



CITY COUNCIL

AGENDA

MONDAY, SEPTEMBER 23, 2024

COUNCIL CHAMBERS - 180 NE 2ND ST.

Where Life is Sweet

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

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

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

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

2. DECLARATION OF QUORUM

3. FLAG SALUTE

4. CITIZEN INPUT ON NON-AGENDA ITEMS

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

5. CONSENT AGENDA

A. Replat- Diamond Housing LLC 4N2812BB Tax Lots 488 & 489 – 1028 & 1034 NE Emerald Dr

B. Minutes of the September 9, 2024, Public Infrastructure Advisory Committee meeting

C. Minutes of the September 9, 2024 City Council Work Session and Regular Meeting

6. ITEMS REMOVED FROM CONSENT AGENDA

7. PUBLIC HEARINGS

- A. Exemption from Public Contracting Competitive Bidding Requirement- Design Build Services, Signage, Various Locations - Has been postponed to the City Council Meeting of October 14, 2024 at 7:00pm.
- B. Annexation- Zamudio 4N2802BC Tax Lot 1500 – 309 E Theater Lane (Ordinance No. 2366)

8. ORDINANCES AND RESOLUTIONS

- A. Ordinance No. 2366- Annexation- Zamudio 4N2802BC Tax Lot 1500 – 309 E Theater Lane (See Public Hearing Section Above)
- B. Resolution No. 2338- Greater Hermiston Enterprise Zone School Support Fee
- C. Resolution No. 2339- Stop Signs at SE 9th & East Penney Avenue
- D. Resolution No. 2340- ODOT IGA- RRFB Installation on OR207 at Hartley and Joseph

9. OTHER

- A. August 2024 Financial Report

10. COMMITTEE REPORTS

- A. City Committee and Liaison:

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

- B. Mayor's Report
- C. Council Report
- D. Assistant City Manager's Report

11. 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 September 23, 2024

Title/Subject

Replat- Diamond Housing LLC 4N2812BB Tax Lots 488 & 489 – 1028 & 1034 NE Emerald Dr

Summary and Background

Kevin Bethje of MGS Pasco Inc. has submitted a replat application on behalf of Ambience Homes for property located at 1028 and 1034 NE Emerald Drive. The property is approximately 6,800 square feet and is currently vacant. The property is described as 4N 28 12BB Tax Lots 488 and 489 and is zoned Medium-High Density Residential (R-3). Diamond Housing LLC owns the property and is constructing attached single family housing on the property.

The lots were originally platted as a single, 6,800 square foot lot in 2020 as part of the Diamond Run development. In 2022, the lots were further divided into middle housing lots pursuant to ORS 92.031, taking one 6,800 square foot lot and dividing it into two 3,400 square foot lots for common wall attached housing. A prospective purchaser wishes to combine the lots for financing purposes. A replat is necessary to eliminate lot lines within a platted subdivision.

The property is zoned Medium-High Density Residential. The minimum lot size in the R-3 zone is 5,000 square feet. All lots exceed the minimum lot size requirement and exceed the minimum lot width and depth requirements (60 feet and 80 feet respectively).

Public notice was provided for the proposed replat. Notice of the proposed land use action was mailed by direct mail to all property owners within 100 feet on August 28, 2024. A sign informing the public of the proposal was placed on the property on August 28, 2024.

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

All conditions of approval from the 2020 and 2022 land use approvals remain in effect on this site. No additional conditions are recommended.

Tie-In to Council Goals

Approval of plats is a matter of administration of City ordinances.

Fiscal Information

There will be no financial change as a result of the replat. The existing property has an assessed value of \$112,000.

Alternatives and Recommendation

Alternatives

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

Recommended Action/Motion

Staff has reviewed the proposed plat and found that it is prepared in accordance with all requirements of 154.35 (B) and 154.46. The planning commission approved the plat on September 11, 2024. Staff recommends the city council approve the plat with the existing conditions.

Submitted By:

C.F. Spencer, Planning Director

Exhibit A
Findings of Fact
Lot 111 and 112 Replat
1028 and 1034 NE Emerald Drive
September 23, 2024

Chapter 154: Subdivisions

Design Standards

§154.15 Relation to Adjoining Street System.

The property is bordered by NE Emerald Drive. The proposed lot has a total of 76 feet of frontage on NE Emerald Drive.

§154.16 Street and Alley Width.

No new streets or alleys are proposed as part of the partition. The property is serviced by NE Emerald Drive which has a right-of-way width of 50 feet.

§154.17 Easements.

The existing 10 foot utility easement along the NE Emerald Drive is properly reflected on the plat.

§154.18 Blocks.

No additional block access is required.

§154.19 Lots.

Lot 1 is 6,800 square feet and is 76 feet wide and 89 feet deep. The minimum lot size in the R-3 zone is 5,000 square feet. The minimum required width is 60 feet and the minimum required depth is 80 feet.

§154.20 Character of Development.

Lot 1 is currently being developed with attached housing. Uses permitted in the R-3 zone are listed in 157.028 of the Hermiston Code of Ordinances.

§154.21 Parks, School Sites and the Like.

The comprehensive plan and parks master plan do not indicate a need for any additional parks or schools in the vicinity of the proposed partition. A multi-use pedestrian trail has been constructed approximately 150 feet to the west along NE 10th Street.

Minimum Improvements Required

§154.60 Permanent Markers

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

§154.61 General Improvements

The portion of NE Emerald Ave adjacent to the site is a paved city street with curb and gutter installed. As part of the current construction on Lot 1, sidewalk is being installed along Lot 1's frontage.

§154.62 Water Lines

Lot 1 is connected to a municipal water line in NE Emerald Drive.

§154.63 Sanitary Sewer System.

Lot 1 is connected to a municipal sewer line in NE Emerald Drive.

Final Plat

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

- (A) The boundary lines of the area being subdivided, with accurate distances and bearings. **Shown as required**
- (B) The lines of all proposed streets and alleys with their width and names. **Shown as required**
- (C) The accurate outline of any portions of the property intended to be dedicated or granted for public use. **Shown as required**
- (D) The line of departure of one street from another. **Shown as required**
- (E) The lines of all adjoining property and the lines of adjoining streets and alleys with their widths and names. **Shown as required**
- (F) All lot lines together with an identification system for all lots and blocks. **Shown as required**
- (G) The location of all building lines and easements provided for public use, services

or utilities.

Shown as required

- (H) All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, alleys, easements, and other areas for public or private use. Linear dimensions are to be given to the nearest 1/10 of a foot.
Shown as required
- (I) All necessary curve data. **Shown as required**
- (J) The location of all survey monuments and benchmarks together with their descriptions. **Shown as required**
- (K) The name of the subdivision, the scale of the plat, points of the compass, and the name of the owners or subdivider. **Shown as required**
- (L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown. **Shown as required.**
- (M) Private restrictions and trusteeships and their periods of existence. Should these restrictions or trusteeships be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat. **No restrictions are proposed and none are referenced on the plat**
- (N) Acknowledgment of the owner or owners to the plat and restrictions, including dedication to public use of all streets, alleys, parks or other open spaces shown thereon, and the granting of easements required. **Shown as required.**
- (O) Certificates of approval for endorsement by the city council and certificate indicating its submission to the planning commission, together with approval for endorsement by other local, county and/or state authority as required by Oregon statutes. **Shown as required.**

Finding: All items required for the final plat are shown on the final plat.

