



CITY COUNCIL & URBAN RENEWAL AGENCY

AGENDA

MONDAY, JUNE 08, 2026

Where Life is Sweet

COUNCIL CHAMBERS - 180 NE 2ND ST.

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

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

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

Submit written electronic comments to meetings@hermiston.gov.

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

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

2. DECLARATION OF QUORUM

3. FLAG SALUTE

4. 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.

5. CONSENT AGENDA

A. Committee Vacancy Announcements

B. Appointment Confirmation for Ann Minton to the Budget Committee Position #6 ending December 31, 2029

C. Liquor License Application for Circle K located at 1430 N 1st Street

6. ITEMS REMOVED FROM CONSENT AGENDA

7. PUBLIC HEARINGS

A. 2026-27 Budget of the City of Hermiston (See Resolutions 2429-2432 Below)

8. RESOLUTIONS AND ORDERS

A. Resolution No. 2429- Declaring the City of Hermiston's Election to Receive State Revenues

B. Resolution No. 2430- Adopting the City of Hermiston's Budget, Make Appropriations, and Impose and Categorize Taxes for FY 2026-2027

C. Resolution No. 2431- Establishing Reserve Funds for the City of Hermiston for FY 2026-2027

D. Resolution No. 2432- Establishing City Compensation Plan for the City of Hermiston for FY 2026-2027

E. Resolution No. 2427- Initiate LID for E Jennie Ave.

F. Resolution No. 2428- Declare Intent to Form LID for E. Jennie Ave.

G. Order No. 2026-1 – Affirming the Decision of the Planning Commission in Henry K's Subdivision Phase 4 Preliminary Plat 4N2813 TL 210, 1200 SE Columbia Dr.

9. 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

10. ADJOURN CITY COUNCIL MEETING AND CONVENE URBAN RENEWAL AGENCY MEETING - At or After 7:30 PM

11. NEW BUSINESS

- A. Public Hearing- 2026-27 Budget of the Hermiston Urban Renewal Agency (HURA Resolution No. 26)
- B. HURA Resolution No. 26- Adopt the FY 2026-27 Budget for the Hermiston Urban Renewal Agency

12. ADJOURN URBAN RENEWAL AGENCY MEETING

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

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

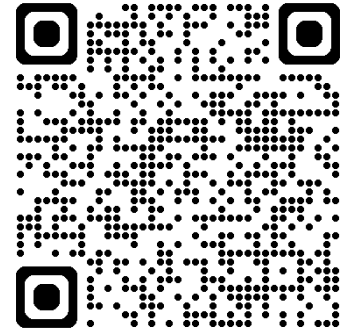


Where Life is Sweet

PUBLIC ANNOUNCEMENT

The City is accepting applications for the following Committees:

1. [Budget Committee](#)
 - o Position 6: Remaining 3-year term ending December 31, 2029 (Advertised 10/14/2025)
2. [Eastern Oregon Trade and Event Center Advisory Committee](#) (Advertised 04/22/2026)
 - o Position 3, Representing the Greater Hermiston Hospitality and Tourism Committee with a 3-year term ending June 30, 2029
 - o Position 4, Representing the Community At-Large with a 3-year term ending June 30, 2029
3. [Hispanic Advisory Committee](#) (Advertised 04/22/2026)
 - o Position 2, 3-year term ending June 30, 2029
4. [Library Board](#) (Advertised 04/22/2026)
 - o Position 4, 4-year term ending June 30, 2030




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.



TO: City Manager Byron Smith
FROM: Chief Jason Edmiston 
DATE: June 2nd, 2026
SUBJECT: Liquor License Application – Circle K

After reviewing the liquor license application for Circle K located at 1430 N. 1st Street, Hermiston, I find nothing of substance after performing a criminal history check consistent with established parameters utilized by the city, to deny the application submitted by Sarah Longwell.

It is my recommendation for this request to be presented to the City Council.

NOTE: I did sign the actual application form, but that is contingent upon council approval.



OREGON LIQUOR & CANNABIS COMMISSION Local Government Recommendation – Liquor License

Annual Liquor License Types	
Off-Premises Sales	Brewery-Public House
Limited On-Premises Sales	Brewery
Full On-Premises, Caterer	Distillery
Full On-Premises, Commercial	Grower Sales Privilege
Full On-Premises, For Profit Private Club	Winery
Full On-Premises, Non Profit Private Club	Wholesale Malt Beverage & Wine
Full On-Premises, Other Public Location	Warehouse
Full On-Premises, Public Passenger Carrier	

Section 1 – Submission – To be completed by Applicant:

License Information

Legal Entity/Individual Applicant Name(s): CIRCLE K STORES INC

Proposed Trade Name: CIRCLE K #6863

Premises Address: 1430 N 1st St

Unit:

City: Hermiston

County: UMATILLA

Zip: 97838

Application Type: New License Application Change of Ownership Change of Location

License Type: Off-Premises Additional Location for an Existing License

Application Contact Information

Contact Name: SARAH LONGWELL

Phone:

Mailing Address:

City: Corona

State: CA

Zip: 92879

Email Address:

Business Details

Please check all that apply to your proposed business operations at this location:

- Manufacturing/Production
- Retail Off-Premises Sales
- Retail On-Premises Sales & Consumption

If there will be On-Premises Consumption at this location:

- Indoor Consumption Outdoor Consumption
- Proposing to Allow Minors

Section 1 continued on next page



OREGON LIQUOR & CANNABIS COMMISSION Local Government Recommendation – Liquor License

Section 1 Continued – Submission - To be completed by Applicant:

Legal Entity/Individual Applicant Name(s): CIRCLE K STORES INC

Proposed Trade Name: CIRCLE K #6863

IMPORTANT: You MUST submit this form to the local government PRIOR to submitting to OLCC.
Section 2 must be completed **by the local government** for this form to be accepted with your CAMP application.

Section 2 – Acceptance - To be completed by Local Government:

Local Government Recommendation Proof of Acceptance

After accepting this form, please return a copy to the applicant with received and accepted information

City or County Name: City of Hermiston

Optional Date Received Stamp

Date Application Received: 06/01/2026

Received by: Lilly Alarcon-Strong, CMC, City Recorder



Section 3 – Recommendation - To be completed by Local Government:

- Recommend this license be granted
- Recommend this license be denied (Please include documentation that meets [OAR 845-005-0308](#))
- No Recommendation/Neutral

Name of Reviewing Official: Jason Edmiston

Title: Chief of Police

Date: 06/02/2026

Signature:

After providing your recommendation and signature, please return this form to the applicant.



Where Life is Sweet

Mayor and Members of the City Council

STAFF REPORT

For the Meeting of June 8, 2026

Title/Subject

Resolutions related to the adoption of FY2026-2027 Budget for the City of Hermiston.

Summary and Background

Resolutions 2429, 2430, 2431 and 2432 are presented for Council approval.

Resolution 2429 declares the City of Hermiston's intent/election to receive State revenues pursuant to ORS221.070.

Resolution 2430 adopts the City of Hermiston's budget, makes appropriations, imposes, and categorizes taxes for FY2026-2027.

Resolution 2431 establishes Reserve Accounts in the City of Hermiston's Reserve Fund for FY2026-2027.

Resolution 2432 establishes the Compensation Plan for City of Hermiston employees effective July 1, 2026.

Tie-In to Council Goals

The approved budget for the City of Hermiston for FY2026-2027 ties into City of Hermiston's Vision and Values for FY2026-2027 in exercising fiscal prudence, promoting citizen engagement, building an inclusive environment that values and respects contributions of all people, promotes community partnerships to leverage expertise/resources to serve the public and to promote diverse housing options, accessible community assets, a healthy environment, and a quality education.

Fiscal Information

The adopted budget request for FY2026-2027 for the City of Hermiston is **\$123,137,736** as approved by the Budget Committee at the Budget Committee meeting held on May 14, 2026.

Alternatives and Recommendation

Alternatives

1. Adopt the resolutions as presented/recommended.
2. Do not adopt the resolutions as presented/recommended.
3. Adopt the resolutions with amended totals/different parameters.

Recommended Action/Motion

Staff recommends the resolutions adopted as presented/recommended.

Submitted By:

Ignacio Palacios
Finance Director

RESOLUTION NO. 2429

**A RESOLUTION DECLARING THE CITY OF HERMISTON'S ELECTION
TO RECEIVE STATE REVENUES**

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

1. That pursuant to ORS 221.770, the City of Hermiston hereby elects to receive state revenues for the fiscal year 2026-2027.
2. That this resolution is effective immediately upon its passage.

PASSED by the Common Council this 8th day of June 2026.
SIGNED by the Mayor this 8th day of June 2026.

Doug Primmer, MAYOR

ATTEST:

Lilly Alarcon-Strong, CMC, CITY RECORDER

RESOLUTION NO. 2430**A RESOLUTION ADOPTING THE CITY OF HERMISTON'S BUDGET, MAKE APPROPRIATIONS, AND IMPOSE AND CATEGORIZE TAXES FOR FY2026-2027**

NOW, THEREFORE, THE CITY OF HERMISTON RESOLVES AS FOLLOWS: that the City Council of the City of Hermiston, Umatilla County, hereby adopts the budget for fiscal year 2026-2027 in the total of \$123,137,736 now on file at the offices of the City Recorder.

Making Appropriations

THE CITY OF HERMISTON RESOLVES that the amounts for the fiscal year beginning July 1, 2026 and for the purposes shown below are hereby appropriated:

GENERAL FUND

City Council	70,300
Manager/Legal	1,484,800
Planning	488,900
Finance	1,004,550
Transportation	466,000
Airport	440,150
Parks	946,150
Parks/Utility Landscaping	119,350
Municipal Pool	743,350
Municipal Buildings	176,670
Library	1,225,850
Recreation	885,600
Community Center	294,550
Harkenrider Center	164,130
Court	785,500
Police Operations	9,903,150
Capital Outlay	33,000
Transfer to Streets	74,000
Transfer to EOTEC	100,000
Transfer to Bonded Debt	240,500
Transfer to Reserve	1,055,000
Transfer to IT	204,000
Debt Service	472,500
Non-Departmental	1,142,700
Contingency	800,000
TOTAL	23,320,700

GO / FF&C BONDED DEBT FUND

Debt Service	1,292,500
TOTAL	1,292,500

STATE TAX STREET FUND

Personnel Services	991,034
Materials & Services	979,686
Capital Outlay	53,600
Transfer to Reserve Fund	15,500
Transfer to General Fund	197,000
Transfer to IT Fund	10,000
Reserve for Future Expenditure	389,067
Contingency	<u>300,000</u>
TOTAL	2,935,887

TRANSIENT ROOM TAX FUND

Materials & Services	220,500
Transfer to General Fund	583,000
Transfer to Reserve	238,000
Transfer to EOTEC	304,000
Debt Service	145,625
Contingency	<u>133,875</u>
TOTAL	1,625,000

UTILITY FUND

Recycled Water – Personnel Services	2,037,993
Recycled Water – Materials & Services	2,457,140
Water – Personnel Services	1,328,206
Water – Materials & Services	2,338,865
Capital Outlay	457,500
Transfer to Reserve	6,866,458
Transfer to General Fund	960,000
Transfer to Street Fund	58,000
Transfer to IT	43,700
Debt Service	2,244,350
Contingency	<u>975,000</u>
TOTAL	19,767,212

RESERVE FUND

Materials & Services	986,000
Capital Outlay	26,965,522
Debt Service	25,000
Contingency	<u>509,356</u>
TOTAL	28,485,878

MISCELLANEOUS SPECIAL REVENUE FUND

Material Services	<u>158,000</u>
TOTAL	158,000

HERMISTON ENERGY SERVICES

Personnel Services	250,897
Materials & Services	8,492,418
Capital Outlay	2,000,000
Transfer to General Fund	210,000
Transfer to Reserve Fund	500,000
Transfer to IT Fund	2,600
Debt Service	1,069,000
Contingency	<u>1,408,085</u>
TOTAL	13,933,000

REGIONAL WATER FUND

Personnel Services	381,299
Materials & Services	1,062,000
Transfer to Reserve Fund	1,650,000
Transfer to General Fund	110,000
Reserve for Future Expenditure	406,701
Contingency	<u>150,000</u>
TOTAL	3,760,000

CHRISTMAS EXPRESS SPECIAL REVENUE FUND

Materials & Services	40,000
Reserve for Future Expenditures	<u>21,000</u>
TOTAL	61,000

LAW ENFORCEMENT SPECIAL REVENUE FUND

Reserve for Future Expenditures	<u>69,000</u>
TOTAL	69,000

ENTERPRISE ZONE PROJECT FUND

Materials & Services	2,744,800
Transfer to Utility – NE Water Tower	378,000
Transfer to Reserve	50,000
Transfer to General Fund	527,000

ENTERPRISE ZONE PROJECT FUND, cont'd

Transfer to Bonded Debt	1,040,000
Reserve for Future Expenditure	4,790,500
Contingency	<u>500,000</u>
TOTAL	10,030,300

BUILDING INSPECTIONS FUND

Personnel Services	869,133
Materials & Services	608,435
Capital Outlay	160,000
Transfer to General Fund	55,000
Transfer to IT	10,000
Reserve for Future Expenditure	4,142,432
Contingency	<u>300,000</u>
TOTAL	6,145,000

EOTEC OPERATIONS FUND

Personnel Services	589,760
Materials & Services	408,800
Transfer to General Fund	71,400
Transfer to IT Fund	10,000
Capital Outlay	<u>5,556,040</u>
TOTAL	6,636,000

IT FUND

Personnel Services	1,251,995
Materials & Services	101,700
Capital Outlay	95,000
Transfer to General Fund	177,000
Contingency	<u>54,564</u>
TOTAL	1,680,259

LOCAL IMPROVEMENT DISTRICT FUND

Capital Outlay	<u>1,820,000</u>
TOTAL	1,820,000

2024 FFC BOND FUND

Transfer to General Fund Building Construction	<u>99,000</u>
TOTAL	99,000

GENERAL FUND BUILDING CONSTRUCTION FUND

Capital Outlay	1,299,000
Transfer to EOTEC	<u>20,000</u>
TOTAL	1,319,000

TOTAL APPROPRIATION ALL FUNDS 123,137,736

Imposing The Tax

BE IT RESOLVED that the City Council of the City of Hermiston, Umatilla County, hereby imposes the taxes provided for in the adopted budget at the rate of \$6.0860 per \$1,000 of the assessed value for operations; and that these taxes are hereby imposed and categorized for tax year 2026-2027 upon the assessed value of all taxable property within the City of Hermiston.

Categorizing the Tax

	General Government <u>Limitation</u>
General Fund	\$6.0860/\$1,000

This resolution shall become effective immediately upon its passage as of the date and year set out below.

PASSED by the Common Council this 8th day of June 2026.
SIGNED by the Mayor this 8th day of June 2026.

