACH UPDATE



SSA has hired a social media consultant to establish a website and a social media presence. They also continue to improve and development their website: www.stepping-stones-alliance.org

SSA has also contacted many local churches and distributed fliers and information regarding all current services offered, which is primarily Sleep Center services at this time.

STRATEGIC PLAN UPDATE

HB-4123 requires that PATH develop and adopt a five-year Strategic Plan that includes identifying funding for ongoing operations and streamlining resources and services to people at risk. It also requires the incorporation of national best practices for ending homelessness, eliminating racial disparities and creating pathways to permanent housing. This plan must be adopted by June 30, 2023. We have hired Carla McLane to assist us in the development of the plan. An initial outlined draft of this plan will be provided to the Advisory Board at your March 23, 2023 meeting.

BUDGET

Stepping Stones Alliance has adopted their Annual Budget for PATH according to the table on the right. This budget will utilize \$405,000 in HB4123 funding and \$33,949 in SSA funds. This leaves about \$75,000/year in Operational Contingency funds each year for FY23 and FY24. Both the City of Umatilla and SSA continue to research potential grant funding opportunities and will come with updated information to the Advisory Board on your February 23, 2023 meeting.

Annual Adopted Budget	
Personnel	\$401,000
Operation & Maintenance	\$37,949
Total	\$438,949

SERVICE REPORT UPDATE

Project PATH continues to seek partnership agreements with potential local service providers. The following is a list of those agencies we continue to work with toward that effort;

- Community Counseling Solutions WorkSource Oregon Martha's House
- Blue Mountain Community College Department of Human Services Capeco
- Umatilla Disability & Veteran Svc COPES Desert Rose Ministries

SLEEP CENTER



HERMISTON

Stepping Stones

SLEEP CENTER

Shelter OPENS **DECEMBER 1**

- Enter nightly **6:30 – 9pm**
- **Get a ride (free) by local Cab**
Pick up 6pm at Desert Rose; or 7pm at Food Pods; or 8pm at Walmart
- **Location: 80487 US 395 – North of Hermiston** in the former Sears; now the AGRILABOR building



Project PATH is currently leasing the old Sears building located in Hermiston as a temporary Sleep Center. The Sleep Center opened their doors on December 1, 2022 for guests seeking a warm overnight shelter. SSA has hired a Sleep Center Coordinator and two full time night staff employees. These three employees, together with 39 volunteers, provided services to an average of 13 guests per night. Project PATH has utilized the services of the Hermiston Cab Company for transportation to and from the Sleep Center while we work to develop a more permanent, sustainable and affordable transportation solution. PATH The Sleep Center is open from 6:00pm-8:00am. Intake for registration is from 6:30pm-9:00pm, the only admittance after 9:00pm is by law enforcement.



Sleep Center Information

December

Total Guests	388
Total Unique Guests	53
10 Females	43 Males
Average Nightly Guests	13

PLANS FOR NEXT QUARTER

1. We will continue to work with community service providers and hope to have several of them under contract to help meet the needs of some of the goals and services of PATH: medical, dental, counseling, housing/rent assistance, etc. We will be sure to update the Advisory Board in our next report.
2. Ducote Consulting has been contracted to assist in searching for grant or private funds to continue operations past the initial two years. Initial research seems quite promising. We anticipate coming to the Advisory Board in April with identified grants to pursue and likely draft applications ready for submittal.
3. We establish a relationship with our local Continuum of Care Provider to assist and support our efforts to provide solutions for homelessness
4. We will establish our move-in date into our facility at Lind/Bensel, currently estimated for early June. We will likely have a physical hiatus in the month of May as we transition from the old Sears building to our PATH facility. More to come on this topic at your April meeting.



CITY COUNCIL & URBAN RENEWAL AGENCY

Regular Meeting Minutes
February 27, 2023

Mayor Drotzmann called the regular meeting to order at 7:00pm. Present were Councilors Hardin, Peterson, Primmer, Myers, Duron, and McCarthy. Councilors Linton and Barron were excused. Municipal Court Judge Bendixsen was in attendance, as well as City staff to included: City Manager Byron D. Smith, Assistant City Manager Mark Morgan, City Attorney Rich Tovey, Chief Edmiston, Planning Director Clint Spencer, Court Administrator Jillian Viles, and City Recorder Lilly Alarcon-Strong. Youth Advisory Member Julissa Gonzalez-Mendoza was also in attendance. The pledge of allegiance was given.

Presentation- Youth Advisors Introduction

Aaron Davis from the Hermiston High School Social Studies Department stated he has worked with City Manager Smith for the last two years to create this Youth Advisor Program with the intention of getting insight from youth perspective on City matters, engaging youth participation in their community at the city level with the hope they will continue to be involved as an adult. Mr. Davis stated he is proud of the youth participating in this program as they are superior students who are involved in advanced classes, sports, extracurricular activities, work, and sometimes do all these activities. Mr. Davis stated he hopes to continue to grow the program each year.

Youth Advisors present introduced themselves and the committees they participate in. Mayor Drotzmann thanked all youth advisors and stated he is happy to have the youth participate in city discussions, stating the youth that participated in the City’s rebranding efforts came up with the City’s tagline, “Where Life is Sweet”.

Councilor Primmer stated the world is run by those who show up, thank you for showing up.

Citizen Input on Non-Agenda Items

None given.

Consent Agenda Items

Councilor Primmer moved and Councilor McCarthy seconded to approve Consent Agenda items A-G, to include:

- A. Hermiston Urban Renewal Agency (HURA) Annual Report
- B. Committee Vacancy Announcements
- C. Committee Re-Appointment Recommendations for the Planning Commission of Patrick Collins, position 4; Joshua Burns, position 5; and Dean Fialka, position 6- terms ending March 31, 2026
- D. Minutes of the February 8th, 2023, Solid Waste Advisory Committee
- E. Minutes of the February 13, City Council Meeting
- F. Liquor License Application for "New Outlet" for Trina's Mexican Food located at 415 W. Hermiston Ave.
- G. Maintenance Agreement IGA with Oregon Department of Transportation for a newly installed Rectangular Rapid Flashing Beacon

Motion carried unanimously.



CITY COUNCIL & URBAN RENEWAL AGENCY

Regular Meeting Minutes
February 27, 2023

Resolution No. 2258- Awarding a contract for the North 1st Place Improvements

Assistant City Manager Morgan gave information regarding awarding the North 1st Place Improvements contract to Nelson Construction Corporation and included (attached) information regarding recalculation of the winning bidder total with an adjustment of over \$100,000 lower than the original winning bid.

After some discussion, Councilor Duron moved and Councilor Primmer seconded to adopt Resolution No. 2258 and lay upon the record. Motion carried unanimously.

Resolution No. 2259- Updating the Master Fee Schedule to adjust solid waste rates

Assistant City Manager Morgan and Waste Connections General Manager Kevin Miracle spoke regarding the resolution that would adjust Sanitary Disposal Fees. These fees do not reflect costs associated with upcoming recycling requirements from the State.

After some discussion, Councilor Duron moved, and Councilor McCarthy seconded to adopt Resolution No. 2259 and lay upon the record. Motion carried unanimously.

Resolution No. 2260- Appointment of Municipal Judges Pro-tem

City Manager Smith stated the resolution would allow the City to negotiate contracts with Attorney Clooten and Attorney Spicerkuhn to fill in for Judge Bendixsen when there are conflicts of interest, etc.

Councilor Primmer stated he had a conflict of interest as Mr. Spicerkuhn is his attorney. After some discussion, Councilor Hardin moved, and Councilor Duron seconded to adopt Resolution No. 2260 and lay upon the record. Motion carried 5-0 with Councilor Primmer abstaining.

January 2023 Financial Report

Councilor Primmer moved and Councilor Duron seconded to accept the January 2023 Financial Report as presented by City Manager Smith. Motion carried unanimously.

Hermiston Industrial Lands- Site Development Assessment Report

Councilor Duron moved, and Councilor Hardin seconded to accept the Hermiston Industrial Lands – Site Development Assessment Report as presented during the work session meeting. Motion carried unanimously.

Committee Reports

Stepping Stones Alliance (not a city committee)- Mayor Drotzmann stated Stepping Stones will meet next week.

Mayors Report

Mayor Drotzmann spoke regarding:

- Congratulated all students participating in sports and activities for their efforts
- Sports Boosters Event and Distinguished Citizen Awards Event are both this week



CITY COUNCIL & URBAN RENEWAL AGENCY

Regular Meeting Minutes
February 27, 2023

Council Reports

Councilor Duron thanked the Hermiston Police Department, all first responders, Good Shepherd Hospital, and all who responded to the false alarm at Hermiston High School, stating she felt safe and proud of the way it was handled by agencies who responded. Gave recognition to Officer Cobian for the impressive way that he interacts with students and the community as the school resource officer.

Councilor McCarthy stated he went on ride-a-longs with Officers Rodriguez and Zumwalt and had great experiences; he plans to participate in other ride-a-longs with Oregon State Patrol and the County Sheriff's office. Announced that there are still Distinguished Citizen Award Tickets available for purchase before or at the door the day of the event.

Youth Advisory Report

Mayor Drotzmann and the Council congratulated Youth Advisory Julissa Gonzalez- Mendoza on her Newsies performance.

Youth Advisor Gonzalez- Mendoza spoke regarding:

- Marching Band Cornhole Tournament
- Hawaii Ticket Raffle
- Spring Sports
- Jazz Night
- Upcoming Washington DC Trip

City Manager's Report

City Manager Smith spoke regarding:

- Last week's PATH Project Advisory meeting and the interest other cities are showing to join the PATH Project.

Adjourn City Council Meeting and Convene Urban Renewal Agency Meeting

At 8:08pm Mayor Drotzmann adjourned the City Council meeting as there were no other City business and convened the Urban Renewal Agency meeting.

Revisions to the scoring criteria and award match for facade grants are proposed

City Planner Spencer gave information regarding Planning Commissioners concerns over amending vague scoring criteria for the façade grant applications and increasing the maximum matching cap due to increased construction costs as explained in the staff report.

After some discussion, Member Primmer moved and Member Duron seconded to adopt the Façade Grant Criteria revisions as presented. Motion carried unanimously. Member McCarthy moved and Member Hardin seconded to increase the Façade Grant award matching cap to \$20,000. Motion carried unanimously.



CITY COUNCIL & URBAN RENEWAL AGENCY

Regular Meeting Minutes
February 27, 2023

Adjournment

Chair Drotzmann adjourned the Urban Renewal Agency meeting at 8:13pm as there was no other Urban Renewal business.

SIGNED:

Dr. David Drotzmann, Mayor

ATTEST:

Lilly Alarcon-Strong, CMC, City Recorder

DRAFT

NOTICE OF INTENT TO AWARD CONTRACT

TO: All Bidders for the Project Listed Below

DATE OF NOTICE: February 23, 2023

**PROJECT NAME: City of Hermiston, Oregon
N. 1st Place Improvements - 2023**

NOTICE IS HEREBY GIVEN that the City of Hermiston, Oregon (Owner) intends to award the above-described Contract to the following apparent low Bidder:


**Nelson Construction Corp.
P.O. Box 794
Walla Walla, Washington 99362**

NOTICE IS FURTHER GIVEN that any protest of the Owner's Notice of Intent to Award Contract must be filed with the City of Hermiston, 180 N.E. 2nd Street, Hermiston, Oregon 97838 on or before seven calendar days from the date of this Notice. Protests must be in writing stating the basis of the protest in detail as provided by Oregon Law and be physically received at the above address on or before said date.

If no protest is filed on or prior to said date, the Owner will thereafter award the above-described Contract to the Bidder named above by issuance of a Notice of Award of Contract to said Bidder.

Dated this 23rd day of February 2023.

City of Hermiston, Oregon

By 
Mark Morgan, Assistant City Manager

BID TABULATION

ANDERSON PERRY & ASSOCIATES, INC.
243 E. Main Street, Suite C
Hermiston, Oregon 97838

**PROJECT: City of Hermiston, Oregon -
N. 1st Place Improvements - 2023**

OWNER: City of Hermiston, Oregon
180 N.E. 2nd Street
Hermiston, Oregon 97838

Bid Opening: 11:00 a.m., February 21, 2023, at City of Hermiston City Hall, 180 N.E. 2nd Street, Hermiston, Oregon 97838

BIDDERS

Item	Description	Unit	Amount	Engineer's Estimate		Nelson Construction Corp.		Sineco Construction, LLC		Bolen Construction, LLC	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
SCHEDULE A - WATER LINE											
1	Mobilization/Demobilization (not to exceed 5% of Schedule A - Water Line Base Bid Price)	L.S.	1	\$39,000.00	\$39,000.00	\$32,452.99	\$32,452.99	\$37,000.00	\$37,000.00	\$30,000.00	\$30,000.00
2	Temporary Protection and Direction of Traffic/Project Safety	L.S.	1	\$10,000.00	\$10,000.00	\$10,179.20	\$10,179.20	\$16,000.00	\$16,000.00	\$23,000.00	\$23,000.00
3	Job Photos	Each	20	\$15.00	\$300.00	\$15.00	\$300.00	\$15.00	\$300.00	\$15.00	\$300.00
4	Erosion and Sediment Control	L.S.	1	\$5,000.00	\$5,000.00	\$2,012.33	\$2,012.33	\$3,600.00	\$3,600.00	\$4,000.00	\$4,000.00
5	Removal of Structures and Obstructions	L.S.	1	\$15,000.00	\$15,000.00	\$43,232.99	\$43,232.99	\$38,000.00	\$38,000.00	\$55,000.00	\$55,000.00
6	Additional Removal of Structures and Obstructions (Buried/Unknown)	Hourly	10	\$200.00	\$2,000.00	\$947.23	\$9,472.30	\$350.00	\$3,500.00	\$632.00	\$6,320.00
7	Crushed Rock Bedding and Select Backfill	L.F.	4,405	\$6.00	\$26,430.00	\$14.53	\$64,004.65	\$8.00	\$35,240.00	\$5.05	\$22,245.25
8	Boulder Excavation	Each	20	\$100.00	\$2,000.00	\$1,184.04	\$23,680.80	\$1,300.00	\$26,000.00	\$1,050.00	\$21,000.00
9	12-inch Ductile Iron Water Line	L.F.	3,300	\$110.00	\$363,000.00	\$61.55	\$203,115.00	\$76.00	\$250,800.00	\$28.25	\$93,225.00
10	6-inch Ductile Iron Water Line	L.F.	205	\$150.00	\$30,750.00	\$75.83	\$15,545.15	\$72.00	\$14,760.00	\$61.75	\$12,658.75
11	4-inch Ductile Iron Water Line	L.F.	80	\$130.00	\$10,400.00	\$56.86	\$4,548.80	\$66.00	\$5,280.00	\$57.25	\$4,580.00
12	12-inch Gate Valve	Each	18	\$4,000.00	\$72,000.00	\$728.19	\$13,107.42	\$2,888.00	\$51,984.00	\$2,700.00	\$48,600.00
13	10-inch Gate Valve	Each	2	\$3,000.00	\$6,000.00	\$295.59	\$591.18	\$2,500.00	\$5,000.00	\$3,900.00	\$7,800.00
14	6-inch Gate Valve	Each	6	\$2,500.00	\$15,000.00	\$295.59	\$1,773.54	\$2,670.00	\$16,020.00	\$510.00	\$3,060.00
15	4-inch Gate Valve	Each	1	\$2,500.00	\$2,500.00	\$295.59	\$295.59	\$2,470.00	\$2,470.00	\$371.00	\$371.00
16	Connection to Existing Water Main	Each	11	\$5,000.00	\$55,000.00	\$2,950.19	\$32,452.09	\$3,350.00	\$36,850.00	\$3,800.00	\$41,800.00
17	Fire Hydrant Assembly	Each	7	\$9,500.00	\$66,500.00	\$5,142.18	\$35,995.26	\$7,500.00	\$52,500.00	\$6,600.00	\$46,200.00
18	Combination Air Release Assembly	Each	1	\$10,000.00	\$10,000.00	\$6,052.76	\$6,052.76	\$5,700.00	\$5,700.00	\$7,000.00	\$7,000.00
19	Water Service Connection	Each	11	\$1,500.00	\$16,500.00	\$455.48	\$5,010.28	\$575.00	\$6,325.00	\$750.00	\$8,250.00
20	3/4-inch Water Meter Assembly	Each	7	\$2,200.00	\$15,400.00	\$822.22	\$5,755.54	\$2,500.00	\$17,500.00	\$1,975.00	\$13,825.00
21	1-inch Water Meter Assembly	Each	3	\$2,500.00	\$7,500.00	\$1,046.15	\$3,138.45	\$2,750.00	\$8,250.00	\$2,500.00	\$7,500.00
22	Water Service Line	L.F.	410	\$30.00	\$12,300.00	\$51.21	\$20,996.10	\$42.00	\$17,220.00	\$50.00	\$20,500.00
23	Water-Sewer Crossing	Each	5	\$1,000.00	\$5,000.00	\$1,894.46	\$9,472.30	\$2,800.00	\$14,000.00	\$1,050.00	\$5,250.00
24	Repair of Unmarked Water Service Line	Each	2	\$500.00	\$1,000.00	\$2,841.69	\$5,683.38	\$750.00	\$1,500.00	\$2,400.00	\$4,800.00

Indicates math or rounding error.