Chapter 157: Zoning

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

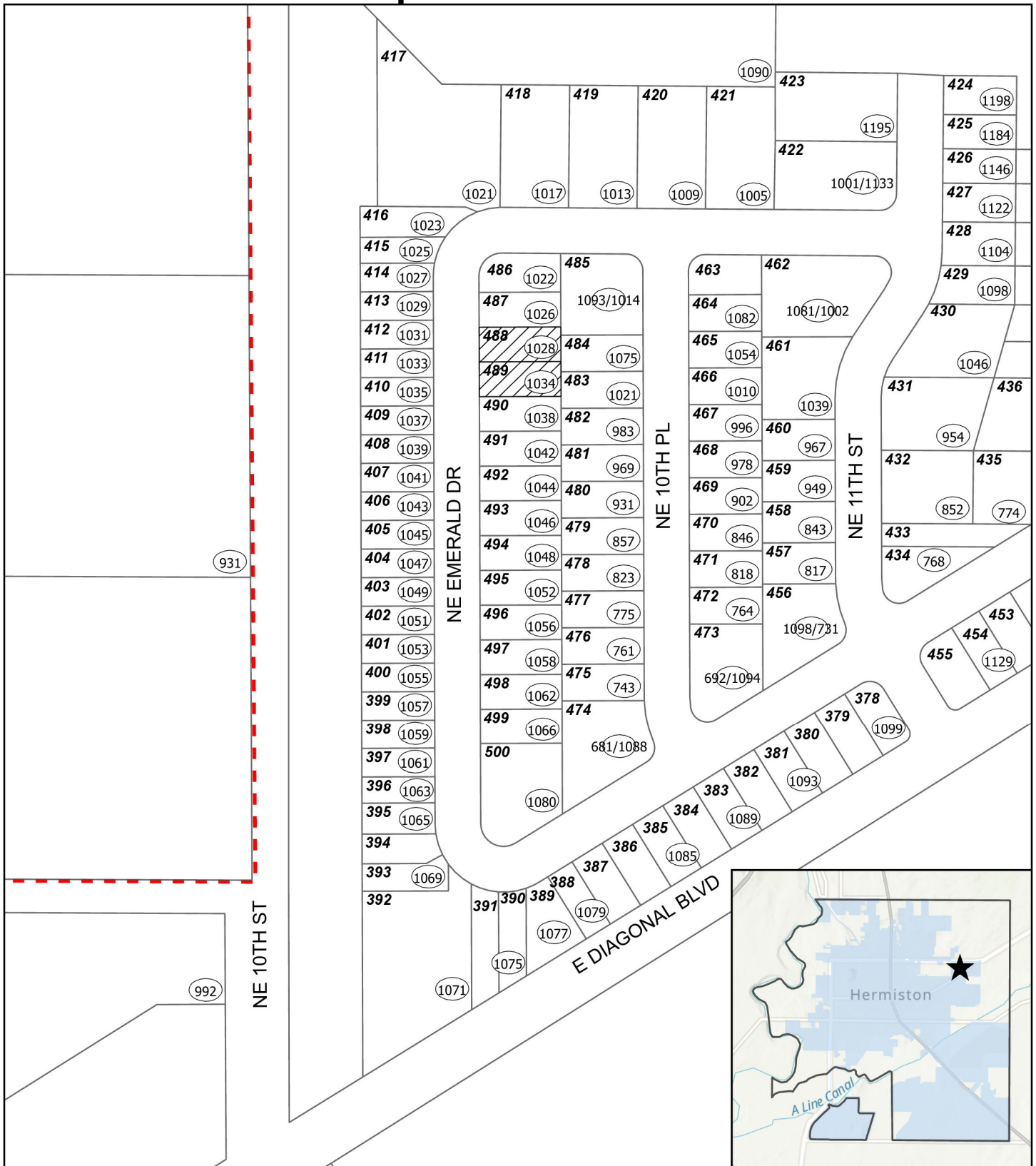
The proposed lot exceeds the minimum lot size of 5,000 square feet. Uses permitted in the R-3 zone are listed in 157.027 of the Hermiston Code of Ordinances.

§157.101 Development Hazard Overlay

Comprehensive Plan Figure 12 identifies portions of this subdivision as subject to groundwater pollution hazards due to excessively well-drained soils. In accord with 157.101 of the Hermiston Code of Ordinances, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels. Any

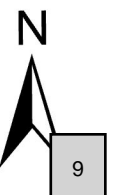
additional requirements or prohibitions necessary to mitigate groundwater pollution problems must be developed in conjunction with the Departments of Environmental Quality and Water Resources. At the discretion of the planning commission, the applicant may obtain an exemption to the above requirements if a registered engineer presents documentation which demonstrates that the proposed development will not contribute to potential groundwater pollution.

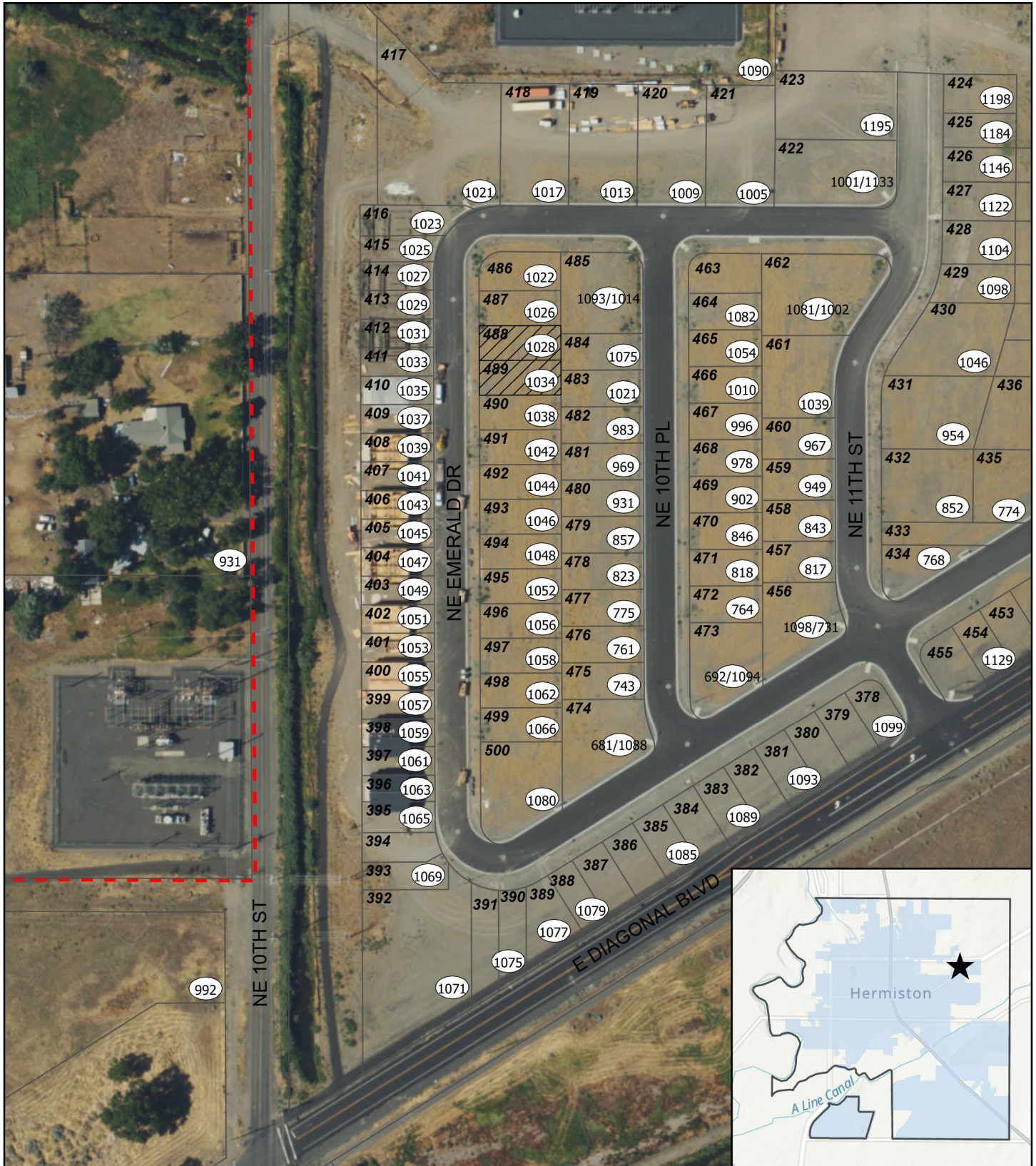
Notice of Proposed Land Use Action



Legend

- Area of Proposed Replat
- Property Line
- City Limits
- Urban Growth Boundary





PREPARED BY: MGS PASCO, INC.
809 S AUBURN ST, KENNEWICK, WA, 99336 509-491-1071
MGS PASCO, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE
SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

LEGEND

- INDICATES FOUND 5/8" X 30" IRON ROD WITH "BETHUE LS 55437"
HELD PER SR NO. 1
- INDICATES FOUND 5/8" IRON ROD WITH "PLUS LS 48490" CAP,
HELD PER SR NO. 1 UNLESS NOTED OTHERWISE
- INDICATES FOUND 2" ALUMINUM CAP STAMPED "PLUS LS 48490",
HELD PER SR NO. 1
- [xxx] INDICATES ADDRESS