Doug Primmer, MAYOR

ATTEST:

Lilly Alarcon-Strong, CMC, CITY RECORDER

RESOLUTION NO. 2431

**A RESOLUTION ESTABLISHING RESERVE FUNDS
FOR THE CITY OF HERMISTON FOR FY2026-2027**

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

1. That Resolution No. 2373 is hereby repealed and the City of Hermiston does hereby establish the following Reserve Funds listed in Exhibit A attached to and made a part of the resolution.
2. That this resolution is effective immediately upon its passage.

PASSED by the Common Council this 8th day of June 2026.

SIGNED by the Mayor this 8th day of June 2026.

Doug Primmer, MAYOR

ATTEST:

Lilly Alarcon-Strong, CMC, CITY RECORDER

Exhibit A / Resolution 2431

Office Equipment	Res-Future Exp- HES Rate Stabilization
Employment Claims	Res-Future Exp- Utility Rate Stabilization
Airport Improvements	Res-Future Exp- Office Equipment
Airport Future Hangar	Res-Future Exp- Employment Claims
Funland Playground	Res-Future Exp- Airport Improvements
Aquatic Ctr Maint & Repair	Res-Future Exp- TRT/Tourism
TRT/Tourism	Res-Future Exp- TRT/Park Development
TRT/Park Development	Res-Future Exp- Hermiston Family Aquatic Center
Bicycle Trails	Res-Future Exp- Bicycle Trails
Parks- SDC	Res-Future Exp- Parks SDC
Skate Park	Res-Future Exp- Skate Park
Street Equipment	Res-Future Exp- Victory Square Park
Street Maintenance	Res-Future Exp- South 2nd St Gateway
CIP Street Construction	Res-Future Exp- Street Equipment
New Street Building	Res-Future Exp- Airport Hangar
E. Penney Ave Roadway Imprvment	Res-Future Exp- Street Maintenance
Transportation SDC Exp	Res-Future Exp- Street Maintenance
Parks	Res-Future Exp- CIP Street Construction
HES Utility Explore	Res-Future Exp- New Street Building
Library Capital Reserve	Res-Future Exp- Traffic Control 11th & Elm
HPD Vehicle Upfitting	Res-Future Exp- Library Capital Reserve
HPD Equipment	Res-Future Exp- HPD Vehicle Upfitting
Sanitary Sewer Dept Equipment	Res-Future Exp- HPD Equipment
RWT Plant Improvements	Res-Future Exp- Public Works Elm Entrance
Regional Water SDC	Res-Future Exp- CIP Water Projects
Sanitary Sewer - SDC	Res-Future Exp- HES Utility Explore
CIP Water Projects	Res-Future Exp- Highland Summit Booster
Water Dept Equipment	Res-Future Exp- Sanitary Sewer Equipment
Water- SDC	Res-Future Exp- RWT Plant Improvements
CIP-RWTP Projects	Res-Future Exp- Sanitary Sewer - SDC
Repair/Replace- Regional	Res-Future Exp- Water Dept Equipment
HES Improvements	Res-Future Exp- Water- SDC
EOTEC TPA/Marketing	Res-Future Exp- CIP - RWTP Projects
EOTEC Equipment	Res-Future Exp- Repair/Replace Regional
HCC Maintenance & Repair	Res-Future Exp- HCC Maintenance/Repair
Community Enhancements	Res-Future Exp- HES Improvements
City Hall Improvements	Res-Future Exp- Belt Park
	Res-Future Exp- Community Enhancements
	Res-Future Exp- City Hall Improvements
	Res-Future Exp- EOTEC TPA/Marketing
	Res-Future Exp- EOTEC Equipment
	Res-Future Exp- Funland Playground
	Res-Future Exp- Alora Heights
	Res-Future Exp- Highland/Kennison Field
	Res-Future Exp- NE Water Tank

RESOLUTION NO. 2432**A RESOLUTION ESTABLISHING CITY COMPENSATION PLAN
FOR THE CITY OF HERMISTON FOR FY2026-2027**

WHEREAS, effective July 1, 2026, a 3.0% increase in compensation has been approved by the mayor and council of the City of Hermiston; and

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

1. That the pay plan adopted by Resolution No. 2374 shall be repealed and superseded as follows:

SECTION 1. All offices and positions of the City are divided into classified and exempt services.

Exempt Services:

1. All employees identified by the Employee Handbook and meeting the guidelines defined by the Fair Labor Standards Act (“FLSA”) and Oregon Wage and Hour laws as exempt.
2. Members of boards and commissions.
3. Volunteer personnel and personnel appointed to serve without pay.
4. Consultants and counselors rendering temporary professional services.

Classified Services: The classified services shall include all other positions that are not specifically placed in the exempt service by this resolution.

SECTION 2. Schedule A sets forth the basic salary ranges and increment steps for City of Hermiston employees.

SECTION 3. Schedule B sets forth representative position titles which shall be assigned to the Salary Range Numbers.

SECTION 4. Schedule C sets forth the basic pay ranges and increment steps and representative position titles for City of Hermiston Parks & Recreation Seasonal Temporary employees.

2. This resolution shall become effective on July 1, 2026.

PASSED by the Common Council this 8th day of June 2026.

SIGNED by the Mayor this 8th day of June 2026.

Doug Primmer, MAYOR

ATTEST:

Lilly Alarcon-Strong, CMC, CITY RECORDER

Schedule A
July 1, 2026 (3% COLA)

Range	Step A	Step B	Step C	Step D	Step E	Step F
30	\$ 3,411	\$ 3,547	\$ 3,689	\$ 3,837	\$ 3,990	\$ 4,150
31	\$ 3,860	\$ 4,014	\$ 4,175	\$ 4,342	\$ 4,515	\$ 4,696
32	\$ 4,003	\$ 4,163	\$ 4,330	\$ 4,503	\$ 4,683	\$ 4,870
33	\$ 4,151	\$ 4,317	\$ 4,490	\$ 4,670	\$ 4,856	\$ 5,051
34	\$ 4,305	\$ 4,477	\$ 4,656	\$ 4,843	\$ 5,036	\$ 5,238
35	\$ 4,465	\$ 4,643	\$ 4,829	\$ 5,022	\$ 5,223	\$ 5,432
36	\$ 4,632	\$ 4,818	\$ 5,010	\$ 5,211	\$ 5,419	\$ 5,636
37	\$ 4,806	\$ 4,998	\$ 5,198	\$ 5,406	\$ 5,622	\$ 5,847
38	\$ 4,984	\$ 5,183	\$ 5,390	\$ 5,606	\$ 5,830	\$ 6,063
39	\$ 5,170	\$ 5,376	\$ 5,591	\$ 5,815	\$ 6,048	\$ 6,290
40	\$ 5,361	\$ 5,576	\$ 5,799	\$ 6,031	\$ 6,272	\$ 6,523
41	\$ 5,561	\$ 5,783	\$ 6,015	\$ 6,255	\$ 6,506	\$ 6,766
42	\$ 5,768	\$ 5,998	\$ 6,238	\$ 6,488	\$ 6,747	\$ 7,017
43	\$ 5,981	\$ 6,220	\$ 6,469	\$ 6,728	\$ 6,997	\$ 7,277
44	\$ 6,205	\$ 6,453	\$ 6,711	\$ 6,980	\$ 7,259	\$ 7,549
45	\$ 6,436	\$ 6,693	\$ 6,961	\$ 7,239	\$ 7,529	\$ 7,830
46	\$ 6,660	\$ 6,926	\$ 7,203	\$ 7,491	\$ 7,791	\$ 8,102
47	\$ 6,890	\$ 7,166	\$ 7,453	\$ 7,751	\$ 8,061	\$ 8,383
48	\$ 7,127	\$ 7,412	\$ 7,708	\$ 8,017	\$ 8,337	\$ 8,671
49	\$ 7,374	\$ 7,669	\$ 7,975	\$ 8,294	\$ 8,626	\$ 8,971
50	\$ 7,626	\$ 7,931	\$ 8,249	\$ 8,579	\$ 8,922	\$ 9,279
51	\$ 7,893	\$ 8,208	\$ 8,537	\$ 8,878	\$ 9,233	\$ 9,603
52	\$ 8,165	\$ 8,491	\$ 8,831	\$ 9,184	\$ 9,552	\$ 9,934
53	\$ 8,448	\$ 8,786	\$ 9,138	\$ 9,503	\$ 9,883	\$ 10,279
54	\$ 8,742	\$ 9,092	\$ 9,456	\$ 9,834	\$ 10,227	\$ 10,636
55	\$ 9,042	\$ 9,403	\$ 9,780	\$ 10,171	\$ 10,578	\$ 11,001
56	\$ 9,355	\$ 9,729	\$ 10,119	\$ 10,523	\$ 10,944	\$ 11,382
57	\$ 9,679	\$ 10,066	\$ 10,469	\$ 10,888	\$ 11,323	\$ 11,776
58	\$ 9,914	\$ 10,311	\$ 10,723	\$ 11,152	\$ 11,598	\$ 12,062
59	\$ 10,362	\$ 10,777	\$ 11,208	\$ 11,656	\$ 12,122	\$ 12,607
60	\$ 10,719	\$ 11,148	\$ 11,594	\$ 12,057	\$ 12,540	\$ 13,041

POSITIONS GROUPED BY SALARY RANGE NUMBERSRange Number

(31)	<u>3,860 - 4,041 - 4,175 - 4,342 - 4,515 - 4,696</u> Park Facility Maintenance Worker Recreation Specialist
(32)	<u>4,003 - 4,163 - 4,330 - 4,503 - 4,683 - 4,870</u> Library Assistant Records Retention Clerk Technology Support Specialist I Water Meter Technician
(34)	<u>4,305 - 4,477 - 4,656 - 4,843 - 5,036 - 5,238</u> Municipal Service Worker I Senior Library Assistant
(35)	<u>4,465 - 4,643 - 4,829 - 5,022 - 5,223 - 5,432</u> Recycled Water Utility Worker I Water Utility Worker I
(36)	<u>4,632 - 4,818 - 5,010 - 5,211 - 5,419 - 5,636</u> Recycled Water Administrative Assistant Court Clerk Librarian I EOTEC Office & Event Coordinator Parks & Recreation Operations Coordinator Recreation Coordinator Water Utility Worker I-A
(37)	<u>4,806 - 4,998 - 5,198 - 5,406 - 5,622 - 5,847</u> Code Enforcement Official Environmental Water Quality Compliance Specialist
(38)	<u>4,984 - 5,183 - 5,390 - 5,606 - 5,830 - 6,063</u> Librarian II Municipal Service Worker II Recycled Water Utility Worker II Recreation Coordinator/Aquatic Center Manager Technology Support Specialist II Water Utility Worker II
(39)	<u>5,170 - 5,376 - 5,591 - 5,815 - 6,048 - 6,290</u> Water Utility Worker II-A
(40)	<u>5,361 - 5,576 - 5,799 - 6,031 - 6,272 - 6,523</u> Accounting Specialist Customer Service Representative Mechanic/Municipal Worker Recycled Water Operator/ Lab Manager Recycled Water Utility Worker III Water Utility Worker III
(41)	<u>5,561 - 5,783 - 6,015 - 6,255 - 6,506 - 6,766</u> Water Utility Worker III-A

- (42) 5,768 – 5,998 – 6,238 – 6,488 – 6,747 – 7,017
Assistant City Planner/Deputy City Recorder
EOTEC Operations Manager
Municipal Building Maintenance Supervisor
Municipal Service Lead Worker
Park/Facility Lead Worker
Recycled Water Utility Worker IV
Senior Technology Support Specialist
Water Utility Worker IV
- (44) 6,205 – 6,453 – 6,711 – 6,980 – 7,259 – 7,549
Assistant Library Director
Safety/Risk Management Coordinator
Senior Financial Analyst
- (46) 6,660 – 6,926 – 7,203 – 7,491 – 7,791 – 8,102
Assistant Building Official - Administration
Building/Electrical Inspector
Communications Manager
Executive Assistant/City Recorder
Human Resources Manager
IT Systems/Network Engineer
Park Manager
Recreation Manager
Recycled Water Chief Operator
Water Chief Operator
- (49) 7,374 – 7,669 – 7,975 – 8,294 – 8,626 – 8,971
Assistant Building Official
Capital Projects Manager
EOTEC General Manager
Library Director
- (50) 7,626 – 7,931 – 8,249 – 8,579 – 8,922 – 9,279
Court Administrator
- (52) 8,165 – 8,491 – 8,831 – 9,184 – 9,552 – 9,934
Building Official
IT Senior Engineer
Parks and Recreation Director
Street Superintendent
- (53) 8,448 – 8,786 – 9,138 – 9,503 – 9,883 – 10,279
Recycled Water Superintendent
Water Superintendent
- (54) 8,742 – 9,092 – 9,456 – 9,834 – 10,227 – 10,636
City Planner
IT Director
- (55) 9,042 – 9,403 – 9,780 – 10,171 – 10,578 – 11,001
Police Lieutenant
- (57) 9,679 – 10,066 – 10,469 – 10,888 – 11,323 – 11,776
Police Captain

City Attorney
Assistant City Manager
Electric General Manager
Finance Director
Police Chief

All public works employees, except department heads and all employees working on a temporary or part-time basis, shall be paid the hourly equivalent of the monthly salary of the position class and step number in which they are employed, based upon the actual number of hours worked, computed as follows:

- (a) Number of hours in the employing department's work week multiplied by 52 weeks equals the number of hours per year.
- (b) Present monthly salary of employee multiplied by 12 months equals' annual equivalent of monthly salary.
- (c) Annual equivalent of monthly salary divided by the number of hours per year equals hourly equivalent of monthly salary

Schedule C

Parks & Recreation and EOTEC Seasonal Pay Scales
Effective 07/01/2026

Parks (03.6710, 03.6715)									
Pay Code	Position	Minimum Wage	Step A	Step B	Step C	Step D	Step E	Step F	Step G
	Park Facility Team Member	\$ 14.55	\$ 16.05	\$ 17.05	\$ 18.05	\$ 19.05	\$ 20.05	\$ 21.05	\$ 22.05

Aquatics (03.6720)									
Pay Code	Position	Minimum Wage	Step A	Step B	Step C	Step D	Step E	Step F	Step G
11-14	Aq. Asst Mgr	\$ 14.55	\$ 20.30	\$ 21.05	\$ 21.80	\$ 22.55	\$ 23.30	\$ 24.05	\$ 24.80
11-03	Aq. Supervisor	\$ 14.55	\$ 17.30	\$ 18.05	\$ 18.80	\$ 19.55	\$ 20.30	\$ 21.05	\$ 21.80
11-09	Aq. Lead	\$ 14.55	\$ 15.05	\$ 15.55	\$ 16.05	\$ 16.55	\$ 17.05	\$ 17.55	\$ 18.05
11-04	Aq. WSI	\$ 14.55	\$ 15.05	\$ 15.55	\$ 16.05	\$ 16.55	\$ 17.05	\$ 17.55	\$ 18.05
11-01	Aq. Lifeguard	\$ 14.55	\$ 14.80	\$ 15.05	\$ 15.30	\$ 15.55	\$ 15.80	\$ 16.05	\$ 16.30
11-06	Aq. Team Member	\$ 14.55	\$ 14.55	\$ 14.80	\$ 15.05	\$ 15.30	\$ 15.55	\$ 15.80	\$ 16.05
11-15	Aq. Instructor	\$ 14.55	\$ 16.05	\$ 17.05	\$ 18.05	\$ 19.05	\$ 20.05	\$ 21.05	\$ 22.05
11-23	Aq. Red Cross Instructor	\$ 14.55	\$ 22.05	\$ 24.05	\$ 26.05	\$ 28.05	\$ 30.05	\$ 32.05	\$ 34.05