Per the Contract Documents, Mobilization/Demobilization was adjusted to reflect 5% of the corrected total.

BID TABULATION

ANDERSON PERRY & ASSOCIATES, INC.
 243 E. Main Street, Suite C
 Hermiston, Oregon 97838

PROJECT: City of Hermiston, Oregon -
 N. 1st Place Improvements - 2023

OWNER: City of Hermiston, Oregon
 180 N.E. 2nd Street
 Hermiston, Oregon 97838

Bid Opening: 11:00 a.m., February 21, 2023, at City of Hermiston City Hall, 180 N.E. 2nd Street, Hermiston, Oregon 97838

BIDDERS

Item	Description	Unit	Amount	Engineer's Estimate		Nelson Construction Corp.		Sineco Construction, LLC		Bolen Construction, LLC	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
25	Repair of Unmarked Sewer Service Line	Each	2	\$500.00	\$1,000.00	\$4,736.15	\$9,472.30	\$1,200.00	\$2,400.00	\$2,400.00	\$4,800.00
26	Add-on for Meter Installation in Sidewalk or Traffic Area	Each	5	\$200.00	\$1,000.00	\$545.90	\$2,729.50	\$3,250.00	\$16,250.00	\$2,100.00	\$10,500.00
27	8-inch Polyvinyl Chloride (PVC) Gravity Sewer Line	L.F.	750	\$55.00	\$41,250.00	\$117.11	\$87,832.50	\$92.00	\$69,000.00	\$77.50	\$58,125.00
28	6-inch PVC Gravity Sewer Line	L.F.	70	\$50.00	\$3,500.00	\$115.46	\$8,082.20	\$57.00	\$3,990.00	\$111.00	\$7,770.00
29	Manhole	Each	4	\$5,000.00	\$20,000.00	\$4,572.93	\$18,291.72	\$5,200.00	\$20,800.00	\$6,100.00	\$24,400.00
30	Connection to Existing Manhole	Each	1	\$2,000.00	\$2,000.00	\$4,816.30	\$4,816.30	\$2,200.00	\$2,200.00	\$5,000.00	\$5,000.00
31	Main Line Cleanout	Each	2	\$1,750.00	\$3,500.00	\$710.12	\$1,420.24	\$1,125.00	\$2,250.00	\$1,100.00	\$2,200.00
SUBTOTAL SCHEDULE A - WATER LINE BASE BID PRICE					\$860,830.00		\$681,512.86		\$782,689.00		\$600,080.00
					Total Shown on Bid Schedule		\$806,823.81				
SCHEDULE B - ROADWAY											
1	Mobilization/Demobilization (not to exceed 5% of Schedule B - Roadway Base Bid	L.S.	1	\$135,000.00	\$135,000.00	\$23,773.03	\$23,773.03	\$90,000.00	\$90,000.00	\$105,000.00	\$105,000.00
2	Temporary Protection and Direction of Traffic/Project Safety	L.S.	1	\$50,000.00	\$50,000.00	\$7,206.52	\$7,206.52	\$12,000.00	\$12,000.00	\$18,000.00	\$18,000.00
3	Erosion and Sediment Control	L.S.	1	\$5,000.00	\$5,000.00	\$2,140.58	\$2,140.58	\$5,600.00	\$5,600.00	\$4,000.00	\$4,000.00
4	Removal of Structures and Obstructions	L.S.	1	\$40,000.00	\$40,000.00	\$79,143.43	\$79,143.43	\$28,000.00	\$28,000.00	\$55,000.00	\$55,000.00
5	General Earthwork	L.S.	1	\$120,000.00	\$120,000.00	\$62,177.58	\$62,177.58	\$174,320.00	\$174,320.00	\$338,000.00	\$338,000.00
6	2-inch Grind and Inlay	L.S.	1	\$28,000.00	\$28,000.00	\$18,015.38	\$18,015.38	\$22,323.00	\$22,323.00	\$32,000.00	\$32,000.00
7	3/4"-0 Aggregate Base (3 inches)	S.Y.	15,500	\$6.00	\$93,000.00	\$5.60	\$86,800.00	\$4.84	\$75,020.00	\$4.75	\$73,625.00
8	3/4"-0 Aggregate Base (4 inches)	S.Y.	5,800	\$8.00	\$46,400.00	\$7.48	\$43,384.00	\$10.89	\$63,162.00	\$5.45	\$31,610.00
9	1"-0 Aggregate Base (9 inches)	S.Y.	17,800	\$18.00	\$320,400.00	\$18.60	\$331,080.00	\$14.19	\$252,582.00	\$12.20	\$217,160.00
10	3-inch Asphalt Concrete Pavement (ACP)	S.Y.	3,700	\$32.00	\$118,400.00	\$24.55	\$90,835.00	\$24.93	\$92,241.00	\$26.25	\$97,125.00
11	4-inch ACP	S.Y.	15,500	\$32.00	\$496,000.00	\$28.80	\$446,400.00	\$29.97	\$464,535.00	\$26.50	\$410,750.00
12	Concrete Curb and Gutter	L.F.	7,600	\$60.00	\$456,000.00	\$22.13	\$168,188.00	\$16.72	\$127,072.00	\$18.65	\$141,740.00
13	Concrete Pedestrian Curb	L.F.	375	\$45.00	\$16,875.00	\$30.07	\$11,276.25	\$24.20	\$9,075.00	\$32.00	\$12,000.00
14	Concrete Ribbon Curb	L.F.	140	\$35.00	\$4,900.00	\$35.99	\$5,038.60	\$28.60	\$4,004.00	\$46.05	\$6,447.00
15	Concrete Driveway and Alley Approaches	S.F.	6,500	\$20.00	\$130,000.00	\$11.39	\$74,035.00	\$9.50	\$61,750.00	\$10.10	\$65,650.00
16	Concrete Sidewalk	S.F.	13,500	\$10.00	\$135,000.00	\$6.68	\$90,180.00	\$8.00	\$108,000.00	\$7.30	\$98,550.00

Indicates math or rounding error.

BID TABULATION

ANDERSON PERRY & ASSOCIATES, INC.
 243 E. Main Street, Suite C
 Hermiston, Oregon 97838

**PROJECT: City of Hermiston, Oregon -
 N. 1st Place Improvements - 2023**

OWNER: City of Hermiston, Oregon
 180 N.E. 2nd Street
 Hermiston, Oregon 97838

Bid Opening: 11:00 a.m., February 21, 2023, at City of Hermiston City Hall, 180 N.E. 2nd Street, Hermiston, Oregon 97838

				BIDDERS							
				Engineer's Estimate		Nelson Construction Corp.		Sineco Construction, LLC		Bolen Construction, LLC	
Item	Description	Unit	Amount	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
17	Additional for Curb Ramp	Each	12	\$3,000.00	\$36,000.00	\$2,843.89	\$34,126.68	\$31.00	\$372.00	\$3,800.00	\$45,600.00
18	Catch Basin	Each	21	\$3,000.00	\$63,000.00	\$2,377.69	\$49,931.49	\$3,350.00	\$70,350.00	\$2,400.00	\$50,400.00
19	Drywell	Each	7	\$7,500.00	\$52,500.00	\$7,755.44	\$54,288.08	\$8,500.00	\$59,500.00	\$13,000.00	\$91,000.00
20	Storm Drain Manhole	Each	2	\$5,000.00	\$10,000.00	\$5,170.78	\$10,341.56	\$4,750.00	\$9,500.00	\$5,400.00	\$10,800.00
21	12-inch PVC Storm Drain Pipe	L.F.	1,050	\$110.00	\$115,500.00	\$88.42	\$92,841.00	\$70.00	\$73,500.00	\$52.75	\$55,387.50
22	Decommission Existing Underground Injection Control System	Each	3	\$6,000.00	\$18,000.00	\$2,813.39	\$8,440.17	\$4,200.00	\$12,600.00	\$7,500.00	\$22,500.00
23	Street Monument Box	Each	7	\$500.00	\$3,500.00	\$523.08	\$3,661.56	\$850.00	\$5,950.00	\$400.00	\$2,800.00
24	Adjustment of Utility Cover to Grade	Each	4	\$750.00	\$3,000.00	\$362.77	\$1,451.08	\$800.00	\$3,200.00	\$400.00	\$1,600.00
25	Removable Bollard	Each	4	\$1,000.00	\$4,000.00	\$1,319.46	\$5,277.84	\$3,450.00	\$13,800.00	\$2,800.00	\$11,200.00
26	Mailbox Supports and Boxes	Each	12	\$1,000.00	\$12,000.00	\$1,087.59	\$13,051.08	\$1,200.00	\$14,400.00	\$780.00	\$9,360.00
27	Permanent Striping and Signing	L.S.	1	\$12,000.00	\$12,000.00	\$29,529.40	\$29,529.40	\$31,560.00	\$31,560.00	\$35,000.00	\$35,000.00
28	Irrigation System	L.S.	1	\$30,000.00	\$30,000.00	\$44,228.47	\$44,228.47	\$50,200.00	\$50,200.00	\$48,000.00	\$48,000.00
29	Planting	L.S.	1	\$25,000.00	\$25,000.00	\$44,228.47	\$44,228.47	\$32,000.00	\$32,000.00	\$30,500.00	\$30,500.00
30	Bollard Light	Each	32	\$1,500.00	\$48,000.00	\$1,625.82	\$52,026.24	\$1,628.00	\$52,096.00	\$1,575.00	\$50,400.00
31	Surface Restoration	L.S.	1	\$62,000.00	\$62,000.00	\$43,202.46	\$43,202.46	\$18,480.00	\$18,480.00	\$81,000.00	\$81,000.00
32	Asphalt Surface Restoration	S.Y.	450	\$40.00	\$18,000.00	\$42.29	\$19,030.50	\$28.50	\$12,825.00	\$58.75	\$26,437.50
SUBTOTAL SCHEDULE B - ROADWAY BASE BID PRICE					\$2,707,475.00		\$2,045,329.45		\$2,050,017.00		\$2,278,642.00
							Total Shown on Bid Schedule		\$2,085,014.00		
TOTAL BASE BID PRICE					\$3,568,305.00		\$2,726,842.31		\$2,832,706.00		\$2,878,722.00
(SCHEDULE A PLUS SCHEDULE B BASE BIDS)							Total Shown on Bid Schedule		\$2,867,703.00		

Indicates math or rounding error.

BID TABULATION											
ANDERSON PERRY & ASSOCIATES, INC. 243 E. Main Street, Suite C Hermiston, Oregon 97838				PROJECT: City of Hermiston, Oregon - N. 1st Place Improvements - 2023				OWNER: City of Hermiston, Oregon 180 N.E. 2nd Street Hermiston, Oregon 97838			
Bid Opening: 11:00 a.m., February 21, 2023, at City of Hermiston City Hall, 180 N.E. 2nd Street, Hermiston, Oregon 97838				BIDDERS							
				Engineer's Estimate		Nelson Construction Corp.		Sineco Construction, LLC		Bolen Construction, LLC	
Item	Description	Unit	Amount	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
ADDITIVE ALTERNATIVE A1 - MULTI-USE PATH - STATION P1+00 TO STATION P12+82											
A1	Temporary Protection and Direction of Traffic/Project Safety	L.S.	1	\$5,000.00	\$5,000.00	\$3,416.99	\$3,416.99	\$3,500.00	\$3,500.00	\$6,000.00	\$6,000.00
A2	General Earthwork	L.S.	1	\$5,000.00	\$5,000.00	\$37,889.18	\$37,889.18	\$52,000.00	\$52,000.00	\$15,500.00	\$15,500.00
A3	3/4"-0 Aggregate Base (4 inches)	S.Y.	1,500	\$8.00	\$12,000.00	\$8.84	\$13,260.00	\$7.10	\$10,650.00	\$10.75	\$16,125.00
A4	3-inch ACP	S.Y.	1,500	\$32.00	\$48,000.00	\$25.14	\$37,710.00	\$27.50	\$41,250.00	\$29.50	\$44,250.00
A5	Concrete Driveway and Alley Approaches	S.F.	1,500	\$15.00	\$22,500.00	\$13.09	\$19,635.00	\$7.82	\$11,730.00	\$14.70	\$22,050.00
A6	Removable Bollard	Each	3	\$1,000.00	\$3,000.00	\$3,442.64	\$10,327.92	\$3,450.00	\$10,350.00	\$2,900.00	\$8,700.00
A7	Surface Restoration	L.S.	1	\$5,000.00	\$5,000.00	\$9,643.30	\$9,643.30	\$7,095.00	\$7,095.00	\$25,000.00	\$25,000.00
SUBTOTAL ADDITIVE ALTERNATIVE A1 - MULTI-USE PATH - STATION P1+00 TO STATION P12+82					\$100,500.00		\$131,882.39		\$136,575.00		\$137,625.00
				Total Shown on Bid Schedule			\$150,912.89				
TOTAL BASE BID PLUS ADDITIVE ALTERNATIVE A1					\$3,668,805.00		\$2,858,724.70		\$2,969,281.00		\$3,016,347.00

BID TABULATION

ANDERSON PERRY & ASSOCIATES, INC.
243 E. Main Street, Suite C
Hermiston, Oregon 97838

**PROJECT: City of Hermiston, Oregon -
N. 1st Place Improvements - 2023**

OWNER: City of Hermiston, Oregon
180 N.E. 2nd Street
Hermiston, Oregon 97838

Bid Opening: 11:00 a.m., February 21, 2023, at City of Hermiston City Hall, 180 N.E. 2nd Street, Hermiston, Oregon 97838

