



CITY COUNCIL

AGENDA

MONDAY, APRIL 13, 2026

Where Life is Sweet

COUNCIL CHAMBERS - 180 NE 2ND ST.

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

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

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

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

A. Public Works Changes

2. ADJOURN WORK SESSION MEETING

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

4. DECLARATION OF QUORUM

5. FLAG SALUTE

6. CITIZEN INPUT ON NON-AGENDA ITEMS

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

7. CONSENT AGENDA

A. Hermiston Urban Renewal Agency (HURA) Annual Report

B. Appointment Confirmation for Randall Gerard to the Budget Committee Position #2 ending December 31, 2028

C. Appointment Confirmation for Dean Fialka to Planning Commission Position #6 ending March 31, 2029

- D. Appointment Confirmation for Tami Rebman to Planning Commission Position #5 ending March 31, 2029
- E. Committee Vacancy Announcements
- F. Reappointment Recommendation and Confirmation for Janizee Serrano to the Planning Commission Position #4 ending March 31, 2029
- G. Appointment Recommendation for Janizee Serrano to the Hispanic Advisory Committee Position #1 ending June 30, 2029
- H. Minutes of the March 4, 2026 Charter Review Committee Meeting
- I. Minutes of the March 9, 2026 Finance Committee Meeting
- J. Minutes of the March 23 City Council Work Session and Regular Meeting
- K. Liquor License Retail On-Premises Sales & Consumption Application for Blue Agave Event Center located at 1835 S Highway 395
- L. Approve Ground Lease Agreement with Windblown Ranch Inc. at the Hermiston Municipal Airport
- M. Authorizing the Acceptance of a Relinquishment Deed to certain rights of way to the City of Hermiston from the State of Oregon
- N. E Airport Road renaming establishment of hearing date

8. ITEMS REMOVED FROM CONSENT AGENDA

9. ORDINANCES AND RESOLUTIONS

- A. Resolution No. 2418: Geer/Harper Realignment Contract Award.
- B. Resolution No. 2419 - Authorizing Participation in Product Liability Litigation and Engagement of Counsel

10. OTHER

- A. Council Stipend Discussion and Possible Action

11. COMMITTEE REPORTS

- A. City Committee and Liaison:

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

- B. Mayor's Report
- C. Council President's Report

- D. Council Report
- E. Youth Advisory Report
- F. Manager's Report

12. RECESS FOR EXECUTIVE SESSION - At or After 7:30 PM

- A. An Executive Session will convene pursuant to ORS 192.660 (2) (g) which allows the Council to meet in Executive Session for the purpose of discussing preliminary negotiations involving matters of trade or commerce.

13. RECONVENE

14. ADJOURN

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

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



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of April 13, 2026

Title/Subject

Hermiston Urban Renewal Agency (HURA) Annual Report

Summary and Background

The annual report of activity for the urban renewal districts during the 2024-25 fiscal year has been prepared and is ready for filing. Under ORS 457, the annual report must be filed with the governing body of the city containing the urban renewal districts each year.

ORS 457.460 requires all urban renewal districts to prepare an annual report of financial activities. This statutory requirement states that the report shall be submitted to the governing body of the municipality in which the district is located. The attached report details the revenue brought in and expended by the urban renewal agency from July 2024 to June 2025 and details the impact the districts' tax collection had on all other taxing districts. Taxes collected by the district had negligible impact on all districts within the City of Hermiston, with the city forgoing the most revenue with a total of 2.26% total revenue foregone.

This year's annual report details revenue and expenditures for three urban renewal areas, the Downtown URD, the Southwest Hermiston URD, and the North Hermiston URD.

Tie-In to Council Goals

The urban renewal districts are involved in projects directly related to multiple council goals; housing, downtown revitalization, and livability.

Fiscal Information

There is no financial impact from accepting the report.

Alternatives and Recommendation

Alternatives

The city council may choose to accept the report for filing or may reject the report.

Recommended Action/Motion

Staff recommends the city council accept the report for filing.

Motion to approve the report for filing.

Submitted By:

C.F. Spencer, Planning Director

ANNUAL REPORT FOR FISCAL YEAR ENDING JUNE 30TH, 2025

2024/2025

Hermiston Urban Renewal Agency

This report fulfills the requirement, prescribed in ORS 457.460, for the filing of an annual report detailing the financial activity of an urban renewal area established in Oregon.

ANNUAL REPORT FOR FISCAL YEAR ENDING JUNE 30TH, 2025

HERMISTON URBAN RENEWAL AGENCY

Hermiston Urban Renewal Agency History

The Hermiston Urban Renewal Agency was formed by the City of Hermiston in 2013. The agency board is made up of the Mayor and City Council. This year's report includes three districts.

Downtown Hermiston Urban Renewal District

The Downtown Hermiston Urban Renewal Plan adopted on August 26, 2013, establishes the purpose of the downtown urban renewal district as follows:

- Revitalize the City Center by alleviating conditions of blight and underinvestment
- Create public improvements including open space, community meeting space, and street improvements
- Encourage new public and private investment
- Increase the taxable value of property in the city
- Improve the utilization of land within specific areas of the community

The maximum indebtedness established for the Downtown Hermiston Urban Renewal district is \$4,000,000. This amount is the total amount of funds which can be spent on projects, programs, and administration in the urban renewal district over the life of the urban renewal plan. As of June 30th, 2025, \$2,288,658.54 had been spent on projects, \$60,809.53 had been spent on administration, and total indebtedness was \$995,000.

A full copy of the Downtown Hermiston Urban Renewal Plan and Report may be found on the City of Hermiston website located at: <https://www.hermiston.or.us/commdev/page/urban-renewal-district-documents>

Projects

Administrative costs include public notice costs, recording fees, supplies, and loan repayments. Many of these administrative costs are one-time expenditures which are not repeated on an annual basis.

- Total cost of non-capital expenditures (including debt service) was \$102,372.51.

Financial Reporting

Pursuant to ORS 457.460, a detailed accounting of the financial activity related to urban renewal areas is required to be reported on an annual basis. The following financial information conforms to the requirements of this statute.

Money Received

ANNUAL REPORT FOR FISCAL YEAR ENDING JUNE 30TH, 2025

In FY 2024/2025 the Umatilla County Assessor calculated that the Downtown Hermiston Urban Renewal District would receive \$454,842 from the division of taxes. The actual tax revenue received was \$446,474.24, a smaller amount due to compression, underpayments, and delinquencies.

A total of \$5,017,158.71 for all districts was on-hand on July 1, 2024, as cash forward from the 23/24 fiscal year. This balance reflects funds for all districts held in common and separately budgeted.

Money Expended

Revenues received through tax collection and interagency loan were expended as shown in the table below.

Item	Urban Renewal Downtown Fund
Beginning Fund Balance	\$5,017,158.71
Façade Grant Outlay	\$0
Loan Repayments	\$98,606.96
Administrative Outlay	\$3765.55
Ending Fund Balance	\$5,322,068.20

Estimated Revenue

The estimated revenues for the 2025/2026 fiscal year are \$312,000 from current tax revenues.

Proposed Budget for 2025/2026 Fiscal Year

A budget listing the revenues to be received due to urban renewal tax increment collection, money to be spent, and what projects/expenses the money will fund is shown in the table below.

Item	2025/2026 Urban Renewal Downtown Fund
Resources	
From Other Agencies	\$266,000
<i>Total Resources</i>	\$266,000
Expenditures	
Debt Service	\$102,000
Façade Grants	\$60,000

ANNUAL REPORT FOR FISCAL YEAR ENDING JUNE 30TH, 2025

Festival Street	\$3,000
Parking Improvements	\$3,000
Contingency	\$98,000
<i>Total Expenditures</i>	<i>\$266,000</i>

Impact on Taxing Districts

The revenues forgone by local taxing districts due to urban renewal are shown in the table below. This information is from the Umatilla County Department of Assessment and Taxation. The numbers are after truncation and compression losses.

Urban renewal agencies do not create additional tax. Instead during the agency's lifespan, overlapping taxing districts forgo a portion of their permanent rate. Once the urban renewal agency is terminated, the taxing jurisdictions receive the full permanent rate of taxes.

Taxing District	Revenue Forgone 2024/2025	Total Taxes Received 2024/2025	% of Total Taxes to UR
Umatilla County	\$72,878.44	\$24,496,696.16	.29%
City of Hermiston	\$155,742.27	\$8,853,625.92	1.75%
School District #8 Hermiston	\$125,082.57	\$14,315,538.23	.87%
Intermountain ESD	\$15,648.75	\$5,073,548.53	.30%
BMCC	\$16,841.03	\$5,448,641.53	.30%
Port of Umatilla	\$3,8974.93	\$1,323,596.83	.29%
Umatilla County Fire District 1	\$44,710.70	\$6,184,268.54	.72%
County Radio District	\$4,322.04	\$1,364,544.86	.31%

ANNUAL REPORT FOR FISCAL YEAR ENDING JUNE 30TH, 2025

Cemetery District 8 Hermiston	\$2,306.30	\$281,798.01	.81%
W Umatilla Mosquito Control	\$5,067.21	\$994,592.98	.50%
Total	\$446,474.24	\$68,336,851.59	.65%

Southwest Hermiston Urban Renewal District

The Southwest Hermiston Urban Renewal Plan adopted on October 24, 2022, establishes the purpose of the Southwest Hermiston Urban Renewal District as follows:

- Address future housing needs in southwest Hermiston
- Create public improvements including water and sewer infrastructure
- Encourage new public and private investment
- Increase the taxable value of property in the city
- Improve the utilization of land within specific areas of the community

The maximum indebtedness established for the Southwest Hermiston Urban Renewal district is \$18,100,000. This amount is the total amount of funds which can be spent on projects, programs, and administration in the urban renewal district over the life of the urban renewal plan. As of June 30th, 2025, \$0 had been spent on projects, \$0 had been spent on administration, and total indebtedness was \$0.

A full copy of the Southwest Hermiston Urban Renewal Plan and Report may be found on the City of Hermiston website located at: <https://www.hermiston.or.us/commdev/page/urban-renewal-district-documents>

Projects

The Southwest Hermiston Urban Renewal District is a highly focused area intended to facilitate residential development in an isolated, costly development area. Urban renewal funds are intended to be used only for large-scale public infrastructure projects and park development. Funds were not expended on these projects in the 24-25 fiscal year. Infrastructure development loans from the State of Oregon revolving loan fund are planned for use to design and construct these improvements. Urban renewal revenue will be used for debt service in future years. As of the date of this report, all design work has been self-funded through the utility enterprise funds and no loan proceeds have been expended nor require reimbursement.

- Total cost of non-capital expenditures (including debt service) was \$0.

Financial Reporting

Pursuant to ORS 457.460, a detailed accounting of the financial activity related to urban renewal areas is required to be reported on an annual basis. The following financial information conforms to the requirements of this statute.

Money Received

ANNUAL REPORT FOR FISCAL YEAR ENDING JUNE 30TH, 2025

In FY 2024/2025 the Umatilla County Assessor calculated that the Southwest Hermiston Urban Renewal District would receive \$1,173.44 from the division of taxes. The actual tax revenue received was \$1,152.63.

A total of \$0 was on-hand on July 1, 2024, as cash forward from the 23/24 fiscal year.

Impact on Taxing Districts

The revenues forgone by local taxing districts due to urban renewal are shown in the table below. This information is from the Umatilla County Department of Assessment and Taxation. The numbers are after truncation and compression losses.

Taxing District	Revenue Forgone 2024/2025	Total Taxes Received 2024/2025	% of Total Taxes to UR
Umatilla County	\$149.10	\$24,496,696.16	.00060%
City of Hermiston	\$447.28	\$8,853,625.92	.0050%
School District #8 Hermiston	\$407.15	\$14,315,538.23	.0028%
Umatilla County Fire District 1	\$149.10	\$6,184,268.54	.0024%
Total	\$1,152.63	\$53,850,128.85	.0021%

North Hermiston Urban Renewal District

The North Hermiston Urban Renewal Plan adopted on July 24, 2023, establishes the purpose of the North Hermiston Urban Renewal District as follows:

- Address infrastructure deficiencies and parcel patterns that limit potential development

The maximum indebtedness established for the North Hermiston Urban Renewal district is \$5,000,000. This amount is the total amount of funds which can be spent on projects, programs, and administration in the urban renewal district over the life of the urban renewal plan. As of June 30th, 2025, \$215,784.57 had been spent on projects, \$0 had been spent on administration, and total indebtedness was \$4,516,250.

A full copy of the North Hermiston Urban Renewal Plan and Report may be found on the City of Hermiston website located at: <https://www.hermiston.or.us/commdev/page/urban-renewal-district-documents>

ANNUAL REPORT FOR FISCAL YEAR ENDING JUNE 30TH, 2025

Projects

The North Hermiston Urban Renewal District is a highly focused area intended to upgrade inadequate infrastructure. Urban renewal funds are intended to be used only for large-scale public infrastructure projects.

Total cost of non-capital expenditures (including debt service) was \$347,540.61.

Financial Reporting

Pursuant to ORS 457.460, a detailed accounting of the financial activity related to urban renewal areas is required to be reported on an annual basis. The following financial information conforms to the requirements of this statute.

Money Received

In FY 2024/2025 the Umatilla County Assessor calculated that the North Hermiston Urban Renewal District would receive \$129,776.32 from the division of taxes. The actual tax revenue received was \$127,954.27.

A total of \$0 was on-hand on July 1, 2024, as cash forward from the 23/24 fiscal year.

Money Expended

Revenues received through tax collection and interagency loan were expended as shown in the table below.

Item	North Hermiston Urban Renewal Fund
Beginning Fund Balance	\$347,540.61
Loan Repayments	\$347,540.61
Ending Fund Balance	\$0

Estimated Revenue

The estimated revenues for the 2025/2026 fiscal year are \$0 from current tax revenues.

Proposed Budget for 2025/2026 Fiscal Year

A budget listing the revenues to be received due to urban renewal tax increment collection, money to be spent, and what projects/expenses the money will fund is shown in the table below.

Item	2025/2026 North Hermiston Urban Renewal Fund
Resources	

ANNUAL REPORT FOR FISCAL YEAR ENDING JUNE 30TH, 2025

From Other Agencies	\$5,545,000
<i>Total Resources</i>	\$5,545,000
Expenditures	
Debt Service	\$345,000
Capital Outlay	\$5,200,000
<i>Total Expenditures</i>	\$5,545,000

Impact on Taxing Districts

The revenues forgone by local taxing districts due to urban renewal are shown in the table below. This information is from the Umatilla County Department of Assessment and Taxation. The numbers are after truncation and compression losses.

Taxing District	Revenue Forgone 2024/2025	Total Taxes Received 2024/2025	% of Total Taxes to UR
Umatilla County	\$20,848.78	\$24,496,696.16	.08%
City of Hermiston	\$44,695.40	\$8,853,625.92	.50%
School District #8 Hermiston	\$35,974.36	\$14,315,538.23	.25%
Intermountain ESD	\$4,496.80	\$5,073,548.53	.08%
BMCC	\$4,769.33	\$5,448,641.53	.08%
Port of Umatilla	\$1,090.14	\$1,323,596.83	.08%
Umatilla County Fire District 1	\$12,809.05	\$6,184,268.54	.20%
County Radio District	\$1,226.40	\$1,364,544.86	.08%

ANNUAL REPORT FOR FISCAL YEAR ENDING JUNE 30TH, 2025

Cemetery District 8 Hermiston	\$545.07	\$281,798.01	.19%
W Umatilla Mosquito Control	\$1,362.67	\$994,592.98	.13%
Total	\$127,818	\$68,336,851.59	.18%

Conclusion

The Hermiston Urban Renewal Agency is a growing operation. Formed originally to administer the Downtown urban renewal district, the agency has expanded. In 2022 the Southwest Hermiston urban renewal district was added to support residential development. In 2023 the North urban renewal district was formed to promote additional commercial development.

In the eleventh year of operation, the urban renewal agency continues to have a minimal impact on other taxing districts. The total revenue foregone remains less than 1% of all revenue collected by all affected agencies, with the exception of the City of Hermiston which had 1.75% of total taxes foregone to the downtown district. As the assessed value in the districts increase as a result of improvement within the districts, the overall impact will remain small for the foreseeable future.

Looking forward to the long-term health of the downtown district, revenue continues to exceed the projections in the 2013 plan, typically exceeding planning assumptions by approximately 10%. This excess revenue bodes well for the district as all urban renewal planning utilized the most conservative growth projections and projects were generated using these conservative projections. As revenue continues to exceed projections, the potential for additional projects will be considered.

In the second year of existence, the south Hermiston urban renewal district did not have a significant impact on other taxing districts. To date, all design work has been completed using utility enterprise zone funds and no other sources of revenue have been collected. It is not anticipated that work will continue in the 2024/25 FY but will resume as new potential development is proposed.

With the formation of the North urban renewal district in 2023, the district has expanded again and will require additional reporting in future years. This district began incurring debt in the 24-25 fiscal year and work towards building an extension of NE Aspen Drive to connect N 1st Street with NE 4th Street, opening more land for retail development. To date, all expenditures have been on design and engineering. Not right of way has yet been acquired nor improvements installed.



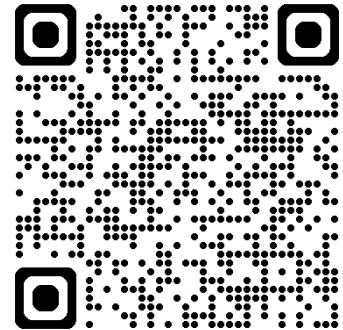
PUBLIC ANNOUNCEMENT

The City is accepting applications for the following Committees:

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

Deadline to apply for Committees: Open Until Filled

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



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



Charter Review Committee Minutes

March 4, 2026

Chair Dave Drotzmann called the meeting to order at 5:30pm. Committee members in attendance included: Kyndra Stone, Paul Wolverton, Karyn Jones, and Monique Brandley. Val Hoxie and Rod Hardin were excused. Also present was Mayor Doug Primmer as Council representative, and staff to include: City Manager Byron Smith, City Attorney Rich Tovey, and City Recorder Lilly Alarcon-Strong.

Byron announced the meeting was being live streamed on YouTube and reminded all Council members present, as there was a quorum, that they should not discuss City business.

Dave thanked all those present and asked the Committee to consider changing the agenda to take action on the February Meeting Minutes prior to reviewing the proposed charter language. The Committee agreed.

Meeting Minutes

Kyndra moved and Karyn seconded to approve the February 3 meeting minutes as presented. Motion carried unanimously with Members Dave, Kyndra, Paul, Monique, and Karyn in favor.

Presentation- Proposed Charter Language

Byron reviewed the Committee's proposed changes found in the agenda packet and presented through a PowerPoint (attached) speaking on: why and how the committee was formed; starting in October, the committee has met to review the entire Charter, while also giving specific focus to a variety of subjects per Council direction, to include: geographic representation for council members, ward boundary adjustment, elected vs appointed municipal judge, city manager residency requirements, city attorney supervision and employment process; what a City Charter is and why it is necessary, and Hermiston's Charter history; and specifically reviewed all recommended changes.

Committee members thanked staff and other subject matter experts who presented information, gave guidance, and answered questions to include the League of Oregon Cities and Municipal Court Judge Cameron Bendixsen, stating the Committee had extensive conversations while reviewing each subject thoroughly to come together with these recommendations for the best interest of the City and its constituents.

Public Comment

Jackie Linton, City of Hermiston Resident- thanked Committee members for volunteering their time and stated she believes the Municipal Court Judge should be an elected position and asked who would be involved in the hiring process of the City Attorney.

- Response from Committee/Staff: The City Attorney would be hired in a joint effort between the entire City Council and City Manager.

Krista Van Veen, City of Hermiston Resident- thanked Committee members for volunteering their time and spoke regarding her concerns redistricting ward boundaries as this may divide the community instead of bringing people together for shared interests and ensuring ward councilors are voting for the betterment of the entire community not just their wards interests.



