



CITY COUNCIL

AGENDA

MONDAY, MARCH 09, 2026

Where Life is Sweet

COUNCIL CHAMBERS - 180 NE 2ND ST.

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

*Zoom with Meeting ID: 840 6165 9841 Passcode: 304835
Telephone number to join is: 1 253 215 8782; or submitting comments
to meetings@hermiston.gov*

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

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

A. Hermiston Transportation System Plan Update and Recommendations

2. ADJOURN WORK SESSION MEETING

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

4. DECLARATION OF QUORUM

5. FLAG SALUTE

6. CITIZEN INPUT ON NON-AGENDA ITEMS

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

7. CONSENT AGENDA

A. [Committee Vacancy Announcements](#)

- B. Appointment Confirmation to Paul Wolverton for Budget Committee Position #1 ending December 31, 2028
- C. Appointment Confirmation to Jacobo Gutierrez for Hispanic Advisory Committee Position #5 ending June 30, 2028
- D. Minutes of the February 23 City Council Work Session and Regular Meeting

8. ITEMS REMOVED FROM CONSENT AGENDA

9. RESOLUTIONS

- A. Resolution 2411: Establishing Hermiston Enterprise Zone
- B. Resolution 2412: Approving Contract Award for Purchase and Installation of Backup Power Generators for the Regional Water System.

10. OTHER

- A. Amended Harkenrider Center Facilities Agreement with Senior Board
- B. Adoption of 2026 Council Goal Setting Report.

11. COMMITTEE REPORTS

A. City Committee and Liaison:

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

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

12. ADJOURN

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

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



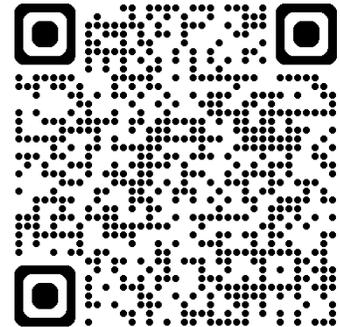
PUBLIC ANNOUNCEMENT

The City is accepting applications for the following Committees:

1. **Budget Committee**
 - Positions 1 & 2: 3-year term ending December 31, 2028 (Advertised 09/23/2025)
 - Position 4: Remaining 3-year term ending December 31, 2026 (Advertised 10/14/2025)
2. **Planning Commission**
 - Positions 4, 5, & 6: 3-year term ending March 31, 2029 (Advertised 01/28/2026)
3. **Airport Advisory Committee**
 - Position 2: Remaining 3-year term ending October 31, 2026 (Advertised 11/08/2024)
4. **Hispanic Advisory Committee**
 - Position 1: Remaining 3-year term ending June 30, 2026 (Advertised 11/17/2025)
 - Position 5: Remaining 3-year term ending June 30, 2028 (Advertised 01/28/2026)

Deadline to apply for Committees: Open Until Filled

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



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



CITY COUNCIL

Work Session Meeting Minutes February 23, 2026

Mayor Primmer called the work session meeting to order at 6:30pm. Present were Councilors Hayward, Roberts, McCarthy, Duron (arrived at 6:33pm), Myers, Barron, and Kelso. Councilor Linton was excused. City Staff in attendance included: City Manager Byron Smith, Assistant City Manager Mark Morgan, City Attorney Richard Tovey, Finance Director Ignacio Palacios, Captain Robert Guerrero, Court Administrator Jillian Viles, Planning Director Clint Spencer, and City Recorder Lilly Alarcon-Strong. Student Advisor Gabriel Richards was also in attendance.

Regulating Unlicensed Food Vendors

After hearing no one from the public needed Spanish translation services, Planning Director Clint Spencer presented information (PowerPoint Presentation attached) regarding how and why the City became aware of illegal food vendors, actions taken by the City to educate illegal vendors with vendor guidelines, applications, and warnings to obtain compliance and how all information both verbally and in writing has been provided in English and Spanish, gave information on current vending requirements, and asked the Council to consider adding illegal food vending to the City's nuisance code that would impose penalties to those who vend illegally and property owners who allow unlicensed food vending on their property.

Staff addressed Council and Student Advisory questions stating:

- The City would continue their efforts to educate vs enforce choosing to speak with and give warnings first, if those options do not yield compliance, the City could give a citation and force the illegal vendor to "shut down" requiring the illegal vendor pack all belongings and move from the property immediately
- Property owners could be cited each day for allowing illegal vending on their property
- Citations for illegal vending would not impede a person from obtaining a license if they choose to vend legally

Councilor Barron thanked City staff for the way they are handling illegal vending choosing education vs enforcement but also reiterating that people need to comply with regulations as they are meant to keep the public safe, specifically relating to preparing food.

Mayor Primmer stated that with this being more of a Town Hall kind of Meeting, public comment would be taken.

Public Comment

Jim Ruhe, Business Owner- Stated he is in the process of building a second food truck park on Tamarack Ave, between Third and Fourth Street as there is a need for additional food trucks.

David Walker, Hermiston County Resident- asked if additional food truck permits would be added as the number of current permits is not enough for the Community and he has already invested over \$30,000 in a coffee truck but can't get a vending license from the City.

City Manager Smith stated additional permits could be added if the Council chooses, however the addition of licenses was not a part of these discussions on illegal vending.



CITY COUNCIL

Work Session Meeting Minutes
February 23, 2026

Mayor Primmer said this is something the Council can review if there is a need.

Krista Van Veen, 764 W Alder Ave- Agreed with Mr. Walker's comments that additional vending licenses should be added as she has heard this many times in the community and asked that the City provide clarification on section 92.45 on three consecutive days language.

Rosio Hanson- Stated she started a food truck business in July of 2024, although it was a very challenging process she obtained all the requirements from the Umatilla County Health Department and City of Umatilla business license and insurance and planned to only sell during special events and fairs, however vending fees for special events were extremely expensive, when she applied to be a vendor at the City of Umatilla Landing Days Event she was denied without reason. Mrs. Hanson then decided to sell on weekends and afternoons in the parking lot of Sherwin Williams, with management's permission. After two weeks of selling, the Hermiston Code Enforcement Official contacted her and she was encouraged to reach out to the Planning Department where she was informed she needed a Food Vending License, was told which licenses were available and the cost of each license, and that permission from the owner -not manager- of the property would need to be given in writing to allow her to vend on their property. Although she wanted to do everything legally, these obstacles became too great and therefore decided she no longer wanted to sell food. Mrs. Hanson then received a call last month from the Umatilla County Health Department informing her that if she did not renew her annual license through them of \$480.00, she would be fined \$100.00 per month. Mrs. Hanson asked if the City of Hermiston does not have available mobile vending licenses, why the Umatilla County Health Department grants licenses and charges fees. She would have liked someone to have told her if licenses were available prior to having purchased a food truck and doing all other requirements.

Mayor Primmer stated he believes that people are given this information, whether there are food vendor licenses available or not- when they contact the Planning Department.

Mrs. Hanson stated she did not reach out to the Planning Department until after she had already purchased the food truck and had obtained other required permits.

Yesenia Rangel, 1655 SW Riverhill Dr- is glad to see all the people in attendance who want rules to be enforced and stated food is what brings people together, and this is a community coming together in a positive way. Ms. Rangel asked if Umatilla County would be doing any kind of enforcement as many illegal food vendors are setting up on the outskirts of Hermiston City Limits.

Mayor Primmer stated the Umatilla County Commissioners would have to approve illegal vending enforcement and encouraged Ms. Rangel to contact them regarding this matter.

Adjournment

The work session ended at 7:01pm and Mayor Primmer stated the City Council would convene for their regular council meeting after a five-minute break.

Hermiston City Council
February 23, 2026

Our Regional Concern

Selah enacts ordinance to target unlicensed food vendors

Health officials crack down on illegal pop-up food stands in Tri-Cities and WA

Illegal pop-up taco stands are coming back, WA health officials have a plan

Our Local Concern

- Local licensed vendors asked city council for assistance
- Complaints submitted to code enforcement
- Social media discussion for and against



City Actions

- Bilingual social media campaign encouraging patronage of licensed vendors
- Mobile vendor guidelines and application are bilingual
- Created public map showing all licensed vendors
- Created bilingual handouts distributed to all unlicensed vendors
- Visited all unlicensed vendors with code enforcement, county health, and bilingual police staff to issue warnings and request compliance
- Worked with landowners to request trespass authority if desired





Proposed Ordinance

- No change to food truck regulations or permits
- Adds unlicensed food vending to city nuisance code
- Strengthens existing rules regarding licensing
 - Must have food handler's certificate from Oregon Health Authority
 - Must have permit from Umatilla County Health or Oregon Department of Agriculture
 - Must have Hermiston business license
 - Must have Hermiston mobile vending license
- Must have written permission from property owner to be on property
- Existing mobile vendors already meet all these requirements prior to receiving city mobile vending license



Proposed Ordinance

- Property owners allowing unlicensed food vending may also be held responsible for violating nuisance code
- Vending which does not require a Class I-IV license from Umatilla County Health remains exempt
 - Girl scout cookies
 - Prepackaged food
- Only food which is opened and/or prepared in the field requires the Class I-IV license
- A city business license still needed for other vending (flowers, sunglasses, etc.)
- Vending from a public right-of-way, including a sidewalk, still prohibited





CITY COUNCIL

Regular Meeting Minutes February 23, 2026

Mayor Primmer called the regular meeting to order at 7:08pm. Present were Councilors Hayward, Roberts, Myers, McCarthy, Duron, Linton (via Zoom at 7:09pm), Kelso, and Barron. City Staff in attendance included: City Manager Byron Smith, Assistant City Manager Mark Morgan, City Attorney Richard Tovey, Police Captain Robert Guerrero, Finance Director Ignacio Palacios, Parks and Recreation Director Brandon Artz, Court Administrator Jillian Viles, and City Recorder Lilly Alarcon-Strong. Student Advisor Gabriel Richards was also in attendance. The pledge of allegiance was given.

Citizen Input on Non-Agenda Items

Wyatt Skinner, 79104 Walker Rd, Hermiston (directly quoted from a written comment received via email)- "Hello, I would like to state that this is a horrible ideas at the time. You have all of powerline rd that needs fixed up before anything and the city wants to add another street? We need better roads in town in general, more sidewalks, and there's more to this town than a new road that cuts from farmer's land and the residents next to them. We already have a brand new power station next to Westland rd being built-in making everything look uglier out there because its out of "city limits" so its a nice spot to place. And half of the city officials arent even from hermiston and come in and change to what they want. We arent going to get funding for this like you say because of the state we are in. And yet you'll only listen to the people in the city and not the ones who live there or own the land."

Krista Van Veen, 764 W Alder Ave- Stated she is a small business owner of The Good Ledger LLC, working from home and would like to encourage other women business owners in Umatilla County to come together and collaborate at The Next Chapter Book Store (flyer attached).

Consent Agenda Items

Councilor Hayward moved and Councilor Myers seconded to approve Consent Agenda items A-J, to include:

- A. Committee Vacancy Announcements
- B. Appointment Recommendation to Paul Wolverton for Budget Committee Position #1 ending December 31, 2028
- C. Appointment Recommendation to Jacobo Gutierrez for Hispanic Advisory Committee Position #5 ending June 30, 2028
- D. Liquor License Application- Full On-Premises Sales for 2xbrew LLC dba Main Street Keg and Kork at 395 E Main Street
- E. Final Plat – Diamond Run Phases 2 and 3 Middle Housing Land Division, Home Run Land LLC, 4N 28 12BB Tax Lots 300 & 502
- F. Final Plat- Anderson 4N2815AB Tax Lot 13300 & 13400 - 625 W Division Ave/610 W Johns Ave
- G. Minutes of the November 10, 2025 Public Finance Committee Meeting
- H. Minutes of the January 22 & 23, 2025 Goal Setting Session
- I. Minutes of the February 9 Public Infrastructure Committee meeting
- J. Minutes of the February 9th City Council Regular Meeting

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



CITY COUNCIL

Regular Meeting Minutes
February 23, 2026

Ordinance No. 2377- Umatilla Electric Cooperative Franchise

City Attorney Tovey read the ordinance by title only.

City Manager Smith stated information regarding Ordinance No. 2380 was supplied during the Council's Work Session earlier this evening and in the agenda packet.

Public Comment

Patrick Hunt, City of Hermiston Resident- stated he has witnessed firsthand two to three pop-up vendors at 11th Street Market prepare food in unsanitary conditions and bully the Umatilla County Health Department Inspector. Mr. Hunt stated he believes other vendors should be given the opportunity to sell but the City should have the ability to deal with illegal vendors and continue to monitor for additional illegal vendors.

City Manager Smith stated the City is building a relationship with the Umatilla County Health Department in hopes there will also be after-hour enforcement from their side of the equation.

After addressing Council questions, Councilor Linton moved and Councilor Kelso seconded to adopt Ordinance No. 2380 at a single meeting and become effective 30-days after adoption by the City Council. Motion carried unanimously with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Linton, Kelso, and Barron voting in favor.

Resolution No. 2408- Evelyn Ave. Sewer Line Replacement Contract Award

Assistant City Manager Morgan reviewed information from the agenda packet to award the Evelyn Ave. Sewer Line Replacement Contract Award to Bolen Construction.

Councilor Hayward moved and Councilor McCarthy seconded to adopt Resolution No. 2408 and lay upon the record. Motion carried unanimously with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Linton, Kelso, and Barron in favor.

Resolution No. 2409- Adopt a FY2025-26 Supplemental Budget

City Manager Smith reviewed information from the agenda packet regarding Resolution No. 2409.

Councilor McCarthy moved and Councilor Hayward seconded to adopt Resolution 2409 and lay upon the record. Motion carried unanimously with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Linton, Kelso, and Barron in favor.

Resolution No. 2410- Authorizing an Interfund Loan from the Utilities Fund to the Reserve (Park) Fund and Authorizing Repayment- City Manager Smith reviewed information from the agenda packet regarding Resolution No. 2410.



CITY COUNCIL

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After answering questions from the Council regarding mower specification (attached) Councilor Duron moved and Councilor Hayward seconded to adopt Resolution 2410 and lay upon the record. Motion carried unanimously with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Linton, Kelso, and Barron in favor.

Potential Renaming of E. Airport Road

City Manager Smith stated in 2022 the City accepted jurisdiction over E. Airport Road after improvements were made by Umatilla County. Currently, there are two roads that have the word Airport in them and are directly next to each other, Airport Way which leads to the Airport and Airport Road which does not lead to the Airport. Having two roads with such similar names has caused and continues to cause issues and concerns. Years ago, County Commissioners chose not to address these concerns as Airport Road was under their jurisdiction, however, at the last Airport Advisory Committee Meeting, Committee members asked that the City address this concern again and spoke regarding the number of packages being misdelivered at both Airport Road and Airport Way addresses.

Councilor Roberts stated he attended this Airport Advisory Committee Meeting and the number of misdelivered packages was shocking. From what he understands and remembers, the last time this issue was brought before the Council, particular residents that were largely against renaming E Airport Road no longer live in this area and he believes it would be worth considering this proposed change.

Councilor Kelso agreed stating E Airport Road is misleading and renaming it would give the City a great marketing opportunity of EOTEC and is in favor. Councilor Barron agreed.

Mayor Primmer stated he is opposed to this change and has been since originally being brought to the Councils attention years prior. The City could easily place a sign at the entrance stating, "No Airport Access" and lessen the burden on those living and doing business on this road having to change their address, as well as a lesser burden on the City.

Councilor McCarthy moved and Councilor Hayward seconded to direct the City Engineer to review street names within six miles of the City and determine if it is in the public's interest to consider renaming E. Airport Road. Motion carried unanimously with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Linton, Kelso, and Barron voting in favor.

January 2026 Monthly Financial Report

Councilor McCarthy moved and Councilor Hayward seconded to accept the January 2026 Monthly Financial Report as presented (PowerPoint presentation attached), by Finance Director Palacios, Assistant City Manager Morgan, and City Manager Smith. Motion carried unanimously with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Linton, Kelso, and Barron voting in favor.