Recreation (03.6750)									
Pay Code	Position	Minimum Wage	Step A	Step B	Step C	Step D	Step E	Step F	Step G
11-18	Rec. Assistant	\$ 14.55	\$ 17.30	\$ 17.80	\$ 18.30	\$ 18.80	\$ 19.30	\$ 19.80	\$ 20.30
11-19	Rec. Instructor	\$ 14.55	\$ 16.55	\$ 17.55	\$ 18.55	\$ 19.55	\$ 20.55	\$ 21.55	\$ 22.55
11-17	Rec. Lead	\$ 14.55	\$ 15.05	\$ 15.55	\$ 16.05	\$ 16.55	\$ 17.05	\$ 17.55	\$ 18.05
11-20	Rec. Adult Official	\$ 14.55	\$ 18.05	\$ 19.55	\$ 21.05	\$ 22.55	\$ 24.05	\$ 25.55	\$ 27.05
11-28	Rec. Team Member	\$ 14.55	\$ 14.55	\$ 14.80	\$ 15.05	\$ 15.30	\$ 15.55	\$ 15.80	\$ 16.05
11-21	Rec. Youth Official	\$ 14.55	\$ 15.05	\$ 16.05	\$ 17.05	\$ 18.05	\$ 19.05	\$ 20.05	\$ 21.05
11-31	Event Security	\$ 14.55	\$ 19.05	\$ 19.30	\$ 19.55	\$ 19.80	\$ 20.05	\$ 20.30	\$ 20.55

Community Center (03.6760)									
Pay Code	Position	Minimum Wage	Step A	Step B	Step C	Step D	Step E	Step F	Step G
11-29	CC Facility Attendant	\$ 14.55	\$ 14.55	\$ 14.80	\$ 15.05	\$ 15.30	\$ 15.55	\$ 15.80	\$ 16.05
11-30	CC Facility Support	\$ 14.55	\$ 14.80	\$ 15.05	\$ 15.30	\$ 15.55	\$ 15.80	\$ 16.05	\$ 16.30

Harkenrider (03.6770)									
Pay Code	Position	Minimum Wage	Step A	Step B	Step C	Step D	Step E	Step F	Step G
11-32	HC Facility Attendant	\$ 14.55	\$ 14.55	\$ 14.80	\$ 15.05	\$ 15.30	\$ 15.55	\$ 15.80	\$ 16.05
11-34	HC Facility Support	\$ 14.55	\$ 14.80	\$ 15.05	\$ 15.30	\$ 15.55	\$ 15.80	\$ 16.05	\$ 16.30

EOTEC (25.6450)									
Pay Code	Position	Minimum Wage	Step A	Step B	Step C	Step D	Step E	Step F	Step G
	EOTEC Team Member	\$ 14.55	\$ 14.55	\$ 15.35	\$ 16.35	\$ 17.35	\$ 18.35	\$ 19.35	\$ 20.35



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of June 8, 2026

Title/Subject

Resolution 2427- Initiate LID for E Jennie Ave.

Summary and Background

This resolution calls for an engineering report to consider forming a Local Improvement District to construct East Jennie Avenue between NE 8th and NE 10th.

East Jennie Avenue has dead-ended at NE 8th until very recently.

As a result of city staff and property owners working together in 2017/18, approximately 40 acres of formerly industrially-zoned land east of Jennie Avenue was rezoned to accommodate residential development. Since that time, that area is in the process of adding approximately 475 new housing units; enough to accommodate nearly 1,200 new residents, or nearly twice the population of the entire city of Echo.

It is important to disperse traffic impacts as a result of this development by extending Jennie Avenue through to connect these developments to the west with NE 4th, Highway 395, and N 1st Place, as well as to the east with NE 10th. Recognizing the value of the future Jennie Avenue extension, all five properties involved with the proposed LID have recently engaged in Right of Way dedication, Right of Way sale, or signing of agreements not to oppose an LID should one form in the future.

Formation of a Local Improvement District (LID) is a way to finance public streets by levying the cost of the roadway on to the abutting properties which benefit from the street in amounts proportionate to their frontage.

The City of Hermiston has successfully executed 323 LID's, primarily to develop roadways.

There are several steps required by City Code, and State Law, in order to form an LID. The first step is that the City Council must direct the City Manager to have a report developed which actually scopes out the project, estimates costs, establishes methodology for assigning costs, etc. That is what Resolution 2427 does.

Tie-In to Council Goals

Transportation: Improve Mobility and Transportation

Fiscal Information

This resolution does not actually form an LID, or create any obligation whatsoever on to property owners. This resolution simply directs the City Manager to develop a report which can be used by the Council in determining whether or not to move forward to the next steps.

Alternatives and Recommendation

Alternatives

1. Approve resolution 2427
2. Reject resolution 2427

Recommended Action/Motion

Motion to approve Resolution 2427

Submitted By:

Mark Morgan

RESOLUTION NO. 2427

A RESOLUTION INITIATING THE FORMATION OF A LOCAL IMPROVEMENT DISTRICT IN THE VICINITY OF E JENNIE AVENUE FROM NE 8TH STREET TO NE 10TH STREET AND DIRECTING THE CITY MANAGER TO PREPARE A FEASIBILITY REPORT FOR THE IMPROVEMENTS IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF HERMISTON.

WHEREAS, there exists a need to develop a city street in the vicinity of E Jennie Avenue from NE 8th Street to NE 10th Street within the City of Hermiston.

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

1. That it is expedient and necessary to install, and it is hereby proposed to curb, gutter, sidewalk and pave with asphalt, in accordance with standard city specifications, the following parts of streets hereinafter named:

E Jennie Avenue from NE 8th Street to NE 10th Street.

2. That the city manager shall make, and is hereby instructed to prepare a report including a description of the local improvement project for the above described improvement and its boundaries based on preliminary project plans and specifications; a preliminary determination of the feasibility of making the proposed improvement, including an estimate of the actual cost of the proposed local improvement; a map of the proposed local improvement district with the address and the map and tax lot number or other sufficient description and ownership of each specially benefited property with a brief explanation of why the properties benefit; the proposed methodology for allocating the improvement project costs among and between the specially benefited properties, together with a description of other funds, if any, proposed to be used; the assessed valuation of each property and an estimate of the assessment amount for each lot or portion thereof, with a statement of the amount of outstanding assessments against any lot proposed to be assessed by the improvement.
3. That this resolution is effective immediately upon its passage.

PASSED by the Common Council this 8th day of June 2026.

SIGNED by the Mayor this 8th day of June 2026.

Doug Primmer, MAYOR

ATTEST:

Lilly Alarcon-Strong, CMC, CITY RECORDER



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of June 8, 2026

Title/Subject

Resolution 2428- Declare Intent to Form LID for E. Jennie Ave.

Summary and Background

Resolution 2428 discusses the need for improvements to E. Jennie Ave. to accommodate increased traffic and community mobility.

A report has been developed which contains the relevant information regarding scope, cost, impacted properties, methodology and estimated cost to each property, and it is included with this staff report.

Resolution 2428 declares the City Council's intent to form the LID as outlined, and sets a date for a public hearing for the July 27, 2026 City Council meeting. If Resolution 2428 is approved, then the five impacted properties shall immediately be mailed notice of the hearing date, as well as informing them of the project scope, estimated cost, methodology for assigning costs, estimated amount assigned to their property, and rights available to submit written comment and formal remonstrance.

Although Resolution 2428 is technically declaring "intent to form," it does not form the LID. Upon receipt of public comment and/or remonstrances at the July 27 meeting, City Council may choose to cease LID formation.

Tie-In to Council Goals

Transportation: Improve Mobility and Transportation

Fiscal Information

The LID as presented allocates 76% of the costs to the benefitting properties. The general city taxpayer contribution is being proposed at 24% of the project. This cost-split is in line with the inherently fair and equitable nature of the LID process, which assigns costs to properties based on their frontage on to the improvements. The project, as proposed, will build the normal city-standard street beginning from the southern Right of Way line, north to the centerline of the right of way, plus 10 feet of paving. The additional 10 feet is ultimately critical toward functionality of the roadway as a whole, but having the taxpayers pay for that portion of

the project ensures that property owners in the LID are only paying for their side of the street. The estimated \$305,000 public portion of the project is proposed to be funded from transportation System Development Charges on new construction, as well as a portion of increased electricity franchise fees being generated by data center development.

This resolution does not actually form an LID, or create any obligation whatsoever on to property owners. This resolution simply sets a public hearing date at which point Council will consider whether or not to actually form the LID.

Alternatives and Recommendation

Alternatives

1. Approve resolution 2428
2. Reject resolution 2428

Recommended Action/Motion

Motion to approve Resolution 2428

Submitted By:

Mark Morgan

RESOLUTION NO. 2428

A RESOLUTION ESTABLISHING THE INTENT TO FORM LOCAL IMPROVEMENT DISTRICT IN THE VICINITY OF E JENNIE AVENUE FROM NE 8TH STREET TO NE 10TH STREET AND SETTING A DATE FOR PUBLIC HEARING

WHEREAS, on June 8, 2026, the City Manager of the City of Hermiston, Oregon, under the direction and by requirement of the council, did prepare and have on file in his office plans and specifications for the formation of a Local Improvement District, a copy of which is attached as Exhibit A for the installation of curb, gutter, sidewalk and paving of:

E Jennie Avenue from NE 8th Street to NE 10th Street approximately 2,307 linear feet.

WHEREAS, Exhibit A also includes: a map of the proposed local improvement district boundary, including the address, map and tax lot and ownership information for each property within the boundary; an estimate of the actual cost of the improvements; and the proposed methodology for establishing special benefit and levying assessments, the estimated assessment to be levied against each property and a description of funds other than assessments that will be used to fund the local improvement; and

WHEREAS, the council has examined Exhibit A and finds the same satisfactory and the estimate therefore to be in accordance with the probable cost of such work; and

WHEREAS, the property recommended by the City Manager to be included within the boundaries of the district benefited is in the judgement of the council proper to be included therein and no property is excluded therefrom which should properly be included therein; and

WHEREAS, the installation of the above described paving is at this time necessary.

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

1. That it is expedient to improve, and it is hereby proposed, to curb, gutter, sidewalk, and pave E Jennie Avenue from NE 8th Street to NE 10th Street in accordance with Exhibit A, which is hereby adopted and approved.
2. That the total estimated cost identified in Exhibit A as \$965,000 shall be assessed as a local improvement district.
3. That the proposed improvement district is to be known as "LOCAL IMPROVEMENT DISTRICT NO. 324"; embracing the property benefited and assessed for the payment of such improvements; which improvement district shall include all lots, parts of lots and parcels of land lying and being within the district described in Exhibit A.
4. That at least ten days prior to the public hearing on formation, the City Manager shall mail or personally deliver notice to the owners of each property proposed to be located within the local improvement district. In addition to the date, time and

location of the hearing, the notice shall include:

- a. A copy of Exhibit A, which includes a general description of the improvements, the boundary of the district, the addresses of each property included, the estimated cost of the proposed local improvement, the methodology for levying assessments and the estimated assessment for each property.
 - b. A statement that these are estimates only, and that the final assessment may be greater.
 - c. A statement that any interested person may testify or submit written comments on the proposed local improvement district and that any property owner may formally object by submitting a written remonstrance stating the reason for the objection and signed by each owner of the property and that the remonstrance must be received by the City Manager no later than 5:00 p.m. on the business day before the public hearing.
 - d. A form for remonstrance.
5. That a public hearing is set for the 27th day of July 2026 at or after 7:00 p.m. at the City Hall (180 NE 2nd St.) in Hermiston, Oregon at which time the Council shall provide a reasonable opportunity for persons to testify and shall consider any written comments received with any remonstrances on such proposed improvement.
 6. That this resolution is effective immediately upon its passage.

PASSED by the Common Council this 8th day of June 2026.

SIGNED by the Mayor this 8th day of June 2026.

Doug Primmer, MAYOR

ATTEST:

Lilly Alarcon-Strong, CMC, CITY RECORDER

**E. JENNIE AVENUE
LOCAL IMPROVEMENT DISTRICT
ENGINEERING REPORT**

JUNE 2026



Prepared for the
City of Hermiston, Oregon

**E. JENNIE AVENUE
LOCAL IMPROVEMENT DISTRICT
ENGINEERING REPORT**

FOR

CITY OF HERMISTON, OREGON

2026



ANDERSON PERRY & ASSOCIATES, INC.

La Grande, Redmond, Hermiston, and Enterprise, Oregon
Walla Walla, Washington

Table of Contents

Section 1 - Project Description	1-1
General	1-1
Project Description	1-1
Section 2 - Preliminary Feasibility Analysis	2-1
Street Improvement	2-1
Project Cost.....	2-1
Section 3 - Property Benefit Analysis	3-1
Hermiston Municipal Code 157.164.....	3-1
Section 4 - Project Cost Allocation	4-1
Methodology.....	4-1
Description of Other Funds	4-1
Section 5 - Property Valuation and Assessment Estimate.....	5-1
General	5-1
Long-term Repayment Plan	5-1
TABLE	
Table 5-1 Umatilla County Assessor's Property Valuations.....	5-1
FIGURES	
Figure 1-1 Location and Vicinity Maps	
Figure 1-2 Project Area	
Figure 1-3 Boundary	
Figure 1-4 Right-of-Way	
Figure 1-5 Urban Local Street with Swale	
Figure 2-1 Preliminary Cost Estimate	
Figure 3-1 Property Benefit Analysis	
Figure 4-1 Project Cost Allocation	
APPENDIX	
Appendix A - Standard Drawing	

Section 1 - Project Description

General

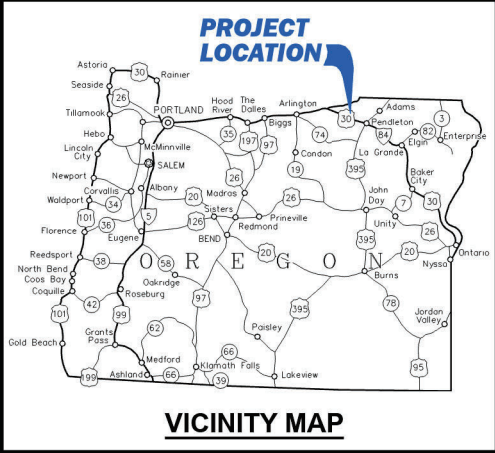
The City of Hermiston, Oregon, is considering the formation of a Local Improvement District (LID) for E. Jennie Avenue from N.E. 8th Place to N.E. 10th Street to provide street improvements in anticipation of increased traffic due to property development and to provide better traffic circulation south of Highway 207 and east of U.S. Highway 395. These improvements would generally include replacing existing dirt and gravel roads with a half-street improvement plus an additional 10 feet of paving on the north side of the street to accommodate two-way traffic. The street would be constructed to meet urban local residential street city requirements. Sidewalk, swale, and ribbon curb improvements would be constructed on the south side but not on the north side, since no development is currently planned there.