Charter Review Committee Minutes

March 4, 2026

Nate Rivera, City of Hermiston Resident- thanked Committee members for volunteering and asked if Charter recommendations would be placed in the form of one or multiple questions to the voters and stated he supports the Municipal Court Judge being an elected position.

- Response from Committee/Staff: This Committee is not recommending how it will be presented to the voters, it will be the decision of the Council on how to proceed.

Krista Van Veen, City of Hermiston Resident- asked if these proposed redistricting changes would create more work for ward councilors and if it would be possible to redraw boundaries based on the voting population instead of the population as a whole, as Hermiston does not have a large voting population.

- Response from Committee/Staff: there would be no impact on council work load if the proposed redistricting came into effect, and redistricting must be done in accordance with Voting Right Act and the Department of Justice in a way where each area is fairly represented, this is why the proposed changes are being recommended to make sure the City is in compliance, therefore her suggested redistricting would not be possible.

Liliana Gomez, City of Hermiston Resident- Asked if an election expert spoke on this subject and if the Municipal Court Judge becomes an appointed position, if they will need to live in Hermiston, and if not, they should be required to at least live in Umatilla County.

- Response from Committee/Staff: An Election Expert did not present to the Committee, and if the Municipal Court Judge becomes an appointed position they will not be required to live in Hermiston.

Jill Litzinger, PCP Umatilla County Vice-Chair Greater Hermiston Conservatives, City of Hermiston Resident- (directly quoted from email public comment submission) "To run for office, they need to live in the boundaries of side office! They shouldn't be given a year to move. In order to represent this community, they should know something about it. That means they should already have lived in the community before they run for an office.

I don't mind that the charter is reviewed every 10 years. But it should be reviewed with the constituents. So that they are better informed.

Redrawing the lines entails what? So the conservatives cannot have any seat in the city council? So that their voices are not heard? Or is it just so that you can have the majority of the hispanic vote in each ward?

All city councilors might represent their ward, but they also represent the city of hermiston, and the surrounding areas within their wards. In all voters should have a say in that.

The municipal court judge should stay an elected position.

Changing the elected city council president should remain every two years, unless you plan on changing the mayor to every year as well!"

- Response from Committee/Staff: All elected positions are non-partisan and that is not changing, many items in this written comment were addressed during the presentation and seems that this person may not have an understanding of the current Charter or what is being proposed.



Where Life is Sweet

Charter Review Committee Minutes

March 4, 2026

After additional comments, the Committee spoke regarding their comfort level with the recommended changes; Monique moved and Paul seconded to accept the final proposed changes and that they be presented to the Council. Motion carried unanimously with Members Dave, Kyndra, Paul, Monique, and Karyn in favor.

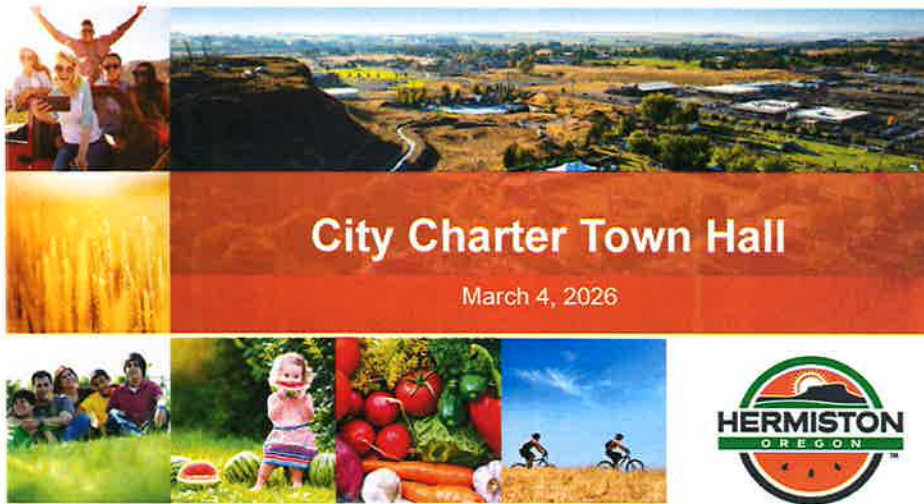
Dave thanked staff, all members of the Committee, and Mayor Primmer for their dedication to this process.

Byron stated the Council and Community will be presented this information at an upcoming City Council meeting for review and approval for preparation of the November ballot. Committee members will be invited to the Council Meeting when this is presented as well.

Adjournment

There was no other business and Chair Drotzmann adjourned the meeting at 6:21pm.

DRAFT




Outline

- Process
 - **Resolution No. 2382**
- Review Proposed Changes
- Public Comments/Discussion
- Committee Discussion/Business
- Possible Recommendation to City Council




Resolution 2382

- Begin meetings in 2025 (First Meeting – October 2025) (4 Mtgs)
- Complete Review within 6-9 months
- Hold a Publicly Advertised Public Hearing
- Seven city electors with staff support
- City Council Liaison – Mayor Primmer
- Recommendations to Council
- Potential Ballot Measure

Resolution 2382


- Review the entire Charter
- Specific Sections to Review
 - **Geographic representation for Council Members**
 - **Ward Boundary Adjustment**
 - **Elected vs. Appointed Municipal Judge**
 - **City Manager Residency Requirement**
 - **Ordinance Adoption Process**
 - **City Attorney Supervision/Hiring**



HERMISTON Charter Review Process

- Review Committee
 - David Drotzmann, Chair
 - Kyndra Stone, Vice Chair
 - Monique Brandley
 - Karyn Jones
 - Paul Wolverton
 - Rod Hardin
 - Val Hoxie



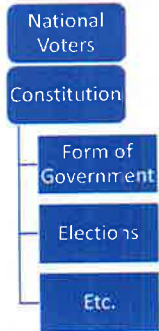


City Charter?

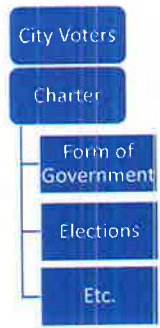
Where Life is Sweet

City Charter

United States



City of Hermiston



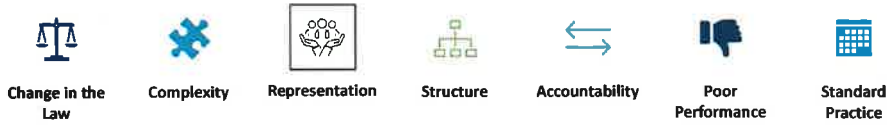
City Charter

- History of Hermiston Charter
 - Original Adoption on March 15, 1910
 - Modified by several amendments on the following dates:

• January 24, 1943	• November 8, 1960
• July 26, 1965	• May 1, 1959
• May 24, 1966	• May 18, 1956
• April 3, 1967	• May 18, 1999
• October 14, 1970	• November 2, 1954
• March 2, 1976	
• March 8, 1977	
• December 20, 1977	
• November 2, 1982	
 - Current Charter Adopted 2015 After a Comprehensive Review



Why Charter Review?



Adopted Council Goal
10 Year's Since Adoption
Review ≠ Change



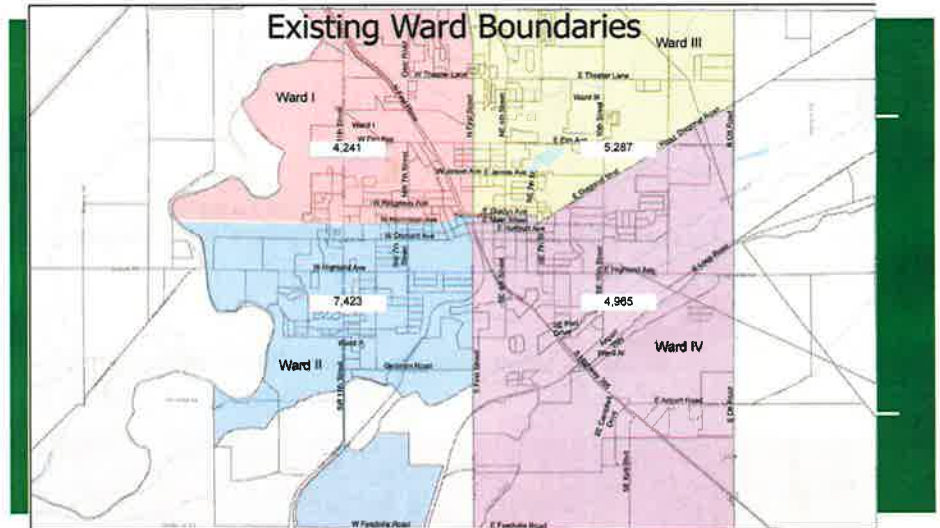
Recommended Changes

- Changes recommended in four areas:
 - **Elections**
 - **Elected Official Roles**
 - **City Manager Role**
 - **Charter Maintenance**



Recommended Changes

- **Elections**
 - **Redraw City Council Ward boundaries**



Recommended Changes

- Elections
 - Change the election of ward councilors to be elected only by the electors in the individual wards



Recommended Changes

- Elected Official Roles
 - Changing to an appointed municipal court judge

 - Changing the selection of city council president to every year from every other year



Recommended Changes

- City Manager Roles
 - Allowing a newly hired city manager up to 12 months to move inside city limits

 - Clarifying day to day supervision of the city attorney lies with the city manager



Recommended Changes

- City Charter Maintenance
 - Requires a review of the charter at least once every 10 years.

 - Makes various minor language changes to align the charter with the League of Oregon Cities Model Charter.





COMMENTS/QUESTIONS??

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Public Finance Committee

Meeting Minutes

March 9, 2026

Mayor Primmer called the meeting to order at 5:00pm. Councilors Linton and Kelso were present. City staff in attendance included: City Manager Byron Smith, Finance Director Ignacio Palacios, and City Recorder Lilly Alarcon-Strong.

Large Payment Review

Finance Director Palacios reviewed the large payment registry found in the agenda packet and answered questions regarding specific vendors and projects related to these payments and stated 56% of the line items are from construction projects. The Committee asked that, going forward, Finance Director Palacios add group details pertaining to each line item, ie: A. Construction B. Contractual Obligations C. etc. as this will also add a level of transparency to this list for the public as well.

Finance Director Palacios presented information (PowerPoint Presentation attached) and the Committee spoke regarding:

- **Finance Department Process-** Month End Procedures and Utility Billing Improvements.
- **Monthly Financial Report Review-** There was discussion regarding whether to modify the current reports, leave as-is, or completely revamp them. After some discussion, the Committee agreed that the reports should be modified to include additional information in writing to address when the City is in the red. Councilor Kelso mentioned he likes the presented reports as they give enough detail that he is able to find on his own and the colorful charts and graphs are easy to read and understand as well, but mentioned that the reports are also very reliant on staff giving accurate information.
- **Five-Year Forecast Discussion-** The Committee spoke regarding avoiding the communication gaps seen under the former Finance Director and how the Committee aims to establish robust oversight to ensure future accountability, however there were inflation costs increases that were out of the City's control and many other cities were dealing with the same financial shortfalls that Hermiston was. City Manager Smith agreed stating there was a lot more inflation than projected and it was not something anyone could have predicted.

Committee Questions or Comments

Councilor Linton stated many residents are receiving property reassessment notices from Umatilla County's Tax Assessors and asked if this is something the City asked the County to do.

City Manager Smith stated no- the City did not request this but does benefit from the process.

Public Comment

None given.

Adjourn

Mayor Primmer adjourned the meeting at 5:48pm.



Public Finance Committee

- Finance Department Update
 - **Month End Procedures Review**
 - Month End Entries, Financial Reconciliations, CM Notification/Review, Financial Reports
 - Digitization focus
 - **Utility Billing Improvements**
 - Forms changes
 - Updating and modifying procedures
 - Training



Public Finance Committee

- Monthly Financial Report Changes
 - **Modify current report(s) or revamp completely**
- Five Year Forecast
 - **Tie-In to Council Goals**
 - **Considerations**
 - **Growth – Population, Jobs, Industry**
 - **Services – Public Safety, Livability (Library, Parks, Recreation, Community Center, Seniors, etc.), Transportation (streets, public transit, etc.), Utilities**
 - Revenues necessary to maintain services
 - Increasing materials & services costs
 - **External – fixed costs, replacement costs, federal and state regulations**



Public Finance Committee

- **Considerations, cont'd**
 - **Sustainable – Challenges to maintain level of service**
- **Check Register Review**





Discussion Questions?

Where Life is Sweet



CITY COUNCIL

Work Session Meeting Minutes
March 23, 2026

Public Safety Center Tour

Mayor Primmer and Councilors Hayward, Roberts, Duron, Linton, Barron, and Kelso; and City Staff to include: City Manager Byron Smith, Assistant City Manager Mark Morgan, Operations Captain Scott Clark, Administrative Captain Robert Guerrero, and Parks and Recreation Director Brandon Artz attended a tour of the Public Safety Center starting at 6:00pm.

The tour ended prior to the start of the Councils regular meeting at 7:00pm.

DRAFT



CITY COUNCIL

Regular Meeting Minutes March 23, 2026

Mayor Primmer called the regular meeting to order at 7:00pm. Present were Councilors Hayward, Roberts, Duron, Linton, Kelso, and Barron. Councilor Myers and McCarthy were excused. City Staff in attendance included: City Manager Byron Smith, Assistant City Manager Mark Morgan, City Attorney Richard Tovey, Finance Director Ignacio Palacios, Administrative Captain Robert Guerrero, Planning Director Clint Spencer, Parks and Recreation Director Brandon Artz, and City Recorder Lilly Alarcon-Strong. Youth Advisory Member Jacquelyn Quevedo was also in attendance. The pledge of allegiance was given.

Mayor Primmer spoke regarding the Public Safety Center Tour during the Work Session.

Citizen Input on Non-Agenda Items

None given.

Presentation- PATH/Stepping Stones Alliance

Stepping Stones Alliance Executive Director Jesalyn Cole reviewed the 2025 Annual Report (attached) stating she's very proud of the document and the work it highlights and spoke regarding: Finances; 2025 being the first year all programs ran throughout the year; finished many minor projects; had many outreach opportunities presenting to municipalities, community organizations, and anyone else who asked for additional information; the homeless population that uses the Sleep Center continues to grow with the vast majority stating they have familiar ties within the community; updates to the website and newsletter; facility and ground tours are also always available as well as virtually on the website; the 2nd Annual Gala was also very successful and are planning their 3rd Annual Gala to be held on October 10, 2026; there is an opening for the Board of Directors and encourages the public to apply; and thanked the community for all the support they have and continue to give.

Mayor Primmer, and Councilors Linton, Duron, and Hayward thanked Executive Director Cole, her Team, and all those who donate and volunteer for the outstanding job they do prioritizing the people in need in our community.

Consent Agenda Items

Councilor Hayward moved and Councilor Linton seconded to approve Consent Agenda items A-H, to include:

- A. Appointment Recommendation to Randall Gerard for Budget Committee Position #2 ending December 31, 2028
- B. Appointment Recommendation for Dean Fialka to Planning Commission Position #6 ending March 31, 2029
- C. Appointment Recommendation for Tami Rebman to Planning Commission Position #5 ending March 31, 2029
- D. Committee Vacancy Announcements
- E. Final Plat- Upland Meadows Phases 3 & 4 4N2802A Tax Lot 500 - 811 E Theater Lane
- F. Final Plat - Henry K's Phase 2 Hermiston Home Works Inc 4N2813BC Tax Lot 3000 1125 SE 10th St
- G. Public Notice of the May 19, 2026 Primary Election- Candidate Listing.
- H. Minutes of the March 9, 2026 City Council Work Session and Regular Meeting



CITY COUNCIL

Regular Meeting Minutes March 23, 2026

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

Mayor Primmer encouraged the public to apply for open committee positions.

Ordinance No. 2381- Amending Chapter 116 of the Hermiston Code of Ordinances to Increase Mobile Vending Licenses and Other Text Amendments - City Attorney Richard Tovey read the ordinance by title only.

Planning Director Clint Spencer presented information for the agenda packet reviewing proposed changes throughout the Mobile Vending License language.

Public Comment

Krista Van Veen, 764 W Alder Ave- Asked if brick and mortar restaurants use mobile vending licenses or other licenses when they provide similar services.

Mr. Spencer stated they do not use mobile vending licenses.

Council members discussed increasing the proposed licenses from 10 to 12 or 15, as well as whether or not there should be a cap on licenses at all. After addressing Council questions and hearing additional comments from the Council, Councilor Barron moved and Councilor Duron seconded to amend Ordinance No. 2381 Section 116.05 (2) from 10 Type 2 Licenses to 12. Motion carried unanimously with Councilors Hayward, Roberts, Duron, Linton, Kelso, and Barron voting in favor. Councilor Roberts moved and Councilor Duron seconded to adopt Ordinance No. 2381 as amended at a single meeting and become effective 30-days after adoption by the City Council. Motion carried unanimously with Councilors Hayward, Roberts, Duron, Linton, Kelso, and Barron voting in favor.

Resolution No. 2413- Approving a Purchase & Sale Agreement to sell 10 acres of land, known as Cook3A1 within the South Hermiston Industrial Park.- Assistant City Manager Mark Morgan reviewed information from the agenda packet and presented information (PowerPoint Presentation attached- please note that this presentation displays as Resolution 2412 in error) regarding the sale of the 10 acre parcel with a City profit of \$200,000.

Councilor Barron, Kelso, Hayward, and Duron thanked City staff for the excellent work they did on this project, envisioning something out of nothing to provide economic growth. Councilor Linton moved and Councilor Hayward seconded to adopt Resolution No. 2413 and lay upon the record. Motion carried unanimously with Councilors Hayward, Roberts, Duron, Linton, Kelso, and Barron in favor.

Resolution No. 2414- Review and Approval of Master Fee Schedule Updates

Parks and Recreation Director Brandon Artz reviewed information from the agenda packet regarding Resolution No. 2414 and presented information (PowerPoint Presentation attached) regarding the many proposed changes to the Parks and Recreation Master Fee Schedule. Assistant City Manager Mark Morgan



CITY COUNCIL

Regular Meeting Minutes March 23, 2026

spoke regarding clarifying language and fees for Garbage and Recycling Services section of the Master Fee Schedule.

Councilor Roberts and Hayward spoke regarding hesitation to adopt the newly presented Special Event Fees stating perhaps there should be no fees or lower fees for events with fewer participants for residents who are using facilities for non-commercial events vs non-residents and commercial events but also understands that someone must clean facilities when garbage is left.

Councilor Kelso stated his understanding of the Special Event Fee is that this would only be implemented for large scale events, even so, the proposed fees are minimal and reasonable and probably wouldn't even cover the actual costs of staff time picking up garbage and other tasks for each event, and also believes the Parks and Recreation Director would have discretion to give exceptions for non-commercial personal use events.

Parks and Recreation Director Artz confirmed that fees would be geared towards special events with vendors or commercial events that charge the public for participating in the event rather than personal events.

Councilor Roberts suggested that the language be clearer regarding commercial vs personal use events.

Councilor Duron apologized for missing the last Parks and Recreation Committee meeting stating these items were discussed during that meeting and she would have been able to address many of these questions if she had been in attendance.

Councilor Kelso moved and Councilor Duron seconded to adopt Resolution No. 2414 and lay upon the record. Motion carried unanimously with Councilors Hayward, Roberts, Duron, Linton, Kelso, and Barron in favor.

Resolution No. 2415- Approving an Equipment Procurement for UV Disinfection Equipment at the Recycled Water Treatment Plant- Assistant City Manager Mark Morgan reviewed information from the agenda packet and presented information (PowerPoint Presentation attached) regarding awarding a contract to Glasco UV Ultraviolet Light Technologies.

Councilor Hayward moved and Councilor Roberts seconded to adopt Resolution No. 2415 and lay upon the record. Motion carried unanimously with Councilors Hayward, Roberts, Duron, Linton, Kelso, and Barron in favor.

Resolution No. 2416- Authorize Sewer Loan Application

Assistant City Manager Mark Morgan reviewed information from the agenda packet and presented information (PowerPoint Presentation attached) regarding authorizing the City to apply for loan funding from the Oregon Department of Environmental Quality for \$1,501,000 with loan forgiveness of \$1,000,000 leaving the City with out of pocket expenses of \$501,000 to construct 2.5 miles of new sewer main through a private/public partnership.