CITY COUNCIL

Regular Meeting Minutes February 23, 2026

Committee Reports

Parks and Recreation Advisory Committee- Councilor Duron stated the Committee met and discussed landscaping at the Safety Center, City Manager Smith and Parks and Recreation Director Artz touring the Pasco pool facilities, including a bubble pool enclosure, swim lessons registration, new splash pass fees, new Belt Park Bridge which will be made by the Hermiston High School Metal Shop Class, Daddy Daughter Dance, and the Arbor Day Giveaway.

Hispanic Advisory Committee- Councilor Kelso stated presenters from the Hermiston Cultural Awareness Coalition gave information regarding their MLK event, Oregon Rural Action gave information regarding Advocacy Day, and Good Shepherd Health Care System gave information regarding Heart Healthy Month.

Mayor's Report

Mayor Primmer spoke regarding:

- Great community involvement about unlicensed food vendors
- Congratulated the newest committee appointments

Council Presidents Report

Councilor McCarthy spoke regarding:

- HHS Grease Performance
- Councilor McCarthy moved and Councilor Roberts seconded to direct staff to return to the Council with recommendations on allowing additional food vending licenses. Motion carried unanimously with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Linton, Kelso, and Barron voting in favor.

Council Reports

Councilor Hayward announced the I Love My City event will take place on May 16th and thanked all those who volunteer to make this event a success.

Councilors Roberts, Kelso, and Myers also commented on attending the HHS Grease Performance stating the performance was great.

Councilor Roberts stated he and Mayor Primmer attended the Pilot Rock City Council Meeting and recognized cities, whether big or small, deal with similar issues.

Youth Advisory Report

Youth Advisor Gabriel Richards spoke regarding:

- HHS Grease Performance has been sold out each night which has not happened in many years and thanked all those involved in the production.
- Asked if No Parking signs could be installed on 11th Street stating he lives on W Joseph and when cars are parked along 11th Street it is difficult for drivers to see out into the road. 11th Street is very busy and even more so during school hours.

City Manager Smith stated 11th Street is a State Highway so it would be their decision to add signage, but he can look into the matter.



CITY COUNCIL

Regular Meeting Minutes
February 23, 2026

Manager's Report

City Manager Smith spoke regarding:

- Charter Review Committee will hold a Town Hall meeting on March 4th at 5:30pm in Council Chambers.
- The next City Chat will be March 17th at 10am at Hacienda West. Please reach out to City Recorder Alarcon-Strong if you would like to attend.
- The Council recently received a proposal to use the Carnegie Library from Thought Bubblez; however, staff will be bringing a full report to the Council for review and consideration of future use.

Adjourn

There was no other business and Mayor Primmer adjourned the regular City Council meeting at 8:11pm.

SIGNED:

Doug Primmer, Mayor

ATTEST:

Lilly Alarcon-Strong, CMC, City Recorder

— FREE EVENT —

WOMEN BUSINESS OWNERS

of Umatilla County

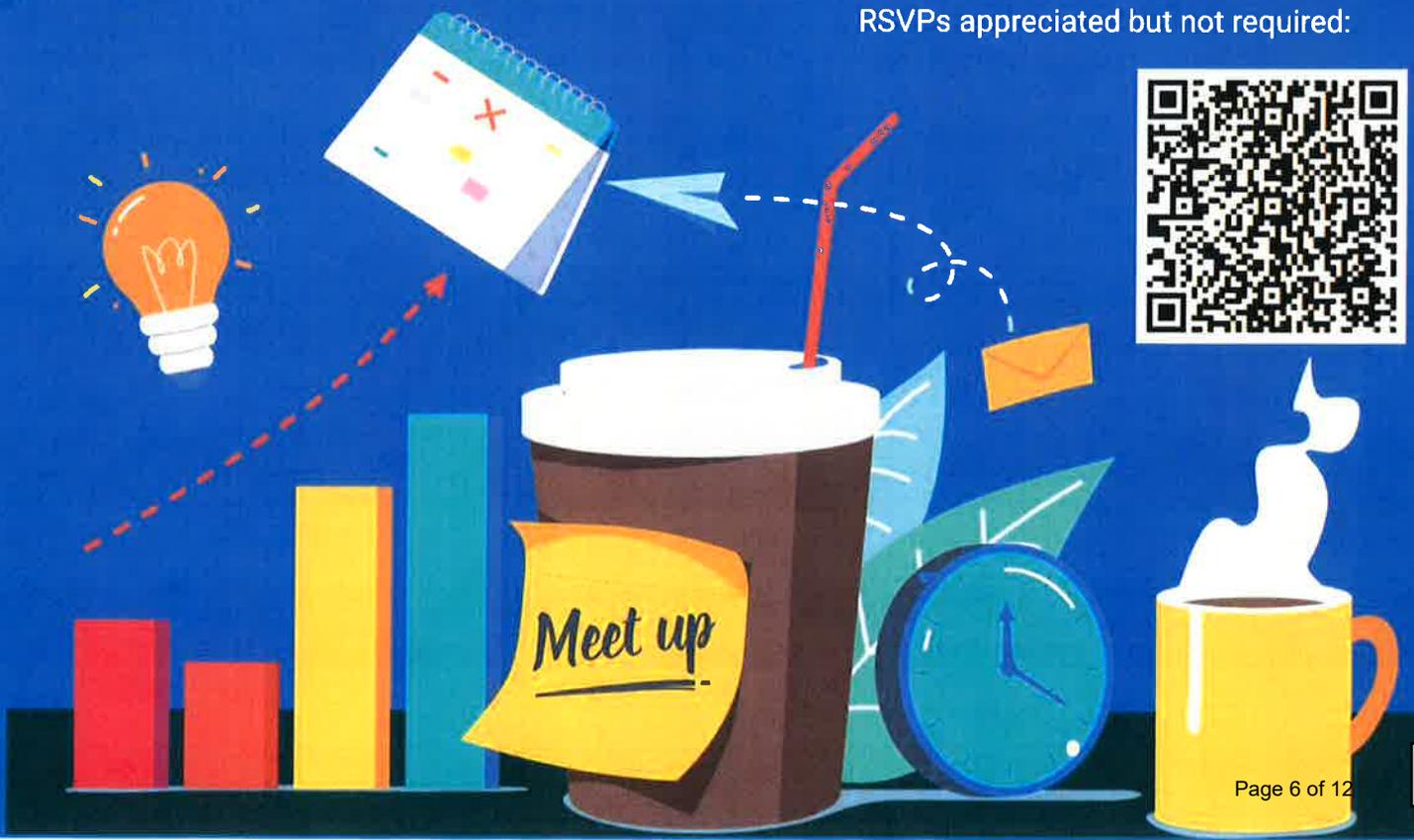
BUILD A TRUSTED PEER NETWORK AND
ENCOURAGE COLLABORATION

Tue. March 17, 2026 6:30 - 8:00 PM

Location: The Next Chapter Bookstore

This group is for women who own a business or are actively preparing to start one.

RSVPs appreciated but not required:





Groundsmaster® 5900/5910

LARGE AREA ROTARY MOWER

FEATURES

- 192 in. (488 cm) width of cut, mows up to 20.9 acres (8.5 hectares) per hour*
- 3.3 L Yanmar® EPA Tier 4 Final and EU Stage IV emissions compliant turbo-diesel engine
- Full-time, bi-directional 4WD
- Smart Power® and HybridDrive™ cutting deck system - work together providing optimal power to the cutting blades
- CrossTrax® all-wheel drive system offers increased cross wheel traction control
- 0" uncut circle in turns
- Onboard InfoCenter™ with advisories and diagnostics for maximum uptime
- SmartCool® auto-reversing cooling fans
- 24-volt electrical system powers cooling system
- 4-way adjustable seat and Air Ride Suspension
- All-season safety cab with air conditioning and heat (5910)

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Tasked with maintaining more parks and sports fields with no additional workers or budget? The Groundsmaster® 5900 Series mowers can mow over 20.9 acres/hour (8.5 hectares/hour)* using only one operator! And to match the 16' (4.88 m) wide mowing brawn and a more fuel-efficient EPA Tier 4 Final and EU Stage IV emissions compliant Yanmar® 3.3 L engine, the Groundsmaster 5900 series is loaded with intelligence. Smart Power® allows the operator to effortlessly maintain the correct speed for optimal cutting, while the SmartCool® system prevents overheating with auto-reversing the cooling fans. An onboard InfoCenter™ gives the operator a quick read on all systems and even provides assistance at the right moment. When the comfort and safety of an all season cab, the incredibly nimble handling, and tough Toro durability are added in, the Groundsmaster 5900 series proves beyond doubt that increased efficiency and ease of operation lead to higher productivity.



Groundsmaster® 5900



Groundsmaster® 5910

SMART POWER

*Assumes max mow speed and 100% efficiency. Actual mowing rates may vary depending on operator and conditions.

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TORO**Groundsmaster® 5900/5910 Specifications***

GROUNDMASTER 5900, MODEL 31698 / GROUNDMASTER 5910, MODEL 31699	
ENGINE	Yanmar 3.3L, EPA Tier 4 Final and EU Stage IV emissions compliant, turbocharged diesel with direct injection and electronic high-pressure common rail. 72 HP (53.7 kW) @ 2500 rpm, Torque: 206 ft.-lbs. (279 Nm) @ 1625 rpm Displacement: 202 cu. in. (3.3 L).
COOLING SYSTEM	24V dual electric fan banks for separate engine radiator and hydraulic oil cooling; fan banks are variable speed, with auto-reverse feature (SmartCool®, based on coolant and oil temps), radiator is cross flow, 3 rows, 9 fins per in. (FPI). Hydraulic oil cooler is crossflow, 6 FPI. Cooling fan banks tilt away for fast, easy cleaning.
FUEL SYSTEM	Uses ultra-low sulfur diesel fuel only. Biodiesel compatible up to B20.
CAPACITIES	Fuel: 35 gal.(132L) Hydraulic: 19 gal (71.9 L). Engine Oil w/ filter: 11 qt. (10.4 L). Coolant: 13.5 qt. (12.7 L) (Model 31698), 18 qt. (17 L) (Model 31699)
HYDRAULIC SYSTEM	Capacity: 19 gallons (71.9 L) reservoir, Remote spin-on charge filter, Oil: Toro premium all season hydraulic fluid
TIRES/WHEELS	Front: 29x12.00-15, 6 ply rating, 32 psi; Rear: 23x10.50-12, 6 ply rating, 30 psi
INSTRUMENTATION	Onboard LCD (InfoCenter™) display shows customizable gauges, service reminders, advisories/faults and troubleshooting assistance. Indicates fuel level, coolant temp, hydraulic oil temp, engine glow plug, low oil pressure, air cleaner restriction, 12 and 24 volt alternator voltage output, engine hours and rpm, and engine DPF regeneration.
POWERTRAIN	Full time automatic forward and reverse 4WD in low (mow) range. Front wheel drive in transport. Parallel hydrostatic, closed loop with cross wheel traction (CrossTrax™) design; traction drive pump: variable displacement piston, servo control. Front drive: 2-speed, fixed displacement high torque, low speed radial piston motors. Rear drive: single speed, fixed displacement, high torque, low speed radial piston motors. Smart Power® feature controls traction speed to maintain optimal cutting blade speed.
ELECTRICAL SYSTEM	Main: 12 volt system; Alternator: 12V, 80 amp, supplied w/ engine Battery: 1380 CCA (2x 690 CCA), Cooling Fans, Engine/Hydraulic cooling: 24 volt system; Alternator: 24V, 105 amp w/ remote sense; Battery: 350 CCA; Disconnect ON/OFF switch for 12 & 24 volt service safety.
BRAKES	Service: Dynamic, hydrostatic 4WD in low range. Front wheel drive braking in high range. Parking: Electrohydraulic controlled via double-motion rocker switch. Spring applied, hydraulic released. Internal to front wheel motors. Automatically applies with engine OFF or key OFF Manual override from operator platform for servicing
PRODUCTIVITY	Infinitely variable speed. Forward speeds: mow: 0-10.8 mph (17.4 km/h) Transport: 0-20 mph (0-32.2 km/h). Reverse speeds: mow 0-5.7 mph (0-9.2 km/h), transport: 0-10.5 mph (0-16.9 km/h) transport. Speed control: Electronic, limits max speed. Mowing capacity: 20.9 acres/hr. (8.5 ha/hr)**; NOTE: For EU countries complying to ISO 5395, all speeds and mow rates should be reduced by 12%.
CONTROLS	Control arm, right armrest, travels with seat and suspension. Deck lift/lower, electrohydraulic switches. Throttle; electronic, variable. Traction pedal, electronic. Park brakes: double-motion switch. Steering; hydrostatic load sensing. Other: High/low range, PTO, cruise control, lights, horn, key switch, wing deck transport latches (manual).
OPERATOR STATION	Operator platform: isolated rubber mounted. Seat: 4 way adjustable with vinyl (31698) or cloth (31699) cushions standard. Suspension: air-ride with 3 in. (7.6 cm) of adjustability. Steering: power and adjustable tilt. Traction Pedal: adjustable angle uses position sensor. Storage box, cup holder, and 12 volt power outlet, double USB port, standard.
STEERING	Uncut circle - 0" diameter. Turning radius - 86" (218 cm)
CAB (5910)	ROPS certified cab with heat, AC and the following standard features: climate system pressurized cab, heavy-duty pantograph front windshield wiper and washer, front windshield has 38" of visibility, interior mirror, fold away exterior side mirrors, molded front fenders, right and left doors and rear window have tinted (50%) glass, front and rear windows open, quick release window latches act as emergency exit, rubber sound isolator cab mounts and upholstered interior panels and headliner, textured neoprene floor mat, interior dome light. Power provided for optional aftermarket audio accessories. Optional rotating beacon for cab units (31509), additional turn signals and work lights available.
SAFETY AND LIGHTING	Standard (31698 & 31699): LED headlights, brake lights, tail lights, and amber turn signals and flashers). Disconnect ON/OFF switch for 12 & 24-volt service safety.
CERTIFICATION	Meets or exceeds EU Machinery Directive (2006/42/EC); ISO 5395-2013 and ANSI B71.4-2012; ISO 21299 and SAE J1194; OSHA 29CFR1910.95 (SAEJ1175, European Directive 2000/14/EC, ISO 5395-2013); EN 55012:2007 and CISPR12. Model 31698 meets or exceeds ANSI/ASAE S279.12 (Lighting and Marking of Agricultural Equipment on Highways). Model 31699 air conditioning system meets SAE J1503, Section 8.
WARRANTY	Two year limited warranty.
VEHICLE WEIGHT (W/ FULL FLUIDS)	6,710 lbs. (3043 kg) (31698), 7,304 lbs. (3313 kg) (31699)
GROUND CLEARANCE	10.3 in. (26.1 cm)
DIMENSIONS	WIDTH: Transport: 99 in. (251 cm), Mow: 199 in. (505 cm) LENGTH: 174 in. (442 cm) HEIGHT: 85 in. (216 cm) (31698), 95 in. (241 cm) (31699) WHEELBASE: 77 in. (196 cm)

CUTTING DECKS	
TYPE	Three rear discharge rotary decks
CUTTING WIDTH	All three decks: 192 in. (488 cm), One wing: 57 in. (145 cm), center deck: 92 in. (234 cm), center deck + one wing: 144 in. (366 cm).
HEIGHT OF CUT	1-6" in (2.5 - 15 cm) in 0.5 in. (1.3 cm) increments.
CONSTRUCTION	11-gauge high-strength steel. 7-gauge, reinforcements, bullnose bumpers.
PROTECTION	2-way shock absorption on wing decks.
DECK DRIVE	HybridDrive™ - Hydraulic motor to spindle, remaining spindle(s), driven by "B" section v-belts.
TENSIONING	Automatic, spring loaded idlers.
SPINDLES	Shaft: 1.25" (3.2 cm) hardened steel. Housing: 9" (22.9 cm) ductile iron. Bearings: Greaseable tapered roller.
STANDARD BLADES	20" (50.8 cm), heat-treated steel blades.
OPTIONAL BLADES	Atomic™ mulching blades, flat blades.
SKIDS	4 reversible polymeric, 2 reversible steel

*Specifications and design subject to change without notice. Products depicted in this literature are for demonstration purposes only. Actual products offered for sale may vary in use, design, required attachments and safety features. See distributor for details on all warranties.