Project Description

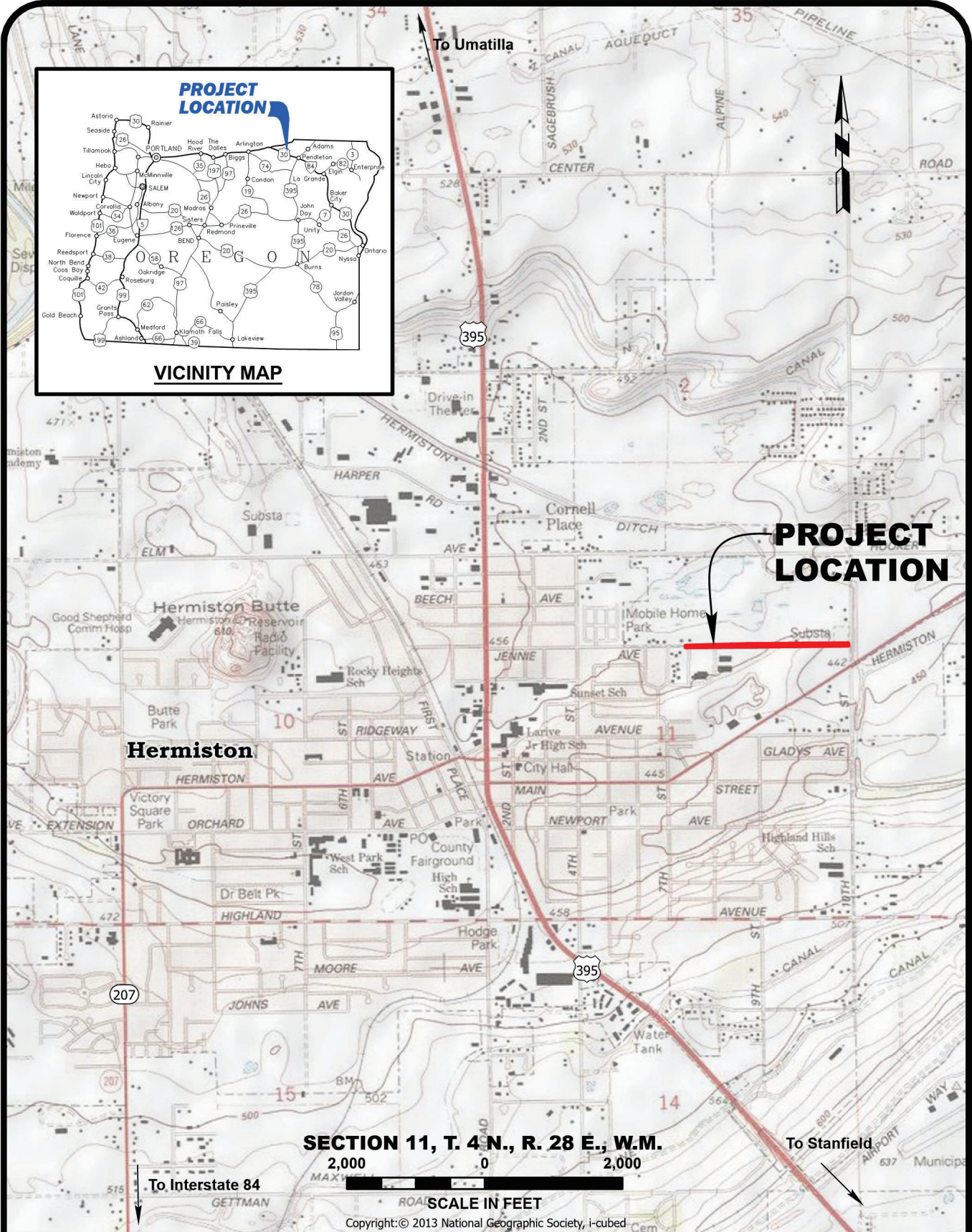
The proposed LID location is shown on Figure 1-1, and an aerial view of the proposed project area is shown on Figure 1-2. The LID boundary is shown on Figure 1-3. The proposed LID consists of five properties, comprising a total of approximately 35 acres. The LID would begin at N.E. 8th Place, where there is an existing 60-foot wide right-of-way (ROW). The existing ROW narrows down to a newly acquired 50-foot wide ROW approximately 171 feet east of the intersection of N.E. 8th Place and E. Jennie Avenue. Heading east from that point, approximately 1,100 feet of the newly acquired 50-foot wide ROW connects to the ROW to the east. Continuing east, approximately 1,036 feet of 50-foot ROW extends to the eastern boundary of the LID and then approximately 33 feet of additional ROW connects to N.E. 10th Street. Figure 1-4 shows the ROW for the E. Jennie Avenue LID.

The improvements for the proposed LID would consist of approximately 2,307 linear feet (LF) of street improvements plus an additional 33 LF of City funded improvements, including 5-foot sidewalk on the south side, an infiltration swale, a ribbon curb, one 6-foot parking lane on the south side, and two 11-foot travel lanes (a half-street improvement plus 10 feet of additional paving to allow for two-way traffic). The pavement section would consist of 3 inches of asphalt concrete pavement on 3 inches of 3/4"-0 aggregate base and 6 inches of 1"-0 aggregate base. These proposed street improvements are based on a planning-level design and are preliminary in nature. Figure 1-5 shows a typical street cross section of the proposed street improvements. This cross section is based on a modified City Standard Drawing ST12 Urban Local Street - Option 1 (Parking Both Sides) with Infiltration Swale Option 2 and is shown in Appendix A.

A property benefit analysis is included in Chapter 3, with property boundaries current as of June 1 2026.



X:\Clients\Hermiston OR\736-180 E Jennie Ave LID\GIS\Drafting\736-180_EJenniel.D.aprx, LID-736-180-FIG-1-1_LocVic, 11/12/2025 4:36 PM, smagner

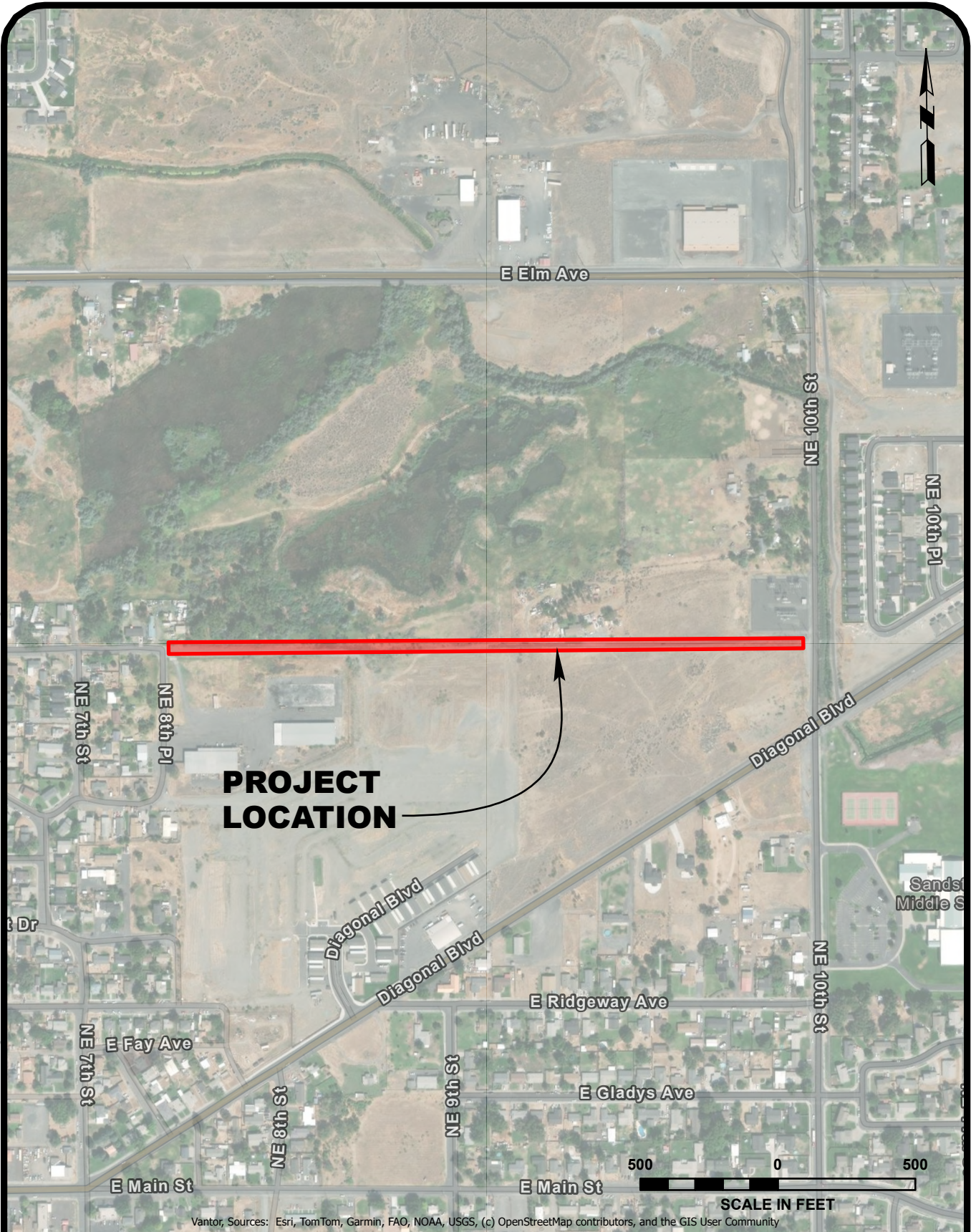


**CITY OF
HERMISTON, OREGON
E. JENNIE AVENUE LOCAL IMPROVEMENT DISTRICT**

LOCATION AND VICINITY MAPS

**FIGURE
1-1**

X:\Clients\Hermiston OR\736-180 E Jennie Ave LID\GIS\Drafting\736-180_EJennieLID.aprx, LID-736-180-FIG1-2_ProjArea, 1/27/2026 11:08 AM, gsaurbier



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

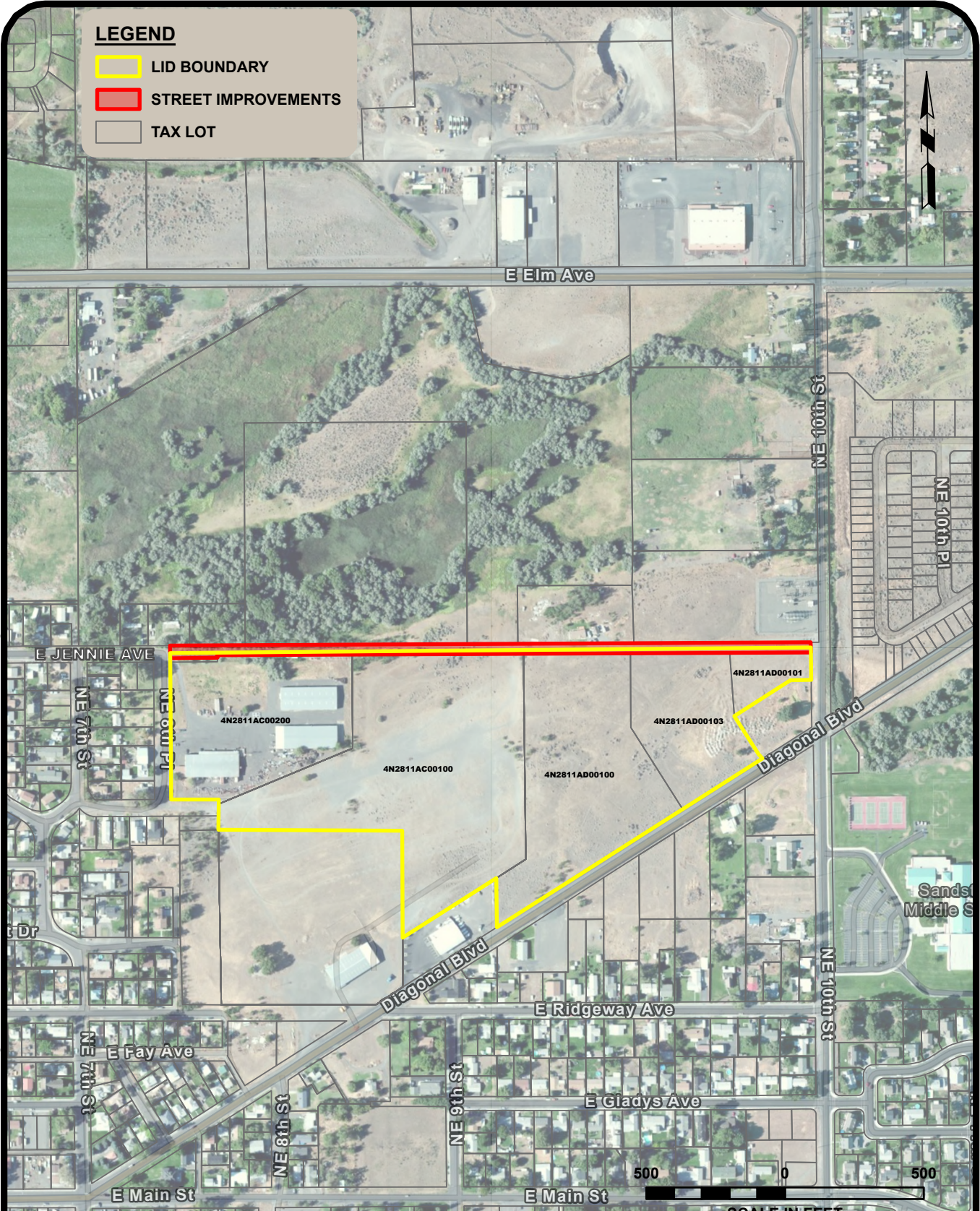


CITY OF
 HERMISTON, OREGON
 E. JENNIE AVENUE LOCAL IMPROVEMENT DISTRICT
 PROJECT AREA

FIGURE
 1-2

LEGEND

- LID BOUNDARY
- STREET IMPROVEMENTS
- TAX LOT



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

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

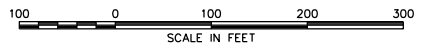


**CITY OF
HERMISTON, OREGON**
E. JENNIE AVENUE LOCAL IMPROVEMENT DISTRICT

**FIGURE
1-3**

BOUNDARY

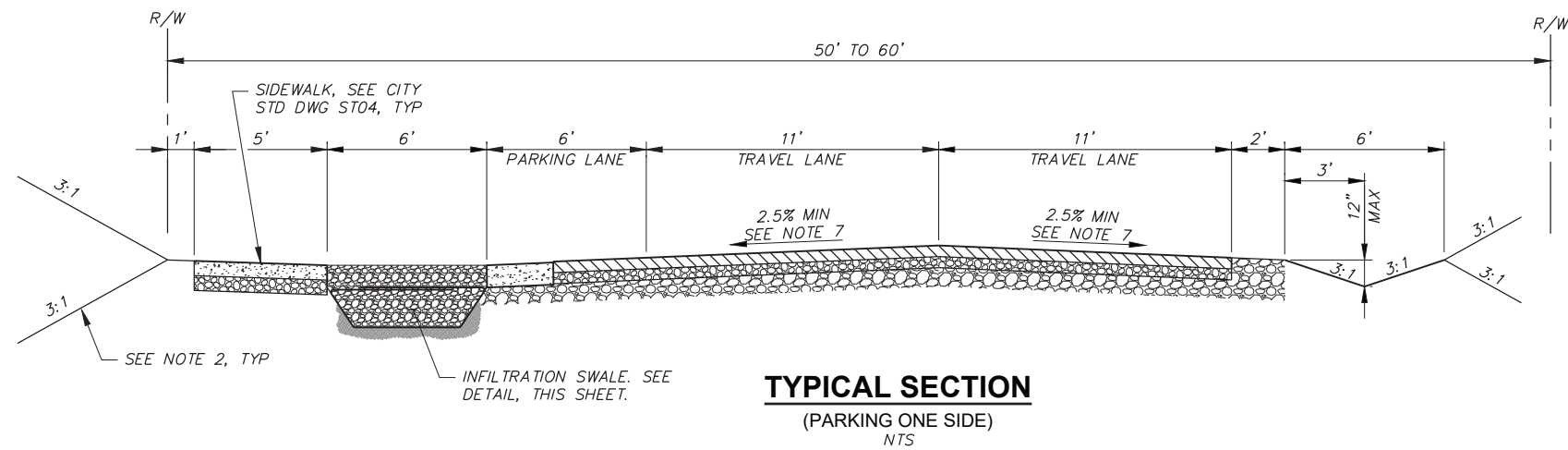
X:\Clients\Hermiston OR\736-180 E Jennie Ave LID\CAD\LID-736-180-FIG1-4_ROW.dwg, Layout1, 6/2/2026 9:56 AM, gsaubier