CITY COUNCIL

Regular Meeting Minutes March 23, 2026

Public Comment

Krista Van Veen, 764 W Alder Ave- Asked if county residents would be forced to pay the City for water and sewer services.

Assistant City Manager Morgan stated county residents would not be forced to annex into the City, but they would be required to pay for water and sewer services when they decide to annex into the City.

Councilors Roberts and Kelso commented on what an incredible opportunity this is to pay \$.10 on the \$1.00 for this infrastructure project.

Mayor Primmer agreed, noting Administration is focused on future planning and proactive execution.

Councilor Hayward moved and Councilor Roberts seconded to adopt Resolution No. 2416 and lay upon the record. Motion carried unanimously with Councilors Hayward, Roberts, Duron, Linton, Kelso, and Barron in favor.

Resolution No. 2417- Well #6 Chlorination Structure Contract Award

Assistant City Manager Mark Morgan reviewed information from the agenda packet and presented information (PowerPoint Presentation attached) regarding awarding a contract to C&E Trenching, LLC.

Councilor Hayward moved and Councilor Duron seconded to adopt Resolution No. 2417 and lay upon the record. Motion carried unanimously with Councilors Hayward, Roberts, Duron, Linton, Kelso, and Barron in favor.

Future of the Carnegie Building Discussion

City Manager Byron Smith reviewed information from the agenda packet and presented information (PowerPoint Presentation attached) regarding proposed future use of the Carnegie Library as reflected in community outreach efforts and organizations who have reached out to the City for specific uses to include:

- A Museum through the Hermiston Historical and Cultural Society,
- Community Art Center through Kim LaPlant,
- Community Educational Discovery Center through Thought Bubblez, and
- Education and Emergency Response through the Hermiston Amateur Radio Club

After much Council discussion and staff addressing additional questions from the Council, the Council agreed about the importance of understanding the options regarding registering the Carnegie Building with the National Historic Preservation Society and that the Council should hear in-person presentations from those interested in using the building. Councilor Duron moved and Councilor Roberts seconded to authorize staff to begin the evaluation process of addressing building use with preliminary cost estimates. Motion carried unanimously with Councilors Hayward, Roberts, Duron, Linton, Kelso, and Barron in favor.



CITY COUNCIL

Regular Meeting Minutes March 23, 2026

February 2026 Monthly Financial Report

Council displayed City of Hermiston “Wind is Dumb” t-shirts as a surprise to Finance Director Ignacio Palacios as a reference he made during the Goal Setting Session Meetings.

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

Committee Reports

None given.

Mayor’s Report

Mayor Primmer spoke regarding:

- Distinguished Service Awards – Thanked all those dedicated their time volunteering
- National League of Cities Conference in Washington DC, which he will speak more about at the next City Council meeting.
- Spring Market at the Community Center and Harkenrider Senior Center on Saturday, March 28th
- Arbor Day Tree Giveaway on Saturday, April 4th at the Community Center

Council Presidents Report

Councilor McCarthy was not in attendance.

Council Reports

Councilor Allen stated he attended the National League of Cities Conference in Washington DC and has gifted everyone at the dais with 250 memorabilia symbolizing the 250-year Anniversary of the United States of America and will speak more about this conference at the next City Council meeting.

Councilor Kelso stated he also attended the Distinguished Service Awards event and thanked Good Shepherd Community Health Foundation, Liz Marvin, Ami Little, and all those who helped make the event a success.

Councilor Barron stated he attended the National League of Cities Conference in Washington DC and will speak more about this conference at the next City Council meeting. Councilor Barron apologized to Mayor Primmer for stepping away from the dais to speak with a constituent during the meeting without following proper decorum, stating there are rules set in place for a reason and he will make sure this does not happen again.

Councilor Duron reminded the Council that the League of Oregon Cities (LOC) is looking for volunteers for the Conference Planning Committee, and spoke regarding the LOC Meetings/Conferences scheduled for April 16 and April 23–24.



Where Life is Sweet

CITY COUNCIL

Regular Meeting Minutes

March 23, 2026

Youth Advisory Report

Youth Advisory Member Jacquelyn Quevedo spoke regarding the many accomplishments of her fellow classmates that participate in sports and clubs, including the boys wrestling team who won state and girls wrestling who were runner ups, and mentioned spring and summer breaks.

Manager's Report

None given.

Adjourn

There was no other business and Mayor Primmer adjourned the regular City Council meeting at 9:31pm.

SIGNED:

Doug Primmer, Mayor

ATTEST:

Lilly Alarcon-Strong, CMC, City Recorder

DRAFT

2025 ANNUAL REPORT



Prepared by:
Jesalyn C. Cole

2025 HIGHLIGHTS

Thanks to the support of many, we continue to accomplish big milestones! Here are a few from 2025:

February – Fans installed in Sleep Center bathrooms with grant dollars.

March – Three water spigots installed on campus with grant dollars.

April – Received a grant to create an outdoor garden and purchase planters and flowers. Began partnership with HHS construction class to build raised garden planters.

May – Participated in **I Love My City** with free haircuts available. Parking lot improvements made with grant dollars.

June – 1st anniversary of Individual Shelter Units. Delivery of new washers/dryers purchased with grant dollars.

July – Added an awning onto the Sleep Center and added visitor parking signs.

August – Screening of Hollywood movie, “No Address,” at Hermiston Cinema, sponsored by AWS.

October – Solar panel project completed with ribbon-cutting event. Hosted 2nd annual fundraising gala: Enchanted Garden.

November – Added two additional Individual Shelter Units (Thank you Marlette/Clayton Homes!), replaced and added trees, and added electricity to two storage sheds.

December – Celebrated 3rd year of consecutive service to guests in the Sleep Center!



OUTREACH

Our focus continues to include outreach and community education. It is important that everyone is aware of our services. We are providing shelter, and so much more, to those in need. We regularly attend, participate, and present at area events. We attend area meetings to spread the word and help our community at large to better understand what we are doing and why.

Below is a further re-cap of 2025:

10 total presentations to the city councils of Echo, Stanfield, Hermiston, and Umatilla, as well as Umatilla County commissioners.

12 presentations to civic/service organizations and/or church congregations.

27 scheduled group tours to community partners, organizations, and supporters; along with countless impromptu tours for community members and supporters.

We participated in five community resource events with information for the general public.

We participated in monthly meetings for PATH, Hermiston's Faith Advisory Council Committee, Eastern Oregon Shelter Collaboration, Home for Hope, Oregon Continuum of Care, and our own board meetings. We also attended quarterly meetings for the Local Planning Group in Pendleton, the Community Action Group of Eastern Oregon, and the Food Insecurity planning group.

We invite you to come take a tour in person!

Visit our facebook page and/or website for a virtual tour.

We'd love to come to you, give an update, and answer questions you have about our work. Reach out to schedule with us!



SLEEP CENTER

The Sleep Center continues to offer a low-barrier solution to those seeking overnight shelter, meaning we are an emergency, temporary shelter designed to minimize obstacles for people experiencing homelessness. We have been in continuous operation every night since opening in December of 2022. We allow immediate access without requirements like sobriety, identification, income, or background checks. We encourage stability and safety for vulnerable populations; including accommodating pets and families.



Cindi Jorgensen
Sleep Center Coordinator



Our Reverse Advent Calendar was very well received by individuals, as well as community groups, in December. We were grateful for the many donations!

We continue to rely on volunteers to help with serving breakfast and guest check-out, as well as evening check-in procedures. Meals are generously donated by individuals in the community, service organizations, local restaurants, and churches. Our guests are fortunate to have the support of so many. SSA appreciates the thousands of dollars of in-kind donations for our guests.

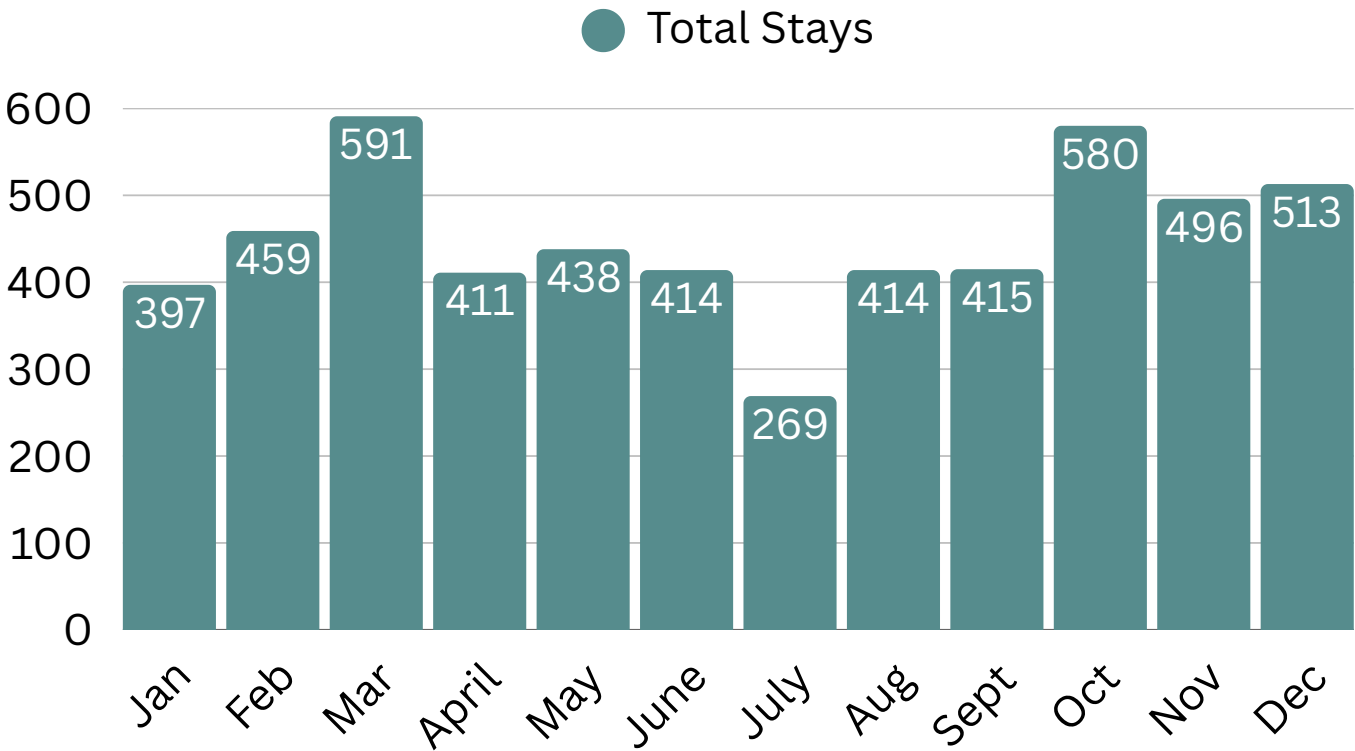
Transportation is available from a pick-up location in downtown Hermiston, or guests arrive independently. They are welcomed into the center, fed an evening meal, and given a safe place to sleep for the night. Breakfast is served in the morning before guests depart for the day. Transportation is then offered back to the same location downtown.

Overnight security is contracted through Phoenix Protective Services.



SLEEP CENTER NUMBERS

With average nightly stays ranging from 10-20 guests, the Sleep Center is offering a much-needed service in the region. Over 5,000 overnight stays occurred in 2025 representing well over 350 unique individuals.



Once a guest has stayed 14 consecutive nights at the Sleep Center he/she qualifies to transition into membership and works with our Navigation Director on the next steps to get into an Individual Shelter Unit.

NAVIGATION CENTER

Our Navigation Center and Individual Shelter Units opened in June of 2024. We continue to build the services and resources available to members.



Carolina Delgado
Navigation Center Director

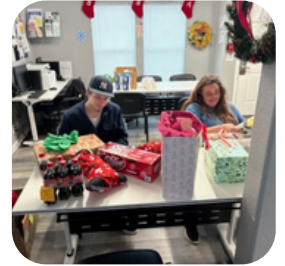
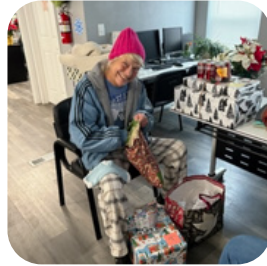
Members set and work toward goals while staying on campus. Some categories include: employment, housing, budgeting, physical health stability, mental health stability, substance use disorder treatment, obtaining documents, and/or obtaining benefits. Each member works one-on-one with Carolina to set and progress toward their individual goals. She works hard to link our members with the appropriate resources to meet with success.



Members have access to computers, washer/dryer, kitchen, showers, and the group area that includes games, books, and puzzles. Staff is on hand daily to help with resume building, applications, etc. We offer a shuttle schedule Monday-Friday for members to be able to run errands. We strive to build a community where members are growing in hope, independence, and accountability. We celebrate birthdays, personal milestones, promote peer support, offer field trips, and host craft and social activities. We work to show members what a home looks and feels like, and how they can create that for themselves.

SUCCESSES

We were able to add two additional ISUs on campus at the end of 2025. In the 18 months of our ISUs being available, we have successfully transitioned 18 individuals to permanent housing. Our primary goal is for our members to find sustainable, permanent housing, not quick fixes. We want to see success, so we strive to build a community that creates stability for members while they are here, and independence beyond our campus. We are working on long-term goals and long-term solutions, and this takes time.



Stepping Stones Alliance works with a vulnerable population filled with unique individuals. Each has his/her own, unique history, along with hopes for the future. Through our Navigation Center and staff, we work one-on-one to set goals and link each member to the community resources that will help them achieve those goals. Dealing with government bureaucracy is challenging for the best of us, but for those with limited means and difficult situations it is even harder without an advocate in your corner. We become that advocate and assist our members to navigate and persevere through the challenges.

Here are a couple recent member stories:

*names have been changed to protect the privacy of our members

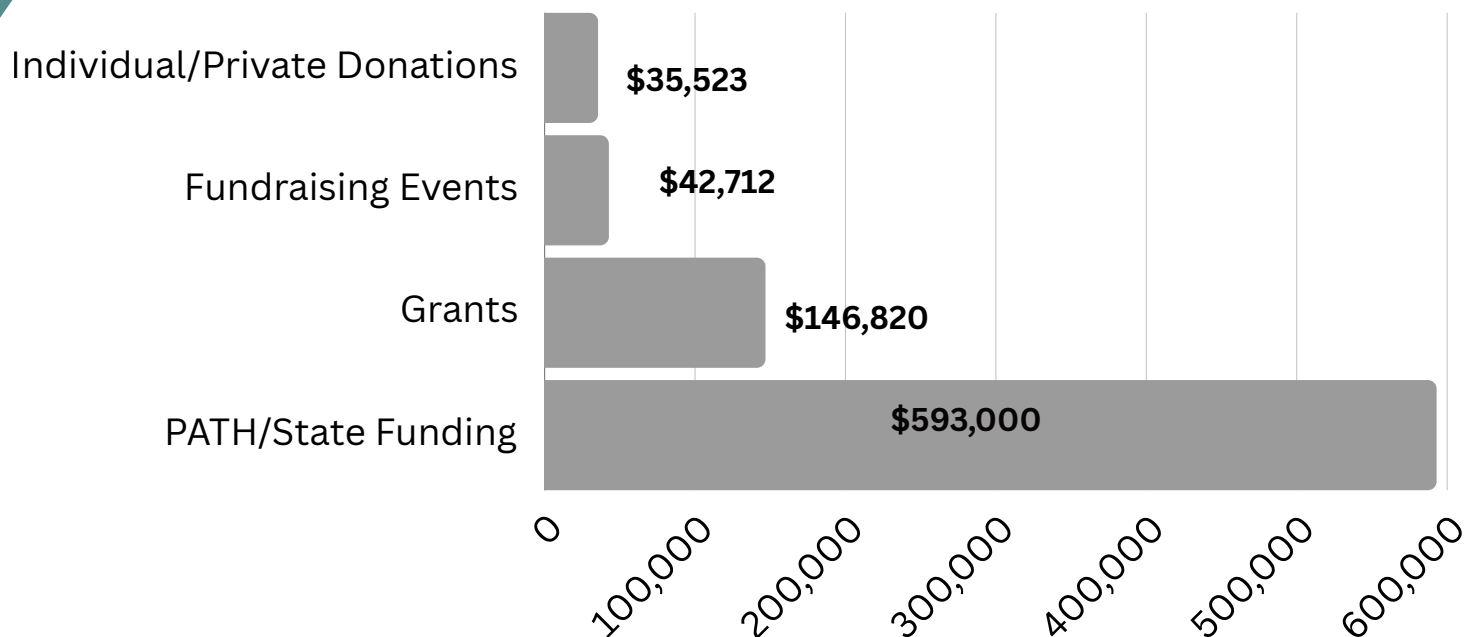
Steve came to the shelter fleeing domestic violence. He had been in an abusive relationship in another state and wasn't sure where to turn or even where was safe. Over several weeks, we were able to build trust with Steve and get more information about his background. He had cut all ties with his family years prior, but was open to the idea of reaching out to them. We were able to facilitate a reconciliation, and he was welcomed back by his parents (who had known nothing of the abuse or his whereabouts).

His mom sent a follow-up letter of gratitude stating, "We want to thank you so much for the help you gave our son. Because of you, he will now get his life back."

John moved to the area to live with family after his wife of many years passed away from cancer. The living situation did not work out, and he was left homeless, with little to no resources. John, a Veteran in his 80s, was lost without his wife. We began working through the process of getting him linked to Veteran resources. This involved a lot of navigating through the system to get the documents he needed to prove his service. His daily walks with his dog brought him solace, and he began to connect with staff and other members.

The connection made with our Veteran services partner eventually got John the resources he needed, and his own apartment.

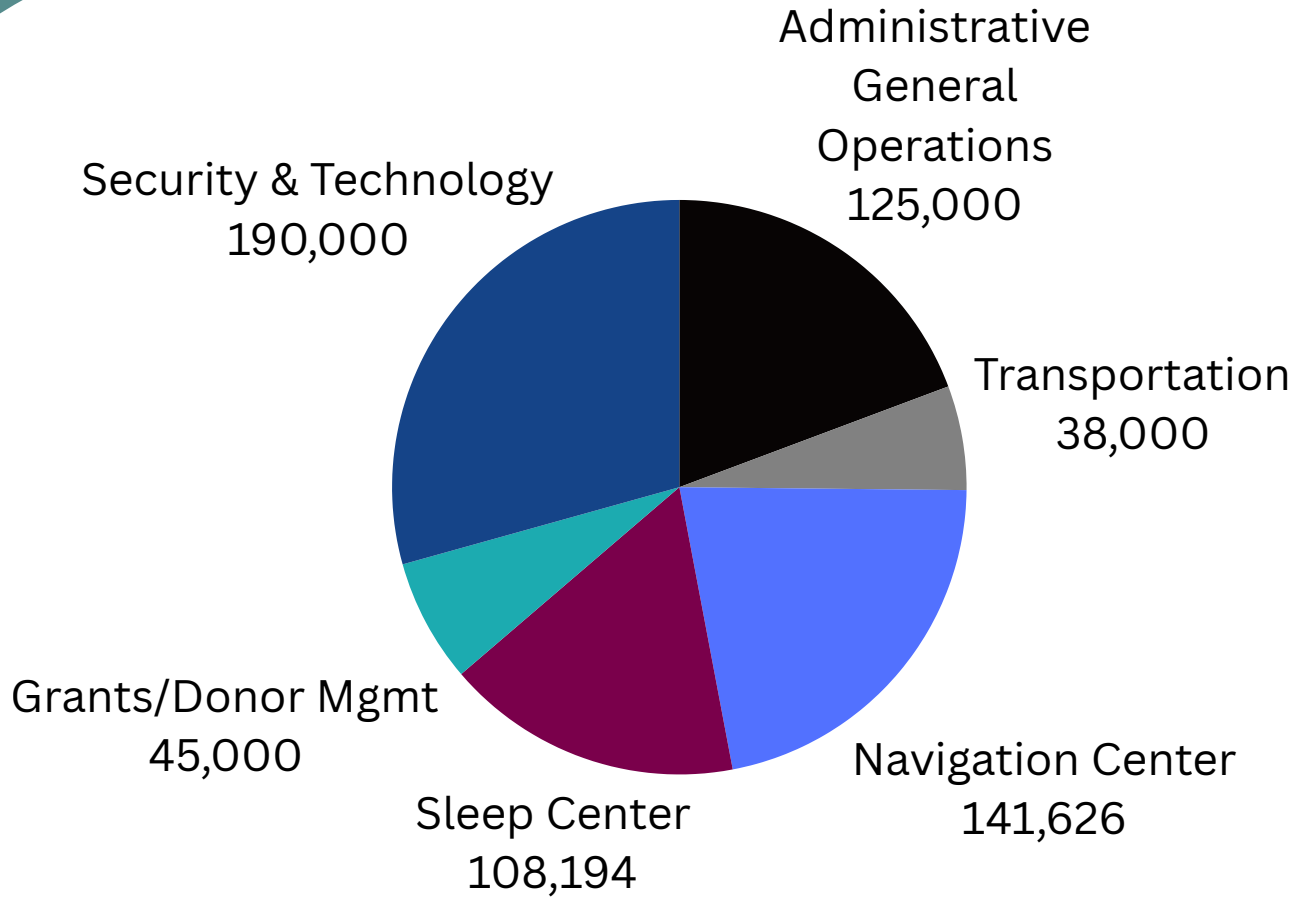
REVENUE



We operate the Sleep Center 12 hours a day, 7 days a week and have members on site 24 hours a day, 7 days a week with the Navigation Center and ISUs. We operate with 8 staff members and have contracted overnight security staffing. Thanks to every donation, small and large, we are able to offer necessary resources to our guests and members. Funding opportunities for future revenue are constantly being researched and explored. Grants, sponsorships, private donations, and fundraising events are all being worked on as we continue to grow and add services.