**Assumes max mow speed and 100% efficiency. Actual mowing rates may vary depending on operator and conditions.
Rev. 2/22



TORO**Groundsmaster® 5900/5910 Accessories***

	SNOWTHROWER ERSKINE MODEL 2000
STAGE	2
CLEARING WIDTH	85" (216 cm)
SNOW CUT DEPTH	29" (74 cm)
CUTTING EDGE	3/8" x 3" (9.5 mm x 7.62 cm) bolt-on
SKID SHOES	Adjustable
AUGER DIAMETER	16" (41 cm) open flight
FAN DIAMETER	20" (51 cm) 4-blade
CHUTE ROTATION	Hydraulic, 270°
SHEAR PROTECTION	Pressure relief
THROWING DISTANCE	Up to 30' (9.4 m)
APPROXIMATE SHIPPING WEIGHT	850 lbs. (386 kg)
HOSES	Included

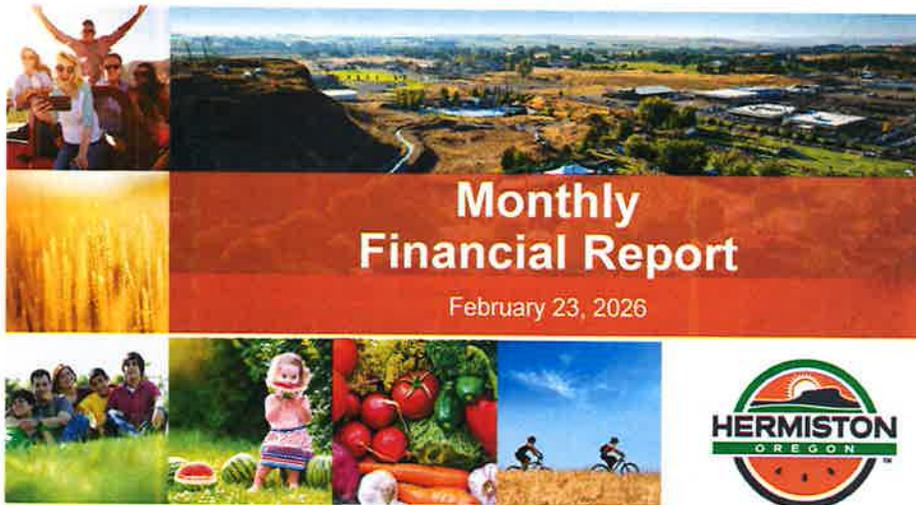
TORO ACCESSORIES AND PARTS	
Model/Part #	Description
30669	Universal Mount Sunshade – White
30671	Universal Mount Sunshade –Red
138-2700	Work Lights for Sunshade
31672	Additional Turn Signals for ROPS/Sunshade
31590	Work Lights for GM5910
31671	Additional Turn Signals for GM5910
119-7719	Backrest Extension Kit – Fabric for GM5910
119-7718	Backrest Extension Kit – Vinyl for GM5900
31604	Leaf Mulching Kit
93-5973	10" Foam Filled Caster Tire Assembly
31609	MVP Maintenance Kit (oil/fuel)
31512	Back-up Alarm Kit
119-8256	Rotating Beacon Kit for GM5900
31509	Rotating Beacon Kit for GM5910



	ROTARY BROOM M-B MODEL SHL
TYPE	Windrow type, front mounted hydraulic broom with dual motors. Electric/hydraulic angling, 30° left and right.
BROOM SIZE	32" (81 cm) diameter x 60" (153 cm) wide.
BRUSH	Sectional brush with combination polypropylene/wire radial segments.
OPTIONS	Dirt Deflector, Storage Stands.

*Specifications and design subject to change without notice. Products depicted in this literature are for demonstration purposes only. Actual products offered for sale may vary in design, required attachments and safety features. Consult your local Toro Distributor. Information regarding non-Toro (Allied Vendor) products is included in the Toro Golf and Grounds Equipment Guide as a convenience to Toro customers. Toro does not warrant, endorse or support any products purchased from Allied vendors. Additionally, Toro shall not be responsible for any personal injury or property damage, whether direct or consequential, caused by such Allied products. Toro does not certify fit up, compatibility or functionality of Allied products.

NOTE: The Toro Company does not manufacture or sell the snow thrower, rotary broom, nor does Toro guarantee these accessories in any manner whatsoever.



Hermiston Urban Renewal Agency (HURA)

- Hermiston URA
 - **58% through current fiscal year**
 - **Property tax receipts - 100%+**
- North Hermiston Urban Renewal Area – ROW appraisals complete with anticipated bidding this spring.



General Fund

- Seventh month (or 58.0%) of 2025-26 fiscal year
- Monthly Revenues ended over projection by ~\$2.4 million
 - **Primarily due to receipt of property taxes**
 - **Received 100% of budgeted property taxes**



General Fund

- Monthly Expenses were over projection by ~\$664k
 - **Primarily due transfer of building funds to building inspection fund (~\$2.7 million)**
 - **City Council, and Non-Departmental are over budget due to annual LOC membership, and transfer to building inspection fund, respectively.**
 - **Public Safety Center over budget due to single time purchases for PD building.**



Special Revenue Funds

- Observations:
 - **EOTEC**
 - revenues reflect partial reimbursement from campground project



Utility and Street Funds

- Observations
 - Street Fund is ~\$26k below projected revenues due to timing of federal gas tax turnovers
 - HES Fund – expenditures ~\$253k over projections due to timing of transfers and capital project
 - Regional Water Fund ~\$83k under revenue projections and expenditures over projections by ~\$172k due to timing of transfers for future projects



Capital Projects

- A number of projects in design:
 - Geer/Harper Realignment- in full design
 - N. 1st Place (additional ROW with UPRR has begun)
 - RWS Backup Generators – currently in design
 - Orchard Water Line replacement – preliminary design underway
 - Well #6 Chlorination Structure – design nearing completion
 - Dogwood Street – currently in design
 - SE 10th Street Bridge – design to begin
 - E. Evelyn Avenue gravity sewer line – currently in design
 - Aquifer Storage/Recovery – shifting to construction of well, pump and structures
 - 2nd Street Paving – design wrapping up
- TBD (budgeted and part of CIP):
 - Well #4 Controls – delays may require rescheduling project
 - Lift Station #5
 - Lift Station #7



Capital Projects

- Sherman Park – Bid package complete
- Public Safety Center – Interior work continues and landscaping/irrigation nearly complete





**Discussion
Questions?**

Where Life is Sweet™



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of March 9, 2026

Title/Subject

Resolution No. 2411: Establishing Hermiston Enterprise Zone

Summary

This resolution will create the Hermiston Enterprise Zone to be effective for 10 years beginning July 1, 2026.

Background

Enterprise Zones (EZones) are part of an economic development program where the State of Oregon authorizes local zone sponsors to offer property tax reductions to certain types of businesses. Very generally speaking, EZones are only applicable to industrial-type operations, however there are some industry-specific carve-outs.

The City of Hermiston has sponsored an EZone since at least 2006. At that time, the City of Hermiston was the sole “Sponsor” (i.e. decision-making authority) of the Hermiston Enterprise Zone (HEZ), as the zone boundaries were located entirely within the city limits. In 2009, Shearer’s Foods was considering a \$25M factory expansion, and was seeking tax incentives, but it was located outside of city limits. It was therefore decided to expand Hermiston’s Ezone to also include the single tax lot where Shearer’s was located, but in so-doing, the zone was required to add either the Port of Umatilla, or Umatilla County, as a Co-Sponsor.

In 2016, at the time the HEZ was expiring, it was decided to apply for a new Ezone with Umatilla County still as a Co-Sponsor of the Greater Hermiston Enterprise Zone (GHEZ).

Now, in 2026, as the GHEZ is expiring, it is recommended to return the local Ezone program to its original purpose, and limit the Hermiston Enterprise Zone (HEZ) to only be within the city limits of Hermiston, and have the Hermiston City Council be the sole decision-making authority (Sponsors) for the new zone. As was the case in 2009, there is nothing precluding the HEZ from expanding its zone boundaries in the future to include other areas outside of City Limits; there is simply a public outreach process to go through. The HEZ has gone through several boundary adjustments over the past 15+ years.

There are a number of steps prescribed by law for establishing an Ezone.

1. Consent of the Port of Umatilla: Appendix A Enclosed was approved by the Port Commission on January 13, 2026.
2. Hold Public Meeting: Appendix C Enclosed is a notice which was mailed to all impacted taxing entities located within the proposed zone boundaries. This notice was mailed a month prior to the meeting. The meeting was held on February 12, 2026, with the only attendees being representative from Umatilla County Fire District #1 as well as the Radio/Data District. The Minutes of this meeting are enclosed.
3. Establish School Support Fee: The School Boards for both the Hermiston School District and the Stanfield School District approved School Support Fee rates of 15% (resolutions enclosed).
4. The final step now is for the City of Hermiston to approve a resolution establishing the zone to be effective 7/1/2026.

Tie-In to Council Goals

Goal 1: Economic Development- Expand, Strengthen, and Diversify the Local Economy.

Fiscal Information

This action has no direct fiscal impact on the City. However, it is important to understand related fiscal impacts associated with the various components of the statewide Ezone program:

- Basic (3 Year Exemption): A basic 3-year property tax exemption is guaranteed by state law in any Ezone as long as a project meets the relevant criteria. Businesses seeking this exemption are still required to meet with City Staff prior to breaking ground to ensure they qualify. Since 2012 there has only been 2 businesses (Eastern Oregon Telecom's ~\$2M office/shop & Shearer's Foods' 2014 \$4M "Maza" Line Expansion) which have utilized this program.
- Extended (4-5 Year Exemption): Applicants may only qualify for an extended exemption if authorized through agreement approved by the City Council. The agreement may include requirements to make payments in lieu of taxes, or other considerations. Since 2012, Corteva (Pioneer Seed) is the only business which has used the Extended program for their 2013 \$18M Plant Expansion.
- Long-Term Rural (7-15 Year Exemption): Applicants may only qualify for an extended exemption if authorized through agreement approved by the City Council. The agreement may include requirements to make payments in lieu of taxes, or other considerations. Since 2012, Lamb Weston, and Amazon Web Services have received City Council approval on nearly \$1B of combined investments, which are expected to

generate approximately \$10 million in combined revenue for local taxing entities this coming Fiscal Year.

Alternatives and Recommendation

Alternatives

1. Approve Resolution No. 2411
2. Reject Resolution No. 2411
3. Table Resolution No. 2411

Recommended Action/Motion

Approve Resolution No. 2411

Submitted By:

Mark Morgan



Enterprise Zone Designation
 ORS 285C.065–285C.250

Local Submission Form

Download this file to your computer. The form can be saved as it is completed.

DUE no less than 45 days after formal advisory to Business Oregon (see OAR 123-650-4000 and 123-650-4100)

All or some information may be submitted electronically.

Enterprise Zone

New designation Hermiston Enterprise Zone or
Zone Name

Re-designation _____
Zone Name

Contact Information

Mark Morgan Assistant City Manager
Name Title

City of Hermiston mmorgan@hermiston.gov
Organization Email

180 NE 2nd St (541) 567-5521
Mailing Address (Street/PO Box) Telephone (Office)

Hermiston OR 97838
City State Zip Telephone (Mobile)

www.hermiston.gov
Applicable Website

City, Port and County Sponsorship (see OAR 123-650-0500)

Sponsoring Governments	*	Consenting Governments
City of <u>Hermiston</u>	<input type="checkbox"/>	Port of <u>Umatilla</u>
type _____	<input type="checkbox"/>	type _____
type _____	<input type="checkbox"/>	type _____
type _____	<input type="checkbox"/>	

*** Check box** for each city or county government that elects to make hotel, motel & resort businesses eligible in zone, as must be confirmed in resolution.

Copies of adopted and executed sponsorship and consent resolution(s)—in lettered appendix/tab: A

Local Submission Form

Consultation with Local Taxing Districts (see OAR 123-650-5000–123-650-5200)

Sponsoring governments need to engage in consultations with all other local districts that levy taxes on property within the proposed zone area, which must include minimum 21-day notice for a special public meeting that occurs 7 or more days before adopting any sponsorship resolution. Check each box and fill in corresponding date:

- Notice sent to districts, inviting comments and participation at meeting with established time and place, preliminary agenda, zone background, contact information, and probable dates to adopt sponsor resolution(s). 01/14/2026
Date
- Copy of notice and district contact/ mailing list was sent to: Government Affairs, S.D.A.O., PO Box 12613, Salem, OR 97309. Date
- Public meeting was held with knowledgeable zone representative, agenda, preliminary zone map, record taking, and opportunity for dialogue about benefits and impacts of development and of exemptions on enterprise zone business property. 02/12/2026
Date
- A sponsoring government adopted the first resolution for this designation. Date

Summary of above meeting (or enclose minutes), as well as other consultative efforts with any local taxing district, such as further meetings, surveys or analyses of potential impacts.

Minutes Enclosed.

Summary of any agreed-upon follow-up, actions or arrangements between zone sponsor and any district.

No Follow-up Required.

Summary report/minutes of meetings, written comments from districts, list of district contacts, copy of notice and other documentation—in lettered appendix/tab: B

Rates for School Support Fees (OAR 123-650-5300, 123-668-4000 and 123-668-4100)

Before any sponsoring resolution is adopted, a rate or rates must be established by the zone sponsor with every K–12 school district that has territory inside the zone, as part of local consultations. The rate will determine the fee that businesses would pay during extended or long-term property tax abatements, based on total taxes foregone. Rate needs to be updated or renewed with any district, for which it was previously set, in the case of re designation. Fill out the following completely and enclose any relevant documents:

School District Name	Fee Rate*	Date Established
Hermiston School District	.15	02/09/2026
Stanfield School District	.15	02/11/2026

*Rate may be 22.5% or any whole number (no decimal) between 15% and 30%.

Copies of finalized documentation on setting of rate(s)—in lettered appendix/tab: C

Local Submission Form

Size and Dimensions of Designated Zone Boundary (see OAR 123-650-1000–123-650-1500)

Estimated area of the enterprise zone: 3.89 square miles (maximum: 15.0 rural zone; 12.0 urban zone)

Greatest distance between any two points within the overall enterprise zone boundary: 4.88 lineal miles (maximum: 12, 15, 20 or 25 depending on zone type and county's population density)

Distance between nearest points of the two separate areas inside the zone that are farthest apart: 1.04 lineal miles (maximum: 5 or 15)

Check here if requesting waiver by Business Oregon Director of above 20/25-mile or 15-mile limitations; allowed only in applicable rural zones. Enclose justifying rationale.

Map and legal description of zone boundary and other information—in lettered appendix/tab: D (Send at least PDF of main map and GIS shape file electronically)

Economic Need and Hardship Criteria (see OAR 123-650-4200)

Measure—Annual...	Type and Source of Data	Year of Annual Data	Comparison Data* (see #5 below)	Zone-level Data (see #5 below)	Lettered Appendix/Tab†	(Y) Comparison	(Z) Zone Figure	Criterion	Result‡
1. Income per capita or household (\$)	American Community Survey	2023	Statewide	City/cities	E	44623	29540	Z ÷ Y ≤ 80%	0.6619
2. Unemployment rate (%) [◊]	www.qualityinfo.org	2025	Statewide	County	F	.05	.054	Z - Y ≥ 2(%)	0.3999
3. Percentage below poverty level (%) [◊]	American Community Survey	2023	Statewide	City/cities	G	.122	.093	Z - Y ≥ 5(%)	-2.9
4. 10-year change in population (%) [◊]	Portland State Univeristy	2014 - 2024	Statewide	"Enterprise Zone Population" (see OAR 123-650-0100)	H	1.077	1.163	Y - Z ≥ 15(%)	-8.60000 000000

* MSA = Metropolitan Statistical Area, as defined by the federal government.