CITY OF
HERMISTON, OREGON
 E. JENNIE AVENUE LOCAL IMPROVEMENT DISTRICT

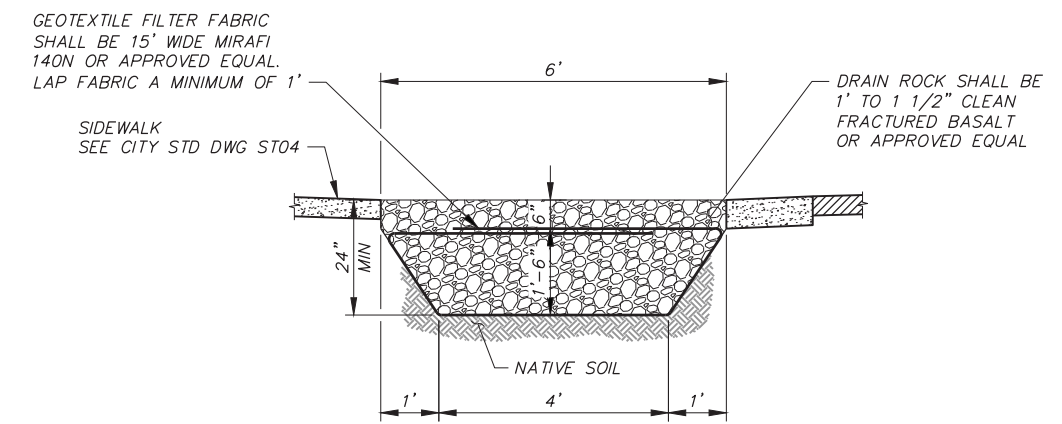
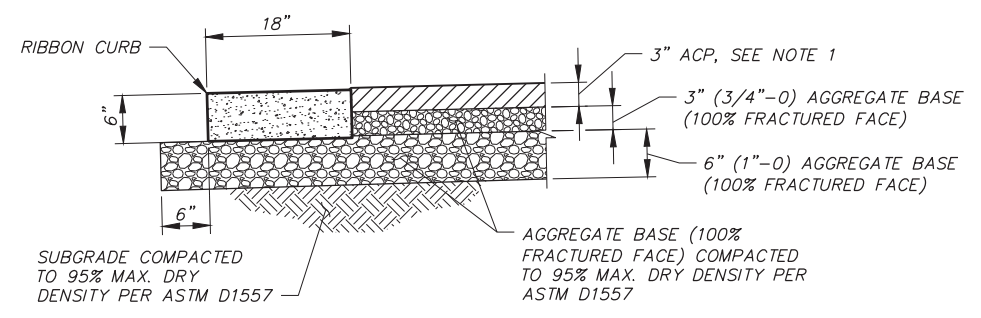
FIGURE
1-4

RIGHT-OF-WAY



NOTES

1. ASPHALT CONCRETE PAVEMENT SHALL BE CONSTRUCTED IN ONE LIFT.
2. SLOPES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE CITY.
3. COMPACT AGGREGATE BASE (100% FRACTURED FACE) AND SUBGRADE TO 95% MAXIMUM DRY DENSITY PER ASTM D1557.
4. THE DISTANCE BETWEEN TOP BACK OF RIBBON CURBS AND RIGHT-OF-WAY CENTERLINE IS A CRITICAL DIMENSION. RIBBON CURBS POURED IN AN INCORRECT LOCATION SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR.
5. DESIGN STREET CROSS SLOPE SHALL BE 2.5%. CONSTRUCTED STREET CROSS SLOPE SHALL BE MINIMUM 2% AND MAXIMUM 3% WHERE NEWLY INSTALLED RIBBON CURB ELEVATIONS DEVIATE FROM THE APPROVED PLANS, THE FINISH GRADE OF CENTERLINE SHALL BE BASED ON THE ACTUAL EDGE OF GUTTER ELEVATIONS TO ENSURE STREET CROSS SLOPE REQUIREMENTS ARE MET.



PAVEMENT SECTION
NTS

INFILTRATION SWALE
NTS

X:\Clients\Hermiston OR\736-180 E Jennie Ave LID\CAD\LID-736-180-FIG+5_UrbanLocStd.dwg, Layout1, 1/27/2026 12:03 PM, gsaubier



CITY OF HERMISTON, OREGON
E. JENNIE AVENUE LOCAL IMPROVEMENT DISTRICT

FIGURE 1-5

URBAN LOCAL STREET WITH SWALE

Section 2 - Preliminary Feasibility Analysis

Street Improvement

The proposed street improvements required for the E. Jennie Avenue Local Improvement District (LID) are feasible; however, they present certain challenges. The street section shown in Appendix A will fit entirely within the existing 60-foot wide section of the right-of-way (ROW) but will not completely fit within the newly acquired 50-foot wide ROW at full buildout. However, the portion of the road cross section proposed to be constructed as part of this LID will fit within the 50-foot wide ROW. In addition, the power poles near the center of the ROW would need to be relocated as part of the project. Overcoming these obstacles will require cooperation and coordination with local property owners and the electrical utility.

Project Cost

A preliminary cost estimate was prepared as part of the feasibility analysis and is shown on Figure 2-1. Due to the preliminary nature of the cost estimate, a 20 percent construction contingency has been included to account for unforeseen issues and potential variability in the bidding environment when the improvements are to be constructed. As shown, the estimate includes anticipated engineering as a percentage of construction costs. The preliminary cost estimate assumes construction of the improvements would occur in 2026; if construction occurs later than anticipated, an annual inflation rate of 5 percent should be used to inflate project costs. The cost estimate should be refined during the Design phase of the project. The ROW acquisition cost was not included in this estimate.

CITY OF HERMISTON, OREGON
E. JENNIE AVENUE LOCAL IMPROVEMENT DISTRICT
PRELIMINARY COST ESTIMATE¹
JUNE 2026

NO.	DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL PRICE
1	Mobilization/Demobilization	LS	\$ 41,000	All Req'd	\$ 41,000
2	Temporary Protection and Direction of Traffic/Project Safety/QA/QC	LS	12,000	All Req'd	12,000
3	Erosion and Sediment Control	LS	5,000	All Req'd	5,000
4	Removal of Structures and Obstructions ²	LS	10,000	All Req'd	10,000
5	General Earthwork	LS	10,000	All Req'd	10,000
6	3/4"-0 Aggregate Base (3 inches)	CY	85	390	33,150
7	1"-0 Aggregate Base (6 inches)	CY	85	940	79,900
8	3-inch Asphalt Concrete Pavement (ACP)	TON	175	750	131,250
9	Stormwater, Southside ³	LS	45,000	All Req'd	45,000
10	Concrete Driveway Approaches	SF	20	600	12,000
11	Concrete Sidewalk	SF	15	11,300	169,500
12	Ribbon Curb	LF	45	2,307	103,815
CITY-FUNDED IMPROVEMENTS					
13	3/4"-0 Aggregate Base (3 inches)	CY	85	290	24,650
14	1"-0 Aggregate Base (6 inches)	CY	85	580	49,300
15	3-inch ACP	TON	175	470	82,250
16	Stormwater, Northside ³	LS	15,000	All Req'd	15,000
17	Americans with Disabilities Act Ramp	EA	5,000	4	20,000
18	Concrete Sidewalk	SF	15	50	750
19	Ribbon Curb	LF	45	50	2,250
20	Surface Restoration	LS	10,000	All Req'd	10,000
21	Permanent Striping and Signing	LS	5,185	All Req'd	5,185
Estimated City Construction Cost					\$ 209,385
Estimated Total Construction Cost					\$ 862,000
Construction Contingency (20% Rounded)					172,000
Design Engineering (10% Rounded)					86,000
Construction Engineering (10% Rounded)					86,000
TOTAL ESTIMATED IMPROVEMENTS COST (Rounded)					\$ 1,206,000
TOTAL ESTIMATED CITY IMPROVEMENTS COST (Rounded)					\$ 293,000

¹Right-of-way (ROW) acquisition costs are not included in this cost estimate.

²Power pole relocation is not included in this cost estimate since its impact to the ROW improvement has not been fully determined.

³Stormwater is assumed to include Option 2 - Infiltration Swale on the south side and a 2-foot wide gravel shoulder with a 6-foot wide ditch at a maximum slope of 3:1 on the north side.

QA/QC = quality assurance/quality control

Section 3 - Property Benefit Analysis

Hermiston Municipal Code 157.164

Property identification information, ownership information, and a description of the benefit that each property would receive from the proposed improvements are included on Figure 3-1. The benefit for each property in this E. Jennie Avenue Local Improvement District (LID) is that the street infrastructure that would be installed for the proposed development area would be in conformance with Hermiston Municipal Code 157.164. The proposed street improvements would ensure each tax lot has paved access to and from the remainder of the street system.

The methodology for assigning costs would be based on the frontage of the properties adjacent to the street improvements as outlined in Section 4 of this LID Engineering Report. The City will cover the cost of the additional 10 feet of paving on the north side of the street and any portion of the improvements east or west to connect to N.E. 8th Place and N.E. 10th Street. The benefit that each property would receive is directly proportional to the remaining improvements installed along the frontage of their properties.

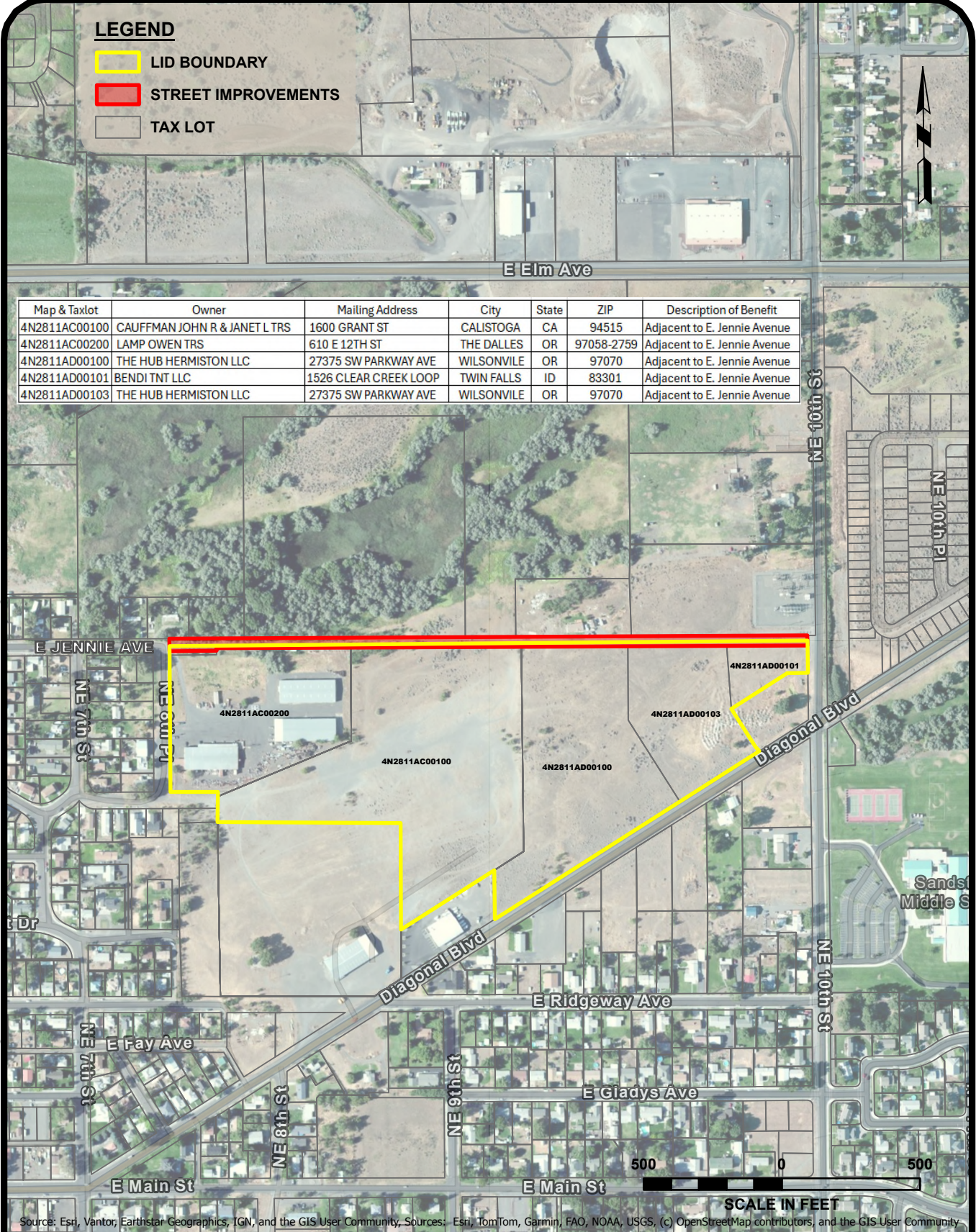
LEGEND

- LID BOUNDARY
- STREET IMPROVEMENTS
- TAX LOT



Map & Taxlot	Owner	Mailing Address	City	State	ZIP	Description of Benefit
4N2811AC00100	CAUFFMAN JOHN R & JANET L TRS	1600 GRANT ST	CALISTOGA	CA	94515	Adjacent to E. Jennie Avenue
4N2811AC00200	LAMP OWEN TRS	610 E 12TH ST	THE DALLES	OR	97058-2759	Adjacent to E. Jennie Avenue
4N2811AD00100	THE HUB HERMISTON LLC	27375 SW PARKWAY AVE	WILSONVILLE	OR	97070	Adjacent to E. Jennie Avenue
4N2811AD00101	BENDI TNT LLC	1526 CLEAR CREEK LOOP	TWIN FALLS	ID	83301	Adjacent to E. Jennie Avenue
4N2811AD00103	THE HUB HERMISTON LLC	27375 SW PARKWAY AVE	WILSONVILLE	OR	97070	Adjacent to E. Jennie Avenue

X:\Clients\Hermiston OR\736-180 E Jennie Ave LID\GIS\Drafting\736-180_EJennieLID.aprx, LID-736-180-FIG3-1_PropBenAna, 6/2/2026 2:08 PM, gsaurbier



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



**CITY OF
HERMISTON, OREGON**
E. JENNIE AVENUE LOCAL IMPROVEMENT DISTRICT

**FIGURE
3-1**

PROPERTY BENEFIT ANALYSIS

43

Section 4 - Project Cost Allocation

Methodology

The City will pay a portion of the cost of the street improvement project to tie into the existing intersections. The property owner-assessed portion of the street improvement project included in the proposed E. Jennie Avenue Local Improvement District (LID) lends itself to allocating costs based on each property's frontage along the street improvements. The property frontage along the proposed street improvements relative to the total property frontage on the proposed street improvements for all properties in the LID is directly proportional to the assessment of each property. This method would distribute the property owner assessment costs of the LID equitably. Figure 4-1 shows each affected property, its associated frontage length, and its associated estimated LID assessment.