BIDDERS

Item	Description	Unit	Amount	Engineer's Estimate		C&E Trenching, LLC		DW Excavating, Inc.		Unit Price	Total
				Unit Price	Total	Unit Price	Total	Unit Price	Total		
SCHEDULE A - WATER LINE											
1	Mobilization/Demobilization (not to exceed 5% of Schedule A - Water Line Base Bid Price)	L.S.	1	\$39,000.00	\$39,000.00	\$23,000.00	\$23,000.00	\$45,000.00	\$45,000.00		
2	Temporary Protection and Direction of Traffic/Project Safety	L.S.	1	\$10,000.00	\$10,000.00	\$29,698.07	\$29,698.07	\$100,000.00	\$100,000.00		
3	Job Photos	Each	20	\$15.00	\$300.00	\$15.00	\$300.00	\$15.00	\$300.00		
4	Erosion and Sediment Control	L.S.	1	\$5,000.00	\$5,000.00	\$12,683.01	\$12,683.01	\$48,000.00	\$48,000.00		
5	Removal of Structures and Obstructions	L.S.	1	\$15,000.00	\$15,000.00	\$5,574.18	\$5,574.18	\$58,500.00	\$58,500.00		
6	Additional Removal of Structures and Obstructions (Buried/Unknown)	Hourly	10	\$200.00	\$2,000.00	\$676.97	\$6,769.70	\$650.00	\$6,500.00		
7	Crushed Rock Bedding and Select Backfill	L.F.	4,405	\$6.00	\$26,430.00	\$12.93	\$56,956.65	\$10.60	\$46,693.00		
8	Boulder Excavation	Each	20	\$100.00	\$2,000.00	\$166.09	\$3,321.80	\$1,500.00	\$30,000.00		
9	12-inch Ductile Iron Water Line	L.F.	3,300	\$110.00	\$363,000.00	\$24.22	\$79,926.00	\$57.00	\$188,100.00		
10	6-inch Ductile Iron Water Line	L.F.	205	\$150.00	\$30,750.00	\$101.75	\$20,858.75	\$88.00	\$18,040.00		
11	4-inch Ductile Iron Water Line	L.F.	80	\$130.00	\$10,400.00	\$148.08	\$11,846.40	\$77.00	\$6,160.00		
12	12-inch Gate Valve	Each	18	\$4,000.00	\$72,000.00	\$640.54	\$11,529.72	\$1,800.00	\$32,400.00		
13	10-inch Gate Valve	Each	2	\$3,000.00	\$6,000.00	\$340.32	\$680.64	\$1,400.00	\$2,800.00		
14	6-inch Gate Valve	Each	6	\$2,500.00	\$15,000.00	\$324.26	\$1,945.56	\$1,400.00	\$8,400.00		
15	4-inch Gate Valve	Each	1	\$2,500.00	\$2,500.00	\$468.54	\$468.54	\$1,500.00	\$1,500.00		
16	Connection to Existing Water Main	Each	11	\$5,000.00	\$55,000.00	\$947.10	\$10,418.10	\$6,000.00	\$66,000.00		
17	Fire Hydrant Assembly	Each	7	\$9,500.00	\$66,500.00	\$6,186.98	\$43,308.86	\$7,100.00	\$49,700.00		
18	Combination Air Release Assembly	Each	1	\$10,000.00	\$10,000.00	\$4,031.86	\$4,031.86	\$9,800.00	\$9,800.00		
19	Water Service Connection	Each	11	\$1,500.00	\$16,500.00	\$613.44	\$6,747.84	\$1,000.00	\$11,000.00		
20	3/4-inch Water Meter Assembly	Each	7	\$2,200.00	\$15,400.00	\$1,312.36	\$9,186.52	\$2,500.00	\$17,500.00		
21	1-inch Water Meter Assembly	Each	3	\$2,500.00	\$7,500.00	\$1,406.90	\$4,220.70	\$2,600.00	\$7,800.00		
22	Water Service Line	L.F.	410	\$30.00	\$12,300.00	\$18.29	\$7,498.90	\$38.00	\$15,580.00		
23	Water-Sewer Crossing	Each	5	\$1,000.00	\$5,000.00	\$748.56	\$3,742.80	\$2,500.00	\$12,500.00		
24	Repair of Unmarked Water Service Line	Each	2	\$500.00	\$1,000.00	\$1,687.07	\$3,374.14	\$2,900.00	\$5,800.00		

Indicates math or rounding error.

BID TABULATION

ANDERSON PERRY & ASSOCIATES, INC.
243 E. Main Street, Suite C
Hermiston, Oregon 97838

**PROJECT: City of Hermiston, Oregon -
N. 1st Place Improvements - 2023**

OWNER: City of Hermiston, Oregon
180 N.E. 2nd Street
Hermiston, Oregon 97838

Bid Opening: 11:00 a.m., February 21, 2023, at City of Hermiston City Hall, 180 N.E. 2nd Street, Hermiston, Oregon 97838

BIDDERS

Item	Description	Unit	Amount	Engineer's Estimate		C&E Trenching, LLC		DW Excavating, Inc.		Unit Price	Total
				Unit Price	Total	Unit Price	Total	Unit Price	Total		
25	Repair of Unmarked Sewer Service Line	Each	2	\$500.00	\$1,000.00	\$363.26	\$726.52	\$2,900.00	\$5,800.00		
26	Add-on for Meter Installation in Sidewalk or Traffic Area	Each	5	\$200.00	\$1,000.00	\$616.46	\$3,082.30	\$700.00	\$3,500.00		
27	8-inch Polyvinyl Chloride (PVC) Gravity Sewer Line	L.F.	750	\$55.00	\$41,250.00	\$81.88	\$61,410.00	\$102.00	\$76,500.00		
28	6-inch PVC Gravity Sewer Line	L.F.	70	\$50.00	\$3,500.00	\$40.26	\$2,818.20	\$150.00	\$10,500.00		
29	Manhole	Each	4	\$5,000.00	\$20,000.00	\$13,118.12	\$52,472.48	\$8,900.00	\$35,600.00		
30	Connection to Existing Manhole	Each	1	\$2,000.00	\$2,000.00	\$1,486.70	\$1,486.70	\$2,400.00	\$2,400.00		
31	Main Line Cleanout	Each	2	\$1,750.00	\$3,500.00	\$549.30	\$1,098.60	\$3,200.00	\$6,400.00		
SUBTOTAL SCHEDULE A - WATER LINE BASE BID PRICE					\$860,830.00		\$481,183.54		\$928,773.00		
				Total Shown on Bid Schedule			\$481,965.54				
SCHEDULE B - ROADWAY											
1	Mobilization/Demobilization (not to exceed 5% of Schedule B - Roadway Base Bid	L.S.	1	\$135,000.00	\$135,000.00	\$79,168.82	\$79,168.82	\$140,000.00	\$140,000.00		
2	Temporary Protection and Direction of Traffic/Project Safety	L.S.	1	\$50,000.00	\$50,000.00	\$51,904.00	\$51,904.00	\$65,200.00	\$65,200.00		
3	Erosion and Sediment Control	L.S.	1	\$5,000.00	\$5,000.00	\$70,397.90	\$70,397.90	\$27,200.00	\$27,200.00		
4	Removal of Structures and Obstructions	L.S.	1	\$40,000.00	\$40,000.00	\$65,147.19	\$65,147.19	\$68,600.00	\$68,600.00		
5	General Earthwork	L.S.	1	\$120,000.00	\$120,000.00	\$110,978.63	\$110,978.63	\$170,400.00	\$170,400.00		
6	2-inch Grind and Inlay	L.S.	1	\$28,000.00	\$28,000.00	\$31,340.93	\$31,340.93	\$19,100.00	\$19,100.00		
7	3/4"-0 Aggregate Base (3 inches)	S.Y.	15,500	\$6.00	\$93,000.00	\$15.71	\$243,505.00	\$11.40	\$176,700.00		
8	3/4"-0 Aggregate Base (4 inches)	S.Y.	5,800	\$8.00	\$46,400.00	\$16.23	\$94,134.00	\$50.00	\$290,000.00		
9	1"-0 Aggregate Base (9 inches)	S.Y.	17,800	\$18.00	\$320,400.00	\$21.45	\$381,810.00	\$21.00	\$373,800.00		
10	3-inch Asphalt Concrete Pavement (ACP)	S.Y.	3,700	\$32.00	\$118,400.00	\$25.77	\$95,349.00	\$28.50	\$105,450.00		
11	4-inch ACP	S.Y.	15,500	\$32.00	\$496,000.00	\$28.80	\$446,400.00	\$30.60	\$474,300.00		
12	Concrete Curb and Gutter	L.F.	7,600	\$60.00	\$456,000.00	\$19.71	\$149,796.00	\$19.00	\$144,400.00		
13	Concrete Pedestrian Curb	L.F.	375	\$45.00	\$16,875.00	\$27.37	\$10,263.75	\$28.00	\$10,500.00		
14	Concrete Ribbon Curb	L.F.	140	\$35.00	\$4,900.00	\$45.14	\$6,319.60	\$33.00	\$4,620.00		
15	Concrete Driveway and Alley Approaches	S.F.	6,500	\$20.00	\$130,000.00	\$9.47	\$61,555.00	\$8.50	\$55,250.00		
16	Concrete Sidewalk	S.F.	13,500	\$10.00	\$135,000.00	\$7.36	\$99,360.00	\$6.00	\$81,000.00		

Indicates math or rounding error.

BID TABULATION

ANDERSON PERRY & ASSOCIATES, INC.
 243 E. Main Street, Suite C
 Hermiston, Oregon 97838

**PROJECT: City of Hermiston, Oregon -
 N. 1st Place Improvements - 2023**

OWNER: City of Hermiston, Oregon
 180 N.E. 2nd Street
 Hermiston, Oregon 97838

Bid Opening: 11:00 a.m., February 21, 2023, at City of Hermiston City Hall, 180 N.E. 2nd Street, Hermiston, Oregon 97838

				BIDDERS							
				Engineer's Estimate		C&E Trenching, LLC		DW Excavating, Inc.			
Item	Description	Unit	Amount	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
17	Additional for Curb Ramp	Each	12	\$3,000.00	\$36,000.00	\$2,314.57	\$27,774.84	\$2,300.00	\$27,600.00		
18	Catch Basin	Each	21	\$3,000.00	\$63,000.00	\$2,604.26	\$54,689.46	\$3,200.00	\$67,200.00		
19	Drywell	Each	7	\$7,500.00	\$52,500.00	\$11,150.91	\$78,056.37	\$10,800.00	\$75,600.00		
20	Storm Drain Manhole	Each	2	\$5,000.00	\$10,000.00	\$14,565.56	\$29,131.12	\$6,300.00	\$12,600.00		
21	12-inch PVC Storm Drain Pipe	L.F.	1,050	\$110.00	\$115,500.00	\$48.18	\$50,589.00	\$90.00	\$94,500.00		
22	Decommission Existing Underground Injection Control System	Each	3	\$6,000.00	\$18,000.00	\$8,212.83	\$24,638.49	\$14,400.00	\$43,200.00		
23	Street Monument Box	Each	7	\$500.00	\$3,500.00	\$1,232.72	\$8,629.04	\$970.00	\$6,790.00		
24	Adjustment of Utility Cover to Grade	Each	4	\$750.00	\$3,000.00	\$2,376.67	\$9,506.68	\$1,270.00	\$5,080.00		
25	Removable Bollard	Each	4	\$1,000.00	\$4,000.00	\$1,822.97	\$7,291.88	\$2,400.00	\$9,600.00		
26	Mailbox Supports and Boxes	Each	12	\$1,000.00	\$12,000.00	\$703.23	\$8,438.76	\$800.00	\$9,600.00		
27	Permanent Striping and Signing	L.S.	1	\$12,000.00	\$12,000.00	\$29,532.17	\$29,532.17	\$33,000.00	\$33,000.00		
28	Irrigation System	L.S.	1	\$30,000.00	\$30,000.00	\$45,628.00	\$45,628.00	\$56,500.00	\$56,500.00		
29	Planting	L.S.	1	\$25,000.00	\$25,000.00	\$28,927.00	\$28,927.00	\$35,900.00	\$35,900.00		
30	Bollard Light	Each	32	\$1,500.00	\$48,000.00	\$1,526.00	\$48,832.00	\$1,800.00	\$57,600.00		
31	Surface Restoration	L.S.	1	\$62,000.00	\$62,000.00	\$19,663.48	\$19,663.48	\$55,000.00	\$55,000.00		
32	Asphalt Surface Restoration	S.Y.	450	\$40.00	\$18,000.00			\$95.00	\$42,750.00		
SUBTOTAL SCHEDULE B - ROADWAY BASE BID PRICE					\$2,707,475.00		\$2,468,758.11		\$2,839,040.00		
					Total Shown on Bid Schedule		\$2,467,232.11				
TOTAL BASE BID PRICE					\$3,568,305.00		\$2,949,941.65		\$3,767,813.00		
(SCHEDULE A PLUS SCHEDULE B BASE BIDS)					Total Shown on Bid Schedule		\$2,949,197.65				

Indicates math or rounding error.

No bid provided.

BID TABULATION

ANDERSON PERRY & ASSOCIATES, INC.
 243 E. Main Street, Suite C
 Hermiston, Oregon 97838

PROJECT: City of Hermiston, Oregon -
 N. 1st Place Improvements - 2023

OWNER: City of Hermiston, Oregon
 180 N.E. 2nd Street
 Hermiston, Oregon 97838

Bid Opening: 11:00 a.m., February 21, 2023, at City of Hermiston City Hall, 180 N.E. 2nd Street, Hermiston, Oregon 97838

				BIDDERS							
				Engineer's Estimate		C&E Trenching, LLC		DW Excavating, Inc.			
Item	Description	Unit	Amount	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
ADDITIVE ALTERNATIVE A1 - MULTI-USE PATH - STATION P1+00 TO STATION P12+82											
A1	Temporary Protection and Direction of Traffic/Project Safety	L.S.	1	\$5,000.00	\$5,000.00	\$12,577.05	\$12,577.05	\$7,200.00	\$7,200.00		
A2	General Earthwork	L.S.	1	\$5,000.00	\$5,000.00	\$16,482.18	\$16,482.18	\$13,200.00	\$13,200.00		
A3	3/4"-0 Aggregate Base (4 inches)	S.Y.	1,500	\$8.00	\$12,000.00	\$17.19	\$25,785.00	\$50.00	\$75,000.00		
A4	3-inch ACP	S.Y.	1,500	\$32.00	\$48,000.00	\$27.05	\$40,575.00	\$28.00	\$42,000.00		
A5	Concrete Driveway and Alley Approaches	S.F.	1,500	\$15.00	\$22,500.00	\$9.47	\$14,205.00	\$8.50	\$12,750.00		
A6	Removable Bollard	Each	3	\$1,000.00	\$3,000.00	\$4,165.30	\$12,495.90	\$2,500.00	\$7,500.00		
A7	Surface Restoration	L.S.	1	\$5,000.00	\$5,000.00	\$1,081.90	\$1,081.90	\$10,200.00	\$10,200.00		
SUBTOTAL ADDITIVE ALTERNATIVE A1 - MULTI-USE PATH - STATION P1+00 TO STATION P12+82					\$100,500.00		\$123,202.03		\$167,850.00		
TOTAL BASE BID PLUS ADDITIVE ALTERNATIVE A1					\$3,668,805.00		\$3,073,143.68		\$3,935,663.00		

Indicates math or rounding error.



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of March 13, 2023

Title/Subject

Home Run Land LLC has requested latecomer assessments in conjunction with public improvements installed as part of the Diamond Run Subdivision.

Summary and Background

The Hermiston municipal code contains multiple provisions for reimbursement of development costs when infrastructure improvements benefit properties beyond the development itself. There are several types of infrastructure development which may benefit other properties. For example, a development may be located beyond the terminus of a water or sewer line, necessitating extension of a line past currently unserved property to reach the development. A line may be installed in an existing street, but the development is entirely on one side of the street, and unserved property remains on the side opposite the development. A line may be oversized and provide additional capacity for property downstream in the future. These are the most common instances where a latecomer assessment is used.