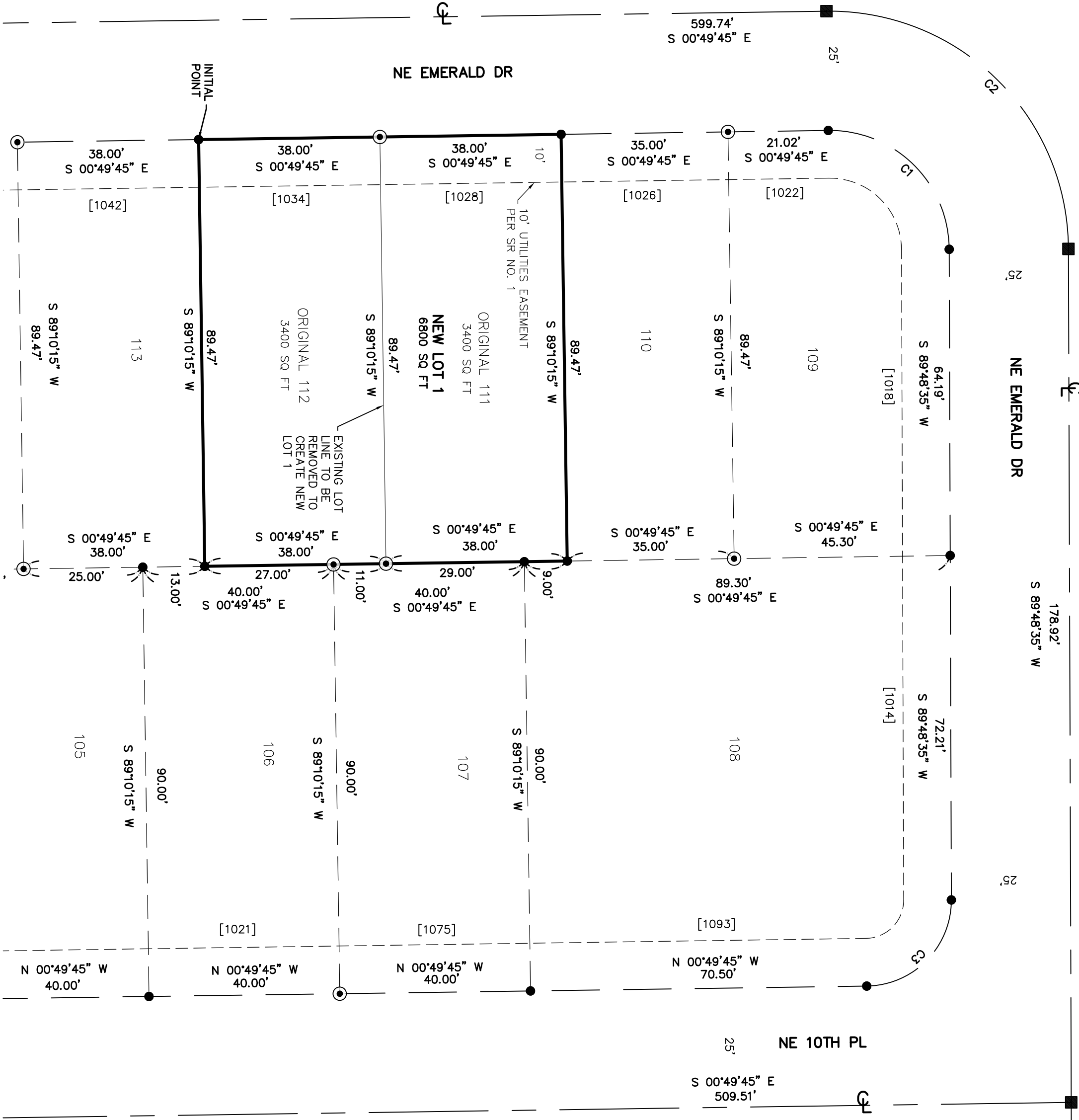
NOTE: ALL DIMENSIONS SHOWN ARE RECORD DIMENSIONS PER SR NO. 1

LOT 111 AND 112 REPLAT

OF LOTS 111 AND 112 OF "REPLAT OF LOTS 1 THRU 72,
74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK
17-PG 49)" LOCATED IN A PORTION OF THE NW 1/4 OF
SECTION 12, T 4 N, R 28 E, WILLAMETTE MERIDIAN

CITY OF HERMISTON
UMATILLA COUNTY, OREGON

JULY 25, 2024
JOB NO. 24-301



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	25.00'	90°38'20"	39.55'	S 44°29'25" W	35.55'
C2	50.00'	90°38'20"	79.10'	S 44°29'25" W	71.10'
C3	18.00'	89°21'40"	28.07'	N 45°30'35" W	25.31'

SHEET INDEX

- 1) EXTERIOR BOUNDARY, LOTS, DIMENSIONS, SQUARE
- 2) LEGAL DESCRIPTION CERTIFICATION, DEDICATION,
APPROVAL SIGNATURES, VICINITY MAP

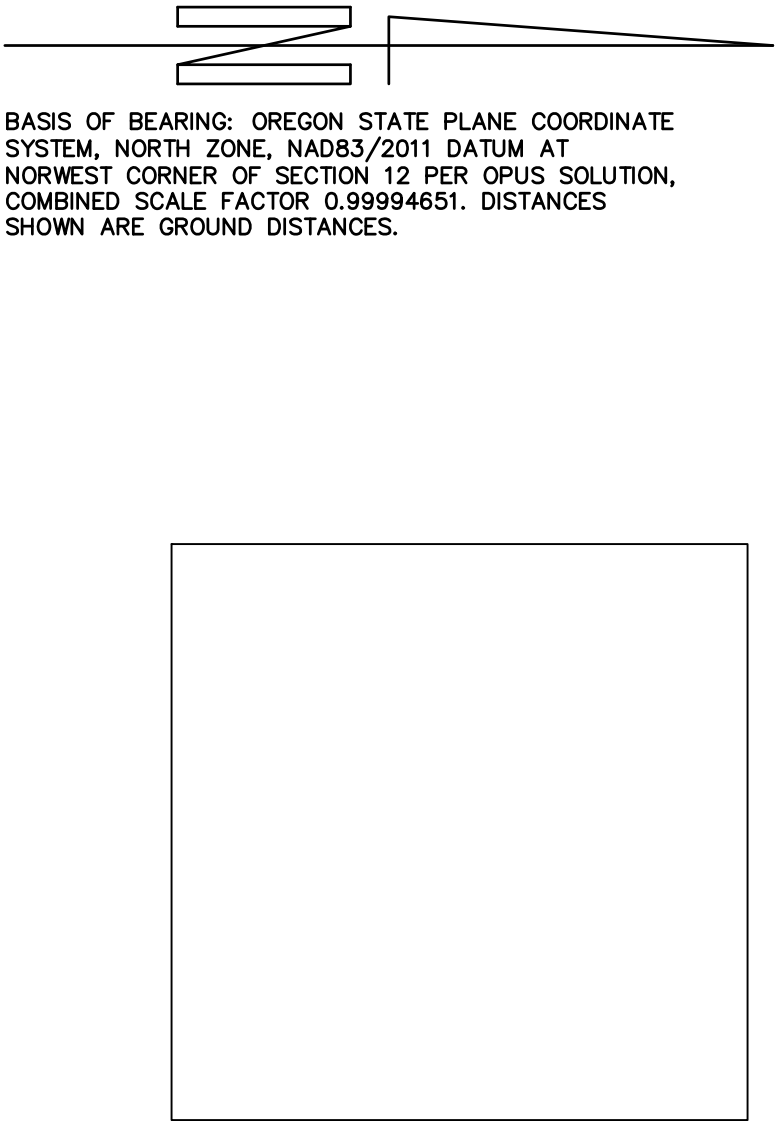
SURVEY REFERENCE

- 1) "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN
SUBDIVISION PHASE 1 (BK 17-PG 49)" BOOK 17, PAGE 71

SURVEYOR'S CERTIFICATE

I KEVIN L. BETHUE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND
SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH
LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT, THE EXTERIOR BOUNDARIES OF WHICH ARE
DESCRIBED HEREON.

KEVIN L. BETHUE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.
7-25-2024 DATED



BASIS OF BEARING: OREGON STATE PLANE COORDINATE
SYSTEM, NORTH ZONE, NAD83/2011 DATUM AT
NORTHWEST CORNER OF SECTION 12 PER OPUS SOLUTION,
COMBINED SCALE FACTOR 0.99994651. DISTANCES
SHOWN ARE GROUND DISTANCES.

LOT 111 AND 112 REPLAT

OF LOTS 111 AND 112 OF "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49)" LOCATED IN A PORTION OF THE NW 1/4 OF SECTION 12, T 4 N , R 28 E, WILLAMETTE MERIDIAN

CITY OF HERMISTON

UMATILLA COUNTY, OREGON

JULY 25, 2024
JOB NO. 24-301

LEGAL DESCRIPTION:
LOTS 111 AND 112 OF "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49)" ACCORDING TO THE PLAT THEREOF RECORDED UNDER BOOK 17 OF PLATS AT PAGE 71, RECORDS OF UMATILLA COUNTY OREGON, LOCATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, UMATILLA COUNTY, OREGON.