Description of Other Funds

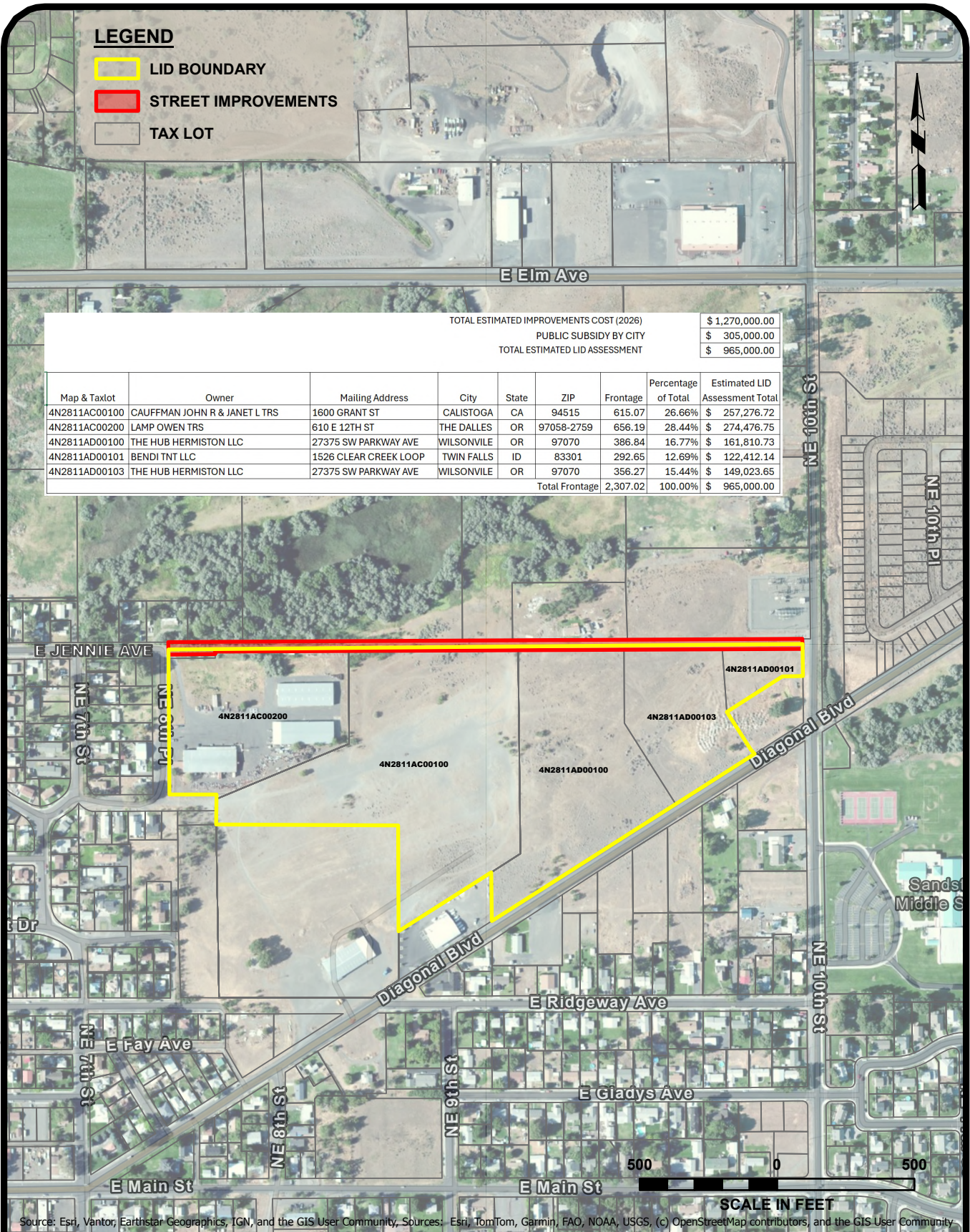
The City will cover the cost of the additional 10 feet of paving on the north side of the street and any portion of the improvements east or west to connect to N.E. 8th Place and N.E. 10th Street from the LID property frontages.

LEGEND

- LID BOUNDARY
- STREET IMPROVEMENTS
- TAX LOT

TOTAL ESTIMATED IMPROVEMENTS COST (2026)							\$ 1,270,000.00		
PUBLIC SUBSIDY BY CITY							\$ 305,000.00		
TOTAL ESTIMATED LID ASSESSMENT							\$ 965,000.00		
Map & Taxlot	Owner	Mailing Address	City	State	ZIP	Frontage	Percentage of Total	Estimated LID Assessment Total	
4N2811AC00100	CAUFFMAN JOHN R & JANET L TRS	1600 GRANT ST	CALISTOGA	CA	94515	615.07	26.66%	\$ 257,276.72	
4N2811AC00200	LAMP OWEN TRS	610 E 12TH ST	THE DALLES	OR	97058-2759	656.19	28.44%	\$ 274,476.75	
4N2811AD00100	THE HUB HERMISTON LLC	27375 SW PARKWAY AVE	WILSONVILLE	OR	97070	386.84	16.77%	\$ 161,810.73	
4N2811AD00101	BENDI TNT LLC	1526 CLEAR CREEK LOOP	TWIN FALLS	ID	83301	292.65	12.69%	\$ 122,412.14	
4N2811AD00103	THE HUB HERMISTON LLC	27375 SW PARKWAY AVE	WILSONVILLE	OR	97070	356.27	15.44%	\$ 149,023.65	
						Total Frontage	2,307.02	100.00%	\$ 965,000.00

X:\Clients\Hermiston OR\736-180 E Jennie Ave LID\GIS\Drafting\736-180_EJennieLID.aprx, LID-736-180-FIG4-1_ProCostAlloc, 6/2/2026 12:47 PM, gsaubier



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

	<p>CITY OF HERMISTON, OREGON E. JENNIE AVENUE LOCAL IMPROVEMENT DISTRICT</p> <p>PROJECT COST ALLOCATION</p>	<p>FIGURE 4-1</p>
---	---	------------------------------

Section 5 - Property Valuation and Assessment Estimate

General

The valuations for each property shown on Table 5-1 below represent the latest figures available from the Umatilla County Assessor's office. Table 5-1 shows an estimate of the amount to be assessed for each property in the E. Jennie Avenue Local Improvement District (LID). These amounts represent the total current value of the assessments without regard for potential long-term repayment plans and associated interest fees. An explanation of options for long-term payment plans is presented below. A full accounting of how the assessment was calculated, using the methodology outlined in Section 4, is shown on Figure 4-1. Actual costs would be determined after construction is completed and final project costs are known.

**TABLE 5-1
UMATILLA COUNTY ASSESSOR'S PROPERTY VALUATIONS**

Account ID	Map and Tax Lot	Assessed Value*	Real Market Value*	Outstanding Tax Assessments	Estimated LID Assessment Total
124301	4N2811AC00100	\$434,830	\$1,311,800	\$0	\$257,276
124302	4N2811AC00200	\$686,830	\$1,437,760	\$0	\$274,477
124367	4N2811AD00100	\$705,870	\$1,194,430	\$0	\$161,811
168622	4N2811AD00101	\$94,750	\$94,750	\$0	\$122,412
174339	4N2811AD00103	\$346,835	\$434,734	\$0	\$149,024
TOTAL		\$1,847,130	\$4,071,900	\$0	\$965,000
Public Subsidy by City					\$305,000
Total Estimated Improvement Costs (2026)					\$1,270,000

^a Values for Tax Lot 4N2811AD00103 were not available on the Umatilla County assessor's website due to the lot being recently created. Values were calculated by taking the values of the parent tax lot (4N2811AD00100) per acre and multiplying them by the acreage of the child parcel (4N2811AD00103).

Long-term Repayment Plan

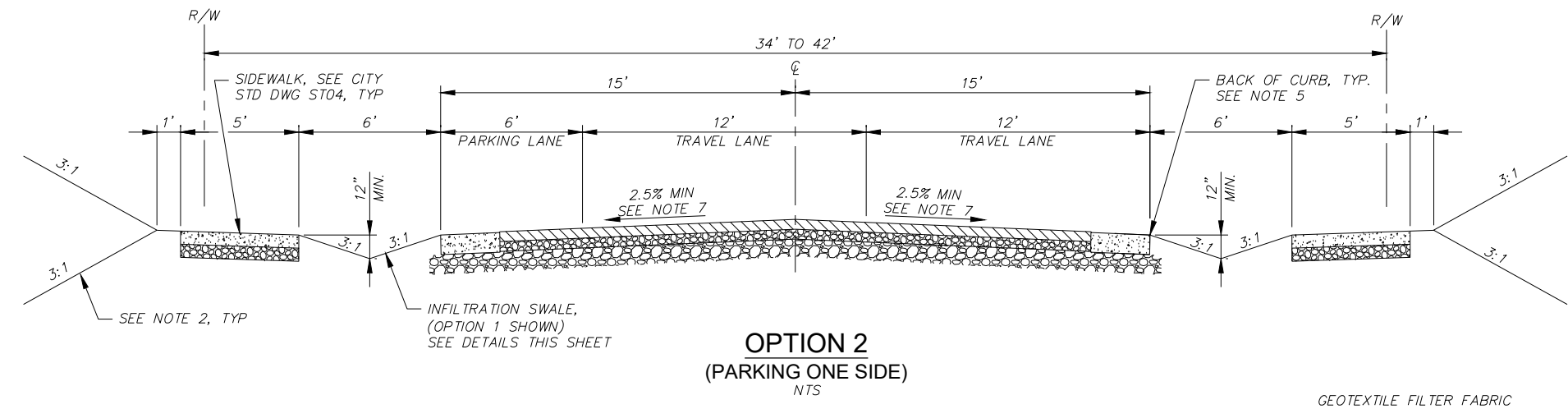
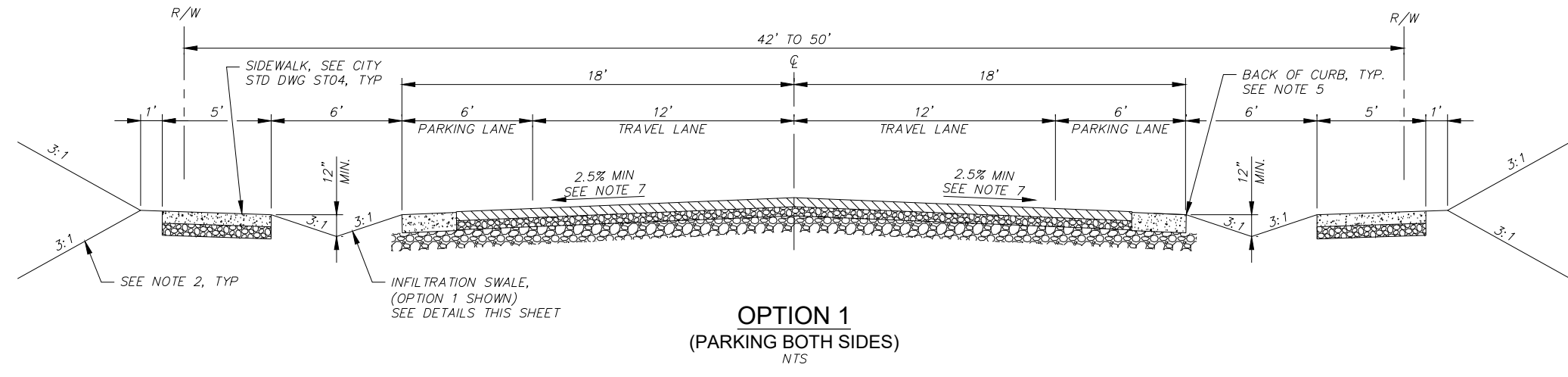
The construction of the proposed improvements considered in the LID would be coordinated by the City of Hermiston on behalf of each of the properties. Each property owner would have the option to pay their LID assessment in its entirety, or they may choose to make installment payments over ten years. The City intends to finance the improvements up front through the most cost-effective means available. Any costs associated with the carrying costs of financing the proposed improvements would be passed on directly to the benefiting properties; however, the City would not add on any administrative or overhead fees associated with obtaining and managing the financing instrument.