The Diamond Run development on E Diagonal Blvd constructed water and sewer improvements in Diagonal which the applicant states will benefit other properties. A 12-inch water line was extended in E Diagonal Blvd from NE 10th Street eastward to E Elm Ave. This line has capacity to service future development east of the site. The city reimbursed the developer for the difference in pipe size between the standard 8-inch line and required 12-inch water line. The sewer line installed in E Diagonal Blvd extends slightly less than 1,000 feet to the intersection of NE 11th Street and Diagonal. The water line improvements benefit property owned by the Hermiston School District and Home Run Land LLC on E Diagonal Blvd which directly abut the improvement and also potentially benefit privately held land on Townsend Road which benefits from having water improvements closer to the property which potentially lowers development cost in the future. Joshua Lott, the City Engineer, has prepared a memo attached to this report which details the engineer's opinion on how the water improvements benefit each property. Sewer improvements only benefit the School District property as they do not provide additional capacity for development further to the east and do not extend the entire frontage of the site.

Notices of potential assessment resulting from these improvements were mailed to four property owners 14 days prior to this hearing. The assessments agreed upon by the city and developer to be presented to the city council are included in the table below. Notices provided to each property owner listed the assessment amount and identified the requesting party and

improvement benefit. The notices also stated that the assessment is not collected until any assessed property makes a physical connection to the benefitting utility. In the case of Tax Lots 800 and 801 on Townsend Road, these properties are not currently inside city limits, and the property will require annexation prior to development or connection to utilities. These two properties will also require additional utility construction to service the sites and as noted in the city engineer’s memo, utility service may be provided from either the Diagonal Road water system or the Townsend Road water system. Should Tax Lots 800 and 801 connect to the Townsend Road water system in the future, this assessment would not be collected.

Property Owner	Tax Lot	Water Assessment	Sewer Assessment
Hermiston SD	4N 28 12B TL 302	\$73,026.71	\$126,376.24
Home Run Land LLC	4N 28 12BA TL 377	\$2,152.65	\$0
Joyce Langley	4N 28 12A TL 801	\$10,034.78	\$0
Janet and Jesse Terry	4N 28 12A TL 800	\$4,283.54	\$0

The right to collect assessments on sewer infrastructure is stated in §51.006 of the Hermiston Code of Ordinances which permits the city to enter into a reimbursement agreement for sewer main construction which oversized or benefits other property. The right to collect assessments on water construction is stated in §52.15 which establishes similar language for construction of water mains. Additionally, the development code of the zoning ordinance in §157.164(F) establishes the city’s authority to enter into reimbursement agreements with the developer.

“(F) Where the improvement installed by a developer shall benefit other properties, a mutually agreeable settlement shall be arrived at between the city and the developer prior to installing the improvements. This agreement shall identify the benefitting properties, actual costs to be charged and method of repayment to the developer. Where prior agreement exists for improvements benefiting the subject property, the applicant shall make arrangements with the city for the payment of the improvements prior to issuance of any city permit.”

Under the provisions of §51.15(C), assessments for water improvements may return to the developer for a period not to exceed ten years. After the ten-year period expires, the city may choose to retain any payment made on an assessment and use such funds for the utility fund only.

The city council will be holding a public hearing on the proposed assessments at this meeting. If the council agrees that the properties under consideration are benefitting from the improvements, the council may establish assessments. Assessment is done through resolution of the council. Resolutions will be prepared based upon the decision of the council and submitted for adoption at the next city council meeting on March 27.

Tie-In to Council Goals

Not applicable, this hearing is related to administration of city ordinances.

Fiscal Information

There is no financial impact to the city. Should assessed property not connect within the 10-year window, then the city may retain the assessed money for use in the utility funds. The total water assessment is \$89,497.68 divided over four properties. The total sewer assessment is \$126,376.24 on one property.

Alternatives and Recommendation

Alternatives

The city council may choose to:

- Adopt the requested assessments.
- Reject the requested assessments.
- Modify the property subject to assessments.

Recommended Action/Motion

Staff recommends that the assessments be adopted as requested.

Submitted By:

Clinton Spencer, Planning Director

MEMO

To: Clint Spencer, City Planner, and Rich Tovey, City Attorney, City of Hermiston

From: Joshua Lott, P.E.

Subject: Properties Benefiting from Diamond Run Water Main Extension

Date: February 2, 2023

Job/File No. 736-135-02

cc: Mark Morgan, City of Hermiston

The developer of the Diamond Run subdivision, Home Run Land LLC, is seeking repayment for the installation of a water main installed to the northwesterly extent of the subdivision. Although several sections of the Code of Hermiston address agreements and/or repayments to a developer in this type of situation, the agreement with Home Run Land LLC, particularly references *The Code of Hermiston, Title XV, Chapter 157 "Zoning," Section 157.164 item (F)*, which is included below for convenience:

"Where the improvement installed by a developer shall benefit other properties, a mutually agreeable settlement shall be arrived at between the city and the developer prior to installing the improvements. This agreement shall identify the benefitting properties, actual costs to be charged and method of repayment to the developer. Where prior agreement exists for improvements benefiting the subject property, the applicant shall make arrangements with the city for the payment of the improvements prior to issuance of any city permit."

After discussions among the City, the developer, and other related parties, the City has requested Anderson Perry & Associates, Inc. (AP) determine whether four properties benefit from the installation of the water main. The four properties are shown on Figure 1 and include Tax Lots 4N2812B000302, 4N2812BA00377, 4N2812A000801, and 4N2812A000800. The utilities installed as part of Diamond Run subdivision, Phase 1 are also shown, while the utilities for Phases 2 and 3 are not since those phases are not yet complete. Also, Figure 1 does not show the individual lots within the Diamond Run subdivision.

The new 12-inch ductile iron water main installed along the E. Diagonal Boulevard right-of-way is immediately adjacent to Tax Lots 4N2812B000302 and 4N2812BA00377. These lots directly benefit from the installation of the new water main, as the property owners now have the option to tap directly into the city-owned main to have City water provided to their respective properties.

Tax Lots 4N2812A000801 and 4N2812A000800 do not benefit the same as the other two tax lots. The new water main extension is not directly adjacent to these lots and would need to be further extended to allow these properties to be served with City water. Furthermore, another water main located to the south in S. Townsend Road has the potential to be extended by other developers. Since development patterns are difficult to predict, there is no guarantee as to which line would be extended to serve these

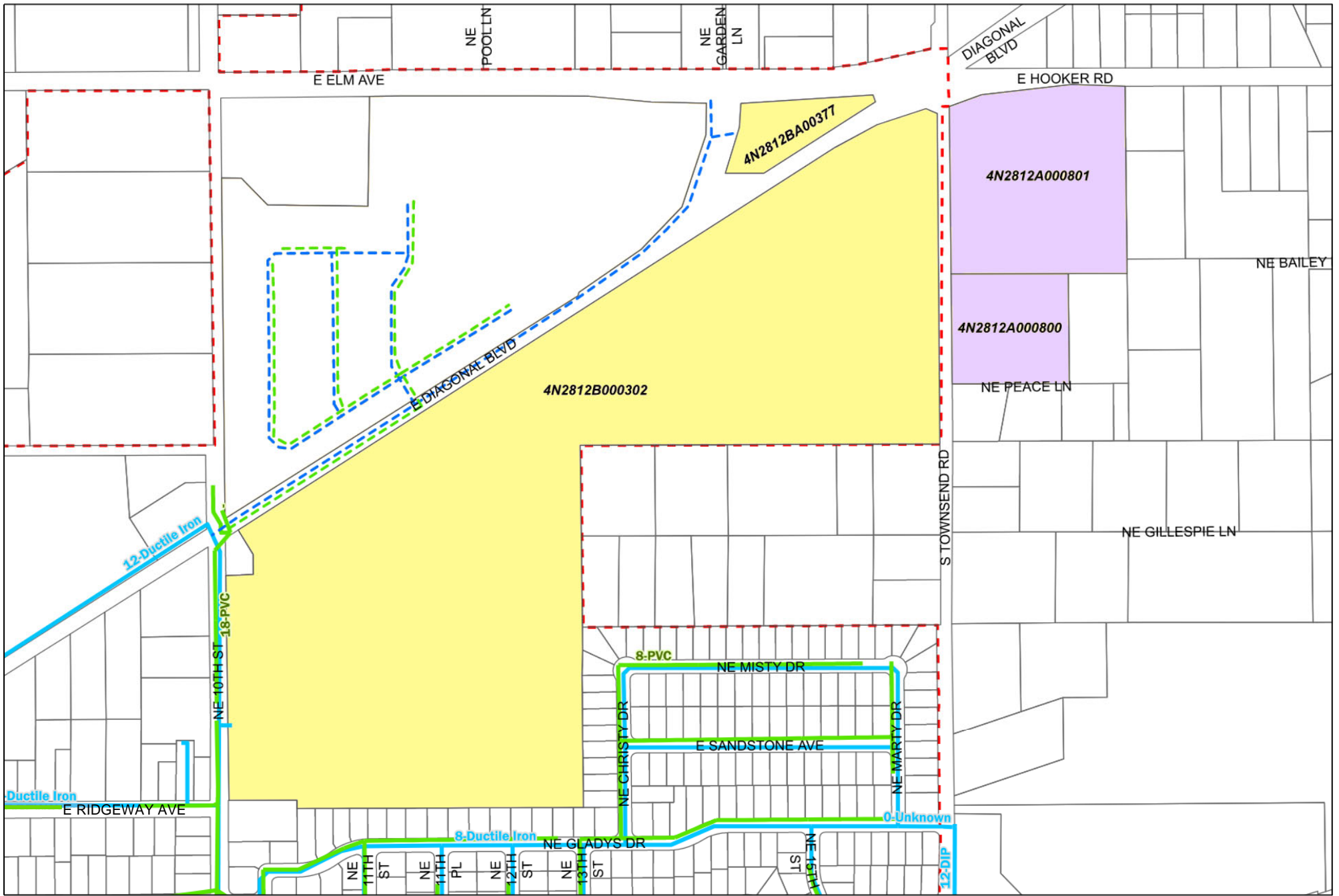
Clint Spencer and Rich Tovey
February 2, 2023
Page -2-

lots at the time they are developed. However, if the water main on E. Diagonal Boulevard is extended to Tax Lots 4N2812A000801 and 4N2812A000800, then they would indirectly benefit. Any other benefits (i.e., an increase in property value) are difficult to determine and measure, and thus are omitted from this memo.

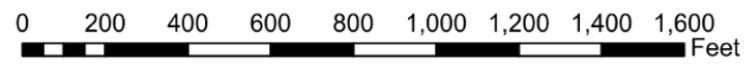
It is AP's opinion that Tax Lots 4N2812B000302 and 4N2812BA00377 benefit from the installation of the new water main in a direct, measurable, and tangible way. It is also AP's opinion that Tax Lots 4N2812A000801 and 4N2812A000800 could indirectly benefit from the new water main, depending on development patterns and progression in the surrounding area.

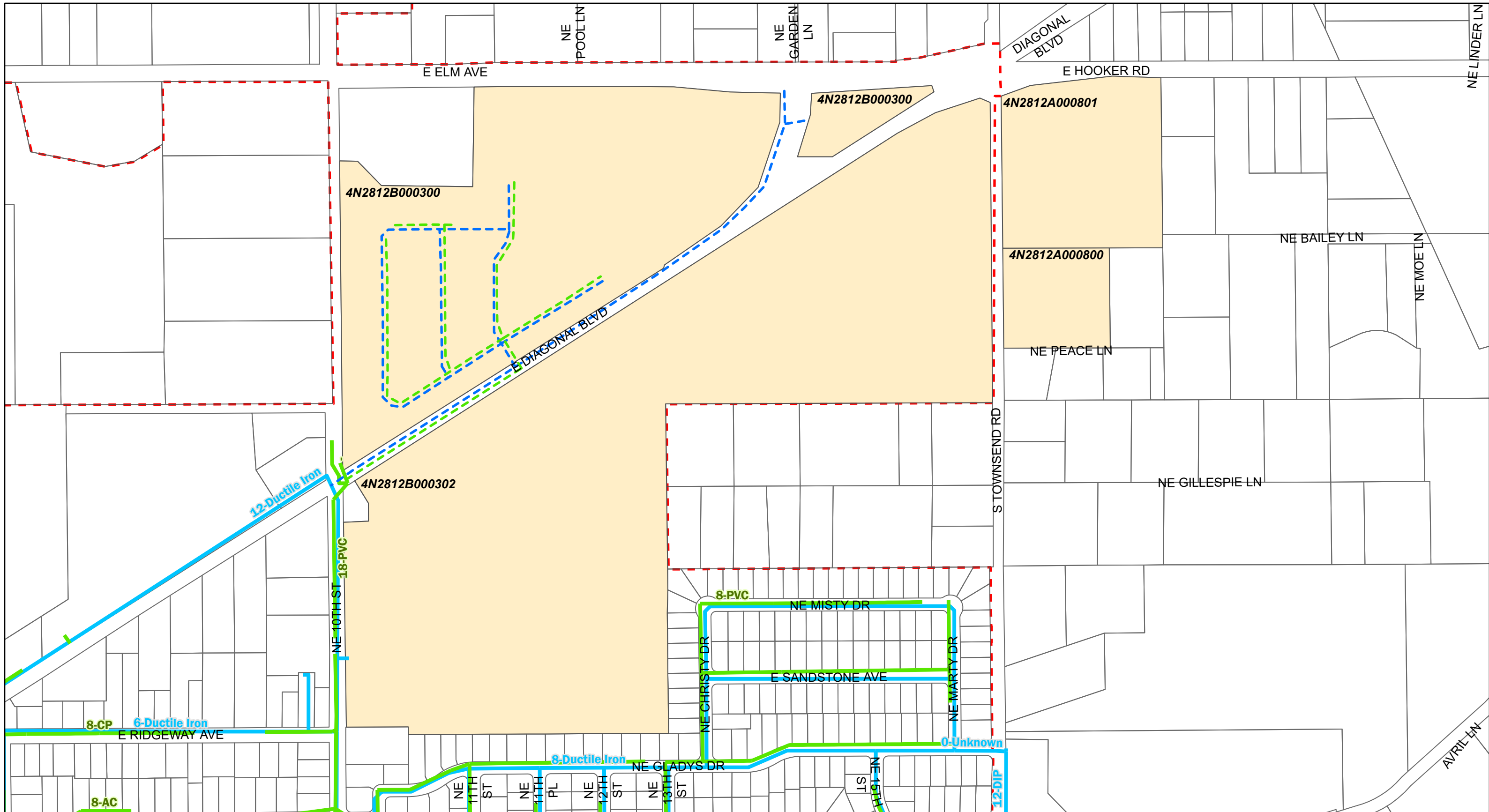
JL/ct
Spencer-Tovey DiamondRun RepymntLtr.docx

FIGURE 1
Section 10, Item A.

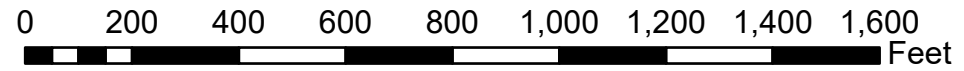


- - - Diamond Run Sewer Installation
- - - Diamond Run Water Installation
- Existing Sewer Main
- Existing Water Main
- City Limits
- Benefiting Properties
- Potential Benefiting Properties





- Diamond Run Sewer Installation
- Diamond Run Water Installation
- Existing Sewer Main
- Existing Water Main
- City Limits
- Benefiting Property





Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
For the Meeting of March 13, 2023

Title/Subject

Eastern Oregon Development LLC has requested latecomer assessments in conjunction with public improvements installed as part of the Hermiston Mini-Storage project on E Elm Ave.