EIN 84-4739478

EXPENSES IN USD



Administrative General Operations (19.3%) include: administrative staffing, insurance, utilities, phone, office supplies

Sleep Center Expenses (16.7%) include: staffing, guest supplies

Navigation Center Expenses (21.9%) include: staffing, member programming, supplies, Individual Shelter Unit maintenance

Security & Technology Expenses (29.3%) include: security staffing, IT, website, system monitoring costs

Transportation Expenses (5.9%) include: fuel, staffing, shuttle maintenance

Grants/Donor Management Expenses (6.9%) include: grant writing and management, outreach, software, fundraising

ANNUAL GALA

Sponsors and attendees made our second annual gala, the 2025 Enchanted Garden, a fun and successful evening for all! With your help, our net after expenses was \$42,712!



FUNDS FROM THE GALA

Monies raised at the annual gala help with costs not covered by state/contracted funding. This year our 'silent auction' was a fund-a-need option and bidders were able to purchase: shuttle fuel, cleaning supplies, outreach lunches, dishes for the members, breakfast foods, bedding and mattresses, monthly birthday cakes for members, laundry supplies, guitars, and other class materials for members.

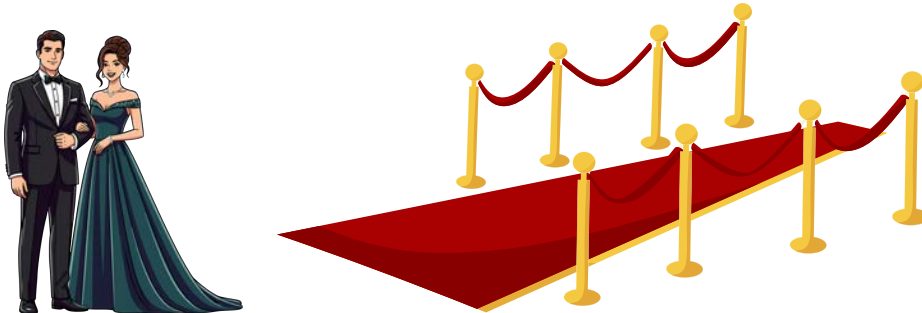
ANNUAL GALA

2025 Sponsors and Supporters:

AWS InCommunities, Atkinson Staffing, Clayton Homes, Banner Bank, Rylee Kaye Photography, UEC, Wheatland Insurance, VegOut, Anderson Boylan & Ramos, Hermiston Generating Plant, Rogers Toyota, Lifetime Vision Source, Delish, Inland Tarp & Cover, CG Catering, Kirby Nagelhout Construction, Hermiston Kiwanis, Safeway, Specks Printing, Midway Bar & Grill, Sassafras Flowers by Shera, Cupcake Paradise, Waste Connections, Julie & Kim Puzey, Susan Ross, John & Cathy Lloyd, Kalinda Harris, Linda Turner, Dan Dorran, 3rd Story Creations, The Maxwell House, DJ Montes, EOTEC, Topsy Boards, Peter Cole, Aden Blake Films, Knerr Construction, NW Farm Supply, Micah Mercer, HHS Construction class, Desert Lanes, EOMS, Follett's, Echo Ridge Cellars, OMG Burgers, City of Umatilla, Andee's Boutique, Hale's, USA Subs, Carson Oil, Nookies, Lucky Endz Gifts, Woodworking Specialties, Hermiston 8 Cinema, Angie Markwick, Aloras Winters, The Homemade Bakery, Carrie's Custom Confections, Sweet Caroline's Treats, Chuck Barnes, Roger Condie, Kelly May, Kire Barraza-Ross, Phil SpicerKuhn, Carolina Delgado, Cindi Jorgensen, Zak Shasteen, Ross McIntire Bland, Michael Gilliland, Greg Plano, Skyler Whalon, and more!

SAVE THE DATE

for Saturday, October 10, 2026 and join us for an evening on the Red Carpet! Watch for more details as we get closer. Interested in sponsoring? Reach out and we'll get you information!



GRANTS & DONATIONS



Jesalyn Cole
Executive Director

Securing funds to ensure that the day to day can happen is a constant activity. The community continues to be supportive in **MANY, MANY** ways, from volunteering time, donating meals, dropping off grocery items, making community connections for future partnerships, and giving financially. Our guests and members benefit greatly from the ongoing community support.

Grants in 2025:

Schnitzer Cares

(Umatilla and Pendleton High Schools)

Amazon ChangeX

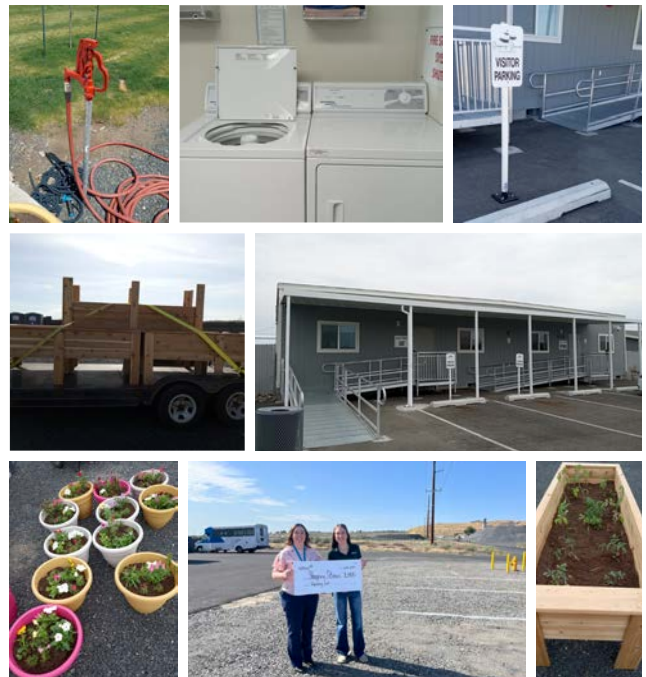
WalMart Store

WalMart DC

AgWest Farm Credit

Roundhouse Foundation

Wildhorse Foundation



Grant funding in 2025 financed planters and community garden supplies, commercial washers and dryers for both the Sleep Center and Navigation Center, bathroom fans, three water spigots, an awning on the Sleep Center, parking lot improvements, transportation staffing, the addition of electricity in two storage sheds, and overall operations.

NEXT STEPS

This third annual report takes a look at the progress that has been made.

Our next steps and goals include:

- continued growth in partnerships with area resources
- financial sustainability and diversification of funding sources
- further volunteer and in-kind donation recruitment
- continued outreach through social media, community events, informational brochures, and presentations
- street outreach
- assisting members in educational and/or vocational development
- teaching financial management and other life skills through the Navigation Center
- completing the outdoor common space with pavilion and cooking area
- planning for and upgrading the bathroom/shower trailer
- completing the suppression system and installing the stove in the Navigation Center
- creating a memorial garden for members to have a quiet place for reflection and to remember those we have served and lost



BOARD OF DIRECTORS

Our board of directors is made up of volunteers who focus on the high-level strategy, oversight, and accountability of our organization. They guide our long-term success, inclusive of our overall mission and financial stability.



Roger Condie
Board Chair



Chuck Barnes
Board Vice Chair



Phil Spicerkuhn
Board Secretary



Kire Barraza Ross
Board Member



Kelly May
Board Member

New board members, Jami Tait and Cristina DeAnda, joined SSA in December, and we look forward to their contributions!

Roger Condie was re-elected to serve as board chair in 2026. Kire Barraza Ross is serving as vice chair and Kelly May is the newly elected secretary. The board is still actively seeking a volunteer to serve in the treasurer role, that is supported by our retained CPA firm.

STAFF MEMBERS

We have five phenomenal staff members who oversee our day-to-day operations.

They drive, cook, clean, assist members, handle check-in and check-out, oversee the reception area, and so much more!

Outside of the daily operations; Zak focuses on IT, technology, and writing the monthly newsletter. Ross brings his own lived experience and assists with member goals through one-on-ones and navigation. They have both celebrated their 1-year work anniversaries with us and we hope they continue to offer their compassion and encouragement to guests and members at Stepping Stones for a long time.



Photo left to right:
Zak, Greg, Cindi,
Michael, Carolina,
Jesalyn, Ross, and
Skyler successfully
completing a
teambuilding exercise.

Michael is our Mr. Fix-it, with a background in construction, he gets most of the maintenance tasks. Greg shares his lived experience and love for music offering a creative side to member classes, as well as his attention to detail through his editing prowess. Skyler shares her creative skills through her contributions to all things office related on bulletin boards, holiday decorations, organization of supplies, and so much more! These three joined the team in 2025 and have been amazing additions. They each bring a unique skillset that rounds out what SSA is offering guests and members daily.

Photo left to right:
Skyler, Zak, Greg, Carolina,
Ross, Cindi, Jesalyn,
and Michael at the 2025
Enchanted Garden Gala.



CONTACT US



SIGN UP FOR OUR NEWSLETTER

<https://stepping-stones-alliance.org/contact/>



WEBSITE

www.stepping-stones-alliance.org



FACEBOOK

@steppingstonesalliance



INSTAGRAM

@steppingstonesalliance



MAIN PHONE

(541) 561-3680



EMAIL

executivedirector@stepping-stones-alliance.org





Resolution 2412- Land Sale
City Council: March 23, 2026

The banner features a collage of images: a group of people celebrating, a wide landscape view of an industrial park, a field of golden wheat, a family of four, a young girl eating watermelon, a display of fresh vegetables, and two people riding bicycles on a path. The Hermiston Oregon logo is positioned on the right side.

Resolution 2412

- Sell 10ac of land in South Hermiston Industrial Park
- Sale Price: \$65K/ac
- "Profit": \$200,000



South Hermiston Industrial Park



The image shows an aerial view of the industrial park area with a red outline highlighting a specific triangular plot of land. The Hermiston Oregon logo is in the top left corner.

Cook Site Circa-2021



The image shows a detailed aerial view of a site with a large circular area highlighted in red. A green arrow points from the text 'Cook Site Circa-2021' to this red-outlined area. The Hermiston Oregon logo is in the top left corner.



HERMISTON Cook 3A Background

- Jan. '24: Council Approves Purchase
- June '24: Sale Closes @ \$41,175/ac
- Direction:
 - **Market for job creation: 5 Years**
 - **As low as cost + Interest**
 - **Liquidate to Recoup + Interest**

South Hermiston Industrial Park
Cook Site #3: 44 Acres

HERMISTON Cook 3A Proposal

- 10AC @ \$65,000/ac
- 30Ksf Light Industrial Building
- Expansion up to 95Ksf
- City Keeps Remaining 34 Acres

South Hermiston Industrial Park
Cook Site #3: 44 Acres

 **Fiscal**

- 10ac: \$650,000
- Costs/Fees: (\$35,000)
- Net Revenue: \$615,000



 **Fiscal**


- 10ac Revenue: \$615,000
- 10ac Cost: (\$411,750)
- 20 Mo. "Profit" \$203,250
 - **57.8%**
 - **34.68% Annualized**



 **Next Steps & Exit Strategy**

- Current Break-Even (+ Interest): \$37,800/ac
- Continue to market through June, 2029
 - **\$85,000/ac for Speculators**
 - **\$38,000 to \$85,000 for Job Creators**
 - **No Less than 15 acres**
 - **After June, 2029: Liquidate for highest price**





QUESTIONS?

Where Life is Sweet™

Master Fee Schedule Changes

March 23, 2026

HFAC – Splash Pass Fee Adjustment

****LAST UPDATE: 2023****

Splash Passes		Public Swim	
Individual		Monday - Thursday	1:10 - 5:00pm
Youth (1-17)	\$85	Friday - Sunday	12:10 - 6:45pm
Adult (18+)	\$95	Admission	
Senior (55+)	\$85	Infants (0-1)	Free
		Child* (1-6)	\$5
		Youth (10-17)	\$6
		Adult (18+)	\$7
		Senior (55+)	\$6
		<small>*Child under 10 years old No separate admission fee</small>	

2025 Rates:

- 1 Adult/1 Child = \$180**
- 1 Adult/2 Kids = \$200**
- 2 Adults/2 Kids = \$200**

Challenges:

- Family Passes (in Household Only), but accounts have friends, cousins, neighbors, etc.
- Structure difficult to enforce
- Staff unable to effectively verify eligibility
- Created an inconsistent and inequitable pricing structure across users

Program: June 12th – Labor Day Weekend



2025 HFAC Recap

<p>Splash Passes Sold: 362 = 758 individuals (360)</p> <p>Member Check Ins: 6,208 (5,955)</p> <p>Daily Admissions: 29,919 (30,803)</p> <p>Week day Avg: 357 (328)</p> <p>Week day High: 781 (Tues, 7/18)</p> <p>Weekend Avg: 406 (484)</p> <p>Weekend High: 876 (Sat, 7/12)</p> <p>Admissions Revenue: \$137,946 (\$141,001)</p> <p>Public Swim Days Open: 77</p>	<p>Swim Lesson Participants: 1,619</p> <p>All Summer 8 Week Series: 525</p> <p>Swim Lesson Revenue: \$104,676 (\$114,763)</p> <p>Concessions Revenue: \$62,411 (\$60,692)</p> <p style="text-align: right;">30,384 items sold</p> <p>Daily Avg: \$795</p> <p style="text-align: center;">Total Visits: 82,218</p>
---	--

HFAC – Splash Pass Fee Adjustment

Splash Passes		Public Swim	
Individual		Monday - Thursday	1:10 - 5:00pm
Youth (1-17)	\$85	Friday - Sunday	1:10 - 6:45pm
Adult (18+)	\$95	Admission	
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		Youth (10-17)	\$6
		Adult (18+)	\$7
		Senior (55+)	\$6
		<small>*Child under 10 years old No separate admission fee</small>	

- 1 Pass = \$85 per pass**
- 2-3 Passes = \$65 per pass**
- 4-6 Passes = \$55 per pass**
- 7-14 Passes = \$50 per pass**

- 1 Adult/1 Child = \$180 \$130**
- 1 Adult/2 Child = \$200 \$195**
- 2 Adults/2 Kids = \$200 \$220**

77 Days Open - \$1.10 /day
Pays for itself in:
 Child: \$5/day – 17 visits
 Youth: \$6/day – 15 visits
 Adult: \$7/day – 13 visits

Solution:

- ✓ No need for "Family" confinement
- ✓ Reduces misuse of "Family" passes
- ✓ Streamlines Front Desk operations
- ✓ Customizable for family needs
- ✓ Encourages groups to register together
- ✓ Decrease in expense for families needing Public & Fit Pass



HFAC – Other Fees

- **Fitness Pass Add-On (to Splash Pass): \$30**
- **Updating Name – Picnic Shelter to Picnic Pavilion**
- **All-Day Lazy River Area Rental –**
Added this last year, great option for large groups.



Community Center

Updated Fee Structure

- **Added a Booking Fee**
- **Added Weekday Small Meetings & Event and associated fees**
- **Added Staffing Fee for after hours**
- **Adjusted Large Event Insurance Requirement to \$2 million. (Increase on policy of ~\$25)**
- **Adjusted small meeting rental rates and damage deposit fees**



Festival Street – Red Tent Fee

Red Tent Rental:

\$250 → \$400

**To better align with actual cost of setup/teardown*

Harkenrider Senior Activity Center

Updated Fee Structure

- **Updated Naming (Terrace, Garden Levels)**
- **Added Garden Level Rentals**
- **Added Booking Fee**
- **Updated Weekday vs Weekend Rental rates**
- **Adjusted fees based on actual staffing/building costs**



Parks & Recreation – Fee Updates

Special Event Permit Fee

Establishing a Consistent Framework for Park Use:

- Required for larger organized events in parks, trails, and open spaces
- Establishes oversight and accountability of park usage
- Aligns event planning with available park resources
- Ensures safe and coordinated use of City facilities

Parks & Recreation – Fee Updates

Special Event Permit Fee

Key Outcomes:

- Aligns with City ordinance requiring permits for organized or commercial use of public park space
- Establishes a consistent and fair process for park use review and approval
- Responds to increased private and commercial use of public spaces
- Helps offset maintenance and operational impacts from large events
- Standard practice among comparable and growing park systems



Questions

Where Life is Sweet™





Resolution 2415

- Authorize Procure UV Equipment
- \$681,880
- Long Lead Times (Larger Project)
- DEQ Requirement



Background

- “Recycled Water Treatment Plant”
- Class-A Treated Effluent Discharged to:
 - West Extension Irrigation- Growing Season
 - Umatilla River- Non-Growing Season
- Final Disinfection: Chlorine



Background

- New NPDES Permit
- Eliminate “Chlorine Byproducts” by 2028
- Chlorine Costs up Significantly
- Chlorine Supply-Chain Fragile
- Chlorine Gas is Dangerous



Ultra-Violet Light Disinfection

- In Adopted CIP several years
- Long Lead-Times
 - Order Equipment Now
 - Install Contract Later
 - Construct/Install: 2027






Proposals

- Glasco: \$681,880
- Enaqua: \$1,226,500





QUESTIONS?