CERTIFICATE OF OWNERSHIP AND DEDICATION:
WE, DIAMOND HOUSING LLC, OWNER OF THE TRACT OF LAND DESCRIBED ON THE ACCOMPANYING REPLAT, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS REPLAT TO BE PREPARED AND HEREBY DEDICATE THE STREETS AND EASEMENTS AS SHOWN FOR PUBLIC USE. WE ESTABLISH AND ACKNOWLEDGE THIS PLAT AS THE OFFICIAL MAP AND REPLAT OF OF LOTS 111 AND 112 REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 71).

SIGNATURE _____ DATE _____

ACKNOWLEDGEMENT:

STATE OF _____
COUNTY OF _____

THIS IS TO CERTIFY THAT ON THIS _____ DAY OF _____ 2024, AND BEING DULY SWORN, I PERSONALLY APPEARED BEFORE ME, AND BEING DULY SWORN, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

SIGNATURE NOTARY PUBLIC _____ DATE _____

PRINTED NAME _____
MY APPOINTMENT EXPIRES: _____

TERA A GARSJO
NOTARY PUBLIC
COMMISSION NO. 22006070
STATE OF WASHINGTON
COMMISSION EXPIRES
NOVEMBER 30, 2025

UMATILLA COUNTY SURVEYOR:

I, DAVID H. KRUMBEN, UMATILLA CO. SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING REPLAT, THAT IT COMPLIES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH REPLATS, AND I THEREFORE APPROVE SAID REPLAT FOR THE APPROVAL OF THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON, DATED THIS _____ DAY OF _____ 202 .

UMATILLA COUNTY SURVEYOR _____

CITY OF HERMISTON PLANNING COMMISSION

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING REPLAT AND THAT IT COMPLIES WITH THE CITY OF HERMISTON REGULATIONS WITH REFERENCE TO SUCH REPLATS, AND I THEREFORE APPROVE SAID REPLAT.

CHAIRMAN _____ DATE _____

HERMISTON CITY COUNCIL

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING PLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY

MAYOR _____ DATE _____

HERMISTON IRRIGATION DISTRICT

I DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING REPLAT AND IT IS APPROVED FOR FILING AND RECORDING BY MY AUTHORITY.

MANAGER _____ DATE _____

UMATILLA COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT THE ACCOMPANYING REPLAT IS APPROVED FOR FILING AND RECORDING IN THE "RECORD OF TOWN PLATS" OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED BY ITS ORDER. DATED THIS _____ DAY OF _____ 202 .

CHAIRMAN _____ COMMISSIONER _____

COMMISSIONER _____

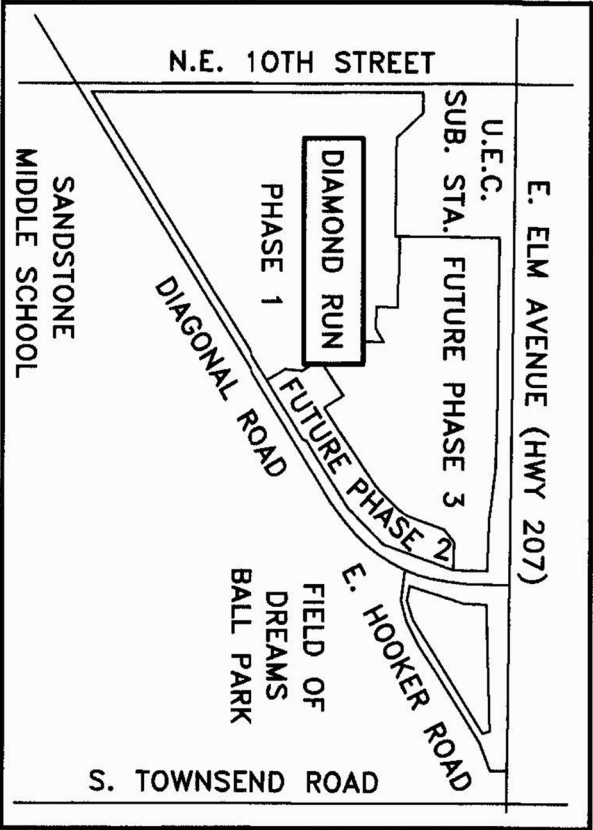
ASSESSOR AND TAX COLLECTOR:

WE, THE ASSESSOR AND TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND COVERED BY THE ACCOMPANYING REPLAT AND THAT ALL MONIES DUE FOR STATE AND COUNTY TAXES AND ASSESSMENTS THAT COULD CONSTITUTE A LIEN ON SAID LAND HAVE BEEN PAID ADN WE HEREBY APPROVE SAID PLAT.
DATED THIS _____ DAY OF _____ 202

COUNTY ASSESSOR _____

COUNTY TAX COLLECTOR _____

VICINITY MAP N.T.S.



SURVEYORS NARRATIVE:

THE PURPOSE OF THIS REPLAT WAS TO COMBINE LOTS 111 AND 112 AS SHOWN HEREON, TO CONDUCT THIS REPLAT, WE LOCATED THE EXISTING IRON RODS AS SHOWN IN SURVEY REFERENCE NO. 1 AS SHOWN.

7-25-2024

REGISTERED
PROFESSIONAL
LAND SURVEYOR
OREGON
JANUARY 9, 2001
KEVIN L. BETHLE
55437
Expires 12-31-2025

SURVEYOR'S CERTIFICATE

I, KEVIN L. BETHLE, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I AM A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, AND THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS THE LAND REPRESENTED ON THIS PLAT, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.

PREPARED BY: MGS PASCO, INC.
809 S AUBURN ST, KENNEWICK, WA, 99336 509-491-1071
MGS PASCO, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

KEVIN L. BETHLE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.
7-25-2024
DATED



Public Infrastructure Committee

Meeting Minutes

September 9, 2024

Mayor Drotzmann called the meeting to order at 5:01pm. Councilors Hardin arrived at 5:03pm. Councilor Peterson was excused. City staff in attendance included: City Manager Smith, Assistant City Manager Mark Morgan, Wastewater Superintendent Bill Schmittle, Street Superintendent Ron Sivey, Water Superintendent Roy Bicknell, and Planning Assistant Heather La Beau. Also present were Anderson Perry engineers Joshua Lott and Treyton Moore (via Zoom).

Assistant City Manager Morgan updated attendees on the following:

FOG Program (Fats Oils Grease)-

Treyton Moore gave an overview of the Environmental Water Quality Specialist position the city has created to administer the three programs (FOG, Industrial Pretreatment, and Backflow Prevention). It is considered cheaper to keep the discharge of fats, oils, and grease from entering the wastewater system than it is to maintain and treat the system while taking it in. The position costs in the 130k range and was approved in this year's budget. Some of the position expense can be offset with a permit fee. Various rate structures and a declining permit fee are options being considered. An open house is planned for impacted businesses at the end of October. The permitting and inspection processes for the new employee to follow are still being developed. A residential education component will be included. The city anticipates posting the job in November.

Industrial Pretreatment Program-

Treyton explained the development of this program, the result of DEQ requirements, targets users who discharge a high volume of specific toxins into the wastewater system. It will be a permit driven program for selective industries such as food processing plants, car washes, laundromats, dentists, data centers, etc. The goal is to have this program operating in 2025.

Backflow Prevention Program-

The city hopes to have this program operating within the next two years. Oregon Health Authority sends notices to municipalities to comply with the yearly testing requirements of citizens' backflow preventers. Of the nearly 2,000 backflows on file with the city, approximately 800 a year are tested. The state would like to see 70% compliance at a minimum.

Regional Water Backup Generators-

The city's portion of the 5-million-dollar project is approximately \$600,000. The annual meeting in December may bring a final answer from one undecided member. The other members have expressed support for the project.

ASR Program (Aquifer Storage & Recovery/Recharge)-

Applications were submitted to the state in July. A final determination is expected in twelve months. The draft timeline injects water in 2025-2026, monitor the water for a year, inject more water in the winter of 2026-2027 and be able to use the water in the summer of 2027.

N 1st Place Sidewalk-

The city has made an offer to purchase additional right-of-way. Anticipate response within several months.

Geer Road & Harper Road Interchange-



Public Infrastructure Committee Meeting Minutes

September 9, 2024

Conversations between the city and railroad company have been positive. The use of the current crossing has been approved which will allow the city to use the property it had previously purchased as the intersection realignment is designed.

Construction Updates-

Noncontact Cooling Water Discharge Line Construction

It is advisable to avoid this area while the construction causes street closures along Hinkle Road and Feedville to the east.