Summary and Background

The Hermiston municipal code contains multiple provisions for reimbursement of development costs when infrastructure improvements benefit properties beyond the development itself. There are several types of infrastructure development which may benefit other properties. For example, a development may be located beyond the terminus of a water or sewer line, necessitating extension of a line past currently unserved property to reach the development. A line may be installed in an existing street, but the development is entirely on one side of the street, and unserved property remains on the side opposite the development. A line may be oversized and provide additional capacity for property downstream in the future. These are the most common instances where a latecomer assessment is used.

Eastern Oregon Development LLC constructed a new water line in E Elm Avenue which the developer states will benefit other properties. A 12-inch water line was extended from NE 4th Street eastward approximately 1,300 feet to the end of the development area. This line has capacity to service additional development east of the site. The city will reimburse the developer for the difference in pipe size between the standard 8-inch line and the required 12-inch line. In order to reach the mini-storage site, Eastern Oregon Development had to extend the line past two unserved dwellings to reach the site and then the line extended past several unserved properties on the south side of E Elm Ave. All of the properties potentially benefitting from the water installation directly abut the newly installed line.

Notices of potential assessment resulting from these improvements were mailed to four property owners 14 days prior to this hearing. The assessments agreed upon by the city and developer to be presented to the city council are included in the table below. Notices provided to each property owner listed the assessment amount and identified the requesting party and improvement benefit. The notices also stated that the assessment is not collected unless and until any assessed property makes a physical connection to the benefitting utility. There are properties on both sides of E Elm Ave which are outside the city limits. The table also denotes if a property is inside the city.

Property Owner	Tax Lot	Inside City Limits?	Water Assessment
John Eckhardt	4N 28 02CD TL 700	No	\$2,271.53
UK Properties	4N 28 02CD TL 800	No	\$2,271.53
City of Hermiston	4N 28 11BA TL 102 & 202	Yes	\$8,927.10
Juliana Mendoza	4N 28 11BA TL 200	Yes	\$3,293.71
Quentin Ketchersid	4N 28 11BA TL 201	No	\$4,134.18
David Hackler	4N 28 11BA TL 101	Yes	\$6,815.26

The right to collect assessments on water construction is stated in §52.15 which establishes that a developer is responsible for all costs associated with construction of water mains but may request reimbursement or assessment on any individual who connects to a water main. Additionally, the development code of the zoning ordinance in §157.164(F) establishes the city's authority to enter into reimbursement agreements with the developer.

“(F) Where the improvement installed by a developer shall benefit other properties, a mutually agreeable settlement shall be arrived at between the city and the developer prior to installing the improvements. This agreement shall identify the benefitting properties, actual costs to be charged and method of repayment to the developer. Where prior agreement exists for improvements benefitting the subject property, the applicant shall make arrangements with the city for the payment of the improvements prior to issuance of any city permit.”

Under the provisions of §51.15(C), assessments for water improvements may return to the developer for a period not to exceed ten years. After the ten-year period expires, the city may choose to retain any payment made on an assessment and use such funds for the utility fund only.

The city council will be holding a public hearing on the proposed assessments at this meeting. If the council agrees that the properties under consideration are benefitting from the improvements, the council may establish assessments. Assessment is done through resolution of the council. Resolutions will be prepared based upon the decision of the council and submitted for adoption at the next city council meeting on March 27.

Tie-In to Council Goals

Not applicable, this hearing is related to administration of city ordinances.

Fiscal Information

There is no financial impact to the city. Should assessed property not connect within the 10-year window, then the city may retain the assessed money for use in the utility funds. The total water assessment is \$27,713.31 divided over seven properties.

Alternatives and Recommendation

Alternatives

The city council may choose to:

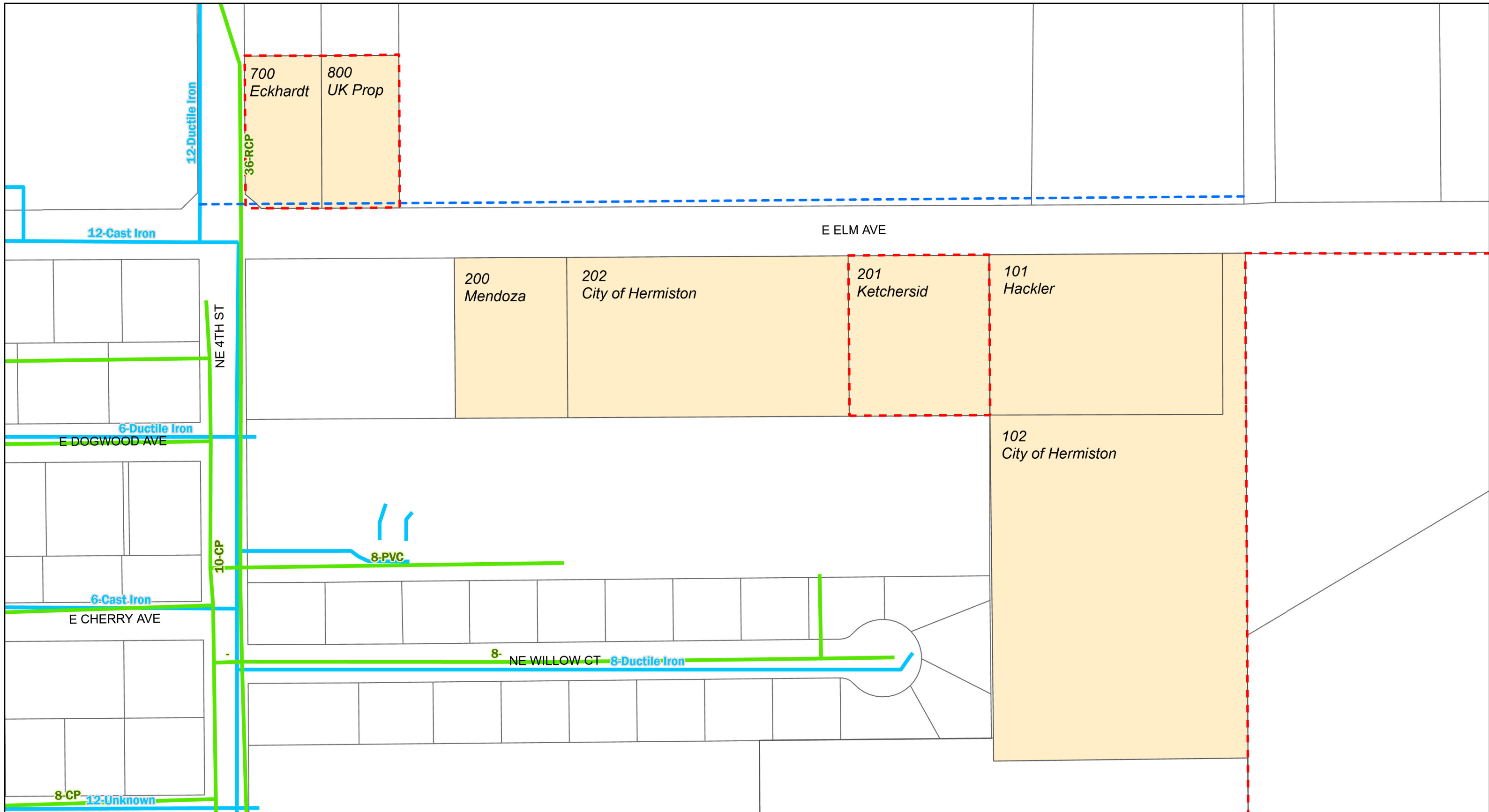
- Adopt the requested assessments.
- Reject the requested assessments.
- Modify the property subject to assessments.

Recommended Action/Motion

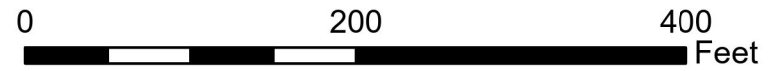
Staff recommends that the assessments be adopted as requested.

Submitted By:

Clinton Spencer, Planning Director



- Eastern Oregon Development Water Installation
- Existing Water Main
- City Limits
- Benefitting Property





Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
For the Meeting of March 13, 2023

Title/Subject

Resolution No. 2261- Award Construction Contract for E Penney Ave. Extension.

Summary and Background

This resolution will award a construction contract to build a new roadway extension of East Penney Avenue to connect Kelli Boulevard to Highway 395 in the South Hermiston Industrial Park area.

City Staff worked with Anderson Perry & Associates, and the various property owners and businesses in the South Hermiston Industrial Park in the Spring of 2019 to identify future transportation enhancements to improve traffic flow within this employment center. The section of Penney Avenue from Kelli to Highway 395 was identified as a high priority, however it was chosen to be left to a future phase, rather than be included in improvements for the South Hermiston Industrial Park Local Improvement District improvements which were completed in 2021.

City staff worked closely with the Oregon Business Development Department to pursue funding for this section of roadway through their "Immediate Opportunity Fund" with ODOT, and ultimately was awarded IOF grant funds up to \$596,600; which operate as a 50% state match. In accepting the grant award, City Council, in mid-2022, agreed to earmark up to \$596,000 in American Rescue Plan Act (ARPA) funding to make up the City's local match.

Bids were opened on March 7, with a very strong field of 10 contractors submitting bids, and James Dean Construction coming in as the low bidder. It is now anticipated that, upon contract award, work will begin in the Spring, and the roadway will be completed and open to traffic by late Fall.

Tie-In to Council Goals

7. Fund infrastructure improvements to support new housing and enhance livability.

Fiscal Information

Ten bids were received as follows:

- James Dean Construction:	\$535,680
- Bolen Construction:	\$612,060
- Nelson Construction:	\$613,544
- Odyssey Contracting:	\$619,317
- Granite Construction Co:	\$620,445
- Silver Creek Construction:	\$633,874
- *Engineer's Estimate*	\$665,000
- Sineco Construction:	\$696,135
- Beam Excavating:	\$699,387
- C & E Trenching:	\$705,609
- Jesse Rodriguez Construction:	\$747,889

Alternatives and Recommendation

Alternatives

- 1. Approve resolution 2261
- 2. Reject resolution 2261

Recommended Action/Motion

Motion to approve Resolution 2261

Submitted By:

Mark Morgan

RESOLUTION NO. 2261

A RESOLUTION AWARDED A CONTRACT FOR CONSTRUCTION OF THE EXTENSION OF EAST PENNEY AVENUE AND AUTHORIZING THE CITY MANAGER TO SIGN ALL NECESSARY DOCUMENTS ON BEHALF OF THE CITY

WHEREAS, the City of Hermiston (“City”) has developed the need for improvements for the extension of East Penney Avenue; and

WHEREAS, the improvements will extend East Penney Avenue from SE Kelli Boulevard to Highway 395; and

WHEREAS, notice was published, and bids were received, with James Dean Construction being the lowest responsible bidder with a bid of an amount not to exceed \$535,680; and

WHEREAS, the City has funds available for this project.

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

1. That James Dean Construction is awarded the contract for the East Penney Avenue extension.
2. That the City Manager be, and is, hereby authorized to execute and deliver the contract to James Dean Construction with such changes, additions, deletions, and modifications as the City Manager may approve.
3. That this resolution is effective immediately upon its passage.

PASSED by the Common Council this 13th day of March 2023.

SIGNED by the Mayor this 13th day of March 2023.

Dr. David Drotzmann, MAYOR

ATTEST:

Lilly Alarcon-Strong, CMC, CITY RECORDER

South Hermiston Industrial Park Master Plan



GeoEye, Maxar, Microsoft

Potential IOF Street Improvement



0 250 500 1,000 1,500



Feet



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
For the Meeting of March 13, 2023

Title/Subject

A presentation and discussion of the preliminary findings regarding a potential north Highway 395 urban renewal area

Summary and Background

The city council held a workshop in 2019 to consider future development of the north Highway 395 corridor. Specifically considered were off-highway circulation alternatives and how best to fund these future improvements. Subsequently, the city brought in a student team from Portland State University to further refine circulation improvements. The top recommendation of the refinement study recommended creating a new east/west street connection connecting Highway 395 at the Home Depot driveway and extending eastward to NE 4th Street at NE Aspen Drive.

The proposed redevelopment of the former Rogers Toyota/Campbell Motors site by Good Shepherd Hospital provides an opportunity for pursuing and constructing this alternative street connection. A new east/west street will relieve congestion and calm traffic in the busy north Highway 395 corridor between Theater Lane and Elm Avenue. Good Shepherd is a willing partner in the street planning process and sees benefit to their future development plans in having a new, signalized connection to Highway 395. Therefore, city staff seeks feedback from the city council in providing direction regarding the next steps in the transportation planning process.

When alternate circulation options were considered by the council in 2019, two funding paths were considered. The first was the formation of a local improvement district. The second was the formation of a new urban renewal area. The preferred option in the 2019 discussion was urban renewal because the up-front costs are lower and offers bonding options with a longer repayment time.

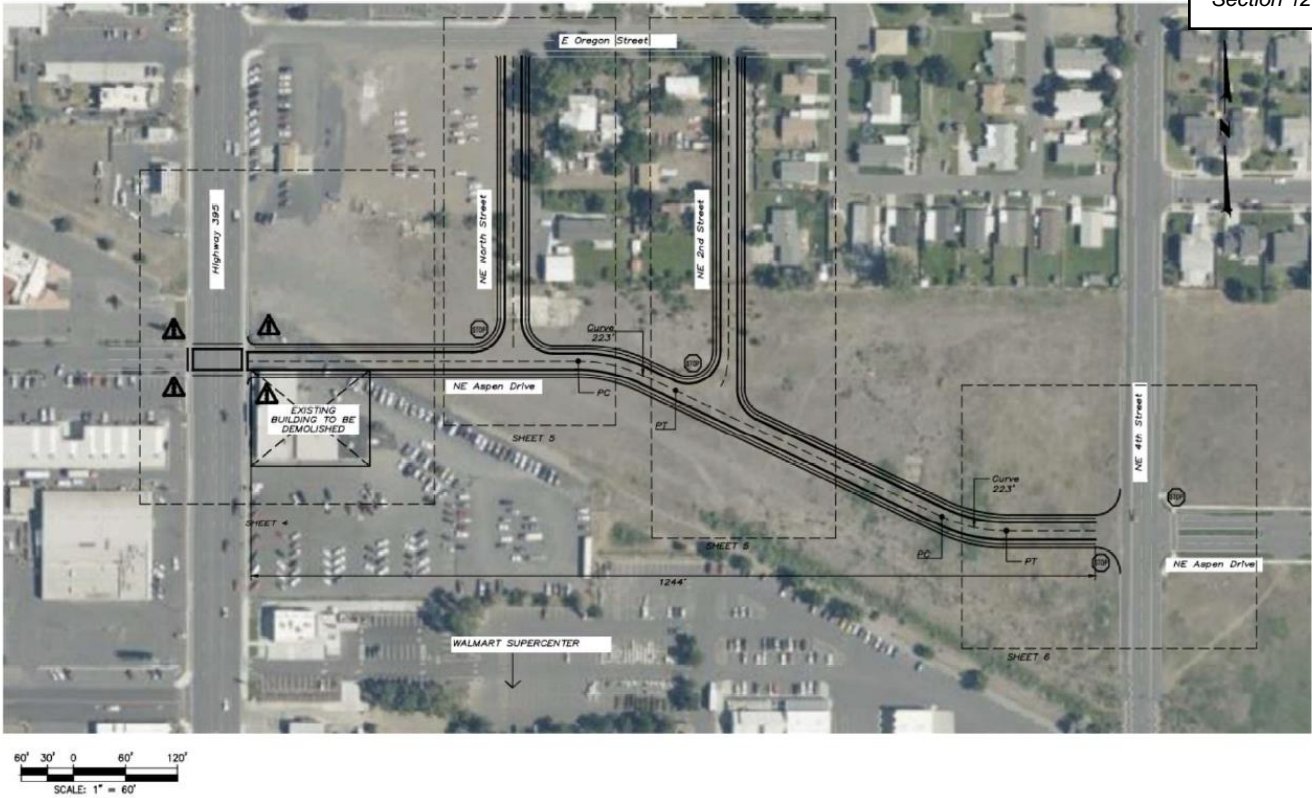


Figure 1 Draft Street Extension (Source PSU SCYP)

The final street layout is still to be determined, but the layout in Figure 1 above helps to visualize each terminus of the street. A signal would be proposed for the Highway 395 intersection. A two-way east/west stop is proposed for NE 4th Street with NE 4th Street remaining a free north/south movement.