Where Life is Sweet



Resolution 2416- Sewer Loan

City Council: March 23, 2026





Resolution 2416

- Authorize \$1.5M Loan Application
 - Leverages \$4.2M Private Investment
 - Possible \$1M Grant
 - Significant Sewer Service Expansion Area for \$500K

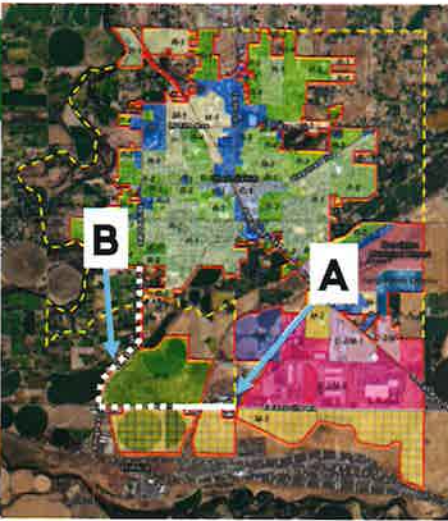




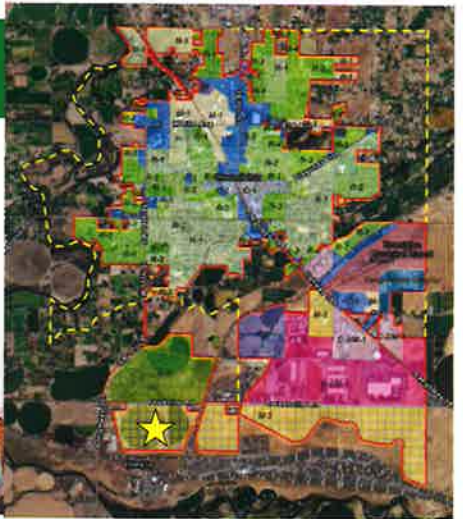
800ac Recent Annexation



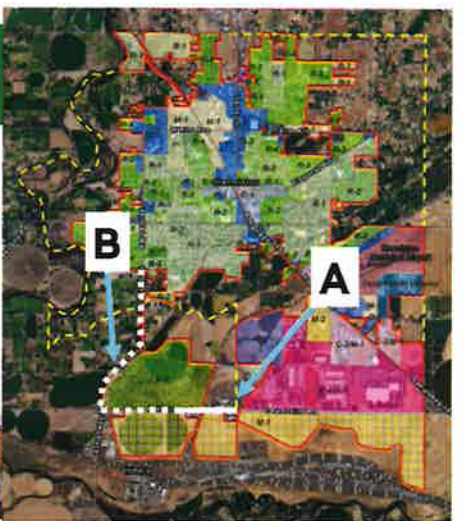
New Sewer Options



New Industrial Development



A: \$4.18M
B: \$5.68M
Δ: \$1.5M



HERMISTON B- Benefits

- 1,300 Home Prairie Meadows
- Future Residential
- Reduce Nitrate Contamination from 50+ Septic Drainfields



HERMISTON Proposal

- Private Company Pays \$4.18M
- City Pays \$1.5M Δ
 - DEQ Loan Forgiveness: \$1M
 - City Out of Pocket \$0.5M
 - PM's 1,300 SDC's @ \$356ea
 - \$462,800



QUESTIONS?

Where Life is Sweet™

Res 2417- Well 6 Chlorine

City Council: March 23, 2026





Resolution 2417

- Authorize \$630,230 Chlorine Building at Well #6



Resolution 2417

- Existing "building" rotting from chlorine
- Under-sized for storage
 - **Problems with supply-chain**



Resolution 2417

- Included in CIP since 2017
- Bids Received:

- **C&E:** \$630,230
- **Rotschy:** \$660,292
- **Tapani, Inc:** \$705,400
- **DSL Builders:** \$876,700
- **Estimate:** \$922,000



QUESTIONS?

Where Life is Sweet™



Outline

- Carnegie Building
- Survey Results
- Interested Groups



What is the Carnegie Building?



- Built in 1918 (11 years after Hermiston was incorporated)
- One of nearly 1,700 libraries in the U.S. funded by Andrew Carnegie to improve literacy
- Served as the library until new building was completed in 1986
- Has been used for city offices and temporary library
- Listed on a local historic register



What's Next for the Carnegie?



- \$1 million in State Funding secured during the 2025 Legislative Session for revitalization
- Civic Leadership Academy Class of 2025 studied options and next steps
- Ideas include history, arts, gatherings, education, youth services, and more



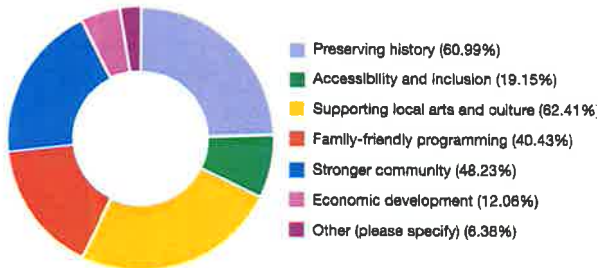
HERMISTON Survey Results

- 181 Participants
- Open August 2025 through November 2025
- Combination of online and paper
- Presented to Various Groups
 - **Hispanic Advisory Committee**
 - **Harkenrider Lunch**
 - **Lions**
 - **Kiwanis**
 - **Rotary**



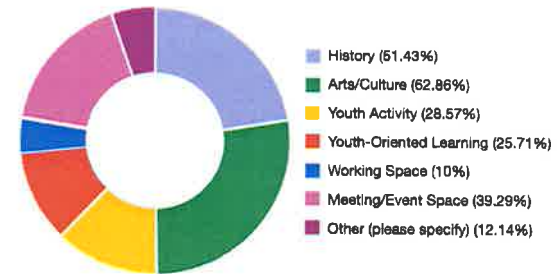
HERMISTON Survey Results

What values should guide the future use of the Carnegie Library Building?



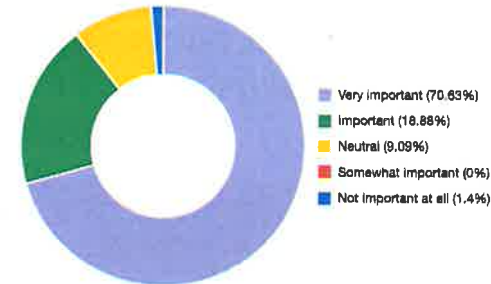
HERMISTON Survey Results

Which future use of the Carnegie Library Building would you most like to see?



HERMISTON Survey Results

How important is it to you that the Carnegie Library Building is preserved and available for continued public use?



In a few words, describe what you would like to see in the Carnegie Library Building.

Category	3 Star Topics	4 Star Topics
Cultural and Historical Preservation	3 Star Topics: 17 responses - 48.56%	4 Star Topics: 16 responses - 44.44%
Historical Preservation	18 responses - 49.47%	16 responses - 44.44%
Local Museum Initiative	18 responses - 49.47%	16 responses - 44.44%
Historical Awareness Programs	24 responses - 65.27%	16 responses - 44.44%
Arts and Educational Opportunities	3 Star Topics: 40 responses - 10.87%	4 Star Topics: 37 responses - 10.28%
Arts and Culture Spaces	37 responses - 10.28%	37 responses - 10.28%
Educational Opportunities in Arts	6 responses - 1.65%	37 responses - 10.28%
Community Engagement Initiatives	3 Star Topics: 40 responses - 11.03%	4 Star Topics: 37 responses - 10.28%
Community Events	50 responses - 14.13%	37 responses - 10.28%
Family-Centric Activities/Spaces	11 responses - 3.05%	37 responses - 10.28%
Youth Engagement Programs	10 responses - 2.81%	37 responses - 10.28%
Affordable Community Spaces	40 responses - 11.03%	37 responses - 10.28%
Collaborative Community Efforts	11 responses - 3.05%	37 responses - 10.28%



Survey Results

- Summary
 - Retain for Public Use
 - Historical and Youth
 - Leaning Historical



Interested Groups



- Hermiston Historical and Cultural Society (Museum)
 - February 2023 Council Presentation
- Community Arts Center
 - Kim LaPlant, Local Artist
- Community Discovery Center (Youth Education)
 - Thought Bubblez
- Education and Emergency Response
 - Hermiston Amateur Radio Club



QUESTIONS/DISCUSSION

Where Life is Sweet™



Possible Next Steps



- Schedule each group for work session time to present more details
- Authorize staff to begin the process of evaluating systems and begin preliminary designs
- Evaluate National Register Status Process



Monthly Financial Report

March 23, 2026

Hermiston Urban Renewal Agency (HURA)

- Hermiston URA
 - **67% through current fiscal year**
 - **Property tax receipts - 100%+**
- North Hermiston Urban Renewal Area – ROW appraisals complete with anticipated bidding this spring.



General Fund

- Seventh month (or 67.0%) of 2025-26 fiscal year
- Monthly Revenues ended over projection by ~\$2.8 million
 - **Primarily due to receipt of property taxes and franchise fees**
 - **Received 100% of budgeted property taxes**



General Fund

- Monthly Expenses were over projection by ~\$664k
 - Several Departments are 'over' projected budget (City Council, Finance & Non-Departmental) and were further evaluated
 - City Council, and Non-Departmental are over budget due to annual LOC membership, and transfer to building inspection fund, respectively.
 - Public Safety Center over budget due to single time purchases for PD building.



Special Revenue Funds

- Observations:
 - EOTEC
 - revenues reflect partial reimbursement from campground project
 - RV project underway



Utility and Street Funds

- Observations
 - Regional Water Fund ~\$110k under revenue projections and expenditures over projections by ~\$9k due to timing of transfers for future projects



Capital Projects

- A number of projects in design:
 - Geer/Harper Realignment - in full design with bidding anticipated this winter
 - N. 1st Place - additional ROW with UPRR has begun
 - RWS Backup Generators – purchase contract awarded, install 2027 estimated install
 - Orchard Water Line replacement – preliminary design underway, open to bid in late winter
 - Well #6 Chlorination Structure – design nearing completion
 - Dogwood Street – contract award expected in spring
 - SE 10th Street Bridge – design to begin
 - E. Evelyn Avenue gravity sewer line – currently advertised and award expected spring
 - Aquifer Storage/Recovery – construction of structures and pump installations underway
 - 2nd Street Paving – design wrap up, anticipated advertising and award this spring
- TBD (budgeted and part of CIP):
 - Well #4 Controls – delays may require rescheduling project
 - Lift Station #5 – design to begin soon
 - Lift Station #7



Capital Projects

- Sherman Park – Bid package to be released in April
- Public Safety Center – Furniture installation and walkthroughs

A green presentation slide with a white Hermiston logo at the top center. Below the logo, the text "Discussion Questions?" is centered in white. At the bottom of the slide, the slogan "Where Life is Sweet" is written in white. Two horizontal white lines are positioned above and below the central text.

**Discussion
Questions?**

Where Life is Sweet



TO: City Manager Byron Smith
FROM: Chief Jason Edmiston 
DATE: April 3rd, 2026
SUBJECT: Liquor License Application – Blue Agave Event Center

After reviewing the liquor license application for the Blue Agave Event Center located at 1835 S. Highway 395, 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 Manuel and Eva Arteaga.

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): *Eva Arteaga*
 Proposed Trade Name: *Blue Agave Event Center*
 Premises Address: *1835 S Hwy 395* Unit:
 City: *Hermiston* County: *Umatilla* Zip: *97838*
 Application Type: New License Application Change of Ownership Change of Location
 License Type: *Full on Premises Carter* Additional Location for an Existing License

Application Contact Information

Contact Name: *Eva Arteaga* Phone: *(541) 720-1233*
 Mailing Address: *P.O - BOX 339*
 City: *Hermiston* State: *OR* Zip: *97838*
 Email Address: *eva.arteaga@icloud.com*

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): *Eva Arteaga*
Proposed Trade Name: *Blue Agave Event Center*

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*
Date Application Received: *04/01/2026*
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: *04/03/2026*

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 April 13, 2026

Title/Subject

Approve Ground Lease Agreement with Windblown Ranch Inc. at the Hermiston Municipal Airport

Summary and Background

The Hermiston Municipal Airport leases ground to private individuals for construction and maintained use for airplane Hangar space. Windblown Ranch Inc., through its President Art Prior, wishes to continue a ground lease of 3500sq.ft. for Hangar #2. Hangar #2 has been used by the Prior family since 1996, and the Airport Board is recommending the approval of this new lease. The lease term will be for 10 years with an option to renew for an additional 10 year term.

Tie-In to Council Goals

Fiscal Information

Annual Lease payments received

Alternatives and Recommendation

Alternatives

1. Approve the ground lease
2. Reject the ground lease

Recommended Action/Motion

Approve the ground lease agreement with Windblown Ranch Inc. at the Hermiston Municipal Airport

Submitted By:

Mark Morgan
 Richard S. Tovey

HERMISTON MUNICIPAL AIRPORT

Hangar Ground Lease

The City of Hermiston ("CITY") enters into this Hangar Ground Lease agreement with the WINDBLOWN RANCH INC., by and through, Art Prior ("Tenant") and agrees as follows:

1. **Premises:** City leases to Tenant and Tenant takes the space shown in Exhibit A, which is 3,500 sq. ft. (herein referred to as the "Premises").
2. **Term:** The term of this Lease is 10 years from June 1, 2026 to May 31, 2036.
3. **Option to Renew:** Upon the keeping of all the terms of this Lease, TENANT shall have the option of renewing this Lease for one additional ten-year term if CITY receives a written request for renewal from TENANT no earlier than 5 years before the expiration of the Lease, and no later than six months before the expiration of the Lease. All of the terms and conditions of the Lease shall apply during the renewal term. The Rent payable during each such extension period shall be the fair market rent for the premises and any additional space leased by the TENANT, taking into account the inducements being offered in the market and excluding the value of any improvements that have been constructed or installed at the expense of the TENANT. In any event, the Basic Rent per annum shall not be less than the Basic Rent payable in the last year of the expiring term.
4. **First Refusal:** During the final term of this Lease Agreement, should the CITY receive a fully executed expression of interest, including but not limited to a letter of intent, offer to purchase from a third party concerning the development, use or lease of Premises, CITY shall provide a written notice to the TENANT of such interest. TENANT shall have thirty (30) days to match the terms, and if TENANT so elects to match the offer, the CITY shall accept the TENANT's matching offer. Should the TENANT decline to match the offer, the CITY shall be free to accept the third party's proposal.
5. **Rent:** The annual rent is \$0.25 per square foot (3,500 square feet), which shall be paid at Hermiston City Hall, 180 NE 2nd Street, Hermiston, Oregon, on or before the first day of January each year, however the rent for the initial year shall be prorated to reflect the partial year of June 1, through December 31, 2026, and the first rent payment shall be due and payable June 1, 2026. Annual rent shall increase to \$0.27 per square foot effective January 1, 2028, and shall increase to \$0.29 per square foot effective January 1, 2035.
6. **Fees and Charges:** Nothing contained in this Lease shall preclude CITY from establishing other reasonable and non-discriminatory fees and charges applicable to aircraft operating at the Airport, including aircraft owned or operated by TENANT, at such time as CITY deems appropriate. TENANT expressly agrees to pay such fees and charges as if they were specifically included in this Lease. In the event TENANT engages in any activity or provides any service at the Airport for which other companies operating at the Airport pay a fee to CITY, TENANT shall pay CITY fees

equivalent to those paid by such other companies for engaging in such activities or providing such services.

7. Use of Premises: TENANT agrees that the premises shall be used for operation of a general aviation aircraft hangar. TENANT shall not change the use of the premises without prior written consent of the CITY. No equipment, materials or supplies of any nature, other than road licensed vehicles no larger than a pickup truck, shall be parked and/or placed around the exterior of this hangar.
8. Title to Improvements: Upon expiration or termination for default or otherwise of the Lease or any extensions, title to all structures and improvements shall be vested in TENANT. For this reason, it is expressly agreed by TENANT that the structures will be removed and the property cleared within 90 days of any termination date.
9. Alterations: TENANT will make no alterations in or additions to the Premises, including painting without first obtaining the written consent of the CITY in order that an overall plan maybe followed, which consent will not be unreasonably withheld
10. Conditions for Improvements: TENANT will not use or permit on the premises anything that would violate any City or State or Federal law, code, ordinance, or administrative rule. TENANT shall confirm that the hangar conforms to City of Hermiston ordinances and with all FAA regulations, including but not limited to any Part 77 set back or height requirements. TENANT acknowledges that it is responsible for cost of maintaining the first fifty feet of parking apron located adjacent to the aircraft hangar door. In addition, at any location TENANT'S aircraft accesses the taxiway from the hangar TENANT is responsible for the maintenance of a 30 feet paved approach surface extending from the taxiway. All such apron and approaches construction must be approved by the Airport Engineering firm for compliance with FAA regulations.
11. Americans with Disabilities Act: TENANT shall comply with the requirements of "The Americans with Disabilities Act" (ADA) as published in the Federal Register, Volume 56, and all state and local building requirements.
12. Taxes and Assessments: If by reason of this Lease the real property occupied by TENANT becomes taxable under the laws of the State of Oregon, the obligation to pay the taxes shall be added to the rental obligation of TENANT, the amount to be included in a written notice given TENANT once each year.
13. Events of Default: The occurrence of any of the following events shall constitute a default of this Lease:
 - A. TENANT's failure to (i) pay the rent, or any other sums payable hereunder for a period of ten (10) days after written notice by CITY of the date due, or (ii) maintain the insurance required by Article 22, Insurance as required by this Lease.
 - B. TENANT's failure to observe, keep or perform any of the other terms, covenants, agreements or conditions of this Lease or in the Airport Rules and regulations for a period of thirty (30)

days after written notice by CITY. If the default is of such a nature that it cannot be completely remedied within the 30-day period, this provision shall be complied with if Tenant begins correction of the default within the 30-day period and thereafter proceeds with reasonable diligence and in good faith to effect the remedy as soon as practicable.

- C. The bankruptcy of TENANT.
 - D. TENANT's vacating or abandoning the Premises.
 - E. TENANT's interest under this Lease being sold under execution or other legal process.
 - F. TENANT's failure to comply with its environmental obligations, any laws, programs, or audits promulgated by CITY or applicable regulatory agencies which may be revised from time to time.
14. Remedies: In the event of any of the foregoing events of default, CITY, at its election, may exercise any one or more of the following options or remedies, the exercise of any of which shall not be deemed to preclude the exercise of any others herein listed or otherwise provided by statute or general law at the same time or in subsequent times or actions:
- A. Terminate TENANT's right to possession under the Lease and re-enter and retake possession of the Premises and relet or attempt to relet the Premises on behalf of TENANT at such rent and under such terms and conditions as CITY may deem best under the circumstances for the purpose of reducing TENANT's liability. CITY shall not be deemed to have thereby accepted a surrender of the Premises, and TENANT shall remain liable for all rent until a new tenant has been, or with reasonable efforts could have been secured, or other sums due under this Lease and for all damages suffered by CITY because of TENANT's breach of any of the covenants of the Lease.
 - B. Declare this Lease to be terminated, ended and null and void, and re-enter upon and take possession of the Premises whereupon all right, title and interest of TENANT in the Premises shall end subject to the requirements of Article 8.
 - C. Seek damages for the loss of reasonable rental value from the date of default until a new tenant has been, or with the exercise of reasonable efforts could have been, secured and any other sums due and payable forthwith and may take legal action to recover and collect the same.
15. Assignments or Subleases: This may be done only with prior written consent of the CITY which consent shall not be unreasonably withheld.
16. Right of Entry: CITY shall have the right to enter the Premises after twenty-four (24) hours notice to TENANT and at reasonable times to inspect the Premises for the purpose of determining whether TENANT is in compliance with the requirements of this Lease. The CITY may enter the

premises in case of an emergency. In such case, the CITY shall log any such entry at the Airport Manager's office during normal Working hours and notify TENANT.