AWS Phase 2 Non-Potable 30" Pipeline in Feedville Construction

Anticipate more street closures as this project continues.

E Gladys Ave & E Main St Water Line Construction

The water line portion of the project on Gladys Ave is near completion. The project has moved to the E Hurlburt Ave & SE 7th St area. The E Main St closures will be happening in the near future.

Lift #4 Construction

This is the sewer lift near W Ridgeway Ave/ NW 6th St/Butte Dr. The base and two sleeves are in, 14' deep.

Other

The capital improvement plan will be updating in January of 2025. The committee will have new members at that time.

Adjourn

Mayor Drotzmann adjourned the meeting at 5:55pm.



CITY COUNCIL

Work Session Meeting Minutes September 9, 2024

Mayor Drotzmann called the regular work session meeting to order at 6:01pm. Present were Councilors McCarthy, Linton, Barron, Hardin, Myers, and Duron. Councilor's Primmer and Peterson were excused. Staff in attendance included City Manager Byron Smith, City Attorney Rich Tovey, Planning Director Clint Spencer, Captain Scott Clark, and City Recorder Lilly Alarcon-Strong.

League of Oregon Cities (LOC) Legislative Priorities Discussion and Recommendation

City Manager Byron Smith reviewed the staff recommended LOC Legislative Priorities as published in the City Council agenda packet, to include:

1. Infrastructure Funding
2. Shelter and Homeless Response
3. Employment Lands Readiness and Availability
4. Restoration of Recreational Immunity
5. Resilient, Futureproof Broadband Infrastructure and Planning Investment
6. Alcohol Tax
7. Operator in Training Apprenticeships
8. Full Funding and Alignment for Housing Production
9. Lodging Tax Flexibility

City Manager Smith completed the review with the Council and stated that although all 23 policy priorities that LOC has listed are important, each City is only allowed to identify 3 to 5 legislative priorities that they would like LOC to take into the coming two-year legislative cycle. Although the 9 priorities above were more thoroughly reviewed, the first 5 priorities are what staff is recommending that the Council adopt.

Councilors spoke regarding other priorities that they felt were equally as important, to include: Behavioral Health Enhancements, Addressing Energy Affordability Challenges From Rising Utility Costs, and Continued Addiction Policy Reform, and thanked City Manager Smith for the great recommendations and explanations he brought forward.

City Manager Smith stated the Council will be asked to make a decision to adopt up to 5 priorities during the regular City Council meeting to follow.

Adjournment

Mayor Drotzmann adjourned the work session meeting at 6:30pm and stated the Council will take a short break and then convene for their regular council meeting at 7:00pm.



CITY COUNCIL

Regular Meeting Minutes September 9, 2024

Mayor Drotzmann called the regular meeting to order at 7:00pm. Present were Councilors Hardin, Myers, Linton, McCarthy, Duron, and Barron. Councilors Primmer and Peterson were excused. City Staff in attendance included: City Manager Byron Smith, Assistant City Manager Mark Morgan, City Attorney Rich Tovey, Captain Scott Clark, Planning Director Clint Spencer, and City Recorder Lilly Alarcon-Strong. The pledge of allegiance was given.

City Manager Smith announced that there have been changes to the agenda to include the indefinite postponement of Items 10A and 11A. A Public Hearing and Ordinance No. 2364 related to the Frontage Road Easement Vacation Parallel to E Elm Ave.

Presentation- Hermiston School District (HSD) Updates

Assistant Superintendent Jake Bacon gave HSD updates to include: enrollment throughout the school district, fall sports, middle school sports programs which had a record high enrollment rate and required hiring an additional five staff members to accommodate the influx of program participants, Highland Hills construction updates and upcoming open house, Dancing with the Hermiston Stars event, and more.

Presentation- Hermiston Chamber of Commerce Updates

Executive Director Val Hoxie gave Chamber updates to include: community ribbon cuttings, Where's Waldo program, 24 businesses participating in Monopoly program, Open Rewards program, Candidate Forum, and EOTEC Festival of Lights.

Mayor Drotzmann thanked the Chamber for all of their work to make MelonFest a success.

Presentation- ODOT ADA Ramp Project Updates

Transportation Project Manager Blaise Exon presented information (PowerPoint Presentation attached) regarding Phase 2B of the County's curb and ramp project emphasizing the project background, schedule, proposed improvements and locations, impacts to traffic during construction work, and answered questions from the Council regarding notifying Student First bus company for impacts to bus routes, the budget for these improvements and more.

Citizen Input on Non-Agenda Items

None given.

Consent Agenda Items

Councilor McCarthy asked to remove item A to give more attention to this item. Councilor Barron moved and Councilor Duron seconded to approve Consent Agenda item B, to include:

- B. Minutes of the August 26 City Council Regular Meeting

Motion carried unanimously.



CITY COUNCIL

Regular Meeting Minutes
September 9, 2024

Items Removed from the Consent Agenda

- A. Public Notice of the November 5, 2024 General Election of Councilors At-Large & Mayor Candidate Listing.

City Manager Smith read the candidate names aloud and encouraged the community to vote. This item was informational only and no action is being requested.

Public Hearing- Frontage Road Easement Vacation – Parallel to E Elm Ave (Ordinance No. 2364)

Mayor Drotzmann stated as announced at the beginning of this meeting, this item has been postponed indefinitely.

Public Hearing- Economic Opportunities Analysis Update (Ordinance No. 2365)

Hearing no declarations of conflict of interest from the Council, Planning Director Clint Spencer read the hearing guidelines and Mayor Drotzmann opened the hearing at 7:28pm.

Planning Director Spencer and Brendan Buckley with Johnson Economics presented information (PowerPoint Presentation attached) regarding the draft of the updated EOA report; stating, after meeting with the Planning Commission and DLCD's staff earlier this year, revisions were made to the overall report, including: employment projecting for the next 20-years, buildable land inventory, additional analysis related specifically to data centers, and more.

There were no proponents, opponents, or neutral parties who wished to provide testimony, and the hearing was closed at 7:58pm.

City Planner Spencer and Mr. Buckley answered questions from the Council regarding the Urban Growth Boundary (UGB) Expansion process, including public noticing requirements; why there is a need and desire for orderly planning growth in different employment and workforce education sectors; the last time the UGB expanded, and more.

Councilor Duron moved and Councilor Myers seconded to approve the Findings of Fact as presented by City Planner Spencer. Motion carried unanimously.

Public Hearing- Adopting a Procedure and Establishing a Program for the Sale of Individual Parcels of a Class of City-Owned Property (Resolution No. 2337)

Hearing no declarations of conflict of interest from the Council, City Manager Smith read the hearing guidelines and Mayor Drotzmann opened the hearing at 8:03pm.

Assistant City Manager Mark Morgan stated under statute, the City must hold a public hearing in regards to any sale of individual properties. This public hearing and resolution specifically addresses property located in the South Hermiston Industrial Park (SHIP) that the City authorized purchase of in December of



CITY COUNCIL

Regular Meeting Minutes September 9, 2024

2023 to leverage the property for economic development within the next five years as described in the agenda packet.

There were no proponents, opponents, or neutral parties who wished to provide testimony, and the hearing was closed at 8:06pm.

Ordinance No. 2364- Vacating real property heretofore dedicated to the public for road easement purposes- Mayor Drotzmann stated as announced at the beginning of this meeting, this item has been postponed indefinitely.

Ordinance No. 2365 – Economic Opportunities Analysis Update

City Manager Smith stated this information was supplied earlier in the meeting during the Public Hearing.

Mayor Drotzmann requested that the first reading be by title only. Hearing no opposition, City Attorney Tovey read the ordinance by title only. Mayor Drotzmann requested that the ordinance be put on for final adoption at this meeting and that the second reading be by title only. After City Attorney Tovey read the ordinance by title only for the second reading, Councilor McCarthy moved and Councilor Myers seconded that Ordinance No. 2365 be adopted and become effective 30-days after adoption by the City Council. Councilors McCarthy, Barron, Hardin, Myers, and Duron voted in favor; Councilor Linton voted against. Motion carried 5-1.

Resolution No. 2337- Adopting a Procedure and Establishing a Program for the Sale of Individual Parcels of a Class of City-Owned Property- City Manager Smith stated this information was supplied earlier in the meeting during the Public Hearing.

Councilor Barron moved and Councilor Hardin seconded to adopt Resolution No. 2337 and lay upon the record. Motion carried unanimously.

Possible Adoption of LOC Priority Issues

City Manager Smith stated this information was supplied earlier this evening during the Work Session meeting.