Figure 2 below illustrates the extent of the proposed urban renewal area (URA). City staff have worked with Johnson Economics to prepare preliminary feasibility findings for the potential tax increment revenue generated within this urban renewal area. The area proposed for inclusion in the potential URA consists of the entire commercial area between Theater Lane and Elm Ave.

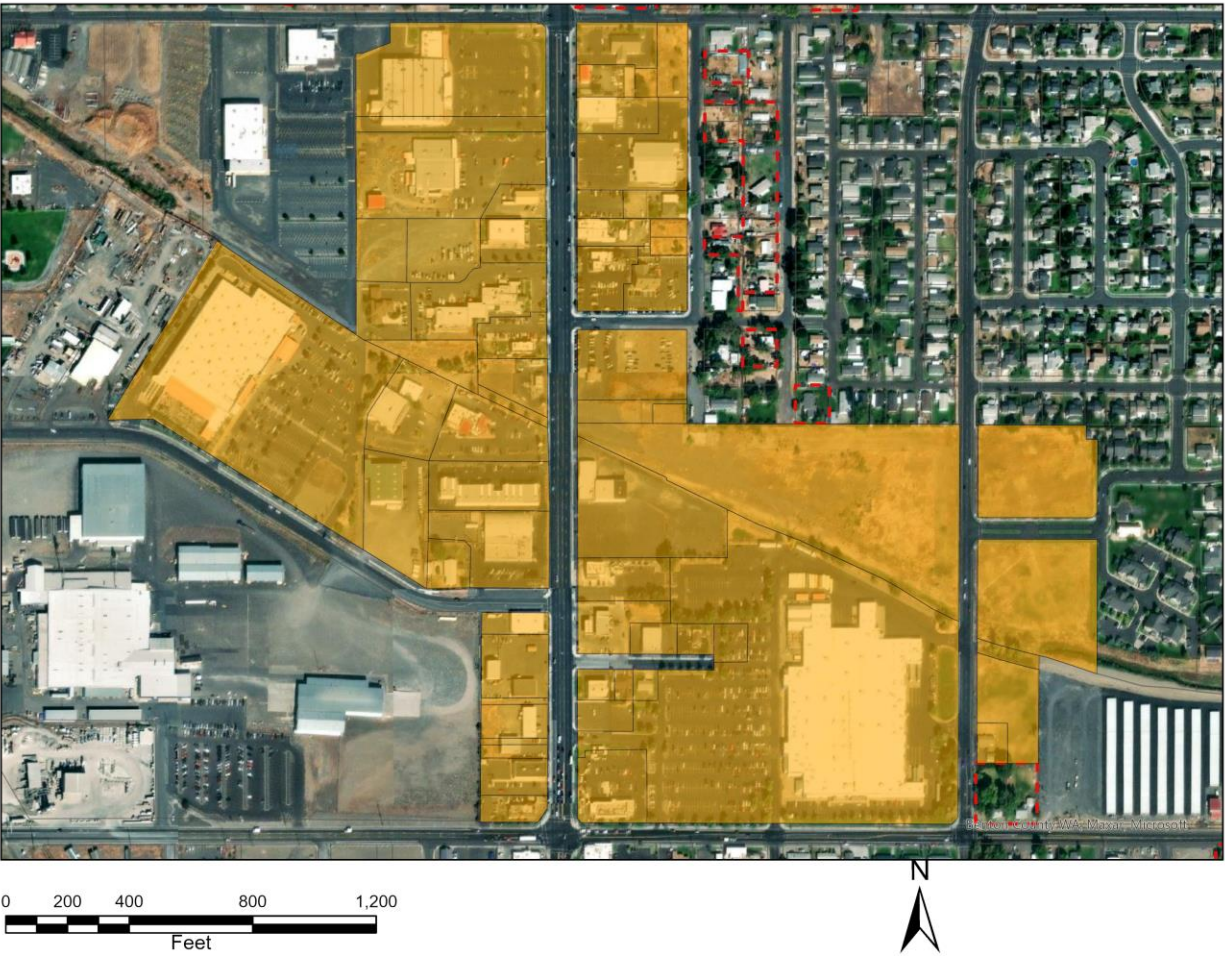


Figure 2 Draft Urban Renewal Area (Source City of Hermiston)

The area proposed for urban renewal has several potential high value vacant properties both on Highway 395 and on NE 4th Street. There are also off-highway parcels and under-utilized sites within the area that provide opportunities for additional development or redevelopment. However, many of the remaining parcels are fully developed. Wal-Mart and Home Depot are within the boundary and provide little to no opportunity for tax increment revenue generation beyond the 3% annual increase in assessed value permitted under state law.

Preliminary analysis indicates that tax increment revenue generation will be sufficient to cover the costs of the proposed improvements but will not be sufficient to create an extensive project list. The proposal contemplated within this urban renewal area is a highly targeted connectivity and congestion relief project. It is conservatively estimated that revenue will be in the range of \$5 to \$6 million over the life of district. This is adequate to cover street, signalization, and utility construction cost, as well as right of way acquisition. Since part of the goal of the improvements is to spur additional commercial development on the high value vacant parcels in the area, revenue could inch slightly higher if the street incentivizes growth.

Tie-In to Council Goals

The proposal ties into overall transportation planning and economic development.

Fiscal Information

Should the council choose to pursue formation of an urban renewal area, approximately \$40,000 is needed to prepare the necessary documentation and hold the necessary hearings and meetings. The street construction project, including a signal, is estimated to cost \$4,004,000 in 2024. Right of way acquisition will also be required and will be based on real estate value.

Alternatives and Recommendation

Alternatives

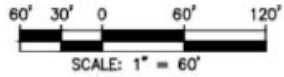
The city council may direct staff to pursue formation of a new urban renewal area in this area or to not pursue this proposal. If the council elects to expend funding for the preparation of urban renewal documents, the city is still not obligated to form the urban renewal area and may choose to not form a district after hearings are held.

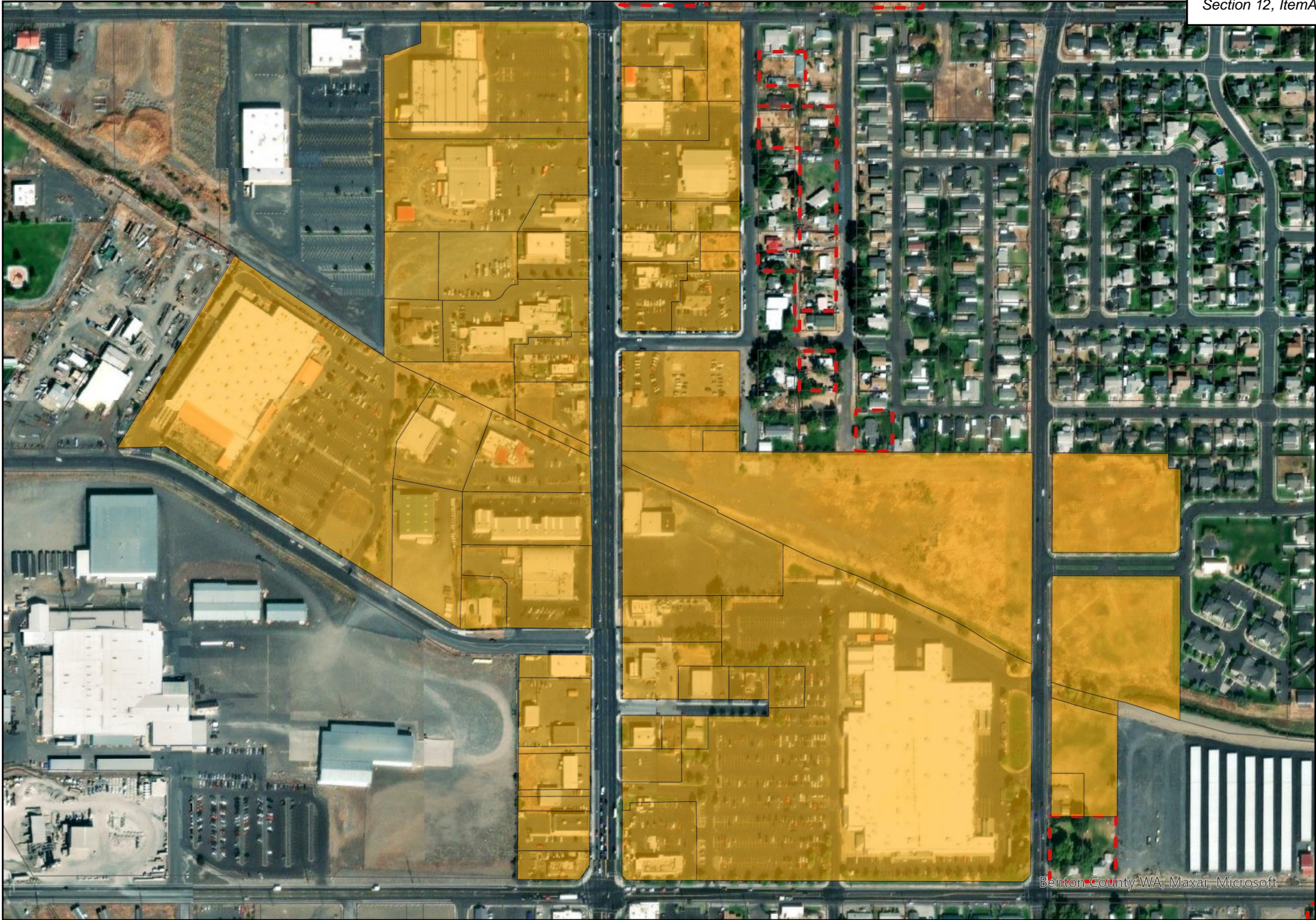
Recommended Action/Motion

Staff recommends that the city council direct staff to begin preparation of the relevant urban renewal planning documents.

Submitted By:

Clinton Spencer, Urban Renewal Director





Benton County WA, Maxar, Microsoft



**CITY OF HERMISTON
PRELIMINARY COST ESTIMATE
ASPEN DRIVE (N 1ST STREET TO NE 4TH STREET)
(YEAR 2023 COSTS)
MARCH 2023**

NO.	DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
1	Mobilization/Demobilization (5%)	All Req'd	LS	\$ 127,200	\$ 127,200
2	Temporary Protection and Direction of Traffic/Project Safety (2%)	All Req'd	LS	51,000	51,000
3	Erosion and Sediment Control	All Req'd	LS	8,000	8,000
4	Removal of Structures and Obstructions	All Req'd	LS	15,000	15,000
5	Clearing and Grubbing	All Req'd	LS	10,000	10,000
6	General Earthwork	All Req'd	LS	50,000	50,000
7	12-inch Ductile Iron Water Line	1,350	LF	100	135,000
8	12-inch Gate Valves	5	EA	4,000	20,000
9	Street Monument Box	5	EA	750	3,750
10	Adjust Manhole to Grade	3	EA	1,000	3,000
11	Aggregate Subbase (1"-0)	1,960	TON	40	78,400
12	Aggregate Base (3/4"-0)	980	TON	40	39,200
13	3-inch Asphalt Concrete Pavement	940	TON	180	169,200
14	Concrete Ribbon Curb	2,700	LF	40	108,000
15	Concrete Sidewalk ^a	750	SY	75	56,250
16	ADA Ramp	12	EA	4,000	48,000
17	Pavement Striping and Marking	All Req'd	LS	20,000	20,000
18	Street Signs	All Req'd	LS	8,000	8,000
19	Traffic Signal	All Req'd	LS	1,600,000	1,600,000
Estimated Construction Cost					\$ 2,550,000
Construction Contingencies (20%)					\$ 510,000
Design Engineering (10%)					\$ 255,000
Construction Engineering (10%)					\$ 255,000
Right-of-Way Acquisition ^b					\$ 208,000
Transportation Plan Amendment					\$ 35,000
TOTAL ESTIMATED PROJECT COST (2023)					\$ 3,813,000
TOTAL ESTIMATED PROJECT COST (2024)^c					\$ 4,004,000

^aSidewalk will only be constructed on the south side of Aspen Drive. Sidewalk on the north side of the street will be installed with future developments.
^bRight-of-way acquisition is based on the real market value.
^cAssumes 5% inflation.



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
For the Meeting of March 13, 2023

Title/Subject

Financial Report February, 2023

Summary and Background

This is the monthly overview of the previous month's financial position of the city.

Tie-In to Council Goals

Fiscal Prudence

Fiscal Information

NONE

Alternatives and Recommendation

Alternatives

NONE

Recommended Action/Motion

Recommend approval/acceptance of the February 2023 Financial Report as presented.

Request a motion to approve/accept the February 2023 Financial Report as presented.

Submitted By:

Mark Krawczyk

February 2023 Financial Report



Department of Finance
February 2023
(Unaudited)

FY2022-2023 Monthly Financial Report

Section 12, Item B.

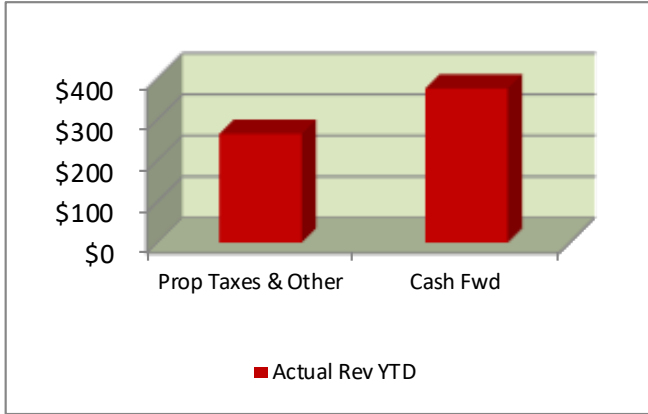
Hermiston Urban Renewal Agency (HURA)

For the Month Ending February 28, 2023

Resources

Through February 28, 2023

by Category



	Annual Proj Rev	Actual Rev YTD	% Var
Prop Taxes & Other	\$ 271	265	98%
Cash Fwd	\$ 375	375	0%
Total	\$ 646	\$ 640	99%

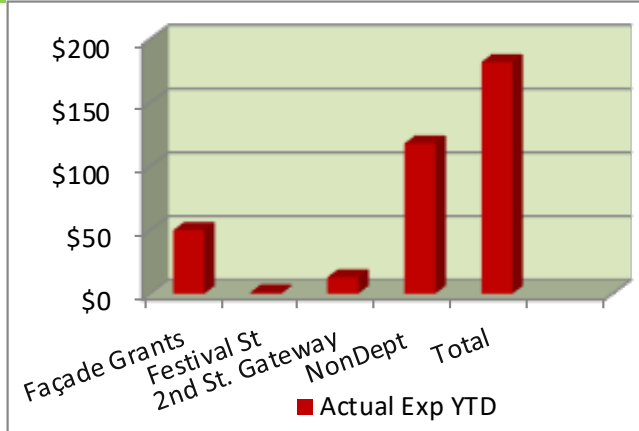
Note: Variance is calculated as % of revenue YTD

Expenditures

Through February 28, 2023

by Character

(in \$1,000)



	Annual Proj Exp	Actual Exp YTD	% Var
Façade Grants	\$ 50	50	100%
Festival St	\$ 5	1	20%
2nd St. Gateway	\$ 400	13	3%
NonDept	\$ 191	118	62%
Total	\$ 646	\$ 182	28%

Note: variance is calculated as % of expenses YTD.