17. Ground Maintenance: The Tenant shall maintain the Premises in reasonably neat, clean, and orderly condition.
18. Compliance with Laws, Rules and Regulations, Ordinances: TENANT shall at all times comply with applicable federal, state and local laws and regulations, Airport Rules and Regulations, Airport Minimum Standards, and other mandates whether existing or as promulgated from time to time by the federal, state, or local government including but not limited to permitted and restricted activities, security matters, parking, ingress and egress, environmental and storm water regulations and any other operational matters related to the operation of the Airport. This shall include, but not be limited, to TENANT precluding its employees, agents, customers, or invitees from entering upon any restricted area of the Airport as noted in procedures, rules or regulations of the Federal, State or Local Governments or the CITY.
19. Airport Operation and Access: CITY does not agree that it will operate and maintain this airport continuously in the future.
20. Airport Security: TENANT must provide for security of the property, and CITY expressly assumes no duty to provide security.
21. Corrective Action by City: In the event of damage by TENANT other than wear and tear, the CITY may make repairs or take any other corrective action necessary for the protection of the property and operation of the lease. CITY shall first give TENANT thirty days written notice and demand for correction except in case of emergency when no notice will be required. If TENANT commences a corrective action within the thirty days of written notice and TENANT provides notice to the CITY that additional time is needed to complete the corrective action, a grant of additional time to complete the action within a reasonable time period shall not unreasonably be withheld. TENANT shall pay CITY for all costs and expenses incurred in curing the defaults or repairs upon presentation of a bill therefor as additional rent.
22. Insurance: TENANT shall carry premises liability insurance with limits of \$1,000,000 per occurrence and \$1,000,000 in the aggregate and agrees to adjust the amounts and coverages to meet standards set up in Airport Rules and Regulations as well as State and Federal Rules, present and future, and to include CITY as an additional insured (not less than maximum set in Oregon Tort Claims statute).
23. Indemnifications: TENANT shall indemnify and hold harmless the CITY, officers, agents contractors and employees from and against any and all claims, demands, loss or liability of any kind or nature which the CITY, officers, agents and employees, or any of them, for injury to or death of persons or damage to property caused by or contributed to by the negligence of TENANT, in the use of the premises described in the Agreement, including the use of the Airport and its facilities.
24. Arbitration: Any dispute or claim that arises out of or that relates to this Agreement, or to the interpretation or breach thereof, or to the existence, validity or scope of this Agreement or the arbitration agreement shall be resolved by arbitration in accordance with the then effective

arbitration rules of (and by filing a claim with) Arbitration Service of Portland, Inc., or the American Arbitration Association, whichever organization is selected by the party who first initiates arbitration by filing a claim in accordance with the filing rules of the organization selected, and judgment upon the award rendered pursuant to such arbitration may be entered in any court having jurisdiction thereof. The parties acknowledge that mediation usually helps parties to settle their dispute. Therefore, any party may propose mediation whenever appropriate through the organizations named above or any other mediation process or mediator as the parties may agree upon.

25. Personal Property: Any personal property of TENANT or of others placed in the leased Premises shall be at the sole risk of TENANT or the owners thereof, and CITY shall not be liable for any loss or damage thereto, irrespective of the cause of such loss or damage, and TENANT hereby waives all rights of subrogation or recovery from CITY for such damage, destruction, or loss.
26. Applicable Law and Venue: This Lease shall be construed in accordance with the laws of the State of Oregon. Venue for any action brought pursuant to this Lease shall be in Umatilla County, Oregon. Any action for breach of or enforcement of any provision of this Lease shall be brought in the court of appropriate jurisdiction in and for Umatilla County, Oregon.
27. Attorney Fees: In the event legal action is required hereunder to enforce the rights of the parties pursuant to this Lease each party in such action shall pay its own costs and attorney's fees, including appellate fees.
28. Invalidity of Clauses: The invalidity of any portion, article, paragraph, provision, or clause of this Lease shall have no effect upon the validity of any other part or portion thereof.
29. Notices and Communications: All notices or other communications to CITY or to TENANT pursuant hereto shall be deemed validly given, served, or delivered, upon delivery in person or by courier service, and if mailed upon three (3) days after deposit in the United States mail, certified and with proper postage and certified fee prepaid, addressed as follows:

TO CITY:
City of Hermiston
Attn: City Manager
180 NE 2nd Street
Hermiston, OR 97838

TO TENANT:
Windblown Ranch, Inc.
Attn: Art Prior
32313 Oregon Trail Road
Echo, OR 97826

or to such other address as the addressee may designate in writing by notice to the other party delivered in accordance with the provisions of this paragraph.

30. Relationship of the Parties: TENANT is and shall be deemed to be an independent contractor and operator responsible to all parties for its respective acts or omissions, and CITY shall in no way be responsible for such acts or omissions.

- 31. Quiet Enjoyment: CITY covenants that TENANT shall and may peaceably and quietly have, hold and enjoy the demised Premises and all parts thereof for the term hereby granted, subject to the terms and provisions hereof.
- 32. Eminent Domain: In the event any federal, state, or local governmental entity shall, by exercise of the right of eminent domain or any other power, acquire title in whole or in part of the Airport, including any portion assigned to TENANT, TENANT shall have no right of recovery whatsoever against CITY but shall make its claim for compensation solely against such governmental entity.
- 33. Force Majeure: Neither the CITY nor TENANT shall be deemed in violation of the Lease if it is prevented for preforming any of its obligations hereunder by reasons of Acts of God, acts of the public enemy, acts of superior governmental authority, weather conditions or any other circumstances for which are not in its control. In the event of circumstances as outlined above the CITY and TENANT shall mutually agree upon an equitable adjustment of the rates, fee and changes payable to the CITY, determined by the precise nature of the events causing the non-performance of the TENANT's obligation hereunder.
- 34. Miscellaneous: All of the terms and provisions hereof shall be binding upon and the benefits inure to the parties hereto and their heirs, personal representatives, successors and assigns. Wherever used, the singular number shall include the plural, the plural the singular and the use of any gender shall include all genders. This Lease represents the complete agreement between the parties and any prior understandings or representations, whether written or verbal, are hereby superseded. This Lease may subsequently be amended only by written instrument signed by the CITY and TENANT hereto.
- 35. Time of Essence: Time is of the essence in payment of rent and complying with all terms of this Agreement.

IN WITNESS THEREOF the parties affix their signatures:

CITY OF HERMISTON

x _____

By: Byron Smith, City Manager

Date: x _____

WINDBLOWN RANCH INC.

x  _____

By: Art Prior, President

Date: x 4-7-2016

EXHIBIT A

Hangar Ground Lease - Hermiston Municipal Airport/Windblown Ranch Inc.

Hermiston Municipal Airport Hangar #2

Legal Description

Commencing at the southwest corner of Section 13, T4N R28 E.W.M.; thence north $18^{\circ}26'45''$ east 1,935.62 feet to a point on the construction centerline of the Hermiston Municipal Airport runway 4/22, said point being located at the southwest end of the runway and having the engineering station of 0+00; thence north $61^{\circ}27'37''$ east 1,724 feet along the centerline of said runway; thence north $28^{\circ}32'23''$ west 567 feet to the true point of beginning; thence north $28^{\circ}32'23''$ west 50 feet; thence north $61^{\circ}27'37''$ east 70 feet; thence south $28^{\circ}32'23''$ east 50 feet; thence south $61^{\circ}27'37''$ west 70 feet to the true point of beginning.

Total area = 3,500 sq.ft.





Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of April 13, 2026

Title/Subject

Authorizing the Acceptance of a Relinquishment Deed to certain rights of way to the City of Hermiston from the State of Oregon

Summary and Background

The State of Oregon is requesting the City to accept a relinquishment deed to specific pieces of right of way that were acquired by the State for the W OR207 W Park Elementary (Hermiston) RRFB project. That project included the State acquiring right of way for sidewalks and road improvements on SW 11th Street between W Highland Ave and W Orchard Ave. The project is complete and the State now wants to relinquish the rights of way to the City.

Tie-In to Council Goals

Fiscal Information

Alternatives and Recommendation

Alternatives

1. Accept the Relinquishment Deed
2. Reject the Relinquishment Deed

Recommended Action/Motion

Accept the Relinquishment Deed

Submitted By:

Byron D. Smith
 Richard S. Tovey



Oregon

Tina Kotek, Governor

Department of Transportation
 Technical Leadership Center
 Right of Way Section-MS 2
 555 13th NE St
 Salem, OR 97301
 Phone: (503) 986-3600
 Fax: (503) 986-3625
www.oregon.gov/odot/hwy/row

March 26, 2026

City of Hermiston
 Attn: Mark Morgan, Assistant City Manager
 180 NE 2nd Street
 Hermiston, OR 97838

Re: Relinquishment No. 9826000A
 Tentative relinquishment form
 W OR207 W Park Elementary (Hermiston) RRFB Section
 Hermiston Highway
 Umatilla County

Enclosed is a Relinquishment Deed in which the State relinquishes some right of way to the City of Hermiston. This Relinquishment Deed pertains to specific pieces of right of way acquired in the W OR207 W Park Elementary (Hermiston) RRFB project, in Umatilla County. This relinquishment is in accordance with the tentative relinquishment form, executed by the Oregon Department of Transportation on March 17, 2025.

Before this Relinquishment Deed is recorded, it must be accepted on behalf of the City of Hermiston. Please have the document signed by the appropriate party with authority to accept the document on behalf of the City of Hermiston.

Please do not make any additions, deletions, corrections or changes without the State's prior written approval.

When the Relinquishment Deed has been accepted, please return the original to this office. We will then proceed with recording the document. Or, if you prefer, you may proceed with recording the document and then return the original to this office.

Thank you for your attention to this matter.

Sean Erion
 Programming Coordinator
 ODOT Right of Way Section HQ
Sean.C.Erion@odot.oregon.gov

Relinquishment No. 9826000A
PM910-228
W OR207 W Park Elementary (Hermiston) Section
Hermiston Highway
Umatilla County

Relinquishment Deed

STATE OF OREGON, by and through its Department of Transportation, hereinafter called "State", does hereby relinquish unto **CITY OF HERMISTON, a municipal corporation of the State of Oregon, by and through its Elected Officials**, hereinafter called "City", all of State's right, title and interest in the connecting streets or portions thereof as described in the legal description and accompanying map, marked Exhibit "A" and Exhibit "B", attached hereto and by this reference made a part hereof. Any right-of-way being conveyed in which State has any title shall be vested in City **ONLY SO LONG AS USED FOR PUBLIC ROAD PURPOSES. IF SAID RIGHT OF WAY IS NO LONGER USED FOR PUBLIC ROAD PURPOSES, IT SHALL AUTOMATICALLY REVERT TO STATE.**

AS SHOWN ON THE ATTACHED EXHIBIT MAP, HEREIN AND MADE A PART OF THIS DOCUMENT AS SET FORTH ABOVE, THAT IN THE EVENT OF A CONFLICT OR DISCREPANCY BETWEEN THE EXHIBIT MAP AS SHOWN AND THE WRITTEN LEGAL DESCRIPTION EXHIBIT "A", THE WRITTEN LEGAL DESCRIPTION EXHIBIT "A" SHALL PREVAIL.

The property above described is transferred subject to the rights of any utilities located within said property and further subject to the rights of the owners of said existing facilities if any there be, to operate, reconstruct, and maintain their utility facilities presently located within said property.

AFTER RECORDING RETURN TO:
OREGON DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY SECTION
555 13th St NE
SALEM, OR 97301

Relinquishment No. 9826000A
PM910-228
W OR207 W Park Elementary (Hermiston) Section
Hermiston Highway
Umatilla County

The City, Grantee, for themselves, their heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that in the event facilities are constructed, maintained, or otherwise operated on the property described in this deed for any activity, facility or program, the City, Grantee will maintain and operate such facilities and services in compliance with all federal and state requirements such that no person on the grounds of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities.

The Oregon Transportation Commission, by a duly adopted Delegation Order OTC – 01, dated July 1, 2019; Delegation Order No. DD 03, Item No. 19, dated July 1, 2019; Delegation Order No. HWY 04, Paragraph No. B-4, dated April 1, 2018; and Delegation Order No. EB-05, Paragraph No. B-2, dated April 1, 2018, authorize the State Right of Way Manager to sign this Relinquishment Deed for and on behalf of the Commission.

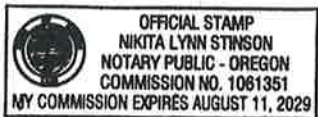
Dated this 26th day of March, 20 26.

**STATE OF OREGON, by and through its
DEPARTMENT OF TRANSPORTATION**

By *Georgine Gleason*
Georgine Gleason, State Right of Way Manager

STATE OF OREGON, County of Marion

Dated March 26th, 2026. Personally appeared Georgine Gleason, who stated that she is the State Right of Way Manager for the State of Oregon, Department of Transportation, and that this document was voluntarily signed on behalf of the State of Oregon by authority delegated to her. Before me:



Nikita L Stinson
Notary Public for Oregon
My Commission expires Aug. 11th, 2029

Relinquishment No. 9826000A
PM910-228
W OR207 W Park Elementary (Hermiston) Section
Hermiston Highway
Umatilla County

Title as hereinabove relinquished and as shown on accompanying legal description and map, Exhibit "A" and Exhibit "B", is hereby accepted by City of Hermiston.

Accepted on behalf of the City of Hermiston

By _____

Date _____

To Be Relinquished to the City of Hermiston

Those parcels of land lying in the SW¼SW¼ of Section 10, Township 4 North, Range 28 East, W.M., Umatilla County, Oregon and being those permanent easements designated as Parcel 1 and Parcel 2 and described in that Permanent Easement Deed to the State of Oregon, by and through its Department of Transportation, recorded May 5, 2023, in Document No. 2023-02882, Umatilla County Deed Records.

ALSO a parcel of land lying in Lot 59, THE AMENDED PLAT OF VIEWCREST ADDITION, an Addition to the City of Hermiston, Umatilla County, Oregon and being that property designated as Parcel 1 and described in that Warranty Deed to the State of Oregon, by and through its Department of Transportation, recorded July 20, 2023, in Document No. 2023-04912, Umatilla County Deed Records.

AND ALSO those parcels of land lying in the SE¼SE¼ of Section 9, Township 4 North, Range 28 East, W.M., Umatilla County, Oregon and being those permanent easements designated as Parcel 1, Parcel 2 and Parcel 3 and described in that Permanent Easement Deed to the State of Oregon, by and through its Department of Transportation, recorded February 3, 2023, in Document No. 2023-00719, Umatilla County Deed Records.

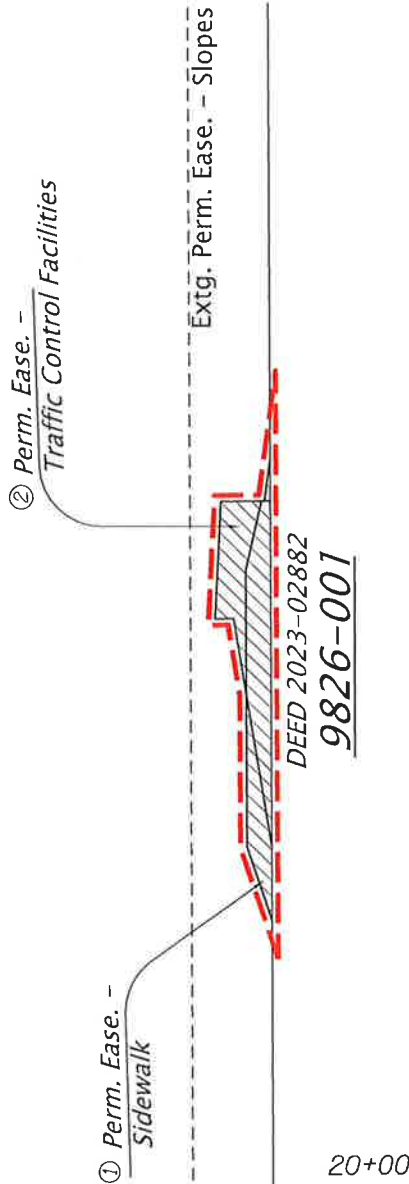
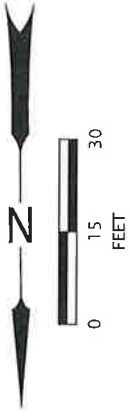
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PROFESSIONAL
LAND SURVEYOR

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BAIERSKI William L *Bill
William L *Bill Date: 2025.09.09 10:31:21
-07'00'

OREGON
JANUARY 21, 1992
WILLIAM L. BAIERSKI
2531

RENEWAL DATE 12/31/25

SEC. 10, T. 5 N, R. 28 E, W.M.



SECTION 10
SECTION 9

HERMISTON HIGHWAY (OR 207)(S.W. 11TH ST)

SEE SHEET 2


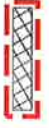
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LAND SURVEYOR

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OREGON
JANUARY 21, 1992
WILLIAM L. BAIERSKI
2531

RENEWS: 12-31-2025

LEGEND

-  ODOT FILE NUMBER **98260XX** TO BE RELINQUISHED (PERMANENT EASEMENT)
-  ODOT PARCEL NUMBER **(X)** TO BE RELINQUISHED (FEE)

SECTION	W.OR207 WEST PARK ELEMENTARY (HERMISTON) RRFB		
HIGHWAY	HERMISTON	SCALE	1"=30'
COUNTY	UMATILLA	DATE	JULY, 2025
FILE	PM910-228/9826000A	DRAWING	RW9826M

OREGON DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
RELINQUISHMENT
EXHIBIT B SHEET 1 OF 4



SEC. 9, T. 5 N, R. 28 E, W.M.

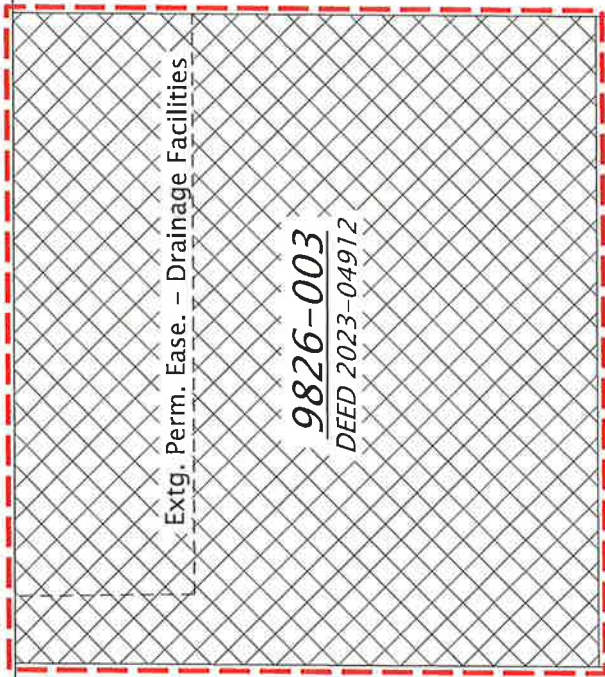
SEE SHEET 1

HERMISTON HIGHWAY (OR 207)(S.W. 11TH ST)

20+00

SECTION 10

SECTION 9



SEE SHEET 3

REGISTERED PROFESSIONAL LAND SURVEYOR

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William L *Bill
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BAIERSKI William L *Bill
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OREGON
JANUARY 21, 1992
WILLIAM L. BAIERSKI
2531

RENEWS: 12-31-2025

LEGEND

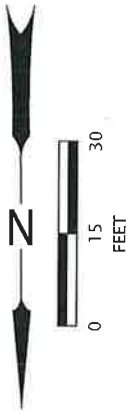
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- ODOT PARCEL NUMBER **(X)** TO BE RELINQUISHED (FEE)

SECTION	W.OR207 WEST PARK ELEMENTARY (HERMISTON) RRFB	
HIGHWAY	HERMISTON	SCALE 1"=30'
COUNTY	UMATILLA	DATE JULY, 2025
FILE	PM910-228/9826000A	DRAWING RW9826M

OREGON DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY
RELINQUISHMENT
 EXHIBIT B SHEET 2 OF 4

SEC. 9, T. 5 N, R. 28 E, W.M.



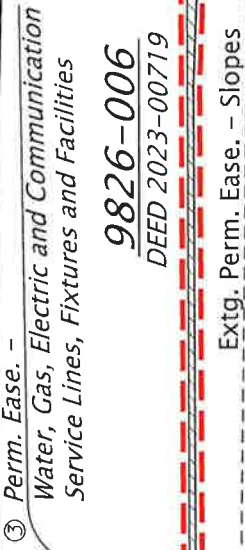
SEE SHEET 4

25+00

HERMISTON HIGHWAY (OR 207)(S.W. 11TH ST)

SECTION 10
SECTION 9

SEE SHEET 2



REGISTERED PROFESSIONAL LAND SURVEYOR
 BAIERSKI
 William L *Bill
 Digitally signed by BAIERSKI William L *Bill
 Date: 2025.09.09 10:40:29 -0700

OREGON
 JANUARY 21, 1992
 WILLIAM L. BAIERSKI
 2531

RENEWS: 12-31-2025

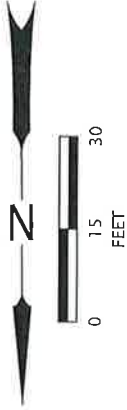
LEGEND

- 98260XX ODOT FILE NUMBER
- (X) ODOT PARCEL NUMBER
- [Symbol] TO BE RELINQUISHED (PERMANENT EASEMENT)
- [Symbol] TO BE RELINQUISHED (FEE)

SECTION	W.OR207 WEST PARK ELEMENTARY (HERMISTON) RRFB		
HIGHWAY	HERMISTON	SCALE	1"=30'
COUNTY	UMATILLA	DATE	JULY, 2025
FILE	PM910-228/9826000A	DRAWING	RW9826M

OREGON DEPARTMENT OF TRANSPORTATION
RIGHT OF WAY
RELINQUISHMENT
 EXHIBIT B SHEET 3 OF 4

SEC. 9, T. 5 N, R. 28 E, W.M.