After Council discussion Councilor McCarthy moved and Councilor Myers seconded to accept the five staff recommendations as presented during the Work Session meeting. Motion carried unanimously.

Committee Reports

Parks and Recreation Advisory Committee- Councilor McCarthy stated the Committee will meet on Thursday.

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



CITY COUNCIL

Regular Meeting Minutes September 9, 2024

Hispanic Advisory Committee- Councilor Duron stated the Committee is planning a Hispanic Heritage Celebration this Sunday, Sept 22 from 1:00pm to 6:00pm on Festival Street. The event will include food vendors, music, dancing, and more activities for the entire family.

Public Infrastructure Committee- Mayor Drotzmann stated the Committee met and heard information regarding the new Fats, Oils, and Grease (FOG) program and proposed rollout, including hiring a staff member to run this program; backflow prevention, current street improvements, Geer and Harper Road expansion has been postponed as the City continues to work with the Railroad.

Library Board- Councilor Duron stated the Board will meet in two weeks.

Mayor's Report

Mayor Drotzmann asked the community to please drive safely and watch for kids walking to and from school now that school is back in session.

Council Reports

Councilor Linton stated she was given the opportunity to view dash-camera footage of the arrest of Tony Colbray, whom a caller reported that a black male was walking down the street flailing his hands in the air and talking to himself, and stated although she has had a good relationship with the Police Department, it only takes a couple of people to make an entire police department look bad. If she had possession of the video, she'd like to share it with the Council for all to see.

Mayor Drotzmann stated it may be best not to comment further if this is an ongoing investigation.

Councilor Linton stated she didn't know if it was an ongoing investigation, but she wanted to share her thoughts about it as more information will be coming out about it in the future.

City Manager Smith stated the City will not comment on this issue.

Councilor Duron stated she, along with many others from the region, participated in a legislative public transportation meeting to discuss and address the needs of the community.

Mayor Drotzmann thanked Councilor Duron for attending and doing a great job giving testimony at this meeting, stating he also attended and gave away watermelon to all visiting legislators and transportation commission members. Mayor Drotzmann encouraged all to attend legislative meetings if they can as each voice matters.

Councilor Barron thanked Councilor Duron and Mayor Drotzmann for attending this meeting and commented that he attended a wedding this weekend at the Community Center and it is a great space with wonderful charm.

City Manager's Report

None given.



CITY COUNCIL

Regular Meeting Minutes
September 9, 2024

Recess for Executive Session

At 8:27pm Mayor Drotzmann announced the City Council of the City of Hermiston will now meet in Executive Session in the Executive Session Room on the first floor for the purpose of discussing matters pertaining to negotiating real property transactions.

The Executive Session is held pursuant to ORS 192.660 (2) (e) which allows the council to meet in Executive Session to conduct deliberations with person designated by the Council to negotiate real property transactions.

Representatives of the news media and designated staff shall be allowed to attend the executive session. All other members of the audience are excluded. Representatives of the news media are specifically directed not to report on any of the deliberations during the executive session, except to state the general subject of the session as previously announced. No final decision may be made in executive session. At the end of the executive session, the council will return to open session which the audience may attend. The executive session will last approximately 10 minutes.

Reconvene and Adjourn

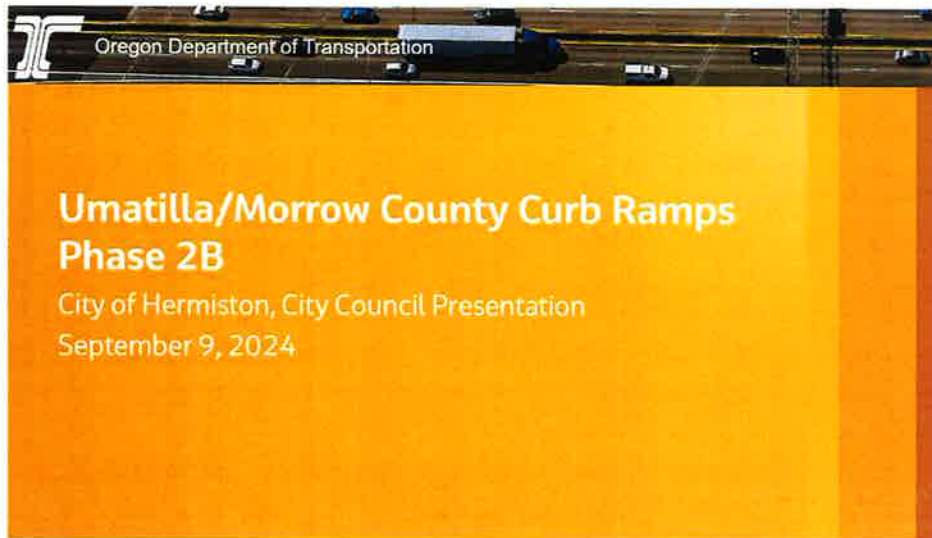
There was no other business and Mayor Drotzmann reconvened and adjourned the regular City Council meeting at 8:38pm.

SIGNED:

Dr. David Drotzmann, Mayor

ATTEST:

Lilly Alarcon-Strong, City Recorder



Agenda

Project Background
Schedule
Proposed Improvements
Questions

2



Project Background

- The project is the result of 2017 Settlement
 - ODOT to inventory and address pedestrian curb ramps and signalized intersections that do not comply with Americans with Disability Act standards.
 - Various ramps in Hermiston were remediated in 2017.
 - Phase 2A will address most ramps on OR 207 (construction to begin this winter/spring).
 - Phase 2B will address most ramps on US 395, and several others on OR 207.

©Jacobs 2023

Phase 2B Schedule

- Currently in final design.
- Advertisement winter of 2024/2025
- Start construction spring of 2025
- Finish construction late summer 2026



4



©Jacobs 2023

Improvement Locations

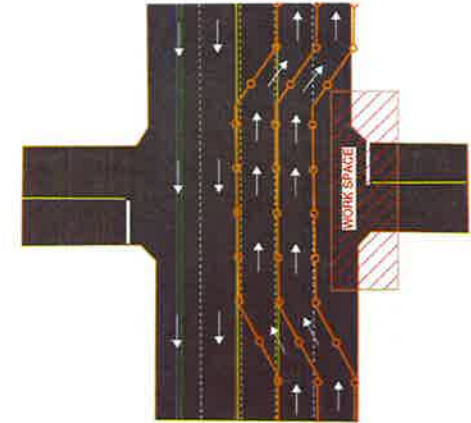
- Ramp improvements at:
 - Theater Ln
 - Oregon St
 - Harper Rd
 - Cornell Pl
 - Elm Ave (OR 207)
 - Dogwood Ave
 - Cherry Ave
 - Beech Ave
 - Beebe Ave
 - Catherine Ave
 - June Ave
 - Ridgeway Ave
 - Gladys Ave
 - Highland Ave
 - SE 4th St
 - Dr. Wendell Ford
 - Linda Ave
 - Hartley Ave (RRFB)
 - Jospeth Ave (RRFB)



© Jacobs 2023

Impacts to Traffic

- Closures of minor streets during construction:
 - Due to narrow or nonexistent shoulders on US 395.
 - Improves worker safety and construction schedule
 - Detours will be provided and signed.

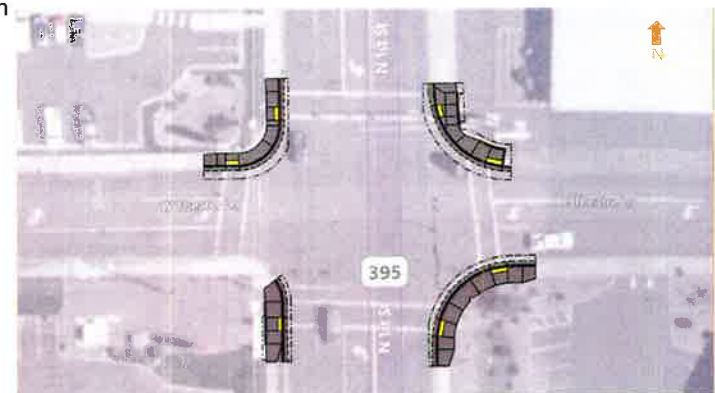


© Jacobs 2023

Improvements at Signalized Crossings

Improvements

- Theater Ln



© Jacobs 2023

Improvements

- Elm Ave (OR 207)