The FY2022-23 budget for the Urban Renewal Agency is \$ 645,662. This includes \$50,000 for Façade Grants, \$5,000 for the Festival Street, \$400,000 for construction of the 2nd Street Gateway project, and \$190,662 for Non-Departmental expenses.

Property tax revenues collection totaled **\$2,391** in February bringing total revenue collected to date of **\$264,987**.

FY2022-2023 Monthly Financial Report

Section 12, Item B.

City of Hermiston, Oregon

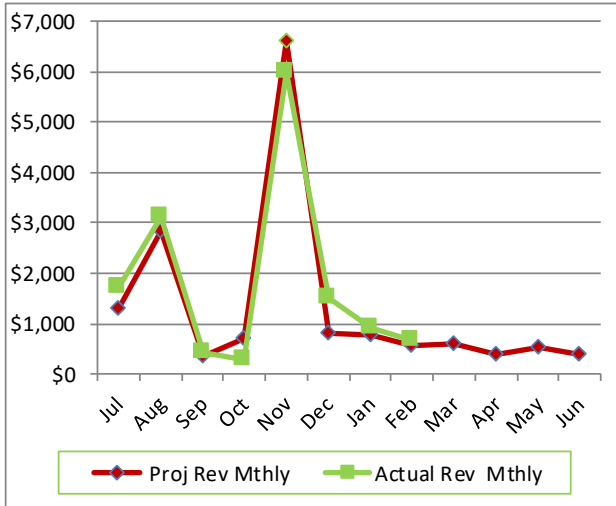
General Fund Resources

For the Month Ending February 28, 2023

General Fund Resources Summary

Through February 28, 2023

(in \$1,000)



	Proj Rev Mthly	Rev Proj	Actual Rev Mthly	Var Fav/ (Unfav)	% Var
Jul	\$ 1,319	\$ 1,319	\$ 1,731	\$ 412	31%
Aug	\$ 2,857	\$ 2,857	\$ 3,133	\$ 275	10%
Sep	\$ 344	\$ 344	\$ 445	\$ 101	30%
Oct	\$ 694	\$ 694	\$ 295	\$ (399)	-57%
Nov	\$ 6,604	\$ 6,604	\$ 5,983	\$ (621)	-9%
Dec	\$ 798	\$ 798	\$ 1,526	\$ 727	91%
Jan	\$ 779	\$ 779	\$ 903	\$ 124	16%
Feb	\$ 565	\$ 565	\$ 670	\$ 105	19%
Mar	\$ 587	\$ 587		\$ -	0%
Apr	\$ 380	\$ 380		\$ -	0%
May	\$ 550	\$ 550		\$ -	0%
Jun	\$ 389	\$ 389		\$ -	0%
Total YTD	15,869	15,869	14,685	725	4.6%
Cash Fwd	1,102	-	-	-	0%
Total	\$ 16,971	\$ 15,869	\$ 14,685	725	4.6%

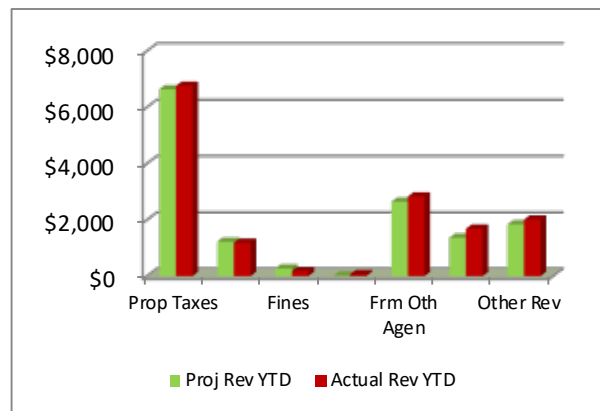
Estimated General Fund revenues for the 2022-23 fiscal year are **\$15,868,339**. Projected revenues for February were **\$564,649**, compared to actual revenues of **\$669,727**, a positive variance of **\$105,078**. The fund balance is currently **\$723,526** more than projected through February YTD.

General Fund - All Resources

Through February 28, 2023

by Category

(in \$1,000)



	Annual Proj Rev	Proj Rev YTD	Actual Rev YTD	Var Fav/ (Unfav)	% Var
Prop Taxes	\$ 6,927	\$ 6,630	\$ 6,756	\$ 126	2%
Lic & Fran	\$ 1,435	\$ 1,220	1,186	(34)	-3%
Fines	\$ 400	\$ 271	172	(99)	-37%
Interest Rev	\$ 15	\$ 11	60	50	465%
Frm Oth Agen	\$ 3,017	\$ 2,637	2,826	188	7%
Svc Chgs	\$ 1,903	\$ 1,361	1,681	320	24%
Other Rev	\$ 2,172	\$ 1,832	2,004	173	9%
Cash Fwd	\$ 1,102	\$ -	-	-	0%
Total	\$16,970	\$ 13,962	\$ 14,685	\$ 724	5.2%

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

FY2022-2023 Monthly Financial Report

Section 12, Item B.

City of Hermiston, Oregon

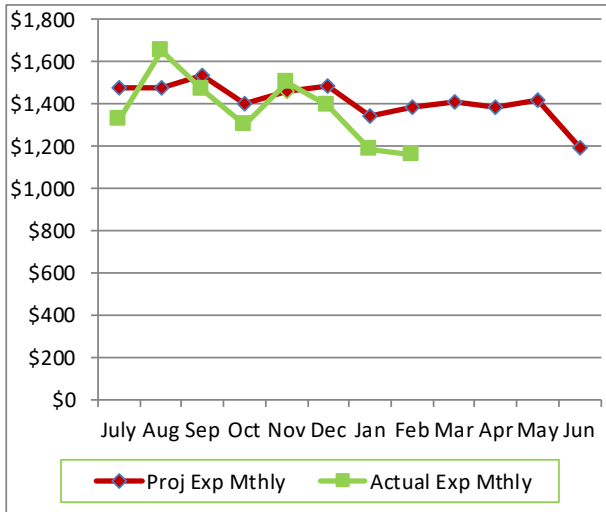
General Fund Expenditures

For the Month Ending February 28, 2023

General Fund Expenditure Summary

Through February 28, 2023

(in \$1,000)



	Proj Exp Mthly	Proj Exp	Actual Exp Mthly	Var Fav/ (Unfav)	% Var
July	\$ 1,476	\$ 1,476	\$ 1,324	\$ 152	10%
Aug	\$ 1,475	\$ 1,475	\$ 1,653	\$ (178)	-12%
Sep	\$ 1,534	\$ 1,534	\$ 1,473	\$ 61	4%
Oct	\$ 1,398	\$ 1,398	\$ 1,304	\$ 95	7%
Nov	\$ 1,462	\$ 1,462	\$ 1,502	\$ (40)	-3%
Dec	\$ 1,489	\$ 1,489	\$ 1,397	\$ 92	6%
Jan	\$ 1,344	\$ 1,344	\$ 1,185	\$ 159	12%
Feb	\$ 1,387	\$ 1,387	\$ 1,160	\$ 227	16%
Mar	\$ 1,408	\$ 1,408		\$ -	0%
Apr	\$ 1,386	\$ 1,386		\$ -	0%
May	\$ 1,420	\$ 1,420		\$ -	0%
Jun	\$ 1,190	\$ 1,190		\$ -	0%
Total YTD	16,970	16,970	10,999	567	3.3%
Contngcy		-	-	-	0%
Total	\$ 16,970	\$ 16,970	\$ 10,999	\$ 567	3.3%

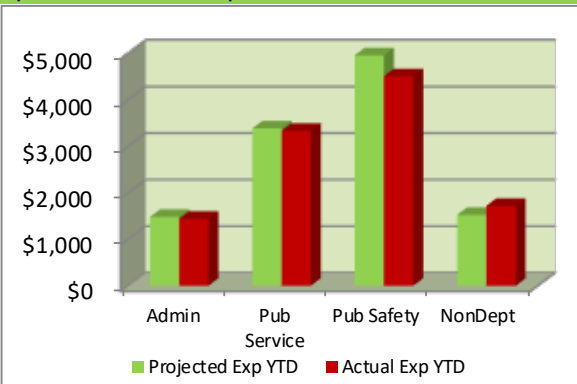
Projected General Fund monthly expenditures for February **\$1,386,786**. Actual expenditures were **\$1,160,211**, which is **\$226,575 less** than projected for a **variance of 16.3%** for the month, and a positive **3.3% year-to-date**.

General Fund Expenditures

Through February 28, 2023

by Consolidated Department

(in \$1,000)



	Annual Proj Exp	Projected Exp YTD	Actual Exp YTD	Var Fav/ (Unfav)	% Var
Admin	\$ 2,198	1,483	1,442	41	3%
Pub Service	5,002	3,385	3,332	53	2%
Pub Safety	7,159	4,956	4,507	449	9%
NonDept	2,612	1,524	1,717	(193)	-13%
Unapp	-	-	-	-	0%
Total	\$16,970	\$ 11,348	\$ 10,999	\$ 350	3.1%

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

FY2022-2023 Monthly Financial Report

General Fund Expenditure Detail

For the Month Ending February 28, 2023

General Fund Expenditures by Department

	Annual Projected Exp	Projected Exp YTD	Actual Exp YTD	Var Fav/ (Unfav)	% Var Fav/ (Unfav)
City Council	67,127	55,058	45,940	9,118	17%
City Manager/Legal	1,031,513	687,675	682,479	5,196	1%
City Planning	440,372	293,581	284,679	8,902	3%
Finance	659,029	446,843	428,902	17,941	4%
Total Administration	2,198,041	1,483,157	1,442,000	41,157	3%
Transportation	297,000	194,872	277,980	(83,108)	-43%
Airport	339,000	217,248	222,386	(5,138)	-2%
Bldg Inspection	603,257	412,088	357,077	55,011	13%
Parks	735,081	498,505	495,768	2,737	1%
Parks/Utility Landscaping	67,061	38,691	20,079	18,612	48%
Pool	587,315	375,513	378,646	(3,133)	-1%
Municipal Buildings	145,973	97,315	107,702	(10,387)	-11%
Library	1,028,515	699,460	614,502	84,958	12%
Recreation	877,059	620,101	700,000	(79,899)	-13%
Community Center	256,822	187,225	119,399	67,826	36%
Harkenrider Center	64,264	44,434	38,723	5,711	13%
Total Public Services	5,001,347	3,385,450	3,332,262	53,188	2%
Court	835,778	609,142	424,672	184,470	30%
Public Safety Center	62,000	41,941	37,753	4,188	10%
Police Operations	6,260,785	4,305,036	4,045,068	259,968	6%
Total Public Safety	7,158,563	4,956,119	4,507,493	448,626	9%
Non-Departmental	2,612,087	1,523,717	1,716,863	(193,146)	-13%
Unappropriated	0	0	0	0	0%
Total Non-Dept	2,612,087	1,523,717	1,716,863	(193,146)	-13%
Total	16,970,038	11,348,444	10,998,618	349,826	3.1%

For February of FY2023, **Total Administration** is \$41,157 less than projected for the month. **Total Public Services** is \$53,188 less than projected this month. **Public Safety** is \$448,626 less than projected for February. **Non-Departmental** is \$193,146 more than projected for the month. The total **General Fund expenses** are \$349,826 less than projected (3.1%) through eight months of FY2023.

FY2022-2023 Monthly Financial Report

Fund Balance - General Fund

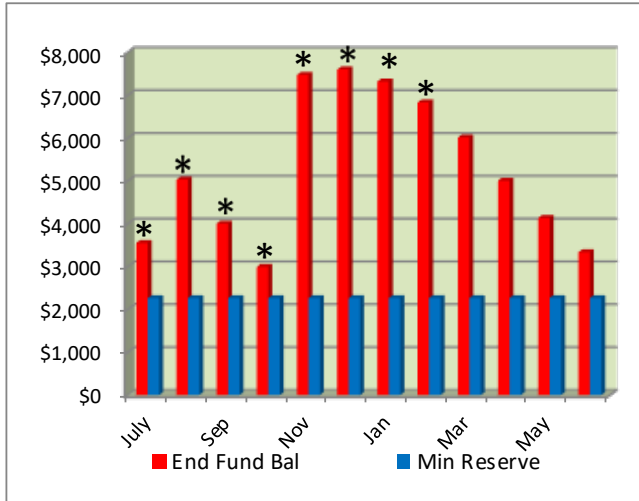
For the Month Ending February 28, 2023

General Fund

Through February 28, 2023

Ending Fund Balance

(in \$1,000)



Minimum Reserve = \$2,264,700

	Begin Fund		End Fund		ACT/PROJ
	Bal	Revenue	Expense	Bal	Fund Bal
July	\$ 3,144	\$ 1,731	\$ (1,324)	\$ 3,551	ACT*
Aug	\$ 3,551	\$ 3,133	\$ (1,653)	\$ 5,031	ACT*
Sep	\$ 5,031	\$ 445	\$ (1,473)	\$ 4,003	ACT*
Oct	\$ 4,003	\$ 295	\$ (1,304)	\$ 2,995	ACT*
Nov	\$ 2,995	\$ 5,983	\$ (1,502)	\$ 7,475	ACT*
Dec	\$ 7,475	\$ 1,526	\$ (1,397)	\$ 7,604	ACT*
Jan	\$ 7,604	\$ 903	\$ (1,185)	\$ 7,322	ACT*
Feb	\$ 7,322	\$ 670	\$ (1,160)	\$ 6,832	ACT*
Mar	\$ 6,832	\$ 587	\$ (1,408)	\$ 6,012	PROJ
Apr	\$ 6,012	\$ 380	\$ (1,386)	\$ 5,006	PROJ
May	\$ 5,006	\$ 550	\$ (1,420)	\$ 4,136	PROJ
June	\$ 4,136	\$ 389	\$ (1,190)	\$ 3,335	PROJ
Total	\$ 3,144	\$ 16,592	\$ (16,402)	\$ 3,335	

The General Fund balance at the end of February for FY2023 is approximately **\$6,832,000**, which is approximately **\$4,567,000** more than the current Minimum Reserve requirement of **\$2,264,700** (or **2.02 times the minimum reserve**).

The General Fund reserve policy is to maintain **15% fund balance** of total expenditures based on the prior fiscal year activity.

FY2022-2023 Monthly Financial Report

Special Revenue Funds Report For the Month Ending February 28, 2023

Special Revenue Funds Resources & Requirements

	2022-23		Remaining Budget
	Annual Budget	Actual YTD	
02 Bonded Debt Fund			
Resources	634,018	393,298	240,720
Expenditures	531,720	498,409	33,311
Unappropriated Balance	102,298	N/A	N/A
05 Transient Room Tax (TRT)			
Resources	998,800	861,414	137,386
Expenditures	998,800	924,090	74,710
Unappropriated Balance	-	N/A	N/A
08 Reserve Fund			
Resources	21,968,083	4,243,629	17,724,454
Expenditures	20,873,689	3,328,897	17,544,792
Unappropriated Balance	1,094,394	N/A	N/A
11 Miscellaneous Special Revenue			
Resources	141,000	31,543	109,457
Expenditures	141,000	53,011	87,989
Unappropriated Balance	-	N/A	N/A
19 Christmas Express Special Revenue			
Resources	35,000	20,679	14,321
Expenditures	35,000	20,599	14,401
Unappropriated Balance	-	N/A	N/A
20 Law Enforcement Special Revenue			
Resources	84,014	11,926	72,088
Expenditures	65,000	12,532	52,468
Unappropriated Balance	19,014	N/A	N/A
21 Library Special Revenue			
Resources	33,000	4,311	28,689
Expenditures	33,000	1,066	31,934
Unappropriated Balance	29,700	N/A	N/A
23 Enterprise Zone Project Fund			
Resources	1,648,699	620,000	1,028,699
Expenditures	885,325	885,325	-
Unappropriated Balance	763,374	N/A	N/A
25 EOTEC Operations			
Resources	956,316	526,466	429,850
Expenditures	956,316	584,415	371,901
Unappropriated Balance		N/A	N/A
26 IT Services			
Resources	806,000	435,786	370,214
Expenditures	806,000	493,106	312,894
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.