† With copy of data from source, computations and other materials, as applicable.

‡ **Mandatory**—at least one of the above results must satisfy criterion, unless sufficient need and hardship is demonstrated under 6 below (which is otherwise optional)

◊ Enter percentage figures (Y and Z) as decimals.

5. Statistical characteristics of the designated zone	Implication for comparison or zone-level data in table above (#1-4)		
Is it located entirely within an MSA?	<input type="radio"/> Yes	<input checked="" type="radio"/> No	If Yes, may then use MSA economic data instead of statewide data, in most cases, as basis of comparison to the enterprise zone
What type of enterprise zone?	<input type="radio"/> Urban	<input checked="" type="radio"/> Rural	If Urban, may then use MSA data for enterprise zone (Urban zones are those located entirely within a "metropolitan/regional urban growth boundary;" rural zones are completely outside any such boundary (see OAR 123-650-0700))
Does the zone cover or exist throughout/in most parts of the sponsoring city, or does at least 25% of the city population(s) reside inside or within the immediate vicinity of zone boundary?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	If Yes, may then use city-wide economic data respective to that part of enterprise zone
Is it a rural zone that includes a sponsoring county's most populous city or has an estimated Enterprise Zone Population equal to at least 25% of county population?	<input type="radio"/> Yes	<input checked="" type="radio"/> No	If Yes, may then use county-wide economic data for enterprise zone

Local Submission Form**6. Summary of alternative economic statistics and circumstances (optional)**

Describe, as appropriate, in addition to criteria addressed on previous page, other matters with respect to economic need and hardship, such as recent business closures, special designations, a combination of factors, etc.

Hermiston has historically relied on value-added food processing (manufacturing) for the bulk of its primary employment.

Appendix I shows Umatilla County's manufacturing growth indexed to base year 2005. You can see that in early 2018, Umatilla County sat at its typical seasonal low due to seasonality of food processors such as Hermiston Foods, but this put Umatilla County's manufacturing employment right at about 100% of 2005 levels, similar to the Statewide figures.

In 2018, Hermiston Foods' parent company, Norpac, went bankrupt, and closed the Hermiston Foods facility, resulting in the permanent loss of ~400 jobs. Then, in February, 2022, Shearer's Foods in Hermiston experienced a catastrophic explosion/fire causing the permanent closure of this potato chip factory, and the loss of 400 additional jobs.

The above job losses have resulted in a nearly 30% decline of manufacturing jobs in Umatilla County, from 100% of 2005 levels in early 2018 to 70.1% in August, 2025.

Additional information, such as data, reports, etc.—in lettered appendix/tab: ____

Declaration

I certify that to the best of my knowledge, all of the information contained in or provided in association with this submission is true, complete and accurate.

Contact's Signature

Date

Send this form and other documentation materials to
Enterprise Zones
Business Oregon
775 Summer Street NE, Suite 200
Salem, OR 97301
arthur.fish@biz.oregon.gov

PORT OF UMATILLA

A RESOLUTION CONSENTING TO THE ESTABLISHMENT OF THE HERMISTON
ENTERPRISE ZONE

RESOLUTION NO. 26-01

WHEREAS, the City of Hermiston (City) is sponsoring an application for designation of the Hermiston Enterprise Zone (HEZ); and

WHEREAS, the City has administered an Enterprise Zone program since July 1, 2004; and

WHEREAS, the Greater Hermiston Enterprise Zone (GHEZ) is set to expire on June 30, 2026; and

WHEREAS, the GHEZ has facilitated more than \$977 million of private investment in the area, which led to the creation of more than 500 direct local jobs; and

WHEREAS, the City is interested in establishing the HEZ upon the expiration of the GHEZ in order to encourage new business investment, job creation, higher incomes for local residents, and greater diversity of economic activity; and

WHEREAS, the proposed Enterprise Zone has a total area of 3.89 square miles, and it meets the other statutory limitations on size and configuration; it is depicted on the drawn-to-scale map (Exhibit A), and is limited to being entirely within the Hermiston City Limits; and

WHEREAS, the HEZ contains significant land that is reserved for industrial use, as indicated by land use zoning map(s) with the application, consistent with Comprehensive Plans acknowledged by the Land Conservation and Development Commission, such industrial sites are accessible, serviced or serviceable, and otherwise ready for use and further development; and

WHEREAS, the Port of Umatilla is interested in encouraging new business investment, job creation, higher incomes, and greater diversity of economic activity within the Port District.

IT IS HEREBY RESOLVED as follows:

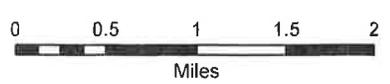
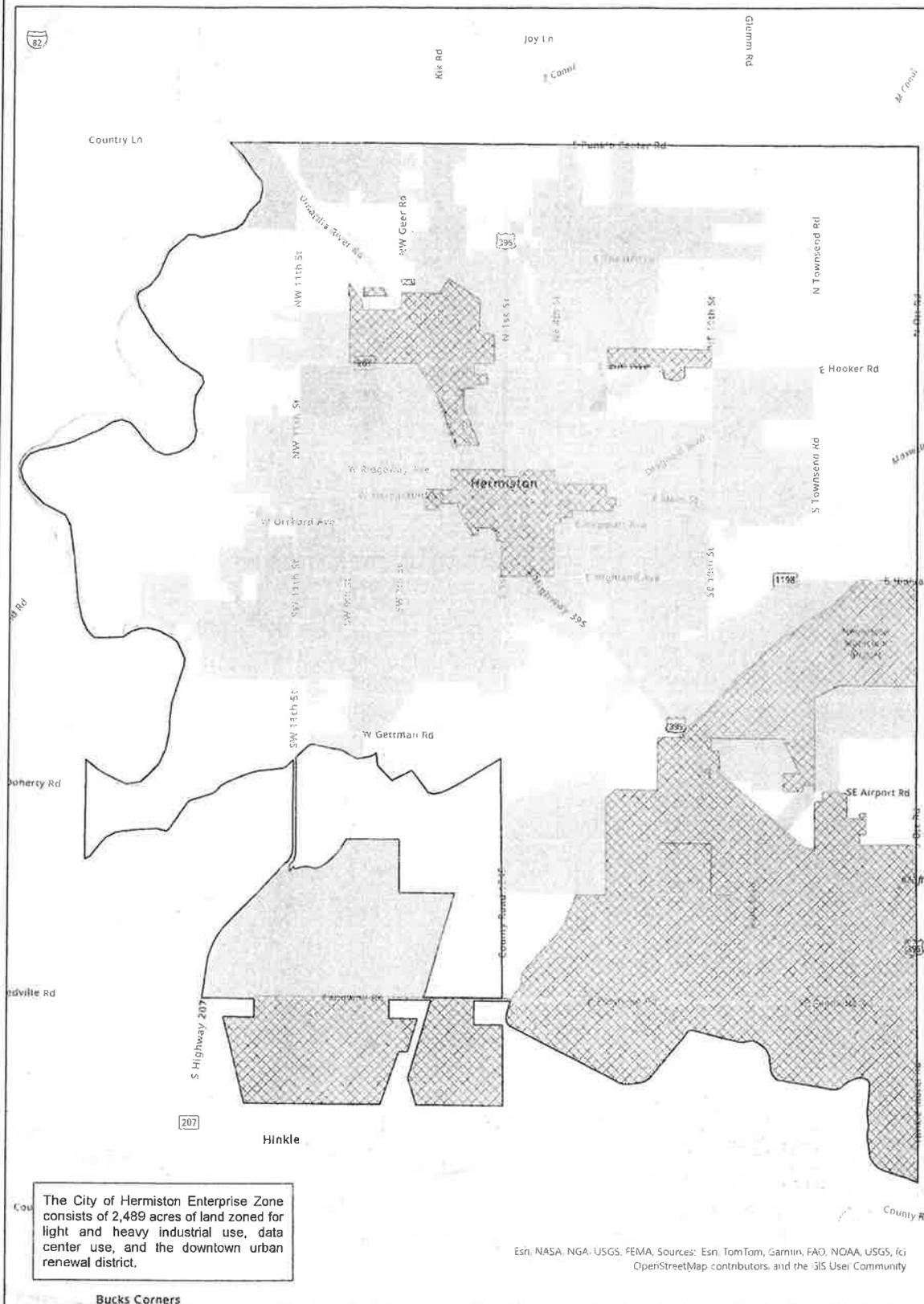
1. The Commissioners of the Port of Umatilla, that the Port of Umatilla consents to the establishment of the Hermiston Enterprise Zone.
2. This Resolution shall take effect immediately upon passage.

RESOLVED this 13th day of January, 2026, at a duly called and conducted meeting of the Commissioners of the Port of Umatilla.

Port of Umatilla

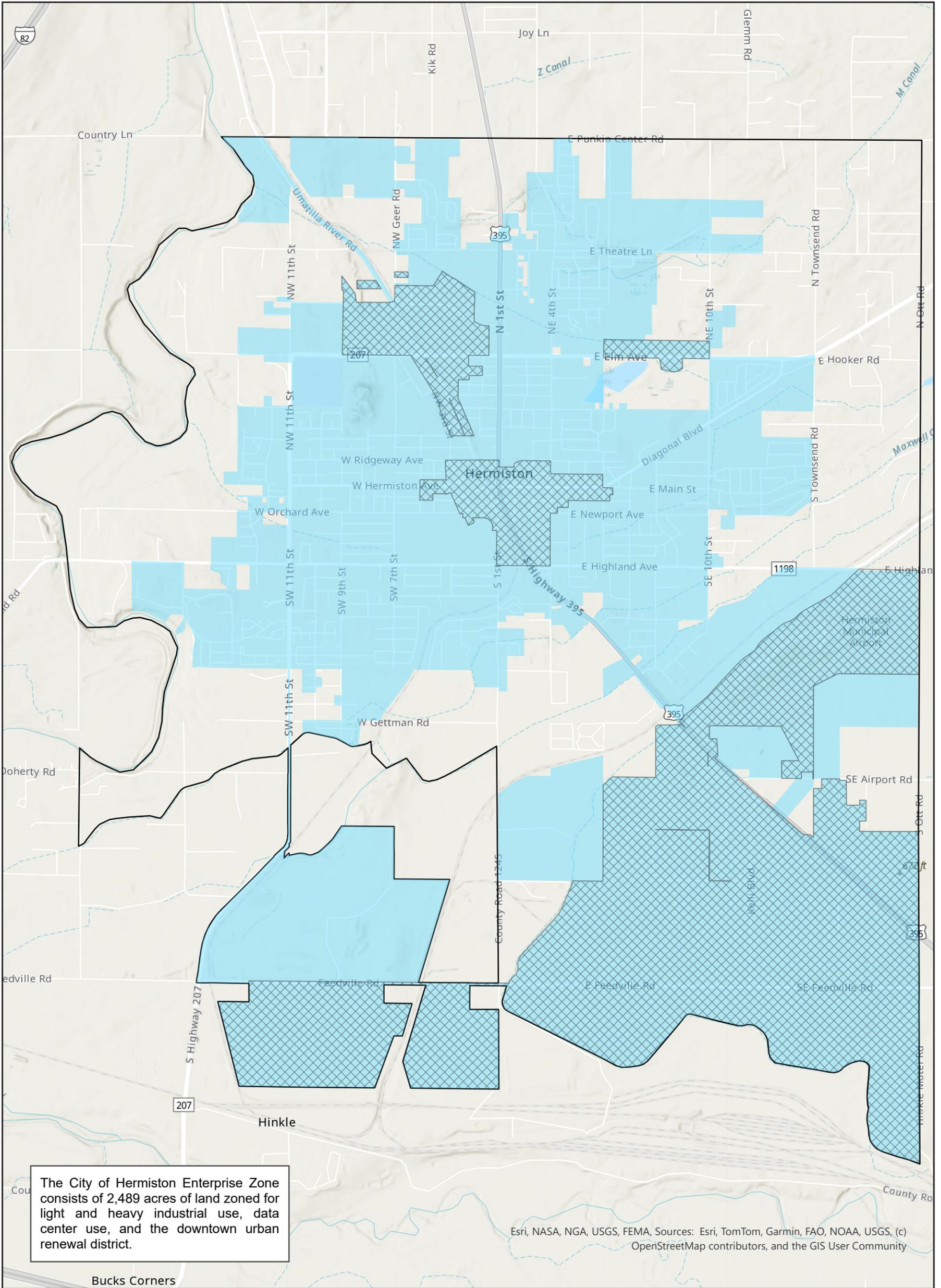
By:  _____
Jason Middleton, Chair

Hermiston Enterprise Zone Map 2026



Hermiston Enterprise Zone Map

2026



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community



Legend

-  Hermiston UGB
-  Hermiston City Limits
-  Proposed City of Hermiston Enterprise Zone



Hermiston Enterprise Zone New Zone Designation Public Meeting Notice



**Administrative
Offices**

Time: 9 - 11 AM
Date: Thursday, February 12, 2026
Location: Hermiston City Hall (Council Chambers)
 180 NE 2nd St., Hermiston, OR 97838

The Hermiston Enterprise Zone (HEZ) is an economic development tool which can grant property tax abatements to qualifying companies which increase employment within the zone. The existing Greater Hermiston Enterprise Zone (GHEZ) is set to expire, according to its terms, on June 30, 2026, and the City of Hermiston intends to apply for a new zone to be in place for another 10 year term. The public and representatives of all of the local taxing districts within the proposed HEZ are invited to attend a public information meeting to learn more about the HEZ, and offer comments.

Agenda

1. Introductions
2. Initial Public Comments/Questions
3. Background information about the statewide Enterprise Zone program
4. Background information & historic impact of the Greater Hermiston Enterprise Zone
5. Proposed public process for designation of the new HEZ
6. Closing Public Comments/Questions
7. Closing Comments

Contact: Mark Morgan, Assistant City Manager
 180 NE 2nd St.
 Hermiston, OR 97838
 (541) 567-5521
mmorgan@hermiston.gov



Hermiston Enterprise Zone New Zone Designation Public Meeting February 12, 2026

Assistant City Manager/Enterprise Zone Manager Mark Morgan opened the meeting at 9:00 a.m. Those in attendance included Scott Stanton, Fire Chief, Umatilla County Fire District #1; Karen Primmer on behalf of the Umatilla-Morrow Radio and Data District. City staff also present included Chantel Waldo.

Hermiston Enterprise Zone Formation 2026

Assistant City Manager Morgan presented information regarding the proposed Hermiston Enterprise Zone (HEZ), including statewide Enterprise Zone background, historic impacts of the Greater Hermiston Enterprise Zone (GHEZ), economic trends, proposed zone boundaries, Enterprise Zone revenue considerations, and the public process moving forward (PowerPoint presentation attached).

Assistant City Manager Morgan reviewed Oregon Enterprise Zones, noting they have existed for many decades under ORS285C and allow communities to offer targeted property tax incentives tied primarily to job creation/retention and wages/compensation. He outlined the available exemptions options, including the Basic 3-Year Exemption, Extended 3-5 Year Exemption, and Long-Term Rural Enterprise Zone (LTREZ) exemptions of 5-15 years, and provided local examples of projects that utilized these programs, as well as recent private developments that could have qualified but were not offered exemptions.