25+00

SEE SHEET 3

HERMISTON HIGHWAY (OR 207)(S.W. 11TH ST)

SECTION 10
SECTION 9

① Perm. Ease. -
Sidewalk

9826-006

Extg. Perm. Ease. - Slopes

② Perm. Ease. -
Sign

Extg. Perm. Ease. - Sign
Extg. Perm. Ease. - Slopes

PUBLIC ROAD

REGISTERED
PROFESSIONAL
LAND SURVEYOR

BAIERSKI
William L *Bill
Digitally signed by
BAIERSKI William L *Bill
Date: 2025.09.09
10:39:27 -0700

OREGON
JANUARY 21, 1992
WILLIAM L. BAIERSKI
2531

RENEWS: 12-31-2025

LEGEND



98260XX ODOT FILE NUMBER TO BE RELINQUISHED (PERMANENT EASEMENT)

(X) ODOT PARCEL NUMBER TO BE RELINQUISHED (FEE)

SECTION	W. OR 207 WEST PARK ELEMENTARY (HERMISTON) RRFB		
HIGHWAY	HERMISTON	SCALE	1"=30'
COUNTY	UMATILLA	DATE	JULY, 2025
FILE	PM910-228/9826000A	DRAWING	RW9826M

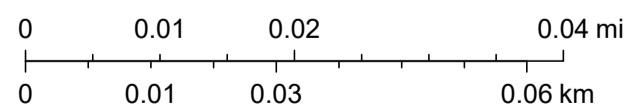
OREGON DEPARTMENT OF TRANSPORTATION

RIGHT OF WAY
RELINQUISHMENT
 EXHIBIT B SHEET 4 OF 4



4/7/2026, 2:15:42 PM

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Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team, Microsoft, Vantor



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of April 13, 2026

Title/Subject

E Airport Road renaming establishment of hearing date

Summary and Background

In 2017, the public members of the Airport Advisory Committee requested that the City Council re-name Airport Road; given the increased traffic resulting from the then-new Eastern Oregon Trade & Event Center, the associated confusion with Airport Way, as well as the fact that there is no access to the airport from Airport Road.

At the February 4, 2026 Airport Advisory Committee meeting, the council-appointed public members of the committee again requested that the City Council re-name Airport Road. In addition to the original concerns regarding confusion related to emergency response, committee members noted that Airport Way is home to nearly a dozen businesses, including a LifeFlight base, and since 2017 has added three new commercial addresses.

On February 23, 2026, the city council requested the city engineer to draft an opinion on potentially renaming E Airport Road. Under the provisions of ORS 227.120, when a city does not have a street naming commission, the city engineer shall review the area within six miles of the city and determine if a change in street name is in the best interest of the city. Attached to this memo is a report from Joshua Lott of Anderson Perry, the city's contract engineering firm. According to the report, there is a similarly named road (Airport Way) within 2,000 feet and the similarity of the names could cause confusion for emergency response, delivery services, and event attendees. Further since E Airport Road does not provide direct access to the Hermiston Municipal Airport, it will reduce potential confusion over airport access in the future.

Bolstering the city engineer's report, staff has discovered additional testimony to the city council from 2017 from Umatilla County Dispatch, To-wit:

"Asked the Council to consider changing the name of Airport Way. Mrs. Primmer stated there was an accident on Airport Way and people were calling in the accident stating the accident was on Airport Rd, which could have caused some confusion and delays for emergency responders.

The Council briefly spoke about changing the name of Airport Way as County Commissioners indefinitely tabled the discussion regarding renaming Airport Rd.”

Emergency dispatching is also affected by having the word “airport” in the name of two different roads.

Based upon the city engineer’s recommendation, staff recommends the city council establish a date for a public hearing on May 11, 2026. Staff is recommending that the city council consider changing the name from E Airport Road to *E Veterans Avenue* at the hearing. No similar names currently exist within the vicinity, and the name meets all other city street naming conventions.

Following the city council’s consideration of a potential name change in February, there has been considerable media and social media attention on the issue. Testimony has already been submitted to city staff in advance of a hearing on this matter. Testimony received to date is also included in this packet. This testimony will be included again along with additional testimony received in the hearing packet for May 11.

Staff has researched some of the issues surrounding the name change. County staff is unaware of when the Airport Road designation came into effect. The original platting of the road was as Moses Road. The name was changed on maps in the 1980s, but there is not a clear record if the Moses Road name was ever officially used or signed. Research with the staff at the Hermiston Post Office indicates that mail forwarding is most likely not necessary for customers on the road unless the address numbers are changed. The carrier will likely know the name of the road has changed and be able to adjust delivery without forwarding requirements.

The procedure for renaming of public streets is governed by ORS 227.120 and requires notice of public hearing be published in the local newspaper. The procedures are as follows:

227.120 Procedure and approval for renaming streets. Within six miles of the limits of any city, the commission, if there is one, or if no such commission legally exists, then the city engineer, shall recommend to the city council the renaming of any existing street, highway or road, other than a county road or state highway, if in the judgment of the commission, or if no such commission legally exists, then in the judgment of the city engineer, such renaming is in the best interest of the city and the six mile area. Upon receiving such recommendation the council shall afford persons particularly interested, and the general public, an opportunity to be heard, at a time and place to be specified in a notice of hearing published in a newspaper of general circulation within the municipality and the six mile area not less than once within the week prior to the week within which the hearing is to be held. After such opportunity for hearing has been afforded, the city council by ordinance shall rename the street or highway in accordance with the recommendation or by resolution shall reject the recommendation. A certified copy of each such ordinance shall be filed for record with the county clerk or recorder, and a like copy shall be filed with the county assessor and county surveyor. The county surveyor shall enter the new names of such streets and roads in red ink on the county surveyor’s copy of any filed plat and tracing thereof which may be affected, together with appropriate notations concerning the same. The original plat may not be corrected or changed after it is recorded with the county clerk.

Tie-In to Council Goals

The establishment of a hearing date is a result of the council motion on February 23, 2026.

Fiscal Information

The city will incur minimal expenses in publishing notice of public hearing. As a courtesy, staff will also provide a notice of hearing by direct mail to all property owners abutting E Airport Road. As noted in the testimony, property owners will also incur financial expenses resulting from a name change.

Alternatives and Recommendation

Alternatives

The city council may choose to:

- Establish a hearing date of May 11, 2026 to consider changing E Airport Road to E Veterans Avenue.
- Decline to establish a hearing date of May 11, 2026 and table the question of renaming.

Recommended Action/Motion

Staff recommends that the city council establish a hearing date of May 11, 2026.

Submitted By:

Clinton Spencer, Planning Director

MEMO

To: Clint Spencer, City of Hermiston, Oregon
From: Joshua Lott, P.E.
Subject: **City of Hermiston, Oregon - Renaming of E. Airport Road**
Date: March 6, 2026
cc: Mark Morgan, Assistant City Manager
Byron Smith, City Manager

This memo is to address the proposed renaming of E. Airport Road. E Airport Road is located in the southeastern corner of the City of Hermiston’s urban growth boundary between U.S. Highway 395 and S. Ott Road. A portion of the road lies within city limits, while the remaining portion is within Umatilla County.

Oregon Revised Statutes (ORS) 227.120, Procedure and Approval for Renaming Streets, states that, “Within six miles of the limits of any city...the city engineer shall recommend to the city council the renaming of any existing street, highway or road, other than a county road or state highway, if in the judgment of the...city engineer, such renaming is in the best interest of the city and the six-mile area.”

Under ORS 227.120, the following two criteria must be satisfied for a street to be renamed.

1. The street must not be a state highway or county road; and
2. The renaming must be in the best interest of the city and the surrounding 6-mile area.

While E. Airport Road is only partially located within city limits, it is designated in its entirety as a city street rather than a county road or state highway and therefore meets the first statutory requirement.

Renaming the road is in the best interest of the City and the surrounding 6-mile area for multiple reasons. First, there is a road located approximately 2,000 feet to the northwest along U.S. Highway 395 named Airport Way. The similarity between “E. Airport Road” and “Airport Way” could confuse or impact package delivery services, emergency response providers, event attendees traveling to the Eastern Oregon Trade and Event Center, and other members of the public attempting to locate specific destinations. Renaming E. Airport Road would likely reduce misdirection and improve public safety and efficiency.

Clint Spencer
March 6, 2026
Page -2-

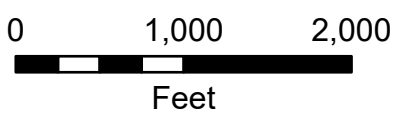
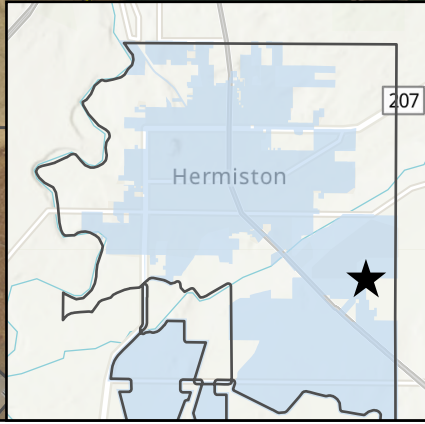
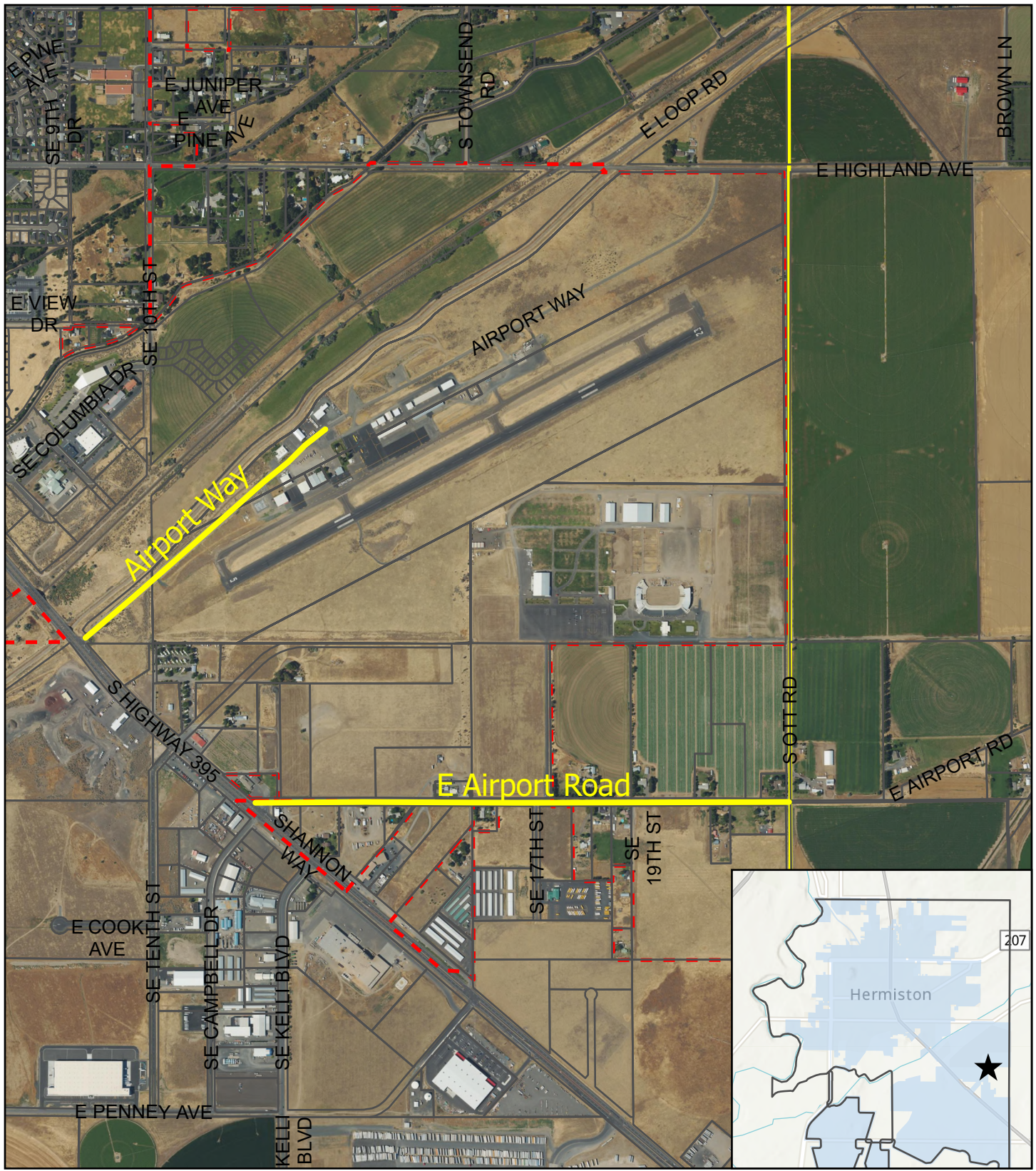
Secondly, E. Airport Road does not provide direct access to the Hermiston Municipal Airport. Airport Way serves as the primary access route to the airport. Removing the “Airport” designation from E. Airport Road would eliminate unnecessary confusion regarding airport access.

For the reasons outlined and in accordance with ORS 227.120, Anderson Perry & Associates, Inc., recommends that the City rename E. Airport Road.

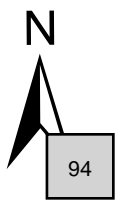
JL/tb

File No. 736-183-002

Spencer-RenameE.AirportRd_Hermiston_GenEngrServ-2025-26_736-183-002.docx



- Legend**
- Property Line
 - City Limits
 - Urban Growth Boundary



Dear City Planner Clint Spencer,

I am writing to you today regarding the change of the name of E. Airport Rd. My family and I have lived on and operated a Machine Shop on Airport Rd. since 1972, and we were the first business established on this road. We have always promoted the growth of the city and the growth of the neighborhood. This road has been named Airport Road from around 1959 to 1961. We went through an address change about 40 years ago, and I remember it well. Airport Rd. was originally on a Stanfield Rural Route. The change was very difficult and I remember it well. Things have become a little more complicated since then. I have my machine shop business along with a secondary business that I manufacture and sell differential tool kits nationally. I also own and rent my folks house on the property with a different address. With both businesses and owning a residence on this property, we receive a lot of mail. An address change for us would be an absolute nightmare. I also believe that not one person would argue that we will have to deal with years of misdirected and lost mail that may never be delivered to my shop. I have counted 9 businesses on our road, and that does not include EOTEC, the Umatilla County Fair Office, and OSU Extension Umatilla County Office, which has an address of 1740 E. Airport. When I contacted both these offices, neither office had any idea any of this had been proposed. I would hate to imagine what EOTEC, who has been there for 9 years (established) and the other two offices that have just recently been located to their new address (now another change), would have to go through. Here is a list of changes that my wife and I would have to deal with for our business.

Customer & Vendors

Notify between 400 to 500 customers
 Notify between 50 to 100 vendors
 Update vendor payment records
 Update customer billing records

Banking & Financial

2 business checking accounts
 2 business credit cards
 Merchant services/credit card machine
 2 fuel card accounts
 UPS account
 Rental payment account
 Rental checking account

Insurance

Business Liability insurance

Business Vehicle Insurance

Rental Insurance

Utilities and Facility

Phone & Internet

Power

Natural Gas

Garbage Service

Landry Service

Sign Rental

Government & Compliance

IRS

State Department of Revenue

Secretary of State Business Registry

County Personal Property Tax

Pressure & Vessel Certification

Mail, Shipping & Public Listings

USPS Business Change of Address

Business Mailbox

Rental Mailbox

UPS/Fed Ex/ Amazon

Google Business Profile

Printed Material

Job Work Orders

Statements & Invoices

Business Cards

Packing Labels

Product Labels

Toolbox Labels

Bookkeeping Stamps

Yellow Pages/DEX Listings

On the subject of Lost Packages. My business receives around 3 packages per day. I cannot remember the last time I had any mix-up with an Airport Way address (15 years maybe). If the Airport has been receiving all these wrong packages, why has this not been taken care of through UPS, FED-EX, USPS and Amazon? I would not put up with this in my business. Make the parcel companies do their job. After all, it is their job. Require a signature, and don't let them throw packages in front of the door and leave.

Why should 9 to 12 businesses and 35 to 40 people have to go through all of this because someone is not doing a job that they are being paid very well to do...

I drive by the Hermiston Airport 2 to 4 times daily. There really isn't much of a sign there. When it is dark, there is not a sign at all. During the day, it is below the Welcome to Hermiston sign and is hard to notice. I urge the Council members to drive up to the airport and look for themselves. You are also very welcome to visit my business along with the people living and working in our neighborhood. I know that the display was recently re-landscaped, but nothing was done to advertise the location of the Airport, and the street name is not that noticeable. This does add to some confusion. I watch some very large planes landing and taking off from the airport every day. Our great city is growing amazingly fast, and air traffic will increase dramatically. I would urge the City Counsel to install a large well lighted sign. This would also help with street confusion. I have always been happy to allow temporary speed limit signs on my property during fair time and also any weekend signs for promoting a weekend event at EOTEC. I am very happy to help. I have had some conversations with EOTEC and the city about installing a permanent reader board sign on the corner of my property. At this time, I am not opposed to that. This would also help to separate EOTEC from the Hermiston Airport. Nine years ago, when it was under the county jurisdiction, this issue went before the County Commissioners, and they ruled in our favor. I am submitting a petition that has been signed by every single person and business owner that does not willingly want their address to be changed.

I love this town. I was raised here. I appreciate your time and the work you do for the City of Hermiston. I look forward to hearing your thoughts.

Work 541-567-3881 Cell 541-571-6336 or gculp.machine@gmail.com

Petition To Not Change E. Airport Road Name

To the Mayor and Council of the City of Hermiston Oregon,

We, the undersigned residents and business owners of E. Airport Road petition the Council and ask that you reconsider not changing our road's name. It would affect all of us on a personal and business level. An address change would cost us a significant amount of money and a lot of time to get everything changed. We would like it to stay as E. Airport Road.

The contact for this petition is:

Gary Culp Machine


1200 E. Airport Rd.

541-567-3881

We note that any petition received may be publicly available by the Council, unless we specifically advise otherwise.