FY2022-2023 Monthly Financial Report

Utility and Street Funds Report

For the Month Ending February 28, 2023

Utility and Street Funds Report
Resources & Expenditures

	2022-2023		Actual YTD	Variance	
	Annual Budget	Projected YTD		Fav/(Unfav)	% Variance
04 Street Fund					
Resources	1,843,007	1,203,445	1,085,500	(117,945)	-10%
Expenditures	1,813,007	1,208,671	937,394	271,277	22%
Contingency	30,000	N/A	N/A	N/A	N/A

06 Utility Fund					
Resources	11,806,391	7,183,667	7,930,398	746,731	10%
Expenditures	10,728,239	7,152,159	5,838,145	1,314,014	18%
Contingency	1,078,152	N/A	N/A	N/A	N/A

13 HES Fund					
Resources	12,495,134	6,540,000	7,496,776	956,776	15%
Expenditures	9,945,430	6,630,287	6,616,791	13,496	0%
Contingency	2,549,704	N/A	N/A	N/A	N/A

15 Regional Water Fund					
Resources	1,874,653	900,667	866,957	(33,710)	-4%
Expenditures	1,206,031	804,021	603,689	200,332	25%
Contingency	668,622	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 **\$117,945** less than projected. Expenditures are **\$271,277** below projected.

Revenues in the **Utility Funds** are **\$746,731** above projected. Expenditures are **\$1,314,014** below projected.

The **HES Fund** revenue is **\$956,776** more than projected. Expenditures are **\$13,496** below projected.

The **Regional Water Fund** revenues are **\$33,710** less than projected. Expenditures are **\$200,332** below projected.

FY2021-2022 Monthly Financial Report

City of Hermiston, Oregon

Section 12, Item B.

Utilities/Streets Capital Projects Report For the Month Ending February 28, 2023

	2022-2023 Budget	YTD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
Geer & Harper Re-alignment	\$ 125,000	\$ -	\$ 1,500,000	\$ 11,062	0.74%
N. 1st Place Reconstruction	\$ 4,500,000	\$ 225,345	\$ 4,500,000	\$ 307,345	6.83%
Well #5 Water System Improvements	\$ 520,000	\$ 55,878	\$ 520,000	\$ 55,878	10.75%
Well #6 Backup Generator	\$ 320,000	\$ -	\$ 380,000	\$ 41,929	11.03%
N. 1st Place Water Line Replacement	\$ 100,000	\$ 273,542	\$ 800,000	\$ 299,550	37.44%
Gladys & Main Waterline Replacement	\$ 100,000	\$ -	\$ 1,180,000	\$ -	0.00%
Lift Station #6 Reconstruction	\$ 620,000	\$ 587,279	\$ 620,000	\$ 618,867	99.82%
McDonald's & 395 Sewer Main Replacement	\$ 330,000	\$ 2,940	\$ 330,000	\$ 24,940	7.56%
Lift Station #3 Upgrade	\$ 550,000	\$ 829,197	\$ 900,000	\$ 1,188,271	132.03%
Penney Ave Roadway Improvement - ADDED	\$ 1,193,200	\$ 267,867	\$ 1,193,200	\$ 267,867	22.45%
AWS System Expansion - ADDED	\$ 6,899,400	\$ 589,415	\$ 6,899,400	\$ 589,415	8.54%
Total	\$ 15,257,600	\$ 2,831,463	\$ 18,822,600	\$ 3,405,124	18.09%

Geer & Harper Re-alignment

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: No change in the status of this project. Still waiting for additional right-of-way acquisition.

North 1st Place Reconstruction

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: Bids were opened and were very competitive. Construction will begin soon.

Well #5 Water System Improvements

Well No. 5 has become the city's primary water source in recent years and provides water to the main pressure zone, which is the baseline for the entire water system. However, the current pumping capacity is less than the water right associated with it. The project will increase pumping capacity to allow the city to use its full water right of 5,000 gallons per minute.

Current Update: The contract has been awarded, and the contractor will soon begin some work, but due to the importance of Well #5 in meeting the community's peak summertime demands, the bulk of the upgrades to the actual pumps and motors will not occur until the Fall (after the summer irrigation season).

Well #6 Backup Generator

Well No. 6 is the primary well and the only well available that could provide minimal water supply to lower pressure zones in the city during a power outage. The current pump was last repaired in 1994, and the backup pump lacks the capacity to service the pressure zone. The pump covers service area including Walmart Distribution Center, Eastern Oregon Higher Education Center, Pioneer Seed, and EOTEC. Preventative maintenance will avoid significant inconvenience and loss of water to area businesses.

Current Update: Project still delayed by supply-chain issues holding up actual delivery of the generator. Now anticipated delivery to occur in late Spring '23.

FY2021-2022 Monthly Financial Report

City of Hermiston, Oregon

Section 12, Item B.

Utilities/Streets Capital Projects Report For the Month Ending February 28, 2023

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Gladys & Main Waterline Replacement	\$ 100,000	\$ -	\$ 1,180,000	\$ -	0.00%
Lift Station #6 Reconstruction	\$ 620,000	\$ 587,279	\$ 620,000	\$ 618,867	99.82%
McDonald's & 395 Sewer Main Replacement	\$ 330,000	\$ 2,940	\$ 330,000	\$ 24,940	7.56%
Lift Station #3 Upgrade	\$ 550,000	\$ 829,197	\$ 900,000	\$ 1,188,271	132.03%
Penney Ave Roadway Improvement - ADDED	\$ 1,193,200	\$ 267,867	\$ 1,193,200	\$ 267,867	22.45%
AWS System Expansion - ADDED	\$ 6,899,400	\$ 589,415	\$ 6,899,400	\$ 589,415	8.54%
Total	\$ 15,257,600	\$ 2,831,463	\$ 18,822,600	\$ 3,405,124	18.09%

North 1st Place Water Line Replacement

This project will eliminate failing, deteriorating lines which will minimize future repair work. It will also eliminate steel pipes from the 1920's and will improve public safety by ensuring no lead pipes.

Current Update: : *Bids were opened, and were very competitive. Construction will begin soon.*

Gladys & Main Waterline Replacement

Sections of this water distribution system were installed in the 1920s with steel pipe – some of the oldest pipe in the city water system. This project will eliminate failing, deteriorating and undersized line, reduce repair work, and improve public safety.

Current Update: This project is being pushed back to occur in late 2023 due to internal staff capacity. Moving the N 1st waterline project back to coincide with the N 1st roadway project will result in a large project occurring in early 2023; meanwhile, the request from Amazon Data Services to supply regional water will also result in a very large project occurring there in early/mid 2023. Delaying the Gladys & Main project will result in better oversight of the project.

Lift Station #6 Reconstruction

Lift station #6 was built in 1981. The submersible duplex pump station has experienced corrosion of both metal and brick. Replacement of the wetwell will increase capacity, eliminate porous brick, and safeguard the environment. Ventilation of the structure is inadequate and electrical systems are nearing the end of their useful life.

Current Update: *The project has been completed*

McDonald's & 395 Sewer Main Replacement

Segments of this piping have been found to have structural failures in multiple locations and failing joints. These line failures cause pipe blockage and requires monthly cleaning. In addition, pipe failures may be allowing sewage to exfiltrate the surrounding soil. A new sewer line would eliminate current monthly maintenance costs and provide watertight lines to protect existing groundwater resources from contamination.

Current Update: *Legal staff continues to work with outside counsel to secure the necessary easements for this work.*

FY2021-2022 Monthly Financial Report

City of Hermiston, Oregon

Section 12, Item B.

Utilities/Streets Capital Projects Report For the Month Ending February 28, 2023

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McDonald's & 395 Sewer Main Replacement	\$ 330,000	\$ 2,940	\$ 330,000	\$ 24,940	7.56%
Lift Station #3 Upgrade	\$ 550,000	\$ 829,197	\$ 900,000	\$ 1,188,271	132.03%
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Total	\$ 15,257,600	\$ 2,831,463	\$ 18,822,600	\$ 3,405,124	18.09%

Lift Station #3 Upgrade

Lift Station No. 3 was built in approximately 1981 and is located underneath Highway 395. The pump and electrical systems need to be replaced. This project calls for the install of duplex pumps and upgraded electrical and control systems. It also will include evaluation of extending a gravity line to Lift Station No. 6, which is also in poor shape. Extending the line under Union Pacific Railroad tracks may be more cost effective than replacing both lift stations. Traffic control will be necessary during design phase

Current Update: Work re-started in February, causing some traffic impacts to Highway 395. The project is expected to be completed by late March.

Amazon Web Services is paying to extend the City-owned 16" water main in Feedville Road approximately 7,000 feet to connect up 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 also chlorinate and perform the necessary functions to convert the line to carry potable water.

Current Update: Rotschy began onsite work in late February to bore underneath Highway 207 near Feedville, with many of the pipe extension materials also delivered onsite. Project completion anticipated by September 2023.

Penney Ave. Extension

Business Oregon awarded a grant of approximately \$600,000 to cover half of the cost of constructing an extension of Penney Ave. between Kelli Blvd. and US395. Council approved using ARPA funds to cover the local match (half). This project implements the Transportation System Plan by adding an additional connection in to the southern industrial area of the City.

Current Update: The project was advertised in February, with bid opening on March 7. Project completion anticipated in late Fall, '23.



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
For the Meeting of March 13, 2023

Title/Subject

Review and Prioritization of Council Goals

Summary and Background

Please see attached memo from Sara Wilson.

Tie-In to Council Goals/Values

N/A

Fiscal Information

N/A

Alternatives and Recommendation

Participation in the prioritization process

Submitted By:

Byron D. Smith



SSW CONSULTING

MEMORANDUM

To: Hermiston City Council
Byron Smith, City Manager

From: Sara Singer Wilson, Principal/Owner SSW Consulting

Date: March 8, 2023

Subject: 2023 City Council Draft Goals + Actions

BACKGROUND + OVERVIEW

On February 2-3, 2023, the Hermiston City Council held their annual Council Retreat to discuss the update of their goals. The retreat was facilitated by Sara Wilson of SSW Consulting, who led the team through discussions regarding roles and responsibilities to reacclimate the Council and staff with their roles, reviewed the current community and organizational context, and discussed the refinement of the Council's goals.

Working with City staff, the SSW team has refined the draft goals and actions (see Attachment A) for Council review. A few of the proposed actions have been listed in the "Parking Lot" as items that require additional Council discussion or direction (see Attachment B).

During the March 13th City Council Work Session, the Council will review the goals and actions and provide additional direction as needed in preparation for Council adoption of the goals. Once the additional direction has been received, the Council will participate in a polling exercise to provide input to staff on their priorities. The results of this exercise will inform the budget development process and the organization's work plan. Following this exercise, the City Council will receive a final report summarizing their retreat discussion and the 2023 Goals and Actions.

ATTACHMENTS

Attachment A: Draft 2023 Goals + Actions
Attachment B: Proposed Actions Requiring Council Direction

Hermiston City Council Goals 2023: Parking Lot

Focus Area	Action
Workforce Development: Attract industry and jobs	Look into Immigration City Status
Community Engagement: Improve engagement and connection with the community	Develop community and employee recognition program

Hermiston City Council Goals 2023

2040 Vision Goal Area	Focus Area	Action	Project Lead	Timeline (1-2 years, 3-4 years, 5+)
Growing + Prosperous				
<p>Hermiston is cultivating a vibrant community with a thriving economy, assortment of housing opportunities, high-quality education, and support services to preserve the small-town feel</p>	<p>Workforce Development: Attract industry and jobs</p>	<p>1. Examine the expansion of the Urban Growth Boundary (UGB) for commercial and industrial lands</p>	<p>Clint/Mark M</p>	<p>2-4 years</p>
	<p>Transportation: Improve mobility and transportation</p>	<p>2. Transportation System Plan Update (this would include an update of the sidewalk plan)</p>	<p>Clint/Mark M</p>	<p>1-2 years</p>
		<p>3. Complete the Safe Streets for All planning</p>	<p>Clint/Mark M</p>	<p>1-2 years</p>
		<p>4. Conduct analysis of inclement weather options to improve sidewalk accessibility</p>	<p>Clint</p>	<p>1-2 years</p>
	<p>Housing: Increase senior and affordable housing, market rate rentals, and prevent people from becoming unhoused</p>	<p>5. Attract market-rate rental housing developments to increase middle housing inventory</p>	<p>Clint/Mark M/Byron</p>	<p>1-2 years</p>
		<p>6. Continue to fund infrastructure improvements to support new housing and enhance livability</p>	<p>Clint/Mark M/Byron</p>	<p>Ongoing</p>
Safe + Healthy				
<p>Hermiston ensures a healthy and safe environment for all through abundant recreation and wellness opportunities, high-quality health care, collaboration with community partners, and a healthy and attractive built environment</p>	<p>Wellness: a healthy community</p>	<p>7. Develop a memorandum of understanding (MOU) to solidify partnerships for a Health, Wellness, and Aquatic Center</p>	<p>Byron/Brandon</p>	<p>1-2 years</p>
		<p>8. Secure and identify land for a health, wellness and aquatic center</p>	<p>Byron/Brandon</p>	<p>1-2 years</p>
	<p>Community Safety: Reduce recidivism and connect people with treatment services</p>	<p>9. Develop a plan, gather data, and explore partnerships for a community court program</p>	<p>Jillian/Rich</p>	<p>1-2 years</p>
	<p>Public Safety: Improve traffic safety and reduce budget pressures for the Police Department</p>	<p>10. Implement red light photo enforcements along Hwy 395</p>	<p>Jason/Rich</p>	<p>1-2 years</p>
		<p>11. Explore a public safety fee or other revenue options that will align public safety staffing with future growth projections and needs (See Action #15 below)</p>	<p>Byron/Mark K./Jason</p>	<p>1 year</p>

Sustainable				
Hermiston responsibly plans and invests in community infrastructure and the built environment to support the critical needs of daily life and sustainable growth for the future	City Facilities: Public facilities that meet the community needs of today and the future	12. Conduct public engagement and develop use scenarios for the Carnegie Building and the Library	Byron/Mark R	1-2 years
		13. Develop a business operations plan for the Harkenrider Center	Byron/Brandon	1 year
		14. Assess public safety center project feasibility	Byron/Jason	1 year
	Fiscal: Maintain service levels, evaluate the current budget and understand options to increase revenues	15. Develop a sustainable funding structure through the evaluation of fees and other revenue options to support public safety and overall service delivery at current levels (See Action #11 above)	Byron/Mark K/Jason	1 year
		16. Finalize water allocation for EOTEC	Byron/Al	1 year
Connected + Engaged				
Hermiston provides opportunities for strong social connections, celebrates diversity, and honors our historic and cultural heritage to foster a welcoming and inclusive community for all	Community Engagement: Improve engagement and connection with the community	17. Engage with education partners and develop a plan to increase youth engagement with the City	Byron	1 -2 years
		18. Evaluate communication tools to improve connection with the community	Byron	Ongoing