Background on the Hermiston Enterprise Zone was provided, including its original formation prior to 2006, subsequent iterations, and the creation of the Greater Hermiston enterprise Zone in 2009 when Umatilla County was added as a co-sponsor. Assistant City Manager Morgan noted the current Greater Hermiston Enterprise Zone is set to expire June 30, 2026.

Since 2009, the HEZ/GHEZ program has facilitated approximately \$977 million in local investment and construction, generated more than 500 new jobs, and contributed approximately \$19 million annually to local wages.

Economic data was presented showing trends in total employment, unemployment rates, manufacturing, information services, and mining/logging/construction. Assistant City Manager Morgan explained regional growth slowed after 2020, with manufacturing impacted by tariffs, COVID-related shutdowns, and local facility closures, while the information sector has added economic diversity. Top local employers and industries were reviewed.

Enterprise Zone revenue reporting was discussed, noting projections are estimates dependent on construction schedules and certificates of occupancy. Assistant City Manager Morgan explained that groundbreaking timelines can shift 12-24 months, and certificates of occupancy issued on December 31 versus January 1 effects fiscal impacts shifting the timeline by a year. Legislative changes and evolving data center development timelines may also influence future revenues from Enterprise Zones.

Site challenges were reviewed, including electric service availability, which varies by provider and may range approximately 2 to 10 years depending on location and capacity. Assistant City Manager Morgan also discussed



Hermiston Enterprise Zone New Zone Designation Public Meeting February 12, 2026

“land-banking,” explaining how developers often secure multiple sites and advance lowest-cost or easiest options first, moving to alternative sites if delays occur.

The proposed 2026-2036 Hermiston Enterprise Zone was presented, which would return to a city-only mode; with the City of Hermiston as the sole sponsor. The proposed zone would include only properties within Hermiston City Limits, apply to industrially zoned properties plus the Downtown Urban Renewal Area, and include a proposed hotel exemption designation. The City of Hermiston has not included the hotel exemption designation before but there are potential benefits to including it for the 2026-2036 Hermiston Enterprise Zone. Maps of the proposed zone boundaries were reviewed.

Assistant City Manager Morgan outlined the public process and next steps, including:

- January 13, 2026 – Port of Umatilla Consent
- February 12, 2026 – Public Meeting
- February 2026 – Hermiston and Stanfield School Boards review State School Fund (SSF) rate and potentially approve it
- March 2026 – Hermiston City Council Meeting, if both schools have approved SSF rate in February, plan to present proposed Hermiston Enterprise Zone at the first meeting in March
- Spring 2026 – Material reviewed by the Oregon Business Development Department (OBDD)
- July 1, 2026 – Hermiston Enterprise Zone effective

There were public questions regarding:

- Impacts on taxing districts and emergency services, including equitable revenue breakdown
- Predictability of revenue for long-term planning
- Power supply constraints affecting development timelines
- Whether certain developments would proceed without Enterprise Zone Incentives
- If there was lobbying in Salem that was pro-economic development efforts
- If the breakdowns of the revenue moving forward would mirror the original agreement
- Specific locations of recently approved projects and anticipated new properties
- Potential Enterprise Zone locations and rezoning requirements

Assistant City Manager Morgan responded to questions and provided clarification on revenue allocation, infrastructure limitations, and anticipated development pacing.

No additional public comments were received.

Adjournment

There was no other business, and the meeting was adjourned at approximately 10:01 a.m.

STANFIELD SCHOOL DISTRICT



1120 North Main Street • Stanfield, OR 97875
www.stanfield.k12.or.us

STANFIELD SCHOOL DISTRICT

Resolution No. 2024-01

WHEREAS, the City of Hermiston proposes to sponsor the enterprise zone known as the Hermiston Enterprise Zone (“Zone”);

WHEREAS, the Stanfield School District (“School District”) is an “affected school district” as defined in ORS 332.002(2);

WHEREAS, HB 2009 (2023) was passed in 2023 and became part of ORS 285C.067;

WHEREAS, HB 2009 (2023) requires the governing body of each school district along with the governing body of the zone sponsor to set a rate for the school support fee imposed pursuant to Sections 48(2) and 51(2) of HB 2009 (2023);

WHEREAS, this rate must be at least 15 percent and not more than 30 percent;

WHEREAS, the School District previously approved a rate of 15 percent for the Greater Hermiston Enterprise Zone, which is set to expire June 30, 2026;

WHEREAS, the School District has coordinated with the zone sponsor for the Zone through the local Enterprise Zone Manager, Mark Morgan to set the rate:

WHEREAS, by November 1 in any applicable year, the governing bodies of the zone sponsors will provide the School District with all information necessary for the School District to collect the fee directly from the business firm;

WHEREAS, by December 1 in any applicable year, the School District shall send to the business firm a notice of the required fee, with a due date not later than December 31 of the same year;

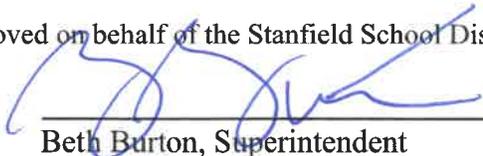
WHEREAS, the School District shall be responsible for making refunds to business firms of overpayments;

WHEREAS, if a fee payment is delinquent for more than 60 days following the date of delinquency or any later date allowed for curing the delinquency, the School District shall give written notice of the delinquency to the business firm and the assessor of the county;

BE IT THEREFORE RESOLVED that the Stanfield School District and the zone sponsor for the Hermiston Enterprise Zone establish the rate of the school support fee of fifteen (15) percent.

DATED THIS 11 day of February 2026.

Approved on behalf of the Stanfield School District



Beth Burton, Superintendent

2/11/2026

Date ATTEST:

Scott A. [Signature]

2-11-26
Date

(Hermiston Enterprise Zone Sponsor Signatures to Follow)

Approved on behalf of the City of Hermiston

CITY OF HERMISTON

Doug Primmer, Mayor

Date

ATTEST:

Lilly Alarçon-Strong, CMC, CITY RECORDER

HERMISTON SCHOOL DISTRICT

Resolution No. 2025-26-03

WHEREAS, the City of Hermiston and Umatilla County sponsor the enterprise zone known as the Hermiston Enterprise Zone ("Zone");

WHEREAS, the Hermiston School District ("School District") is an "affected school district" as defined in ORS 332.002(2);

WHEREAS, HB 2009 (2023) was passed in 2023 and became part of ORS 285C.067;

WHEREAS, HB 2009 (2023) requires the governing body of each school district along with the governing body of the zone sponsor to set a rate for the school support fee imposed pursuant to Sections 48(2) and 51(2) of HB 2009 (2023);

WHEREAS, this rate must be at least 15 percent and not more than 30 percent;

WHEREAS, the School District previously approved a rate of 15 percent for the Greater Hermiston Enterprise Zone, which is set to expire June 30, 2026.

WHEREAS, the School District has coordinated with the zone sponsor for the Zone through the local Enterprise Zone Manager, Mark Morgan to set the rate;

WHEREAS, by November 1 in any applicable year, the governing bodies of the zone sponsors will provide the School District will all information necessary for the School District to collect the fee directly from the business firm;

WHEREAS, by December 1 in any applicable year, the School District shall send to the business firm a notice of the required fee, with a due date not later than December 31 of the same year;

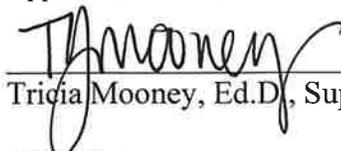
WHEREAS, the School District shall be responsible for making refunds to business firms of overpayments;

WHEREAS, if a fee payment is delinquent for more than 60 days following the date of delinquency or any later date allowed for curing the delinquency, the School District shall give written notice of the delinquency to the business firm and the assessor of the county;

BE IT THEREFORE RESOLVED that the Hermiston School District and the governing bodies of the zone sponsors for the Greater Hermiston Enterprise Zone establish the rate of the school support fee of fifteen (15) percent.

DATED THIS 9th day of February 2026.

Approved on behalf of the Hermiston School District



Tricia Mooney, Ed.D., Superintendent

2/9/26
Date

ATTEST:

Date

(Hermiston Enterprise Zone Sponsor Signatures to Follow)

Approved on behalf of the City of Hermiston

CITY OF HERMISTON

Doug Primmer, Mayor

Date

ATTEST:

Lilly Alarcon-Strong, CMC, CITY RECORDER

RESOLUTION NO. 2411

A RESOLUTION SPONSORING THE DESIGNATION OF AN ENTERPRISE ZONE WITHIN THE CITY OF HERMISTON AND NAMING THE NEW ENTERPRISE ZONE; APPROVING AN ENTERPRISE ZONE SCHOOL SUPPORT FEE

WHEREAS, the City Council for the City of Hermiston (“City”) is sponsoring an enterprise zone designation; and

WHEREAS, the City is interested in sponsoring an enterprise zone to encourage new business investment, job creation, higher incomes for local residents, greater diversity of economic activity; and

WHEREAS, The City has advised and conferred with from the Oregon Business Development Department (OBDD) according to ORS 285C.078; and

WHEREAS, on January 13, 2026, the Port of Umatilla, through its Resolution No. 26-01, provided consent for the City to designate an enterprise zone within its territory; and

WHEREAS, the municipal corporations, school districts, special service districts, that receive operating revenue through the levying of ad valorem taxes on real and personal property in any area of this enterprise zone were sent notice and invited to a public meeting on February 12, 2026 regarding its designation, in order for the sponsoring governments to effectively consult with these other local taxing districts; and

WHEREAS, pursuant to ORS 285C. 067, the rate(s) for school support fees have been established at 15% through Hermiston School District Resolution No. 2025-26-03 approved February 9, 2026, and Stanfield School District Resolution No. 2024-01 approved on February 11, 2026; and

WHEREAS, this enterprise zone has a total area of approximately 3.89 square miles and it meets other statutory limitations on size and configuration, and it is depicted herein on a drawn-to-scale map attached hereto as Exhibit A; and

WHEREAS, the City shall fulfill its duties and implement provisions under ORS 285C.105 or elsewhere in ORS Chapter 285C and related parts of Oregon Law, including but not limited to appointing a local enterprise zone manager, and to preparing a list or map of local, publicly owned lands and buildings in this enterprise zone for purposes of ORS 285C.110; and

WHEREAS, designation of this enterprise zone does not grant or imply permission to develop land inside it without complying with jurisdictional zoning, regulatory and permitting processes and restrictions; nor does it indicate any intent to alter those processes or restrictions, except as otherwise done in accordance with Comprehensive Plans as acknowledged by the state of Oregon Land Conservation and Development Commission (LCDC).

WHEREAS, the proposed enterprise zone contains significant land that is reserved for industrial use, as indicated by land use zoning map(s) with the application, consistent with

Comprehensive Plan(s) acknowledged by the Land Conservation and Development Commission, such industrial sites are accessible, serviced or serviceable, and otherwise ready for use and further development; and

WHEREAS, the City is interested in encouraging large scale investments which will boost the long-term valuation of taxing jurisdictions which serve Hermiston residents.

WHEREAS, the City appreciates the impacts that the designated enterprise zone would have and the property tax exemptions that eligible business firms might receive therein; and

WHEREAS, the current Enterprise Zone in which the City is a co-sponsor with Umatilla County is scheduled to expire June 30, 2026.

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

1. That under ORS 285C.065, the City does hereby designate an Oregon enterprise zone to be named: The Hermiston Enterprise Zone, the boundary and area of which are described in Exhibit A.
2. That Mark Morgan, Assistant City Manager, is authorized to prepare and submit documentation of this enterprise zone designation to OBDD on behalf of the zone sponsor for purposes of a positive determination in favor under ORS 285C.074.
3. That designation of this enterprise zone takes effect on July 1, 2026.
4. That Mark Morgan, Assistant City Manager, is appointed as the local zone manager for this enterprise zone.
5. That the City of Hermiston, as the governing body of the zone sponsor for the Hermiston Enterprise Zone, agrees that the established rate of the school support fee be set at 15% and the Mayor may sign and approve Hermiston School District Resolution No. 2025-26-03 approved February 9, 2026, and Stanfield School District Resolution No. 2024-01 approved February 11, 2026.
6. That this resolution is effective immediately upon its passage.

PASSED by the Common Council this 9th day of March 2026.
SIGNED by the Mayor this 9th day of March 2026.

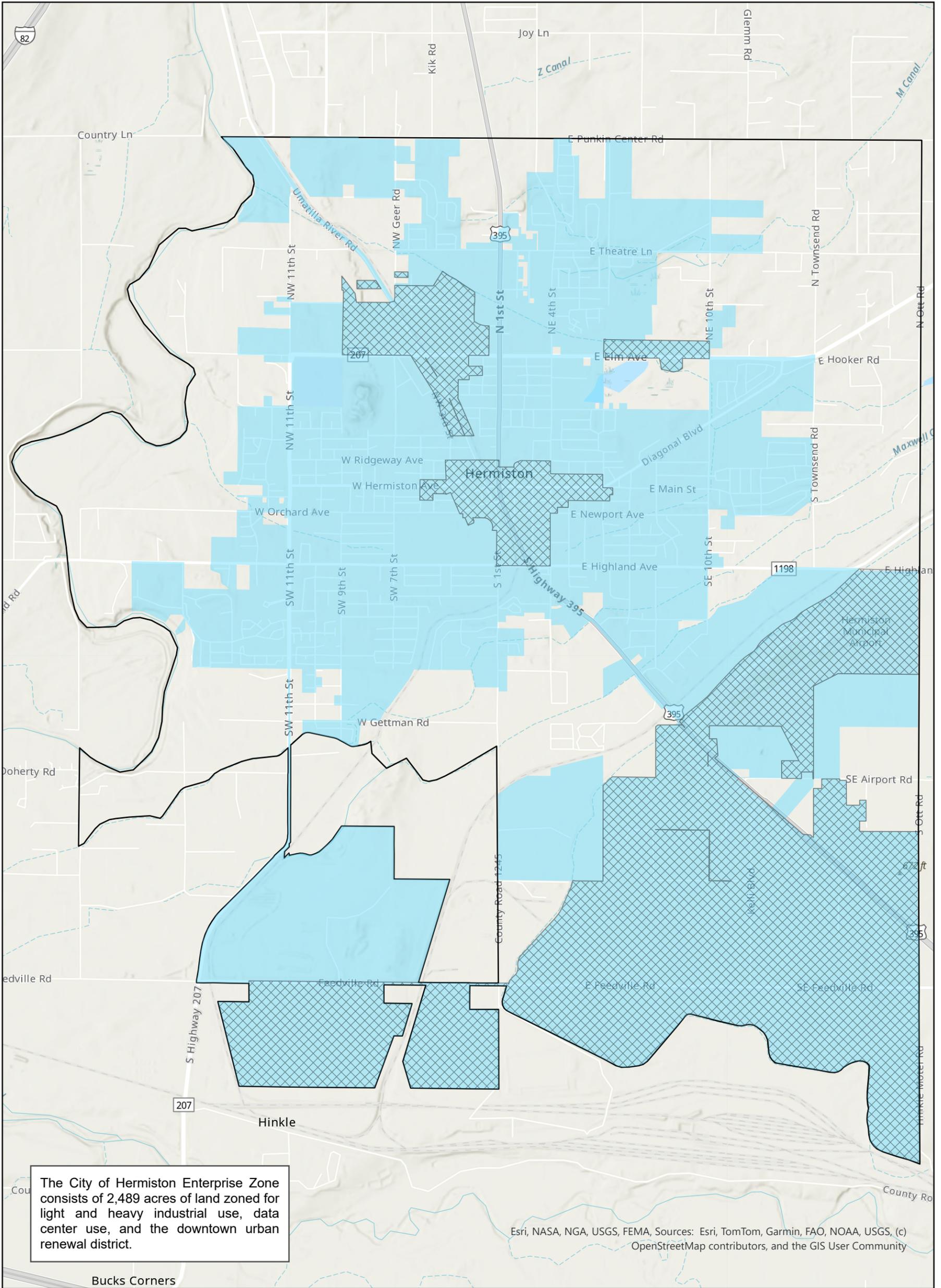
Doug Primmer, MAYOR

ATTEST:

Lilly Alarcon-Strong, CMC, CITY RECORDER

EXHIBIT A (Resolution No. 2411)

Hermiston Enterprise Zone Map 2026



Legend

- Hermiston UGB
- Hermiston City Limits
- Proposed City of Hermiston Enterprise Zone





Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of March 9, 2026

Title/Subject

Resolution 2412: Approving award of a contract for purchase and installation of backup power generators for the Regional Water System.