© Jacobs 2023

Improvements

- Gladys Ave



© Jacobs 2023

Improvements

- Highland Ave



© Jacobs 2023

Improvements

- SE 4th St



© Jacobs 2023

Improvements

▪ Hartley Ave



13

© Jacobs 2023

Improvements

▪ Joseph Ave



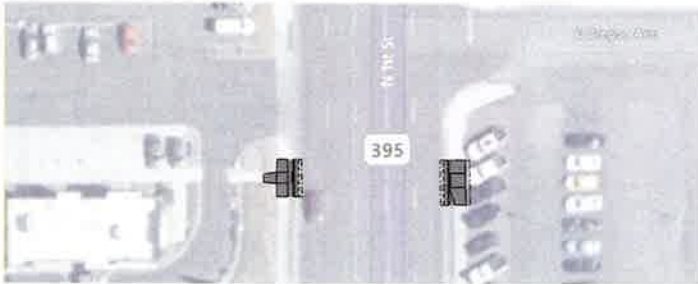
14

© Jacobs 2023

Questions

Non-Signalized Improvement
Locations

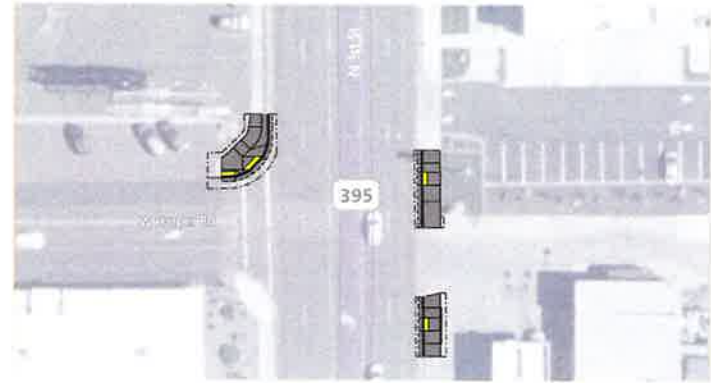
Improvements
▪ Oregon Ave



17

© Jacobs 2023

Improvements
▪ Harper Rd



18

© Jacobs 2023

Improvements
▪ Cornell Pl



19

© Jacobs 2023

Improvements
▪ Dogwood Ave



20

© Jacobs 2023

Improvements

- Cherry Ave

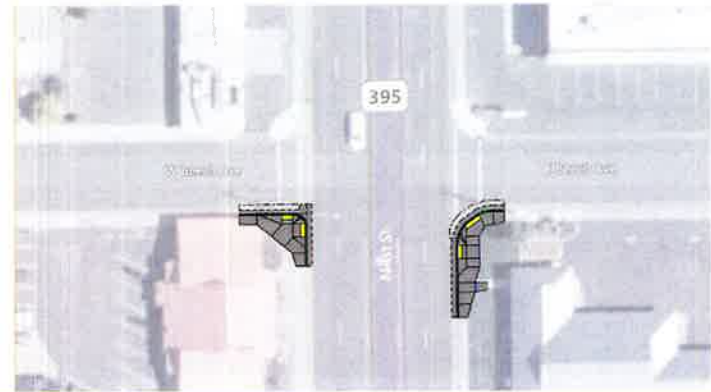


21

© Jacobs 2023

Improvements

- Beech Ave

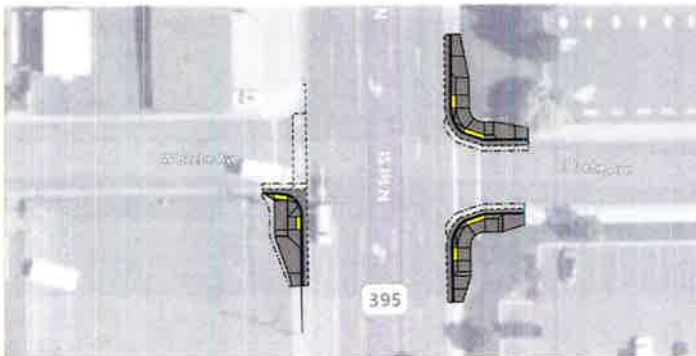


22

© Jacobs 2023

Improvements

- Beebe Ave



23

© Jacobs 2023

Improvements

- Catherine Ave



24

© Jacobs 2023

Improvements

- June Ave

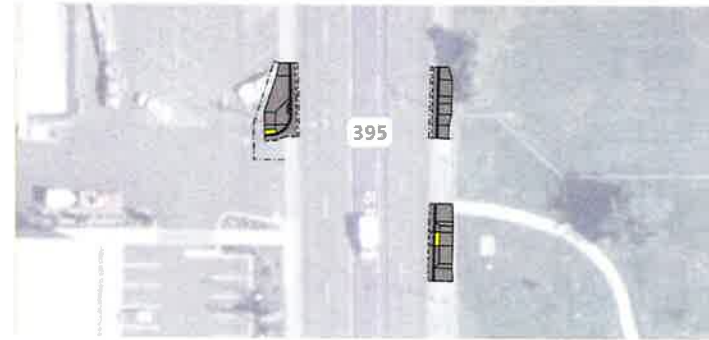


25

© Jacobs 2023

Improvements

- Ridgeway Ave



26

© Jacobs 2023

Improvements

- Dr. Wendell Ford

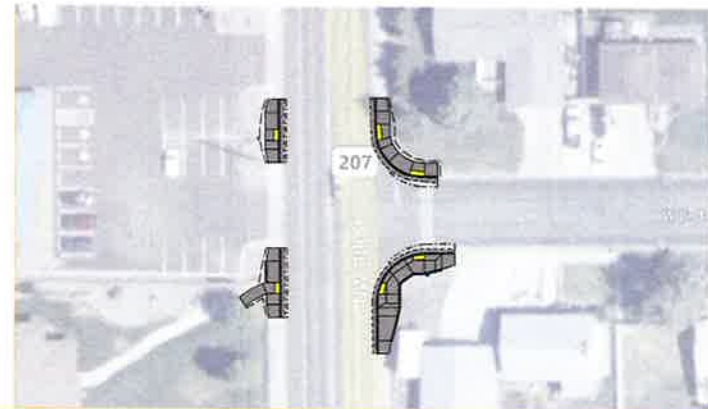


27

© Jacobs 2023

Improvements

- Linda Ave



28

© Jacobs 2023



Economic Opportunities Analysis



What is an "EOA"?

- Identify local economic goals and target industries
- Forecast economic trends and job growth
- Inventory and evaluate land for employment
- Formulate new policies and action items
- Update the Comprehensive Plan, address "Goal 9"

Hermiston Economic Opportunities Analysis 3

Components of the EOA



1. Economic Opportunities Analysis Report
 - Economic Development Objectives
 - Economic Trends
 - Forecast of Job Growth and Land Need
 - Comparison to Current Land Inventory
2. Appendix A: Site Requirements for Hyperscale Data Centers
3. Appendix B: Buildable Land Inventory Report

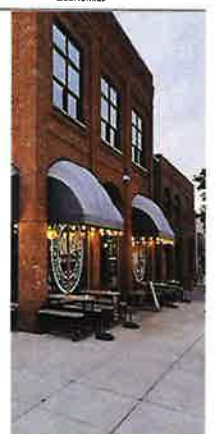


Hermiston Economic Opportunities Analysis 3

EOA Process



- Planning Commission roundtable (May)
- Meeting with State (DLCD) staff (May)
- Planning Commission hearing (August)



Hermiston Economic Opportunities Analysis 4

Community Economic Objectives



Vision Statement

The City of Hermiston aspires to become the regional center for trade and industry through the following actions:

- Ensuring an adequate supply of industrial land in large parcels to provide job creation and economic growth.
- Ensuring an adequate supply of commercial land in the downtown and along commercial corridors.
- Removing barriers to commercial redevelopment to ensure a modern and efficient commercial base.
- Continue to provide leadership in identifying and locating new, and expanding existing, industrial, and commercial businesses into the City.
- Providing adequate infrastructure to support all employment activities through public and private funding sources.