Appendix Table of Contents

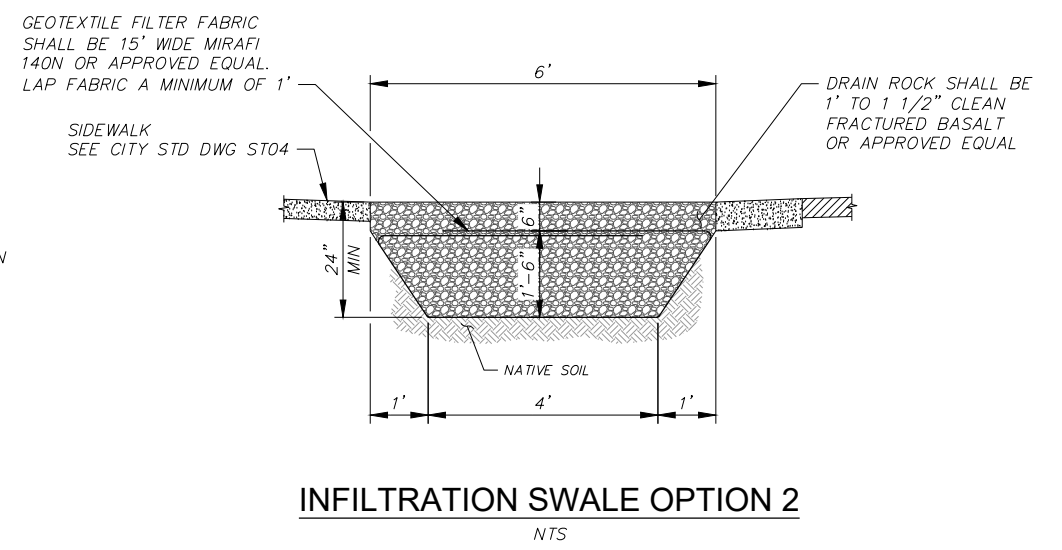
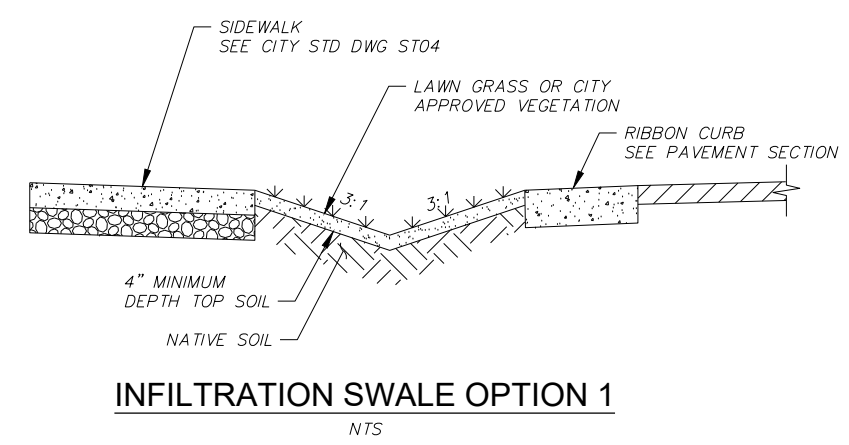
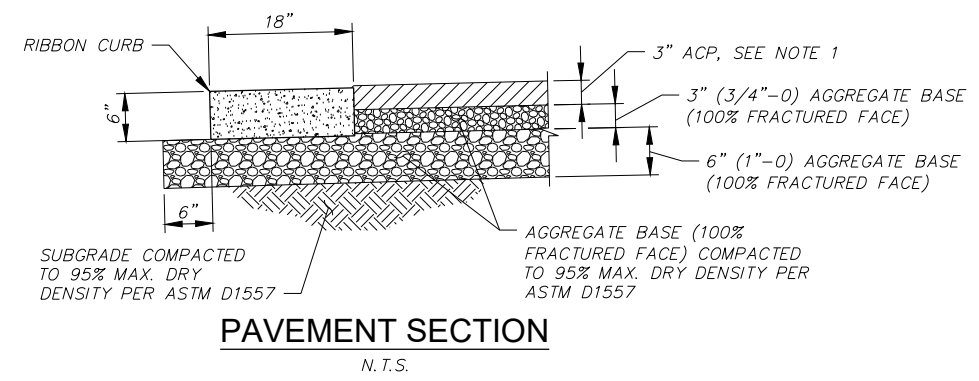
Appendix A Standard Drawing

APPENDIX A

Standard Drawing



- NOTES**
- ASPHALT CONCRETE PAVEMENT SHALL BE CONSTRUCTED IN ONE LIFT.
 - SLOPES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE APPROVED BY THE CITY.
 - PARKING LANE MAY BE LOCATED ON EITHER SIDE OF STREET.
 - COMPACT AGGREGATE BASE (100% FRACTURED FACE) AND SUBGRADE TO 95% MAXIMUM DRY DENSITY PER ASTM D1557.
 - THE DISTANCE BETWEEN TOP BACK OF CURBS IS A CRITICAL DIMENSION. CURBS POURED IN AN INCORRECT LOCATION SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR.
 - INFILTRATION SWALE OPTION 2 ASSUMES POORLY GRADED SAND WITH SILT WITH A DESIGN INFILTRATION RATE OF 3" PER HOUR. SHOULD SOIL CONDITIONS SUCH AS CALICHE, HARD PAN, CLAY, SILT, ETC. BE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE CITY IMMEDIATELY. THE CROSS SECTIONAL AREA MAY BE ADJUSTED TO ACCOMMODATE DIFFERENT SOIL TYPES WHEN APPROVED BY THE CITY.
 - DESIGN STREET CROSS SLOPE SHALL BE 2.5%. CONSTRUCTED STREET CROSS SLOPE SHALL BE MINIMUM 2% AND MAXIMUM 3% WHERE NEWLY INSTALLED CURB AND GUTTER ELEVATIONS DEVIATE FROM THE APPROVED PLANS, THE FINISH GRADE OF CENTERLINE SHALL BE BASED ON THE ACTUAL EDGE OF GUTTER ELEVATIONS TO ENSURE STREET CROSS SLOPE REQUIREMENTS ARE MET.
 - THE MINIMUM INFILTRATION SWALE LENGTH SHALL BE 50% OF THE LENGTH OF THE PROPERTY FRONTAGE UNLESS OTHERWISE APPROVED BY THE CITY.



GEOTEXTILE FILTER FABRIC SHALL BE 15' WIDE MIRAFI 140N OR APPROVED EQUAL. LAP FABRIC A MINIMUM OF 1'

**CITY OF
HERMISTON, OREGON
STANDARD DRAWINGS**

**FIGURE
ST12**

URBAN LOCAL STREET WITH SWALE

49



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of June 8, 2026

Title/Subject

Adoption of Order No. 2026-1 – Order Affirming the Decision of the Planning Commission in Henry K’s Subdivision Phase 4 Preliminary Plat 4N2813 TL 210, 1200 SE Columbia Dr.

Summary and Background

City Council met on May 26, 2026, and held a public hearing on the appeal of the Hermiston Irrigation District (“HID”) of the Planning Commission approval of Henry K’s Subdivision Phase 4 Preliminary Plat 4N2813 TL 210, 1200 SE Columbia Dr. HID specifically appealed the approval of Condition 1 that requires the Stanfield Irrigation District to provide certification under ORS 92.090(7) instead of HID. The City Council took the appeal as on the record, took testimony and argument from the parties, closed the hearing, and deliberated to a final decision. The City Council voted to affirm the Planning Commission’s decision.

Tie-In to Council Goals

N/A

Fiscal Information

N/A

Alternatives and Recommendation

Alternatives

1. Adopt Order No. 2026-1.
2. Adopt Order No. 2026-1 with minor modifications.
3. Decline to Adopt Order No. 2026-1.

Recommended Action/Motion

Adopt Order No. 2026-1.

Submitted By:

Richard S. Tovey, City Attorney

ORDER NO. 2026-1**IN THE MATTER OF THE APPEAL OF PLANNING COMMISSION DECISION APPROVING
HENRY K'S SUBDIVISION PHASE 4 PRELIMINARY PLAT 4N2813 TL 210 1200 SE
COLUMBIA DR**

This matter coming regularly for an appeal hearing before the City Council, at its May 26, 2026 meeting, and the City Council, having received evidence and heard testimony, makes the following findings, and adopts the following order affirming the decision of the Planning Commission in Henry K's Subdivision Phase 4 Preliminary Plat 4N2813 TL 210, 1200 SE Columbia Dr.

WHEREAS, the Hermiston Irrigation District ("HID") timely appealed the April 15, 2026, decision of the Planning Commission approving the Henry K's Subdivision Phase 4 Preliminary Plat 4N2813 TL 210, 1200 SE Columbia Dr., specifically referencing Condition 1 of the approval, requiring certification by the Stanfield Irrigation District; and

WHEREAS, on May 26, 2026, the City Council held a public hearing and received testimony from the appellant and the respondent. A motion was passed to close the hearing and the City Council conducted deliberations. The City Council voted to affirm the Planning Commission decision in the matter; and

WHEREAS, the City Council adopts the following as finding for this decision attached as Exhibit A and incorporated herein by this reference.

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

1. That the City Council denies HID's request for remand and affirms the Planning Commission's approval of the Henry K's Phase 4 Preliminary subdivision plat, including Condition 1 requiring certification from the Stanfield Irrigation District under ORS 92.090(7).
2. That this Order is effective immediately upon its passage.
3. This Order constitutes the final land use decision, and any appeal must be filed with the Oregon Land Use Board of Appeals within 21 days of the date that notice of this decision is mailed to persons with standing to appeal.

PASSED by the Common Council this 8th day of June 2026.

SIGNED by the Mayor this 8th day of June 2026.

Doug Primmer, MAYOR

ATTEST:

Lilly Alarcon-Strong, CMC, CITY RECORDER

FINDINGS IN SUPPORT OF CITY COUNCIL DECISION AFFIRMING PLANNING COMMISSION APPROVAL OF HENRY K'S PHASE 4 SUBDIVISION PRELIMINARY PLAT AND DENYING HERMISTON IRRIGATION DISTRICT'S APPEAL

I. Summary

The City Council affirms the Planning Commission's April 15, 2026, decision approving the Henry K's Phase 4 preliminary subdivision plat, subject to the conditions of approval imposed by the Planning Commission, including Condition 1 requiring that the certification required by ORS 92.090(7), be by the Stanfield Irrigation District (SID) within whose boundaries the subject property is located.

The City Council denies Hermiston Irrigation District's ("HID") appeal of the Planning Commission approval. HID appealed on a single issue and did not challenge any other basis for the Planning Commission decision. HID's appeal challenged only that Condition 1 imposed by the Planning Commission should name HID as the ORS 92.090(7) certifying irrigation district and not the Stanfield Irrigation District (SID). However, HID's appeal to the City Council was substantially based upon materials not submitted to the Planning Commission and that HID acknowledges are not a part of the record for the Council's on-the-record appeal. In this regard, HID's counsel expressly acknowledged at the City Council appeal hearing that its appeal submittals C-G were not included in the record, had not been given to the Planning Commission and could not be considered by the City Council under the Hermiston Code. *See Miles v. City of Florence*, 190 Or. App. 500, 509, 79 P.3d 382, 387 (2003) (holding that local ordinance limitations on the scope of a local appeal review are effective).

HID has not demonstrated that the Planning Commission erred in approving the preliminary plat with the revision to Condition 1 to require the ORS 92.090(7) certification from SID rather than HID.

The City Council finds that the Planning Commission correctly approved the application based upon credible and persuasive evidence in the record.

II. Scope of Review and Record on Appeal

The City Council's review is limited to the record established before the City Planning Commission during its evidentiary hearing on the application. HC 157.231(C)(1) requires that appeals to the City Council "shall be on the record" and that the City Council "hearing is for the presentation of argument against the interpretation or application of the chapter in reaching the decision." HC 157.231(C)(4) authorizes the City Council to affirm, reverse, amend, or remand the Planning Commission decision.

The City Council finds that HID's appeal attachments C-G were not submitted to the Planning Commission. As noted, this was confirmed by HID's counsel - during the City Council appeal hearing HID's counsel expressly acknowledged that the documents identified in its appeal were

not on the record and could not be considered by the Council. Accordingly, as required by the City's code, the Council expressly rejects the documents appended to HID's appeal at Exhibits C-G from the record in this matter because they were not submitted to the Planning Commission during its evidentiary hearing. The City Council does not rely on HID appeal attachments C-G in reaching its decision.

HID's appeal makes no claim of error in the Planning Commission decision, other than its sole claim that Condition 1 should name HID as the relevant irrigation district for purposes of the ORS 92.090(7) certification and not SID. HID's May 22, 2026 letter embellishes its appeal and claims: (1) the Planning Commission's record is "incomplete" because it did not consider the evidence HID never gave the Planning Commission that HID now appends to its appeal to the City Council, and claims that (2) evidence the Planning Commission relied upon – a Umatilla County GIS system screenshot and a Pioneer Title report – are not evidence a reasonable person would rely upon to conclude the property is in SID's boundary and not HID's. The Council finds, as explained in greater detail below, that HID is mistaken.

Finally, HID requests that the application be remanded to the Planning Commission so that HID can supplement the evidentiary record. The City Council denies that request for the reasons explained below.

III. Applicable Approval Criteria

The applicable approval criteria include Hermiston Code subdivision standards in HC §§ 154.15 through 154.35 and required minimum improvements in HC §§ 154.60 through 154.66, together with applicable zoning standards in Chapter 157, including the R-2 Medium Density Residential zone standards in HC 157.026 and other applicable provisions identified in the Planning Commission staff report. The City Council adopts and incorporates the Planning Commission Staff Report and findings, and Staff Report to the City Council, as supplemented and clarified by these findings.

The City Council affirms the Planning Commission's unchallenged findings that the proposed preliminary plat complies with all applicable criteria or can feasibly comply with them through the imposed conditions of approval.

IV. HID's Stated Concerns

HID stated they wanted Condition 1 to name HID because they were worried about water from the proposed subdivision affecting HID's canal. First, as explained below, Condition 1 is designed to comply with ORS 92.090(7). ORS 92.090(7) has nothing to do with the concern HID raises about water from the proposed subdivision affecting HID's canal. It simply requires the irrigation district within whose boundaries the proposed subdivision is located to certify that the subdivision will be excluded from the district or will continue to be served within the district.

Second, the unrebutted testimony during the Planning Commission hearing testimony shown on the transcript of that proceeding, indicated that the Feed Canal is approximately 50 to 80 feet higher than the low point of the property near the A-Line Canal and that water collected by the A Line Canal because the Feed Canal operated by HID leaks. The applicant testified during the Planning Commission hearing on April 15, 2026, that, “*** Phase 4 is situated to the west of [the wetland area] feature, not downstream from it in any way that would concentrate stormwater runoff toward the A-line canal as HID suggests. The preliminary plat before you tonight shows that Phase 4 is accessed via Southeast Columbia Drive and is oriented and graded in a manner that does not place impervious surfaces in proximity to the *** area HID identifies as its concern.”¹

Third, staff explained to the Planning Commission that they could not see a situation where subdivision stormwater could flow into the A-Line Canal, because stormwater facilities would have to be designed to retain and manage runoff through the civil design process. HID did not claim otherwise.

Fourth, the applicant submitted the approved stormwater plans for Phase 2 of the subdivision into the Planning Commission record. Those plans demonstrate that the Phase 2 stormwater system was designed to manage stormwater onsite through storm infiltration trenches, dry wells, swales, erosion-control measures, and related facilities. The Phase 2 plans state that storm infiltration trench sizing calculations are based on the 25-year, 24-hour design storm in the City of Hermiston Public Works Standards, Section 2.3, and use the Santa Barbara Urban Hydrograph method. The Phase 2 plans show construction-phase erosion and sediment controls, including silt fencing, construction entrance controls, drainage swales, inlet protection, best management practices, and onsite staging. The April 15, 2026 Planning Commission hearing transcript includes the Applicant’s testimony that HID certified the Phase 2 plat after receiving those engineered drawings showing the stormwater management plan, and that the Applicant testified that Phase 4 would use a substantially similar stormwater design approach (“The stormwater management plan for Phase 4 is expected to be substantially similar in design approach to what was approved for the prior phases as the site conditions, grading, and infrastructure are continuous across the development.”)² HID does not claim otherwise.