Summary

This resolution authorizes award of a contract for purchase and installation of backup power generators on the Regional Water System to Neuman Electric, Inc.

Background

The Regional Water System pulls such large quantities of water that installing storage facilities is financially impractical. However, the system has never included backup power generation facilities at either the intake pump station, or the treatment works. This means that in the event of power failure, water stops flowing to multiple large industrial customers.

Subsequent to many years of discussions with the users, the users group agreed in 2024 to proceed with paying for installation of backup generators by levying a short-term assessment on themselves proportionate to their nameplate capacity within the system. The RWS engineers estimated the cost of this project to be \$5,015,000, and the RWS pro-rated that over the course of 36 months, and began collecting proportionate shares from each of the users in early 2025. The share of cost that each user is therefore covering is:

- Amazon Web Services:	50.8%	\$2,550,000
- Calpine:	18.9%	\$950,000
- Hermiston Generating:	16.9%	\$850,000
- City of Hermiston:	13.3%	\$665,000

Design has been completed, and the job has been bid, with bids opened on March 3, 2026 as follows:

- Neuman Electric, Inc.:	\$3,955,000.00
- Rotschy, Inc.:	\$4,572,668.29
- C&E Trenching:	\$4,904,368.16
- <i>Engineer's Estimate:</i>	<i>\$5,060,000.00</i>

- Apex Mechanical, LLC: \$5,501,000.00

Tie-In to Council Goals

Goal 3- CITY FACILITIES: PUBLIC FACILITIES THAT MEET THE COMMUNITY NEEDS OF TODAY AND THE FUTURE

Fiscal Information

The low bid from Neuman is approximately 20% below the original engineer's estimate which was used for beginning to collect short-term assessments from the customers. It is not recommended to change the monthly collections at this point, as potential change orders are always a possibility. City Staff will continue to monitor the situation, and make recommendations as appropriate, but suffice to say, this is a good position to be in.

The City of Hermiston Water Utility was on the hook for 13.3% of the cost of the project, at an original estimate of \$665,000. This amount was subsequently awarded to the City via Congressionally Designated Spending, courtesy of Senator Merkley. Again, as costs may rise throughout the project, staff will continue to monitor and make recommendations; however, if the City's actual costs come in below the \$665,000 CDS award, it is possible that staff may be able to pursue some reimbursement through that source to cover administrative overhead costs of delivering this project as the operator of the RWS.

Alternatives and Recommendation

Alternatives

1. Approve Resolution 2412
2. Reject Resolution 2412
3. Table Resolution 2412

Recommended Action/Motion

Approve Resolution 2412

Submitted By:

Mark Morgan

BID TABULATION

ANDERSON PERRY & ASSOCIATES, INC.
 243 E. MAIN STREET
 HERMISTON, OREGON 97838

PROJECT: City of Hermiston, Oregon -
 Regional Water System - Standby Generator System

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

Bid Opening: 11:00 a.m., March 3, 2026, via QuestCDN Online Bidding Service

BIDDERS

				Engineer's Estimate		Neuman Electric, Inc.		Rotschy, LLC		C&E Trenching, LLC	
Item	Description	Unit	Amount	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization/Demobilization	LS	1	\$240,000.00	\$240,000.00	\$650,000.00	\$650,000.00	\$189,611.30	\$189,611.30	\$184,444.29	\$184,444.29
2	Water Treatment Plant Standby Generator System	LS	1	\$1,960,000.00	\$1,960,000.00	\$1,488,250.00	\$1,488,250.00	\$1,862,530.80	\$1,862,530.80	\$2,053,884.32	\$2,053,884.32
3	Intake Pump Station Standby Generator	LS	1	\$2,860,000.00	\$2,860,000.00	\$1,816,750.00	\$1,816,750.00	\$2,520,526.19	\$2,520,526.19	\$2,666,039.55	\$2,666,039.55
TOTAL BID PRICE					\$5,060,000.00		\$3,955,000.00		\$4,572,668.29		\$4,904,368.16
A. Breakdown of Lump Sum Bid Item No. 2, Water Treatment Plant Standby Generator System, Complete											
1	Site Work	LS	1	\$170,000.00	\$170,000.00	\$629,066.60	\$629,066.60	\$694,128.59	\$694,128.59	\$117,131.07	\$117,131.07
2	Generator	LS	1	\$1,300,000.00	\$1,300,000.00	\$936,246.70	\$936,246.70	\$988,676.39	\$988,676.39	\$973,728.43	\$973,728.43
3	Automatic Transfer Switch	LS	1	\$490,000.00	\$490,000.00	\$200,000.00	\$200,000.00	\$179,725.82	\$179,725.82	\$963,024.82	\$963,024.82
TOTAL (Must Equal Bid Item No. 2, Water Treatment Plant Standby Generator System, Complete)					\$1,960,000.00		\$1,765,313.30		\$1,862,530.80		\$2,053,884.32
B. Breakdown of Lump Sum Bid Item No. 3, Intake Pump Station Standby Generator System, Complete											
1	Site Work	LS	1	\$320,000.00	\$320,000.00	\$502,680.68	\$502,680.68	\$711,889.36	\$711,889.36	\$164,132.22	\$164,132.22
2	Generator	LS	1	\$2,100,000.00	\$2,100,000.00	\$1,537,006.02	\$1,537,006.02	\$1,608,773.41	\$1,608,773.41	\$1,613,316.32	\$1,613,316.32
3	Automatic Transfer Switch	LS	1	\$440,000.00	\$440,000.00	\$150,000.00	\$150,000.00	\$199,863.42	\$199,863.42	\$888,591.01	\$888,591.01
TOTAL (Must Equal Bid Item No. 3, Intake Pump Station Standby Generator System, Complete)					\$2,860,000.00		\$2,189,686.70		\$2,520,526.19		\$2,666,039.55
Lump Sum Breakdown does not match the Bid Item price listed above.											

BID TABULATION											
ANDERSON PERRY & ASSOCIATES, INC. 243 E. MAIN STREET HERMISTON, OREGON 97838				PROJECT: City of Hermiston, Oregon - Regional Water System - Standby Generator System				OWNER: City of Hermiston 180 N.E. 2nd Street Hermiston, Oregon 97838			
Bid Opening: 11:00 a.m., March 3, 2026, via QuestCDN Online Bidding Service				BIDDERS							
				Engineer's Estimate		Apex Mechanical, LLC					
Item	Description	Unit	Amount	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Mobilization/Demobilization	LS	1	\$240,000.00	\$240,000.00	\$50,000.00	\$50,000.00				
2	Water Treatment Plant Standby Generator System	LS	1	\$1,960,000.00	\$1,960,000.00	\$1,817,000.00	\$1,817,000.00				
3	Intake Pump Station Standby Generator	LS	1	\$2,860,000.00	\$2,860,000.00	\$3,634,000.00	\$3,634,000.00				
			TOTAL BID PRICE		\$5,060,000.00		\$5,501,000.00				
A. Breakdown of Lump Sum Bid Item No. 2, Water Treatment Plant Standby Generator System, Complete											
1	Site Work	LS	1	\$170,000.00	\$170,000.00	\$200,000.00	\$200,000.00				
2	Generator	LS	1	\$1,300,000.00	\$1,300,000.00	\$1,500,000.00	\$1,500,000.00				
3	Automatic Transfer Switch	LS	1	\$490,000.00	\$490,000.00	\$117,000.00	\$117,000.00				
			TOTAL (Must Equal Bid Item No. 2, Water Treatment Plant Standby Generator System, Complete)		\$1,960,000.00		\$1,817,000.00				
B. Breakdown of Lump Sum Bid Item No. 3, Intake Pump Station Standby Generator System, Complete											
1	Site Work	LS	1	\$320,000.00	\$320,000.00	\$50,000.00	\$50,000.00				
2	Generator	LS	1	\$2,100,000.00	\$2,100,000.00	\$3,484,000.00	\$3,484,000.00				
3	Automatic Transfer Switch	LS	1	\$440,000.00	\$440,000.00	\$100,000.00	\$100,000.00				
			TOTAL (Must Equal Bid Item No. 3, Intake Pump Station Standby Generator System, Complete)		\$2,860,000.00		\$3,634,000.00				

RESOLUTION NO. 2412**A RESOLUTION AWARDED A CONTRACT FOR PURCHASE AND INSTALLATION OF
BACKUP POWER GENERATORS FOR THE REGIONAL WATER SYSTEM AND
AUTHORIZING THE CITY MANAGER TO SIGN THE CONTRACT ON BEHALF OF THE
CITY**

WHEREAS, the City of Hermiston (“City”) desires to purchase and install backup generators for the Regional Water System; and

WHEREAS, the project was designed and a request for bids was issued; and

WHEREAS, notice was published, and bids were received from multiple bidders with Neuman Electric, Inc. being the lowest responsive and responsible bidder at \$3,955,000.00; and

WHEREAS, the cost for the project is being shared by the entities that use the system and the City has funds available for this project.

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

1. That the contract for the purchase and installation of backup generators for the Regional Water System is awarded to Neuman Electric, Inc.
2. That the City Manager be, and is, hereby authorized to execute and deliver a contract for the purchase and installation of backup generators for the Regional Water System to Neuman Electric, Inc. 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 9th day of March 2026.

SIGNED by the Mayor this 9th day of March 2026.

Doug Primmer, MAYOR

ATTEST:

Lilly Alarcon-Strong, CMC, CITY RECORDER



Where Life is Sweet

Members of Committees and Boards
STAFF REPORT
 For the Meeting of March 9, 2026

Title/Subject

Approval of the Amended Harkenrider Center Facilities Agreement with Senior Board

Summary and Background

The City of Hermiston owns the Harkenrider Senior Activity Center and has historically operated under a Facility Development and Use Agreement dated February 2014 with the Hermiston Senior Center Board of Directors, Inc. The proposed 2026 Amended and Restated Facility Use Agreement updates and replaces the original agreement in its entirety to reflect the completion of facility construction and renovations, the expiration of Community Development Block Grant (CDBG) obligations, and current operational needs.

Since the facility's construction and expansion, including the basement event space, operational practices have evolved to include shared use, rentals, and broader community programming. The updated agreement formalizes these practices while preserving the Board's long-standing role in providing senior meals and programming.

Under the proposed agreement:

- The City retains ownership and primary control of the facility.
- The Senior Center Board remains a priority tenant, with designated use Monday through Friday from 8:00 a.m. to 4:00 p.m. for senior programs.
- The Parks and Recreation Department will maintain the master schedule, manage all facility rentals, and coordinate overall facility use.

The agreement also clarifies operational responsibilities, scheduling coordination, access rights, and cost allocation to ensure efficient facility management and equitable community access. It establishes shared use of three primary rental areas (great room, basement, and board room) and confirms that renters may access circulation areas such as elevators and stairs regardless of concurrent programming.

Additionally, the updated agreement defines maintenance responsibilities, with the City covering general operating costs (utilities, maintenance, internet, and building-wide services) and the Board assuming responsibility for kitchen-related costs, supplies, and equipment associated with its programming and meal services.

The agreement term is five (5) years with automatic renewal unless terminated, and either party may terminate with six months' written notice.

Tie-In to Council Goals

Goal 3: City Facilities: Public Facilities that meet the community needs of today and the future.

Fiscal Information

There is no direct additional fiscal burden to the City beyond existing facility operating costs.

Key fiscal components include:

- City covers general building operations, maintenance, utilities, and scheduling.
- Rental revenue will be split 70% to the City and 30% to the Senior Center Board.
- City-managed recreation program revenue remains fully with the City.
- The Board retains revenue from senior programs, meals, and concessions during its designated use times.

Alternatives and Recommendation

Alternatives

The City Council may approve, reject or send back for refinements.

Recommended Action/Motion

Staff recommends that the City Council adopt the agreement as written.

Submitted By:

Brandon Artz, Parks & Recreation Director

**2026 AMENDED AND RESTATED FACILITY USE AGREEMENT
BETWEEN
HERMISTON SENIOR CENTER
BOARD OF DIRECTORS INC.
AND
THE CITY OF HERMISTON, OREGON**

This Amended and Restated Facility Use Agreement (this “Agreement”) amends and restates in its entirety the Facility Development and Use Agreement dated February 2014 (the “Original Agreement”) between the Parties. The Original Agreement is hereby superseded and replaced in full by this Agreement, which reflects the fulfillment of all Community Development Block Grant (CDBG) obligations, the completion of the Facility construction and renovations (including the basement), the current operational realities, and the Parties' mutual agreements regarding use, revenue sharing, costs, scheduling, access, and maintenance. All prior terms inconsistent with this Agreement are eliminated.

RECITALS

WHEREAS, the Board has operated senior programs at the Facility since its construction in 2018 and desires to continue providing services for senior citizens; and

WHEREAS, the City owns the Facility and recognizes the value of senior programming to the community while seeking to expand community-wide access and ensure efficient management; and

WHEREAS, the initial 5-year CDBG period has expired, removing any age or use restrictions; and

WHEREAS, current operations require updates to reflect shared responsibilities, financial equity, and improved oversight; and

WHEREAS, the Parties desire to amend the original agreement to incorporate these changes, including the attached Operating Plan (Attachment A);

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, the Parties agree as follows:

PURPOSE

The purpose of this Agreement is to support the Board's mission to provide programming and meals for senior citizens while enabling the City to manage the Facility to enhance senior programs and provide a broader community benefit. The City retains ownership and primary control, with the Board as a priority tenant without rental fee for designated times. The Parties will cooperate in operations as detailed herein and in Attachment A: Operating Plan.

ARTICLE I.

TERM AND TERMINATION

1.01 Term. The term of this Agreement shall be 5 years from the date of execution, with automatic renewal for successive 5-year terms unless terminated.

1.02 Termination. Either Party may terminate for any reason with 6 months' written notice. The Agreement may be terminated at any time for material breach with 90 days' written notice, provided the breaching Party fails to cure within 30 days.

ARTICLE II.

FACILITY OPERATION AND MAINTENANCE

2.01 Shared Uses. The Board shall have priority use of the Facility, Monday through Friday from 8:00 a.m. to 4:00 p.m. for senior programs. The City shall have primary use all other times, including evenings, weekends, and holidays, for community programs and rentals. The Facility includes three rental areas: the great room, basement, and board room. Requests for additional use by either Party shall be granted on a space-available basis. The Board shall have priority use upstairs during its designated hours, but all renters shall have non-exclusive access to the lobby, elevator, and interior stairs for ingress/egress to their rented spaces (including the basement), regardless of concurrent programs.

2.02 Scheduling. The City (through its Parks and Recreation Department, "P&R") shall maintain the master rental schedule, handle all rentals, collect fees, and coordinate rental agreements. The Board and City shall each designate one coordinator to ensure positive communication and collaboration. All rentals must comply with Facility rules.

2.03 Exclusive Areas. The City retains unrestricted access rights to all areas, including the kitchen and senior food storage, for safety, maintenance, and oversight purposes as described in Section 2.10. The Board may not restrict City access through locks, barriers, or other means without prior written City approval. The City will not give access to renters to the office area, kitchen and kitchen storage areas.

2.04 Operating Costs. The City shall cover all general Facility operating costs, including utilities (whole building), internet, IT services, elevator maintenance, general cleaning, and building-wide maintenance and repairs.