	Name	Address	Phone Number	Signature
1	Gary Culp	1200 E. Airport Rd	541-567-3881	Gary Culp
2	Vicki Culp	1200 E Airport Rd	541-571-6335	Vicki Culp
3	Mariacela Diego	1450 E. Airport Rd.	541-571-1541	Mariacela Diego
4	Joselina Garcia	1450 E. Airport Rd.	541-571-7675	Joselina Garcia
5	Alejandro Diego	1450 E. Airport Rd	541-968-6578	Alejandro Diego
6	Jerónimo Diego	1450 E. Airport Rd.	541-314-7754	Jerónimo Diego
7	Ryan Simon	1599 E Airport rd	541 656 5848	Ryan Simon
8	Karina Rios	1595 E Airport Rd	458-255-1635	Karina Rios
9	MARTY BRITT	1850 E Airport Rd.	541-720-1107	Marty Britt
10	Frances Garcia Coleman	1925 E Airport Rd	541-656-2260	Frances Garcia Coleman
11	Adrianna Coleman	1925 E Airport Rd	541-371-7216	Adrianna Coleman

31	Angela Woods	1580 E. Airport Rd, 541-571-1070 Angela Woods
30	Chucks Meuwisen	2501 E Airport Rd 541-701-7443 Chucks Meuwisen
29	LEE BYRD	2505 SE Airport Rd 541-777-5520 Lee Byrd
28	Kelli Cunningham	2035 E. Airport Rd. 360-451-2155 Kelli Cunningham
27	Jodi Oswald	1600 E Airport Rd 541-571-8639 Jodi Oswald
26	Portia A. Haisan	2505 Airport Rd 541-571-9541 Portia A. Haisan
25	Scott R. Cason	2505 Airport Rd 541-314-6560 Scott R. Cason
24	Craig S. Haysco	2505 Airport Rd 541-571-2413 Craig S. Haysco
23	Bryce Woodie	1580 E. Airport Rd 541-561-8571 Bryce Woodie
22	Daniel T Coffey	1810 E Airport 541 571 1537 Daniel T. Coffey
21	Stacy D Coffey	1810 E Airport Rd 541-571-3415 Stacy D Coffey
20	Mark Wey	1890 E Airport Rd 541-314-1918 Mark Wey
19	Robill Landreux	1890 E Airport Rd. 541 561 9168 Robill Landreux
18	Cierra Hodges	1555 E Airport Rd 541 303 3695 Cierra Hodges
17	COLIN HODGES	1555 E Airport Rd 541-292-3677 Colin Hodges
16	Anthonyum Crowe	1200 E Airport Rd 541 720 8557 Anthonyum Crowe
15	Vincent Crowe	1200 E Airport Rd 509 271-9573 Vincent Crowe
14	Aubree Moses	2000 E Airport Rd 541 501-0181 Aubree Moses
13	Milk Moses	2000 E Airport 541-561-5042 Milk Moses
12	Cruz Corrao	1350 E. Airport Rd 541-571-2429 Cruz Corrao
	Duck Express Inc	

32	JRM Welding Elite Trailers	1590 E. Airport Rd	541-720-4059	Juan Re
33	Barbara Friend Christianson Realty	1200 E. Airport	541-922-8197	Barbara Friend
34	Sherie Britt Realtor	1850 E Airport Rd	541-720-1192	Sherie Britt
35	Daniel Cunningham	2035 E Airport Rd	360-628-1235	
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Clinton Spencer

From: Lilly Alarcon-Strong
Sent: Monday, March 2, 2026 2:47 PM
To: Allen Hayward; David McCarthy; Doug Primmer; Doug Primmer; Jackie Linton; Jackie Myers; Jackie Myers; Jeff Kelso; Jeff Kelso; Jeff Kelso ; Josh Roberts; Maria Duron; Roy Barron
Cc: Byron Smith; Mark Morgan; Clinton Spencer
Subject: Public Recommendation for Renaming of Airport Way

Mayor and Council,

The below message is from the City's GOGov App-

"In my opinion, the two adjacent roads named "Airport Way" & "Airport Rd." has always been a somewhat confusing issue for many visitors. After some deep thought on this issue, I have some proposals.

Why hasn't anybody considered the idea of changing the name of "Airport Way/Wy." instead to something like one of my following suggestions:

Airplane Access Parkway/Pky.
 Airplane Access Road/Rd.
 Airplane Lane/Ln.
 "Airplane Way/Wy."

rather than changing the adjacent road's name of "Airport Rd.," which would be a whole lot cheaper for the city or for the Hermiston Municipal Airport to change their own records, & that of the records of Hermiston Municipal Airport's - and to any records listed with the FAA (and any other agencies involved). I would think it would be less costly to make those necessary changes to just their own records - by changing the address of the only MAJOR entity/business/resident on that road using this new address, than to inconvenience everyone else on "Airport Rd."

In the simplest form of change, if the city chooses to go with the EASIEST name change for "Airport Way" to something else, consider changing the road's name to just "Airplane Way." All that would have to be changed would be to remove three letters of "ort" & four letters "lane" to add to "Air" in the name, to make it "Airplane Way," to accommodate the new name change. Especially since the physical sign name would be very easy to fix. Although, I am not naive to think that the physical infrastructure costs are the most expensive thing to think about.

So, in my opinion, my vote would be to just use either of the following three:

"Airplane Lane"
 "Airplane Access Road"
 "Airplane Access Parkway"

In my opinion, keeping that same concept of keeping a difference of only "Way" & "Road/Rd." has NOT worked well enough in the past, to distinguish the difference between the two roads, ever since the two road names have existed together on any maps of the area.

I also think it would be less confusing to parcel delivery drivers if the road's name had something that more closely resembles a road name for an airport, if it has the word "airplane" embedded in the name for the road that

accesses an airport. Also, if I was a delivery driver needing to deliver anything to an airport, I would certainly think the name should be something that correlates to an airport if the road's name was "Airplane Lane," which, with an ending name of "Lane" kind of indicates that it may "end" in a dead end road, which it does do - as it does end at an airport.

The proposal of changing the name of a road, which has multiple residents/businesses on it, & forcing the resulting name changing issues, on to the local tenants of that roadway, in my opinion, does not seem like a prudent road to go down - pun intended! To pass on the cost of making those necessary street name changes to their addresses, to the multiple residents & business owner's located on Airport Rd. is not fair to those local residents, whom already may be inconvenienced by packages not arriving on their doorsteps.

I also think leaving the road's name of "Airport Rd." alone would still be beneficial to the visitors & vendors of EOTEC, as it could instill in the back of their minds, EOTEC's proximity of a local airport to any future new vendors and/or visitors, in case access to EOTEC from afar, could be helpful if needing to fly in to the Hermiston area for nearby access to EOTEC or other facilities/businesses.

Kind Regards,
 Kevin Kamlin
 Hermiston Citizen
 1150 S. Highway 395 Apt. A5
kevin1967k@hotmail.com
 541-720-0431”



Lilly Alarcon-Strong, CMC

City Recorder & Executive Assistant to the
 City Manager, Mayor & City Council

180 NE 2nd Street | Hermiston, OR 97838
 541.567.5521- Main
 541.667.5004- Direct
llalarcon-strong@hermiston.gov
www.hermiston.gov

The free **My Hermiston mobile app** puts the City of Hermiston in the palm of your hand. Report issues, access city services, and get notifications directly to your phone.

Download **My Hermiston** on the [Apple App Store](#) or [Google Play Store](#).

Clinton Spencer

From: Lilly Alarcon-Strong
Sent: Wednesday, March 4, 2026 11:34 AM
To: Allen Hayward; David McCarthy; Doug Primmer; Doug Primmer; Jackie Linton; Jackie Myers; Jackie Myers; Jeff Kelso; Jeff Kelso; Jeff Kelso ; Josh Roberts; Maria Duron; Roy Barron
Cc: Byron Smith; Mark Morgan; Clinton Spencer; Rich Tovey; Jason Edmiston
Subject: Opposition to Renaming E Airport Road- Nick Moses

Good Morning Mayor and Council,

Nick Moses (2000 E Airport Rd 541-561-3042) called to ask that the Council consider not moving forward with changing the name of this road for the following reasons:

1. Previous petition against renaming this road by the residents and business owners that this would impact- including costs associated with changing the address (business's specifically- stationary and the like)
2. County opposed this change
3. Umatilla County Emergency Response Director stated (when this was previously being discussed) this change would cause an unnecessary delay in emergency services
4. Have never had misdelivered packages and would also like to know how many packages are being misdelivered

Mr. Moses stated he understands he is a County resident but hopes the Council will consider their concerns. He plans to attend the CC meeting when this subject is discussed again. Mr. Moses was polite and calm during our conversation.



Lilly Alarcon-Strong, CMC

City Recorder & Executive Assistant to the
City Manager, Mayor & City Council

180 NE 2nd Street | Hermiston, OR 97838

541.567.5521- Main

541.667.5004- Direct

llalarcon-strong@hermiston.gov

www.hermiston.gov

The free **My Hermiston mobile app** puts the City of Hermiston in the palm of your hand. Report issues, access city services, and get notifications directly to your phone.

Download **My Hermiston** on the [Apple App Store](#) or [Google Play Store](#).

Clinton Spencer

From: Holly Lambert
Sent: Tuesday, March 10, 2026 9:24 AM
To: Clinton Spencer; Mark Morgan; Byron Smith; Al Davis
Subject: FW: Airport Way as Entrance to Hermiston Airport

FYI: Forwarding this email...

Holly Lambert
Customer Service
City of Hermiston
541-567-5521
hlambert@hermiston.gov



From: Rolf Anderson <rolf@gorgeaviationservices.com>
Sent: Monday, March 9, 2026 3:55 PM
To: City of Hermiston <city@hermiston.gov>; jroberts@hermiston.com
Subject: Airport Way as Entrance to Hermiston Airport

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

As the Hermiston Airport Manager I noticed the airport serves not only Hermiston residents but also the significant surrounding area. It serves many individuals, businesses, and governments.

Many people coming to the Airport are doing so for the first time. I believe the road named "Airport" should actually go to the airport. Having another road named "Aairport" only leads to confusion

Thank you for your consideration

Rolf Leirvik
503.781.2199



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of April 13, 2026

Title/Subject

Resolution No. 2418: Geer/Harper Realignment Contract Award.

Summary

This resolution will authorize staff to award a contract to construct a realignment of the Geer/Harper/1st Intersection.

Background

Realignment of the Geer/Harper/1st Intersection has been included in the adopted Capital Improvement Plan since 2019. The full project page can be viewed [HERE](#).

This realignment will improve safety and traffic flow in the northwest quadrant of the city. The overall project will add railroad crossing gate arms and realign the intersections to prioritize traffic flow to/from Geer and 1st Place. This will be achieved by altering the Geer & Harper intersection such that Harper will “T” in to Geer, with traffic westbound on Harper now required to stop. Additionally, the project will implement a 4-way stop at the intersection of Geer and 1st, with traffic on 1st Place now required to stop.

The project will cause significant impacts to traffic in the entire area during construction. Namely, the actual railroad crossing itself is likely to be closed for upwards of a year. This will mean significant disruption for traffic coming in to destinations such as Home Depot, Good Will, and others from Umatilla, Irrigon, and other points north of Hermiston. The scale of the impact underscores the importance of this crossing to efficient movement throughout that quadrant of the community.

Tie-In to Council Goals

Transportation: Improve mobility and transportation- “1.8- Work with regional partners to improve transportation access and circulation.”

Fiscal Information

Bids were opened on April 7 as follows:

- Silver Creek Contracting:	\$1,005,000
- Bolen Construction:	\$1,114,104
- Tapani, Inc.:	\$1,181,000
- Culbert Construction:	\$1,232,194.63
- Crestline Construction:	\$1,325,075
- Wildish Standard Paving Co:	\$1,390,685
- <i>Engineer's Estimate:</i>	<i>\$1,450,000</i>

These improvements will be covered in their entirety by remaining HB2017 earmarked funds associated with N 1st Place; of which there is currently \$1,939,475

It is important to understand that due to what can only be described as 'willful delays' on the part of Union Pacific Railroad, the contract award discussed here does not include the railroad signal arms. That portion of the work will be completed as a separate contract, and is likely to require the lions' share of the remaining HB2017 funds.

Alternatives and Recommendation

Alternatives

1. Approve Resolution No. 2418
2. Reject Resolution No. 2418
3. Table Resolution No. 2418

Recommended Action/Motion

Approve Resolution No. 2418

Submitted By:

Mark Morgan

RESOLUTION NO. 2418**A RESOLUTION AWARDED A CONTRACT FOR THE GEER/HARPER REALIGNMENT
CONTRACT AWARD AND AUTHORIZING THE CITY MANAGER TO SIGN THE
CONTRACT ON BEHALF OF THE CITY**

WHEREAS, the City of Hermiston (“City”) desires to realign the intersection at Geer Road and Harper Road through the Geer/Harper Realignment Project (the “Project”); and

WHEREAS, the Project has been included in the adopted Capital Improvement Plan since 2019; and

WHEREAS, notice was published, and bids were received from multiple bidders with Silver Creek Contracting being the lowest responsive and responsible bidder at \$1,005,000.00; and

WHEREAS, the City has funds available for the Project.

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

1. That the contract for the Geer/Harper Realignment Project is awarded to Silver Creek Contracting.
2. That City Manager be, and is, hereby authorized to execute and deliver a contract for the Geer/Harper Realignment Project to Silver Creek Contracting with such changes, additions, deletions, and modifications as the City Manager may approve.
3. That this resolution is effective immediately upon its passage.

PASSED by the Common Council this 13th day of April 2026.

SIGNED by the Mayor this 13th day of April 2026.

Doug Primmer, MAYOR

ATTEST:

Heather KP La Beau, DEPUTY CITY RECORDER



243 E. Main Street, Suite C
Hermiston, OR 97838
(541) 963-8309
www.andersonperry.com

Engineering Surveying Natural Resources Cultural Resources GIS

April 7, 2026

Mark Morgan, Assistant City Manager
City of Hermiston
180 N.E. 2nd Street
Hermiston, Oregon 97838

RE: City of Hermiston, Oregon - N.W. Geer Road and W. Harper Road Realignment
Award of Construction Contract

Dear Mark:

Bids were received for the City of Hermiston, Oregon - N.W. Geer Road and W. Harper Road Realignment project on April 7, 2026. Six bids were received. The apparent low bidder for the project is Silver Creek Contracting LLC. A tabulation of bids received is attached. The total base bid amounts for each bidder are summarized on the following table.

Bidder	Total Bid Price
Silver Creek Contracting LLC	\$1,005,000.00
Bolen Construction LLC	\$1,114,104.00
Tapani Inc.	\$1,181,000.00
Culbert Construction, Inc.	\$1,232,194.63
Crestline Construction	\$1,325,075.00
Wildish Standard Paving Co.	\$1,390,685.00

We have reviewed the bid and the accompanying documents provided in the Bidder's Packet as submitted by Silver Creek Contracting LLC, and their bid appears to be responsive. We have reviewed the State of Oregon Contractors Board website, and it appears the license held by Silver Creek Contracting LLC, is in good standing. We see no reason why Silver Creek Contracting LLC is not qualified to perform the work called for in the Contract Documents.

The Notice of Intent to Award Contract form was emailed to bidders on April 7, 2026, in anticipation of an eventual award by the City. April 7, 2026, began the seven-day protest period. If no protests are received and the City elects to award the contract, we will have the City execute the Notice of Award, then we will forward the Contract forms to Silver Creek Contracting LLC, on April 15, 2026.

If you have any questions, please call me.

Sincerely,

ANDERSON PERRY & ASSOCIATES, INC.

By 
Andrew Stone, Construction Administrator

AS/cjh
Enclosure
File No. 736-83-055 (w/encl.)
MorganAwrLtr_Hermiston_NWGeerRdWHarperRdRealign_736-83-055.docx



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of April 13, 2026

Title/Subject

Resolution No. 2419 - Authorizing Participation in Product Liability Litigation and Engagement of Counsel

Summary and Background

Per- and polyfluoroalkyl substances (PFAS) are a large group of synthetic chemicals used for decades in industrial processes and consumer products because they resist heat, oil, and water. They have been commonly used in non-stick cookware, wrappers, common household items and firefighting foam. They are often called “forever chemicals” because they break down very slowly and accumulate in the environment and in people. They are persistent in the environment and human body, linked to potential health issues. Key sources include nonstick cookware, food packaging, firefighting foam, and stain-resistant fabrics.



PFAS have been detected in many public drinking water systems across the United States, typically originating from industrial discharges, firefighting foams, landfills, and wastewater treatment systems. Because PFAS are mobile in groundwater and persistent, contamination can spread widely and affect large populations. Testing in recent years has identified PFAS in thousands of systems at levels that exceed emerging federal or state health guidelines.

PFAS litigation has grown into one of the largest environmental mass torts in U.S. history. Major chemical manufacturers, distributors and related corporate entities have faced lawsuits from states, public water systems, firefighters, and private individuals alleging contamination, health harms, and failure to warn about PFAS risks. Currently there is ongoing product liability litigation involving PFAS in Aqueous Film-Forming Foams (AFFF) that the City may qualify to join.

The law firm of Stag, Liuzza LLC, et. al., has extended the opportunity to include the City of Hermiston as its client in pending class action production liability litigation against PFAS manufactures and related industry. Stag, Liuzza LLC, et al, have the experience and resources to assist the City in navigating this class action litigation.

Tie-In to Council Goals

Fiscal Information

Potential settlement revenue of an unknown amount.

Alternatives and Recommendation

Alternatives

1. Approve Resolution No. 2419
2. Reject Resolution No. 2419
3. Table Resolution No. 2419

Recommended Action/Motion

Approve Resolution No. 2419

Submitted By:

Byron D. Smith
Richard S. Tovey

RESOLUTION NO. 2419

A RESOLUTION AUTHORIZING PARTICIPATION IN PFAS PRODUCT LIABILITY LITIGATION AND THE EXECUTION OF A LEGAL SERVICES AGREEMENT RELATED TO THAT LITIGATION

WHEREAS, the City of Hermiston (the “City”) is committed to delivering clean drinking water to its customers; and

WHEREAS, the City is also committed to identifying parties responsible for increasing the costs of water treatment and system maintenance and taking reasonable steps to avoid passing on these costs to its consumers; and

WHEREAS, there is ongoing product liability litigation involving PFAS in Aqueous Film-Forming Foams (AFFF) Litigation MDL No. 2873 that the City may qualify to join; and

WHEREAS, STAG LIUZZA, L.L.C., THORP, PURDY, JEWETT, URNESS & WILKINSON, P.C., and INNOVA LEGAL ADVISORS, P.C., have put together a team of uniquely qualified and experienced attorneys (“the Firm”) who have joined together to assist public entities facing the challenges posed by potential per- and polyfluoroalkyl substances (“PFAS”); and

WHEREAS, the Firm is comprised of experienced attorneys in both in PFAS litigation and in the representation of public entities pursuing legal claims involving cost recovery related to remediation of water contamination; and

WHEREAS, the City Council has determined it to be in the City’s best interest to enter into the Legal Services Agreement with the Firm and pursue any settlement and other legal damage claims it may have related to PFAS in Aqueous Film-Forming Foams (AFFF) Litigation MDL No. 2873; and

WHEREAS, the City desires to authorize the City Manager to retain the services of outside counsel for the purposes of addressing PFAS issues and participation in PFAS litigation.

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

1. That the City Manager is hereby authorized to execute the Legal Services Agreement with STAG LIUZZA, LLC (through attorney Michael Stag, LLC) Thorp, Purdy, Jewett, Urness & Wilkinson, P.C. (through attorney Kristin Denmark), and Innova Legal Advisors, P.C. (through attorney Bob Blackmore), for the purpose of providing legal services related to the filing of a civil action and/or claims in the pending settlements for recovery of costs associated with damages to the public drinking water system and/or public wastewater system against Defendants who manufactured, marketed, distributed, and/or sold aqueous film-forming foam in the PFAS Product Liability Multi-District Litigation.

2. That the City Manager or his designee is authorized to sign all necessary documents to facilitate the Legal Services Agreement.
3. That this resolution is effective immediately upon its passage.

PASSED by the Common Council this 13th day of April 2026.
SIGNED by the Mayor this 13th day of April 2026.

Doug Primmer, MAYOR

ATTEST:

Heather KP La Beau, DEPUTY CITY RECORDER



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of April 13, 2026

Title/Subject

Council Stipend Discussion and Possible Action

Summary and Background

At the March 9, 2026 council meeting, Councilor Linton motioned and Council President McCarthy seconded for the Council to discuss the Council Stipend amount at a future meeting. The motion passed 5-2.

Current Council compensation was established on April 13, 1998 (exactly 28 years ago). Seven years ago, staff did a brief study of some comparable cities. No action was taken at that time.

Any increase may only go into effect after new mayor/councilors are elected.

Tie-In to Council Goals

N/A

Fiscal Information

Current compensation is below.

	Monthly	Annually
Mayor	\$250	\$3,000
Councilor	\$100	\$1,200

Alternatives and Recommendation

Action Options:

1. Motion and vote on a proposed increase with an effective date
2. Direct staff to return with current comparables for further discussion and possible action
3. No action

Submitted By:

Byron D. Smith