Fifth, the City’s Public Works standards require, among other things that “[s]urface water or groundwater, and the drainage thereof, caused or effected by the changing of the natural grade of the existing ground, the removal of natural ground cover, or the placement of impervious surfaces, shall not be allowed to flow over, under, or through adjacent public or private property in a volume or location materially different from that which existed before development occurred. ***” The City’s public works standards are mandatory and apply to Phase 4’s civil

¹Transcript of Audiotape of Planning Commission Hearing Henry K’s Phase 4 Subdivision, April 15, 2026 at p 17, 00:53:27.

² *Id.* at 00:54:51.

storm water management design. HID does not argue that compliance with these City Public Works standards is inadequate to protect any HID canal and the Council agrees with the Planning Commission that they are adequate to do so. HID not claim otherwise or acknowledge those standards at all.

The City Council rejects HID's unsupported assertion that the proposed Phase 4 subdivision development would harm the A-Line Canal. The Council finds that HID's generalized concern that impervious surfaces might affect drainage are undermined by the applicant's and Staff testimony, that the Council determines is the most credible and persuasive testimony in the record, that the Phase 4 property is situated and proposed to be graded such that it does not concentrate stormwater runoff toward the A-Line Canal, that Phase 4's specific stormwater design will be substantially similar to the approved Phase 2 stormwater system that does not direct water to or cause harm to HID's canal and will be required to meet the City's technical public works standards.

V. Irrigation District Certification Under ORS 92.090(7)

Condition 1 that HID appeals is about ensuring compliance with ORS 92.090(7), which provides:

“Subject to any standards and procedures adopted pursuant to ORS 92.044, no plat of a subdivision or partition located within the boundaries of an irrigation district, drainage district, water control district, water improvement district or district improvement company shall be approved by a city or county unless the city or county has received and accepted a certification from the district or company that the subdivision or partition is either entirely excluded from the district or company or is included within the district or company for purposes of receiving services and subjecting the subdivision or partition to the fees and other charges of the district or company.”

The purpose of ORS 92.090(7) is limited. It requires a particular certification from the district within whose boundaries the subdivision is situated. The statute does not grant an irrigation district veto authority over preliminary plat approval, or supply leverage to require development agreements, or fencing, does not authorize an irrigation district to impose development conditions, and does not authorize a city to require certification from an irrigation district in whose boundaries the subdivision is not located.

The City Council is aware that originally the Planning Commission's draft Condition 1 required certification from HID. However, before the Planning Commission Hearing and during the Planning Commission hearing, the applicant presented evidence and argument that the subject property is not within HID's boundary and is instead within SID's boundary. HID did not respond to that evidence at the Planning Commission. The applicant's evidence included Umatilla County GIS information showing the SID irrigation district boundary covering the subject property and that the HID district boundary did not cover the subject property. The

applicant provided testimony regarding a Pioneer Title report that identified the subject property as being within the Stanfield Irrigation District and the applicant's lawyer's letter in the record explained that the subject property is not within HID's district.

We pause here to note that HID is mistaken to argue that the contents of the Planning Commission record do not include the Pioneer Title report that Mr. Brandt testified about at the Planning Commission. The applicant submitted the disputed Pioneer Title report to the Planning Commission,³ as well as a letter from applicant's attorney to HID's attorney explaining in detail why the subject property was not in the HID boundary, submitted a letter to the Planning Commission from the applicant's attorney together with the now disputed Umatilla County GIS information and the Phase 4 approved stormwater design sheets. Those documents were presented by the applicant to City Staff in advance of the Planning Commission hearing for the record of this matter. Indeed, both the applicant and HID presented their material to the Planning Commission via email to City Staff or, as to the applicant, it also presented evidence during the Planning Commission Hearing which the applicant attended. The applicant further presented to the Planning Commission during its evidentiary hearing, his oral and written testimony explaining that the subject property was in SID's not HID's boundary and why naming the correct irrigation district as the ORS 92.090(7) certifying district, turns out to matter.

The Planning Director reviewed the issue of the correct irrigation district to certify the boundary under ORS 92.090(7) during the Planning Commission hearing and recommended revising Condition 1 to require certification from SID rather than HID. The Planning Commission accepted that recommendation based upon the evidence and argument presented to it and decided to change Condition 1 to reflect SID as the proper certifying district.

As noted, HID did not attend the Planning Commission hearing. HID did not offer any testimony or evidence that the subject property was not in fact within SID's and not HID's boundaries. Clearly, HID was aware that there was a dispute about the relevant boundary because the issue was discussed in some detail in the applicant's lawyer's March 23, 2026 letter to HID's lawyer that the applicant placed into the record of the Planning Commission's April 15, 2026 hearing, that the Planning Commission discussed during their hearing on this matter.

The City Council finds that the most credible and persuasive evidence in the record supports the Planning Commission's determination that the appropriate irrigation district to certify the Phase 4 plat under ORS 92.090(7), is SID, not HID. The Council finds that the Umatilla County GIS

³ In the transcript of the April 15, 2026 Planning Commission hearing, the applicant, Mr. Brandt, states: "There is a title report, I believe, in one of the documents that I emailed over, from Pioneer Title for the property that does say [the property is] in the Stanfield Irrigation District." Moreover, Mr. Brandt specifically identified the March 21, 2024, Pioneer Title Company report as confirming that HHW's property lies within SID, not HID, and cited Umatilla County ArcGIS as corroborating that conclusion. Staff indicated that the record contained maps showing the irrigation district boundaries and recommended changing the irrigation-district certification condition from HID to SID. The Commission then approved that amendment. HID did not say anything to the contrary and in fact did not attend the Planning Commission hearing at all.

map and the Pioneer Title report are credible and persuasive evidence in this record that the subject property is in SID and not HID – particularly when there is no other evidence⁴ in the record. While the Umatilla County GIS disclaimer that HID relies upon in its appeal that the Umatilla County GIS information is for assessment and taxation purposes, the Council finds that does not undermine the Umatilla County GIS information showing the subject property lying within SID’s boundaries, as credible and persuasive evidence of the relevant irrigation district boundary within which the property is located, for purposes of ORS 92.090(7). If for taxation and assessment purposes the subject property is within SID’s boundary, the Council does not understand how that is not compelling evidence that the property is indeed in the SID, not HID, boundary.

Moreover, the County’s GIS map is not the only evidence in the record on this issue. The Umatilla County GIS evidence is consistent with the applicant’s testimony concerning the Pioneer Title report. It is also consistent with the actual terms of the Pioneer Title report, in the record. A title report identifies recorded matters affecting title. The report identifies an irrigation-district-related recorded reservation only for Stanfield Irrigation District — “Reservations, including the terms and provisions thereof, contained in deed Grantor Stanfield Irrigation District recorded September 19, 1946, Book 178 Page 501 Deed Records” — and identifies no comparable deed, reservation, easement, certification, assessment, or encumbrance involving Hermiston Irrigation District. The Council finds that that supports the reasonable inference that the property is within the Stanfield Irrigation District, not HID. That inference is strengthened by the credible and persuasive evidence from the property owner, Mr. Brandt, who testified at the Planning Commission hearing that the subject property is within SID and not HID. The Council also notes that HID stated at the appeal hearing that it was still looking into Pioneer Title and Umatilla County records as credible sources of information concerning its HID boundaries. That is a tacit acknowledgement that both are credible sources of such information.

HID did not submit contrary boundary evidence to the Planning Commission. HID did not appear at the Planning Commission hearing to present evidence, request that the record be left open, or explain why the applicant’s boundary evidence was incorrect. If HID needed more time to respond to the applicant’s evidence concerning district boundaries, it certainly could have requested that the record be left open for the presentation of any such evidence and argument to respond. HID did not make any such request and did not dispute the applicant’s evidence. Parties may not ignore the provided evidentiary hearing and assume that the City Council will order a planning commission “do over” when the Planning Commission outcome is not as the nonparticipating party preferred.

The City Council further finds that HID’s oral testimony at the Council’s appeal hearing that it has delivered water to the property, that it has charged the property for delivered water, and

⁴ The Council notes that the fact that the City previously assumed the subject property was within HID’s boundary, is not evidence that the property is within HID’s boundary.

desires to treat the property as being within its boundary, does not establish that the subject property is within HID's legal boundary for purposes of ORS 92.090(7). Oregon law distinguishes between an irrigation district's boundary and an irrigation district's provision of water service. ORS 545.271 authorizes an irrigation district to furnish water outside the district's boundaries for compensation. As a matter of law, water delivery, standing alone, does not annex land into an irrigation district. Similarly, payment for water delivery or a water-service arrangement does not establish that land is within a district's boundary.

The City Council also finds that Oregon law provides a formal process for changing irrigation district boundaries. ORS 545.051 states that the boundaries of an irrigation district "may be changed in the manner prescribed in ORS 545.051 to 545.126." The City Council finds that there is no evidence in the Planning Commission record of any formal inclusion, annexation, boundary order, county approval, petition, or recorded instrument bringing the Phase 4 property into HID. HID's reference to a federal contract or federally authorized water-service boundary does not demonstrate the effectuation of a state-law required boundary change under ORS chapter 545. In fact, there is no such state-law boundary change in the Planning Commission record and HID did not claim any such document exists. Rather, HID stated it was "feverously" still, at the time of the City Council appeal hearing, trying to find the existence of such a document. At most there is contract between HID and the federal government about what HID's boundaries should or might be, but that does not change what the evidence demonstrates that HID's boundary actually is. ORS 92.090(7) is interested in actual irrigation district boundaries.

Accordingly, the City Council finds that ORS 92.090(7) requires certification from SID, not HID, because that is what the evidence shows. Condition 1 is therefore affirmed.

VI. HID's Request for Remand

HID requests remand to the Planning Commission to supplement the record with additional boundary evidence. The City Council denies that request.

First, HID's request is inconsistent with the nature of this on-the-record appeal. HID's requested remand is based on documents that HID did not submit to the Planning Commission. HID acknowledged that those documents were not part of the Planning Commission record. HID also acknowledged that it did not present water-right, federal-contract, or boundary evidence to the Planning Commission.

Second, HID had an opportunity to participate in the Planning Commission hearing and did not do so. HID submitted written comments on April 15, 2026, concerning stormwater and canal concerns. However, HID did not attend the Planning Commission hearing, HID did not submit its City Council appeal materials to the Planning Commission, did not appear at the Planning Commission to present them, and did not ask the Planning Commission to leave the record open to allow those materials to be submitted. The record also shows that HID knew before the Planning Commission hearing that the applicant disputed whether the property was in HID's

boundary. HID's counsel even stated at the City Council hearing that HID knew the applicant had asserted in earlier phase proceedings that the property was not within HID's boundary and that HID did not agree with that assertion. HID therefore had notice of the issue and an opportunity to submit evidence at the only evidentiary hearing on the matter. It simply chose not to do so.

Third, a remand to the Planning Commission is unnecessary to enable the City to make a legally adequate decision. The Planning Commission record contains adequate, proper, persuasive and credible evidence supporting the finding that the Stanfield Irrigation District is the ORS 92.090(7) certifying district. HID did not submit contrary boundary evidence to the Planning Commission. The City Council is not required, or wise for that matter, to remand merely because a party later wishes it had submitted additional evidence or hopes to locate additional evidence.

Fourth, a remand would add delay and cost to this application for the development of housing contrary to ORS 197A.400. In this regard, the City Council recognizes that the Phase 4 application is for the development of housing and that HID's requested delay is unnecessary and contrary to the cost-effective housing application approval rules in ORS 197A.400 and is also contrary to the timely-review principles in Oregon land use law, including ORS 227.178. HID has shown no adequate reason to justify its request to delay this application for the development of housing for the additional fact-finding it had every opportunity to develop and present at the Planning Commission hearing.

VII. Final Decision

For the reasons stated above, the City Council denies HID's appeal, denies HID's request for remand, affirms the Planning Commission's approval of the Henry K's Phase 4 preliminary subdivision plat, and affirms Condition 1 requiring certification from Stanfield Irrigation District under ORS 92.090(7).



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of June 8, 2026

Title/Subject

Resolution No. 26 to adopt the FY 2026-27 Budget for the Hermiston Urban Renewal Agency (HURA)

Summary and Background

Resolution No. 26 is being presented to the HURA Board of Directors for approval. The 2026-27 budget includes projects in the Downtown, Southwest, and North urban renewal areas. The major project for the agency in 26-27 will be the NE Aspen Drive extension to facilitate commercial development in the north Hermiston commercial area.

Tie-In to Council Goals

No goals are applicable. Budget approval is a matter of administration of state law.

Fiscal Information

The adopted budget request for FY2026-2027 for HURA is \$6,482,100.

Alternatives and Recommendation

Alternatives

1. Adopt Resolution 26 as presented/recommended.
2. Do not adopt Resolution 26 as presented/recommended.
3. Adopt Resolution 26 with amended totals/different parameters.

Recommended Action/Motion

Staff recommends Resolution 26 be adopted as presented/recommended.

Submitted By:

Clinton Spencer,

Urban Renewal Director

RESOLUTION NO. 26**Adopting the Budget**

BE IT RESOLVED that the Board of Directors of the Hermiston Urban Renewal Agency, hereby adopts the Budget for fiscal year 2026-27 in the total of \$6,482,100 now on file at the office of the City of Hermiston City Recorder.

Making Appropriations

BE IT RESOLVED that the amounts for the fiscal year beginning July 1, 2026, and for the purposes shown below are hereby appropriated:

General Fund		
Materials & Services		\$ 44,000
Total		<u>\$ 44,000</u>
Downtown Urban Renewal Agency Fund		
Materials & Services		\$ 69,000
Debt Service		102,200
Contningency		449,800
Total		<u>\$ 621,000</u>
North Urban Renewal Agency Fund		
Capital Outlay		\$ 5,467,000
Debt Service		348,000
Total		<u>\$ 5,815,000</u>
South Urban Renewal Agency Fund		
Contingency		\$ 2,100
Total		<u>\$ 2,100</u>

Declaring Tax Increment

BE IT RESOLVED that the Board of Directors of the Hermiston Urban Renewal Agency hereby certifies to the county assessor for the Hermiston Urban Renewal Downtown Plan Area, Hermiston Urban Renewal Southwest Plan Area, and Hermiston Urban Renewal North Plan Area a request for the maximum amount of revenue that may be raised by dividing the taxes under Section 1c, Article IX, or the Oregon Constitution.

This resolution shall become effective immediately upon its passage as of the date and year set out below.

PASSED by the Urban Renewal Agency this 8th day of June 2026.
SIGNED by the Director this 8th day of June 2026.

Doug Primmer, DIRECTOR

ATTEST:

Lilly Alarcon-Strong, CMC, CITY RECORDER