The Board shall bear sole responsibility for all kitchen-related costs, including:

- Maintenance, repair, and replacement of kitchen appliances, equipment, and fixtures
- Kitchen-specific plumbing and related repairs
- Kitchen cleaning supplies and services
- All supplies for meals, programs, and kitchen operations

The Board shall cover any incremental utility or other costs directly attributable to kitchen use.

2.05 Supervision. The Board shall supervise its programs and any rentals during its priority times, 8am-4pm M-F. The City shall supervise all other uses.

2.06 Conduct. Both Parties are responsible for ensuring compliance with Facility rules, including:

1. Return the Facility to its prior condition after each use.

2. No alcoholic beverages or drug use.
3. No smoking, marijuana use, fires, or fireworks.
4. Vehicles in designated parking only.
5. Noise ordinance enforced.

The Board & City shall ensure that all gas appliances, stoves, burners, and other hazardous equipment are fully shut off (including pilot lights where applicable) at the conclusion of each use. Failure to do so shall constitute negligent operation and may result in immediate City intervention, temporary suspension of kitchen privileges, and reimbursement of any resulting response, repair, inspection, or safety costs incurred by the City.

2.07 Repair and Replacement for Damage. The responsible Party shall cover the direct costs of repair or replacement of any Facility assets damaged as a result of its uses, excluding normal wear and tear, except as follows:

- **Kitchen Area Exception:** The Board shall be solely responsible for all repairs, replacements, and maintenance (including normal wear and tear) of the kitchen and all kitchen appliances, equipment, fixtures, and related items. This includes, but is not limited to, stoves, ovens, refrigerators, sinks, plumbing fixtures, countertops, cabinets, and any other kitchen-specific assets. The City shall have no responsibility for any kitchen-related costs or damage, regardless of cause or nature of wear.
- **Building Systems Exception:** Notwithstanding the Kitchen Area Exception above, if damage to the kitchen area is directly caused by a building system failure or incident originating outside of the kitchen (including but not limited to building-wide plumbing, HVAC, structural issues, or other Facility infrastructure not under the Board's control), the City shall be responsible for the repair and restoration of such damage.

This exception applies even if the damage or wear results from normal use by the Board, its participants, renters, or guests during the Board's scheduled times or programs.

Consequential Damage. If damage, safety hazards, or emergency conditions originate from the kitchen area due to the Board's operations, negligence, or failure to properly secure equipment (including but not limited to gas appliances), and such condition results in damage to other portions of the Facility or triggers emergency response, inspections, system shutdowns, or repairs beyond the kitchen area, the Board shall be responsible for all associated costs, including but not limited to repairs, inspections, emergency services, remediation, and related Facility impacts.

The Parties acknowledge that the Board may request maintenance or repair work within the kitchen area to be performed by the City's Facilities Maintenance Worker (currently Mike Botti) or, at the City's discretion, through qualified third-party contractors coordinated by the City. When such work is requested by or performed for the benefit of the Board's kitchen operations, the City shall invoice the Board for labor at the hourly rate of \$70.00 per hour, plus the full cost of all materials, parts, supplies, contractor expenses, and any associated service charges. The City shall retain sole discretion over scheduling, scope, and method of repairs to ensure compliance with public facility standards.

2.08 User Improvements. The Board may be authorized, on a case-by-case basis, to make

physical improvements, alterations, additions, or adjustments to the Facility, subject to the City's sole control and direction.

All improvements, adjustments, or modifications to the Facility—including but not limited to changes to locks, access controls, security systems, installation of additional locks, structural changes, plumbing/electrical work, painting, landscaping, fixture installations, or any other visible or functional alterations—must receive the City's prior written approval before any work begins. The Board shall submit detailed plans, specifications, cost estimates, and contractor information (if applicable) with each request for approval.

The Board shall submit an annual list of planned improvements to the City by [specify date, e.g., January 31 of each year] for review and consideration. The City shall inspect and approve (or deny) each proposed improvement to ensure it meets the City's public facility standards, building codes, safety requirements, and compatibility with the Facility's overall use.

Any permanent change or improvement to the building (including fixtures or structural elements) with an estimated value exceeding **\$250** shall require the City's prior written approval and may be subject to additional requirements, such as permits, inspections, or bonding, at the City's discretion. Improvements valued at \$250 or less may proceed with the City's written notice of approval (which may be granted via email or memo for minor items) but still require prior notification to the City.

All completed improvements, once approved and installed, shall become the sole property of the City upon completion and shall remain with the Facility at the expiration or termination of this Agreement, without compensation to the Board, unless otherwise agreed in writing by the Parties. The Board shall be responsible for all costs associated with its proposed improvements, including materials, labor, permits, and any required restoration if the City later requires removal (though removal is not presumed).

2.09 Improvements by City. The City reserves the right to make its own improvements or adjustments to the Facility for the benefit of the community at large and will consult with the Board regarding any planned changes that may impact senior programs.

2.10 Right of Inspection and Access. The City shall at all times have the right to inspect the Facility and any portion thereof, including but not limited to the kitchen, storage areas, offices, and all other spaces, for purposes of inspection, maintenance, repair, emergency response, compliance with laws, or to ensure proper use under this Agreement. The Board shall not restrict and will ensure that the City has immediate and unrestricted access to all areas of the Facility at all times. The City shall provide the Board with all necessary means to access any secured areas including keys, access codes, or other means to all locked and secured areas upon request and no changes shall be made without City approval.

The Board is prohibited from changing, re-keying, adding, or installing any locks on doors, gates, or other access points within the Facility. If changes are necessary, the City will manage the process. To request changes, the Board must submit a written request that includes the reason for the change, the proposed modifications, and the desired timeline. All requests are subject to City approval. If the City determines changes are needed, it will promptly provide the Board with duplicate keys or other access methods for any new or modified locks.

Any unauthorized changes to locks or access controls will be considered a material breach of this Page | 4

Agreement. The Board will be responsible for any costs, damages, or liabilities resulting from restricted City access caused by such actions.

2.11 Concessions/Meals/Resale/Fees Collected by Board. The Board may sell concessions, meals, resale items and/or senior programming fees during its uses, complying with permits. No revenue share is required during the designated time frame.

2.12 Access to Circulation Areas and Vertical Access. The Facility is a multi-level building with an upstairs area (including the great room, offices, boardroom, lobby and kitchen) and a downstairs basement event area. Renters of any portion of the Facility, including the basement event area, shall have full, non-exclusive access to the elevator and interior stairs at all times during their approved rental period for ingress, egress, setup, teardown, and use of their rented space.

The Board shall not restrict, block, or otherwise interfere with renters' access to these circulation areas (lobby, elevator and interior stairs), even during concurrent senior programs or other activities upstairs. Any such restriction shall constitute a material breach of this Agreement.

To promote harmonious shared use:

- The City (through P&R) shall notify all renters in advance (via rental confirmation or rules) of any concurrent activities or programs in other areas of the Facility.
- Renters shall be required to proceed quietly and respectfully through shared circulation areas (e.g., elevator, stairs, lobby) to minimize disruption to ongoing senior programs or other users. Excessive noise, disruptive behavior, or interference with other activities may result in immediate termination of the rental and forfeiture of fees, at the City's discretion.
- The Facility is a shared public space serving multiple users. All parties, including the Board, City staff, volunteers, program participants, renters, and guests, shall conduct themselves in a respectful and courteous manner toward one another. No party shall interfere with, obstruct, or harass other authorized users of the Facility. Concerns regarding scheduling, use, or conduct shall be directed to P&R for resolution rather than addressed directly in a confrontational manner with renters or participants.

ARTICLE III.

OBLIGATIONS OF CITY

3.01 Operating Costs. As outlined in 2.04.

3.02 Budget Limitations. City's obligations are subject to its budget. If unable to fulfill, City is not liable for monetary damages unless in breach.

3.03 Property Ownership. City retains ownership; Board is a tenant without fee for priority times.

ARTICLE IV.

OBLIGATIONS OF THE BOARD

4.01 Senior Programming. The Board shall provide senior-focused programs and activities at the Facility, targeted primarily at participants aged 60 and older (though not age-restricted).

These programs shall include:

- At least **2 congregate meals per week** (prepared at the Facility and served on-site or via delivery, such as Meals on Wheels), with Tuesdays and Thursdays as the standard days (e.g., noon service).
- An average of at least **2 additional senior programs or activities per week** (e.g., exercise classes, social events, educational sessions, games, or crafts), scheduled primarily Monday through Friday during the Board's designated priority hours of 8:00 a.m. to 4:00 p.m.

The Board shall make reasonable efforts to maintain consistent programming and notify participants in advance of any cancellations or changes.

Scheduling and Use Restrictions:

- During the Board's priority hours (Monday–Friday, 8:00 a.m. - 4:00 p.m.), the City shall not schedule or conduct any senior-specific programs in the upstairs main areas (including the great room) without consent or collaboration with the Board.
- The City may schedule and conduct programs (senior-related or otherwise) in the basement event area during these priority hours, provided such use does not interfere with Board access to vertical circulation (elevator and interior stairs) as outlined in Section 2.12.
- If the Board wishes to schedule a senior program or activity outside its designated priority hours (e.g., evenings or weekends), the Board shall submit a written request to the City (via the designated P&R coordinator) at least 14 days in advance. Upon approval, any rental or facility use fees collected for such extended-time program shall be split 50/50 between the Board and the City.

The Parties shall coordinate scheduling collaboratively to maximize Facility use and minimize conflicts, with the Board's senior programs having priority in the upstairs areas during designated hours.

ARTICLE V.

ASSIGNABILITY AND EXCLUSIVITY

5.01 Assignment. This Agreement is non-assignable by the Board. Use is non-exclusive, with Board priority as described.

ARTICLE VI.

INSURANCE

6.01 The Board shall provide general liability insurance of at least \$2,000,000 per occurrence for personal injury/death, procured from an Oregon-authorized company. City shall be named additional insured, with 30 days' notice for cancellation.

6.02 City shall be named additional insured, with waivers of subrogation.

ARTICLE VII.

INDEMNIFICATION

7.01 The Board shall indemnify and hold harmless the City and its officers, agents, employees, or officials from any claims, damages, or expenses arising from the Board's activities, use, or maintenance of the Facility, including personal injury, property damage, or violations of law.

7.02 The City shall provide mutual indemnification for claims arising solely from its activities.

ARTICLE VIII.

GENERAL PROVISIONS

8.01 Notices. Notices shall be sent by email or mail to:

To City: parksandrec@hermiston.gov or bartz@hermiston.gov

City of Hermiston,
Attention: Director of Parks and Recreation,
180 NE 2nd Street
Hermiston, OR 97838

To Board:
Hermiston Senior Center Board
Attention: Board President
P.O. Box 854
Hermiston, OR 97838

8.02 Force Majeure. Neither Party is liable for delays due to events beyond control (e.g., natural disasters).

8.03 Entire Agreement. This replaces the 2014 Agreement; attachments include Operating Plan (Attachment A).

EXECUTED this ____ day of _____, 2026.

CITY OF HERMISTON, OREGON

By: _____ [City Manager]

BOARD:

By: _____ [Board President]

Attest:

City Clerk

Attachment A: Operating Plan

This Operating Plan is incorporated into the Agreement to guide day-to-day implementation.

Hours of Operation

- Senior Board: Monday - Friday, 8:00 a.m. - 4:00 p.m. Senior lunches on Tuesdays/Thursdays.
- P&R (City): Sunday & Saturday open for activities/rentals; Monday - Friday 4:00 p.m. - 10:00 p.m. if scheduled. Facility opens for after-hours rentals/programs.

Financial Plan

- Rentals: City and Senior Board split all rental revenue 70/30 (70% to City, 30% to Board)
- Senior Board Programming Revenue (M-F 8am-4pm): Board Retains 100%
- Senior Board Programming Revenue (All other hours): P&R & Board Split 50/50
- Parks & Recreation Programming: City Retains 100%

The Senior Board and City shall split all rental revenue 70/30 (70% to City, 30% to Senior Board), regardless of booking source. Revenue from City-managed community programs goes fully to City. Senior program revenue outside of priority time will be split 50/50.

Senior Board Programs

The Board may solicit and price programs for senior participants. Programs target seniors but are not age-restricted.

The City shall honor up to four (4) external events or rentals per calendar year that are coordinated and approved by the Senior Board with outside entities. For these limited events, the Senior Board may recommend and set the rental pricing structure, subject to final administrative processing through the P&R Department. All scheduling, insurance, and facility compliance requirements shall still be administered through the City's standard rental procedures.

Recreation Programs

Programs for other age groups are coordinated by P&R; all revenue to City.

Evaluation and Monitoring

- Senior Programs: Board monitors during priority times (M-F 8am-4pm).
- Rentals: City handles master scheduling and rentals for all areas (upper level, basement, board room).
 - M-F 8am-4pm, Board monitors
 - If the Board anticipates a conflict in monitoring a rental, it is responsible for notifying the City at least 48 hours in advance so coverage can be arranged. In the event of an emergency, the Board must provide prompt notice to ensure the City can respond accordingly.
 - All Other Rental Times, City monitors

Facility Rentals

- City (P&R) processes all rentals, collects fees, and ensures compliance. Board may refer rentals but not independently book. Rentals available Sun-Sat, prioritizing senior programs. Basement actively promoted by City. No active restriction on basement use by Board, but coordination required. Annual review of rental rates and policies by both Parties.
- A Senior Program Discount of ten percent (10%) shall be applied to Facility rentals that are specifically senior-focused in nature (e.g., senior organization events, milestone celebrations such as senior birthday events, or senior programming activities). This discount shall apply only when the primary purpose of the event is senior-related and shall not apply solely based on the age of the individual renter.
- Legacy Community Rentals: The City shall make reasonable efforts to honor and continue

longstanding legacy rentals and community relationships historically coordinated by the Senior Board, including but not limited to recurring uses such as American Legion Post #37 monthly meetings and Lions Club annual poinsettia pickup, provided such rentals comply with Facility rules, insurance requirements, and scheduling availability.

This plan may be updated annually by mutual agreement.



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of March 9, 2026

Title/Subject

Adoption of 2026 Council Goal Setting Report.

Summary and Background

Attached is the report from a 1.5-day retreat held January 22-23, 2026 at Hermiston City Hall, to review the Council's goals, discuss current community projects and issues, and provide City staff with direction regarding the Council's priorities for the coming years. This session is the twelfth such retreat. For the eleventh time, the City contracted with SSW Consulting, a professional strategic planning and facilitation firm to prepare and guide us through our discussion.

In advance of the retreat, SSW conducted outreach with the Council and staff to discuss community challenges, opportunities, and priorities on the horizon.

Tie-In to Council Goals

N/A

Fiscal Information

N/A

Alternatives and Recommendation

Alternatives

1. Adopt Report as presented.
2. Direct Staff to edit report and bring it back.

Recommended Action/Motion

Motion to adopt 2026 Council Goal Setting Report as presented.

Submitted By:

Byron D. Smith

CITY OF HERMISTON 2026 CITY COUNCIL GOALS + ACTION PLAN

2026





INTRODUCTION

The City of Hermiston is pleased to present a summary of its January 2026 Council Retreat.

On January 22–23, 2026, the City Council and leadership team met to gain a deeper understanding of the current community and organizational landscape. The goal was to refine strategic goals that would guide the organization over the next year.

To facilitate this process, the City engaged SSW Consulting, a professional facilitation and strategic planning firm.

The retreat aimed to achieve the following:

- Ground everyone in shared context and realities
- Build trust, alignment, and working norms
- Create space for hard conversations without letting them dominate
- Produce clear, fiscally grounded priorities the Council can stand behind together

Before the retreat, SSW Consulting conducted individual outreach interviews with members of City Council, as well as a leadership team survey. This information helped shape the retreat agenda to ensure a productive and engaging experience.

During the retreat, staff and Council members worked to refine last year's goals, considering progress made and emerging priorities. They collaborated to assess the community and organizational context and develop clear and measurable goals.

The City appreciates the engagement and participation of the Council and staff. The team looks forward to working together to advance these goals, aligning them with the community's vision.

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CITY OF HERMISTON, HERMISTON PARKS + REC, @TRAVELHERMISTONOREGON, @THAT_HERMISTON_LIFE

TEAM

HERMISTON CITY COUNCIL



Doug Primmer
Mayor



Jackie Linton
Ward 1



Roy Barron
Ward 2



Jackie Myers
Ward 3



David McCarthy
Ward 4



Jeff Kelso
At Large



Maria Duron
At Large



Josh Roberts
At Large



Allen Hayward
At Large

HERMISTON LEADERSHIP TEAM

Byron Smith, City Manager
Mark Morgan, Assistant City Manager
Richard Tovey, City Attorney
Lilly Alarcon-Strong, City Recorder
Ignacio Palacios, Finance Director
Al Davis, EOTEC General Manager
Nate Rivera, HES
Crystal Inners, HR Specialist

Jordan Standley, IT Director
Mark Rose, Library Director
Jillian Viles, Municipal Court
Brandon Artz, Parks + Recreation Director
Clint Spencer, Planning Director
Jason Edmiston, Police Chief
Cameron Meade, Street & Capital
Improvement Projects Manager

HERMISTON 2040

VISION, VALUES + GOALS

Building on the Hermiston 2040 Vision and Action Plan, adopted in 2022, the 2026 Council goals are strategically aligned with its vision statements, goal areas, and guiding values. The 2040 plan, a product of broad community and organizational engagement, provides a 20-year framework for strategic decision-making and resource allocation, addressing current and future community needs.



HERMISTON 2040 GOAL AREAS

VALUES: WHAT GUIDES US



FISCAL PRUDENCE

We are responsible stewards of the City’s financial resources and exercise discretion in decision-making.



ENGAGEMENT

We facilitate constructive relationships between the City and constituents to build trust and support equitable and sustainable decision-making.



INCLUSIVE

We are committed to building an inclusive environment that values and respects the contributions of all people.



PARTNERSHIPS

We collaborate with community organizations to leverage expertise and resources to best serve the public.



LIVABILITY

We promote diverse housing options, convenient and accessible community assets, a healthy environment, and high-quality education.



COMMUNITY VISION REFLECTION

The Hermiston 2040 Community Vision continues to serve as the foundation for Council and staff decision-making, guiding priorities, resource allocation, and long-term planning. During the 2026 goal-refinement process, the team intentionally grounded discussions in the community vision, ensuring that annual priorities remain aligned with the 2040 goals

Growing + Prosperous Hermiston

Safe + Healthy Hermiston

Connected + Engaged Hermiston

Sustainable Hermiston

Throughout 2025, Council and staff advanced initiatives that continue to reflect the community values: People, Inclusion, and Partnership.

2025 WINS

1.1 The City expanded the urban growth boundary and city limits by 823 acres to support future heavy industrial development, positioning Hermiston for long-term job growth and economic opportunity. This milestone was made possible through strong coordination across City administration, planning, engineering, water, sewer, and street teams, along with regional partners including Umatilla County, DLCD, and ODOT.

1.5 Council advanced mobility efforts by re-advertising contracts for subsidized Senior/Disabled and workforce taxi services while evaluating future rideshare opportunities. Staff, leadership, and the review committee recommended continued local service delivery while allowing rideshare markets to mature for future consideration.

3.2 The completion of the Hermiston Library renovation represents a significant investment in lifelong learning, accessibility, and community connection. Library staff, facilities, leadership, and project partners worked collaboratively to deliver an updated space that supports a connected and engaged Hermiston.

3.5 While operating from multiple temporary locations during a facility renovation, the Police Department navigated significant staffing transitions and expanded services through a new partnership with Good Shepherd Health Care System.

3.6 Council reviewed the Transient Room Tax formula during the budget process and recommended maintaining the current structure while expanding collaboration with the Greater Hermiston Chamber of Commerce and the Hermiston Senior Center Board. Finance staff, leadership, and community partners worked together to explore new ways to strengthen services and partnerships.

4.4 Council led a comprehensive review of City boards, committees, and commissions engaging advisory group chairs about their roles and impact. Supported by staff, this process resulted in the creation of a new Council-only committee, and improved understanding of advisory group contributions.

2026 COUNCIL RETREAT

RETREAT DAY 1

Day 1 of the City of Hermiston's 2026 Council Goals Retreat focused on building shared understanding, grounding the conversation in fiscal realities, and setting the stage for deeper priority-setting on Day 2.

The evening began with a welcome and agenda review, followed by a community and organizational context briefing designed to get everyone on the same page. Council and staff established shared working norms emphasizing openness, collaboration, honesty, and respectful dialogue, with a clear commitment to speaking as one body and focusing on consensus-driven priorities.

Staff then provided a high-level financial overview to frame the Council's work. This briefing included an initial look at franchise fee revenue projections, enterprise zone insights, and other key revenue considerations, along with discussion of broader fiscal pressures such as housing and homelessness demands, service expectations, state and federal uncertainty, and unfunded mandates. The Council acknowledged both challenges and opportunities and noted the need for continued, more detailed financial review as part of the overall goal-setting process.



Following a short break, the Council conducted a Council Priority Review. Existing goals were reviewed, with time dedicated to celebrating completed actions and recent wins. Councilors also identified goals and topics that require further discussion, clarification, or refinement, flagging them for deeper exploration on Day 2. Emerging context themes included communication challenges, balancing growth with amenities, and considering the long-term impacts of today's decisions.

The evening concluded with a wrap-up discussion and preview of the Day 2 agenda. By the end of Day 1, the Council had established a shared foundation of fiscal context, reaffirmed working norms, and clearly identified focus areas to advance into more detailed prioritization and decision-making during the next session.



RETREAT DAY 2

Day 2 of the City of Hermiston's 2026 Council Goals Retreat focused on strengthening team dynamics, finalizing priorities, and establishing clearer decision-making norms.

The morning began with a substantive discussion on team dynamics and decision-making norms. Council members reflected on what's working well—including open dialogue, thorough staff preparation, listening to diverse perspectives, and standing united behind decisions. Areas for improvement centered on information flow and timing, with Council noting the need to receive materials earlier, clarify staff asks before public meetings, and ensure pros and cons are thoroughly vetted on the front end. The group also addressed the importance of maintaining appropriate boundaries with City management and avoiding social media conflicts, emphasizing that building community trust shouldn't come at the expense of staff morale. Key themes emerged: "We move at the speed of trust" and "Leaders bring the weather."

Following the break, the Council worked to confirm their 2026 Priority Framework, reviewing goals across all four strategic focus areas and determining which items should move forward, which require further discussion, and which should be removed or modified. This priority refinement continued after lunch.

The afternoon included discussion on decision-making, information flow, and Council process, establishing clearer protocols for future collaboration. The retreat concluded with a wrap-up and next steps discussion.

By the end of Day 2, the Council had refined their 2026 goals, strengthened internal working agreements, clarified communication expectations, and reaffirmed their commitment to moving forward as a unified body with clear, fiscally responsible priorities.



GOAL REFINEMENT PROCESS

Hermiston City Council and staff meet annually to refine the Council goals, providing policy direction for the next year. These goals serve as a foundation for the City's budget and department work plans, ensuring alignment of resources and staff capacity.

During the retreat, the team collaboratively reviewed the 2025 goals and supporting actions. Drawing on insights from the past year of progress, fiscal context briefings, and community challenges identified through their discussions, the Council evaluated each goal to determine what should move forward, what required further discussion, and what could be removed or celebrated as complete. These updates reflected the work accomplished in 2025 and incorporated new opportunities and partnerships for 2026.

The team then worked to finalize their 2026 Priority Framework, ensuring goals were fiscally grounded and aligned with the Council's commitment to moving forward together with clear, achievable priorities the entire body could stand behind.

2026 GOALS



Growing + Prosperous



Safe + Healthy



Sustainable



Connected + Engaged





GOAL AREA | Growing + Prosperous

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

OBJECTIVE | Economic Development: Expand, strengthen, and diversify the local economy

ACTION		PROJECT LEAD	TIMELINE
1.1	Update downtown Urban Renewal Plan to improve downtown core	Planning	1-2 years
1.2	Pursue additional retail investments and educate on retail efforts and processes	Planning/City Manager's Office	1-2 years
1.3	Explore/ evaluate strategies to increase tourism and entertainment in Hermiston	City Manager's Office	1-2 years
1.4	Partner with Chamber to evaluate how the City can support a workforce pipeline	City Manager's Office	1-2 years

OBJECTIVE | Transportation: Improve mobility and transportation

ACTION		PROJECT LEAD	TIMELINE
1.5	Complete Transportation System Plan Update (will include sidewalks)	Planning/City Manager's Office	1-2 years
1.6	Update the City's sidewalk plan and prioritize student travel	City Manager's Office	1-2 years
1.7	Continue to pursue safe streets grant	Planning/City Manager's Office	1-2 years
1.8	Work with regional partners to improve transportation access and circulation	Planning/City Manager's Office	3-4 years

OBJECTIVE | Housing: Increase senior, workforce, and affordable housing, market rate rentals, and prevent people from becoming unhoused

ACTION	PROJECT LEAD	TIMELINE	
1.9	Attract market-rate rental housing developments to increase middle housing inventory	Planning/City Manager's Office	Ongoing
1.10	Continue to fund infrastructure improvements to support new housing and other developments	Planning/City Manager's Office	Ongoing
1.11	Evaluate a commercial/retail incentive opportunities	City Manager's Office	Ongoing



GOAL AREA | Safe + Healthy

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

OBJECTIVE | Wellness: a healthy community

ACTION	PROJECT LEAD	TIMELINE	
2.1	Complete the feasibility analysis of the HAWC + determine next steps with partnerships and securing land	Parks and Recreation/City Manager's Office	1-2 years

OBJECTIVE | Public Safety: Improve traffic safety and align public safety resources with community needs

ACTION	PROJECT LEAD	TIMELINE	
2.2	Complete street light study	Planning/City Manager's Office	1-2 years
2.3	Develop a security plan for parks + trails (cameras, lighting, etc.)	Parks and Recreation/City Manager's Office	1-2 years
2.4	Implement red light photo enforcements along Hwy 395	Police/City Attorney	1-2 years



GOAL AREA | 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

OBJECTIVE | City Facilities: Public facilities that meet the community needs of today and the future

ACTION		PROJECT LEAD	TIMELINE
3.1	Conduct public engagement to identify use scenarios, evaluate all options, and finalize plan for Carnegie Building	City Manager's Office	1-2 years
3.2	Finalize water allocation for EOTEC	City Manager/EOTEC	1-2 years
3.3	Finalize data and seek Council direction on next steps related to digital infrastructure	City Manager's Office	1-2 years

OBJECTIVE | Fiscal: Maintain service levels, strengthen internal operations to support sustainability, accountability, and transparency

ACTION		PROJECT LEAD	TIMELINE
3.4	Develop five-year financial plan to support sustainable staffing and operations	City Manager/Finance	1-2 years
3.5	Finalize records digitization	City Manager's Office	1-2 years
3.6	Evaluate Senior Center partnerships to align with the needs of the aging community	Parks and Recreation/City Manager's Office	1-2 years
3.7	Evaluate partnership with the Greater Hermiston Chamber to align with business needs	City Manager's Office	1-2 years
3.8	Study potential general fund projects and funding streams	City Manager's Office/Finance	1-2 years



GOAL AREA | 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

OBJECTIVE | Community Engagement: Improve engagement and connection with the community

ACTION		PROJECT LEAD	TIMELINE
4.1	Develop a communication and engagement plan identifying goals and metrics	City Manager's Office	1-2 years

OBJECTIVE | Good governance: Evaluate core governing documents and processes

ACTION		PROJECT LEAD	TIMELINE
4.2	Finalize charter review	City Manager's Office	1-2 years



IMPLEMENTATION + PROGRESS REPORTING

The Council and staff have developed the following process to support accountability and transparency in the implementation of the goals and actions.

City staff will present quarterly updates to City Council on the goals and actions. These updates will include any progress to advance the goals, reporting on success measures, challenges to be addressed, and areas needing clarification and/or further direction from Council. Additionally, staff will highlight any goals and actions in relevant staff reports. Staff will continue to provide real-time updates to Council on relevant projects and include any pertinent developments in weekly updates to Council.

The team will revisit the goals annually to assess progress, refine existing goals as needed, and develop new goals to reflect community and organization priorities.



TEAM AGREEMENT

THE HERMISTON CITY COUNCIL IS COMMITTED TO...



COLLABORATION

The Council is committed to working together, collaborating for the benefit of all. We approach the work with an open mind, considering all options and listening and valuing the diverse perspectives in our community.



PARTNERSHIP

The Council is committed to their partnership with City staff, providing clear direction and exercising patience as the team pursues the implementation of community goals and Council priorities. We acknowledge the various factors at play in implementing the goals and we recognize that certain things will be outside of staff's control. Open communication is critical to this partnership and we are committed to proactive and collaborative two-way flow of information.



PREPARATION

The Council is committed to being prepared and informed to support policy making to serve the shared interests of the Hermiston community. We will work with the City Manager to address any questions and gather additional information needed in advance of Council meetings. We will put aside our personal agendas to serve the larger community. We value the individual strengths and perspectives we bring to the role, and we will work with our team to support the consensus and/or majority position of the team.



FOCUS

The Council is committed to their shared goals and priorities. We will stay on point in advancing the community's vision and supporting staff in implementing the goals. We will share our positions on "the why" behind the goals, yet be succinct and clear in our communication. We will be intentional with our requests to staff to support organizational efficiency and shared outcomes.

THE HERMISTON CITY STAFF IS COMMITTED TO...

- **Partnership:** City staff is committed to their partnership with the City Council. We will be transparent about timelines and priorities in the work plan. We will be direct and clear in our communication to support the Council in their policy making. We will provide all data and options available to Hermiston for City Council's consideration.
- **High-Performing Organization:** City staff is committed to cooperating and collaborating with the Council, community partners, and regional organizations to implement the goals and deliver high-quality services to the people of Hermiston. We will speak up to ensure we have the direction needed to continue advancing the goals and community vision. We will respect and offer full support of the direction of the Council.

COUNCIL GROUND RULES

The Hermiston City Council ground rules are our commitments to each other so we can govern effectively in service of the Hermiston community.

1 **We Lead as One Body**

Once a decision is made—by consensus or majority—Council honors the decision and moves forward as a governing body, even when individual perspectives differ.

2 **Respect the role of the City Manager and staff**

Council does not manage staff directly or air staff-related concerns publicly. Concerns follow established channels through the City Manager.

3 **Do the Work Early for better public decision-making**

Council members review materials in advance, ask clarifying questions ahead of meetings when possible, and focus public meetings on decision-making—not discovery.

4 **We debate ideas, not people**

Disagreement is expected and respected. Critique ideas, impacts, and trade-offs—not motivations or individuals.

5 **We don't litigate decisions on social media**

Councilors do not relitigate Council decisions or air internal disagreements on social media or other public forums.

6 **We value context, history, and community impact**

Council decisions are informed by research, historical context, and long-term community impact—not just immediate pressure or reaction.

7 **We move at the speed of trust**

Councilors commit to direct, respectful communication with one another and invest time in relationship-building beyond formal meetings.

8 **Leaders bring the weather**

Councilors are mindful that their tone, behavior, and language set the climate for staff, colleagues, and the community.

CITY OF HERMISTON

180 NE 2nd Street, Hermiston, OR 97838
(541) 567-5521
Hermiston.gov



SSW CONSULTING

Prepared by SSW Consulting

Sara Wilson, Owner/Principal
Ashley Sonoff, Facilitation + Strategy Associate
Sasha Konell, Communications + Engagement Associate
Alex Logue, Communications + Engagement Associate
Kelsey O'Halloran, Communications & Engagement Strategist