Hermiston Economic Opportunities Analysis 5

Employment Forecasting



- Start with Current Employment Profile
- Adjusted Growth Forecast
 - Reflects target industries and goals
 - Known proposed development
 - Data center and construction jobs
 - Indirect and induced employment

Major Industry Sector	Estimated Employment 2024	Share of Employment
Agriculture, forestry, fish/hunt	523	5%
Construction	327	3%
Manufacturing	384	4%
Wholesale Trade	259	3%
Retail Trade	1,557	16%
Transportation, Warehouse, Utilities	1,557	16%
Information	58	1%
Finance & Insurance	245	2%
Real Estate	149	2%
Professional & Tech. Services	176	2%
Administration Services	464	5%
Education	722	7%
Health Care/Social Assistance	1,848	19%
Leisure & Hospitality (Tourism & Rec.)	1,160	12%
Other Services	310	3%
Government	184	2%
TOTAL	9,923	0% 5% 10% 15% 20% 25%

Target Industries



Identifying Target Industries

- Local economic development goals
- National, State & Regional trends
- Location Quotient
- Shift-Share Analysis
- OED forecasted regional growth



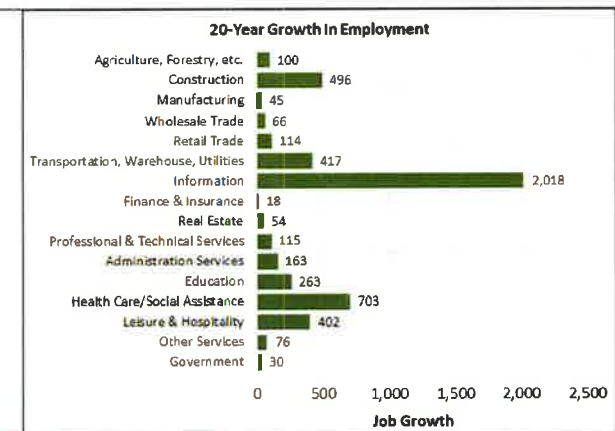
Hermiston Economic Opportunities Analysis 7

20-Year Employment Projection



Adjusted Forecast (2044)

- 15,000 total jobs
- 5,080 new jobs
- 2.1% annually
- Rate since 2010 (1.8%)



Hermiston Economic Opportunities Analysis 8

Hyperscale Data Centers



Since 2014

- 9 data center campuses
- 8 under way or planned
- 17 total over ~12 years
- Recent: 1.5 per year
- Avg. 108 acres
- National market



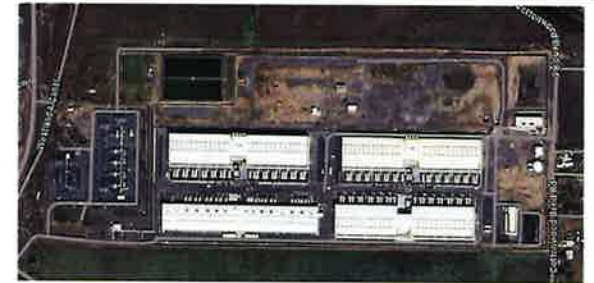
Hermiston Economic Opportunities Analysis

Hyperscale Data Centers



Typical Specifications

- 100+ acres
- Buildings of 200k – 250k sq.ft.
- Substation: 5 -10 acres
- Avg. 35 jobs per bldg.
- Avg. 140 jobs per campus

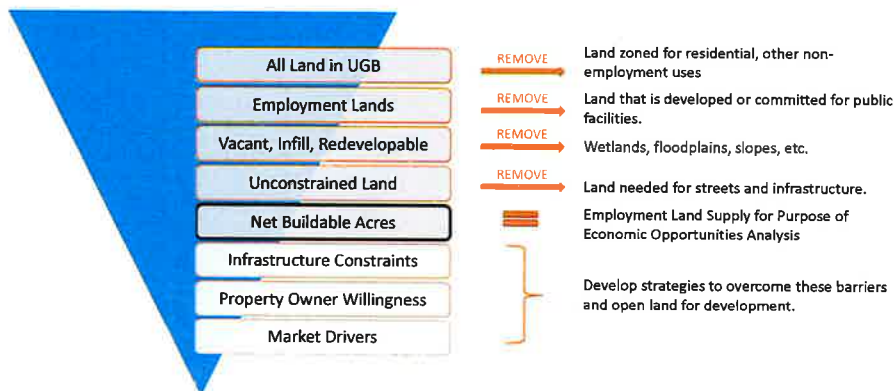


Cottonwood Bend development

- 126 total acres
- Buildings of 218k – 250k sq.ft.

Hermiston Economic Opportunities Analysis 10

Buildable Land Inventory: Filters



Hermiston Economic Opportunities Analysis 11

Buildable Land Inventory

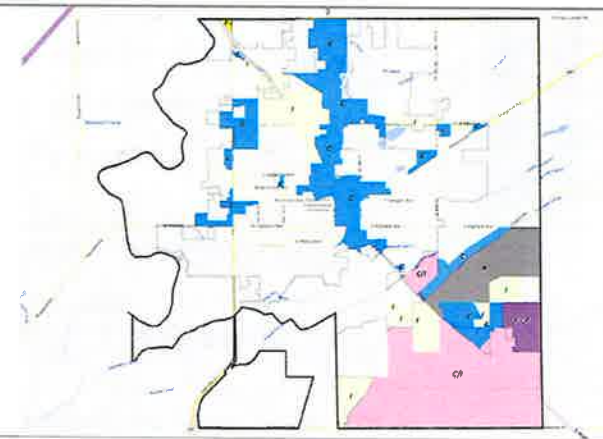


Figure 2: Hermiston Employment Land Comprehensive Plan Designations

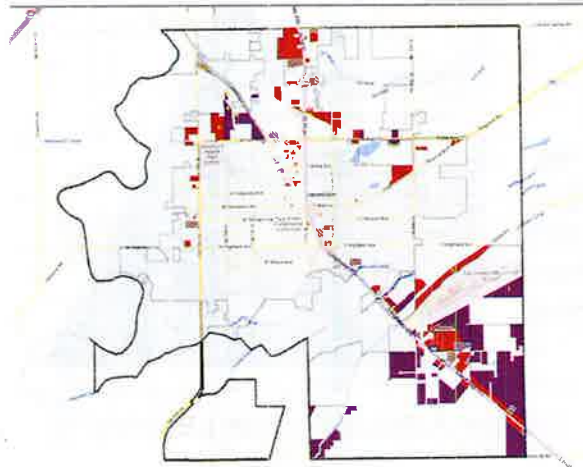
Hermiston, Oregon

LEGEND

- Hermiston City Limits
- Hermiston Urban Growth Boundary (UGB)
- Comprehensive Plan Designations
 - Airport (A)
 - Commercial (C)
 - Commercial/Industrial (C/I)
 - Future Commercial/Industrial (F-C/I)
 - Industrial (I)
 - Future Industrial (F-I)

Hermiston Economic Opportunities Analysis 12

Buildable Land Inventory



**Figure 5: Hermiston
Net Buildable
Employment Land**

Hermiston, Oregon

LEGEND

- City Limits
- Urban Growth Boundary (UGB)
- Commercial - Vacant
- Commercial - Redevelopable
- Industrial - Vacant
- Industrial - Redevelopable
- Constrained (Unbuildable) Land

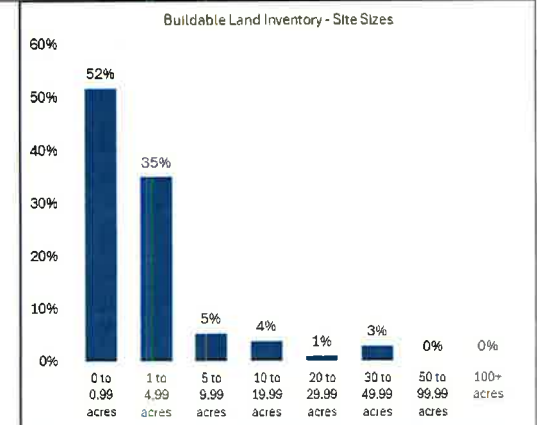
Hermiston Economic Development Analysis 13

Buildable Land Inventory



	# of Sites	Acreage
Commercial	131	267
Industrial	74	423
Totals	205	690

- 52% < one acre
- 87% < five acres
- 96% < 20 acres
- No sites over 50 acres



Hermiston Economic Development Analysis 14

20-Year Land Demand vs. Supply



EMPLOYMENT ZONING DESIGNATION	20 YR. DEMAND (Gross Acres)	BUILDABLE LAND (Acres)	Permitted Data Center Sites (Acres)	SURPLUS OR (DEFICIT) (Gross Acres)
Commercial (Office, Institutional, Retail)	97.6	267.2		169.6
Industrial (Gen. Ind., Warehouse, Flex)	160.1	423.1		263.0
Data Center Campus	1,210.2	NA2	214.0	(996.2)
TOTAL:	1,467.8	690.3	214.0	(563.6)

Hermiston Economic Development Analysis 15

Economic Opportunities Analysis



Thank you!

Questions or Comments?

Hermiston Economic Development Analysis 16





Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of September 23, 2024

Title/Subject

Annexation- Zamudio 4N2802BC Tax Lot 1500 – 309 E Theater Lane

Summary and Background

Ordinance No. 2366 annexing approximately 1.5 acres of land located at 309 E Theater Lane is ready for adoption.

Melinda Zamudio has submitted an application to annex 1.5 acres of land located at 309 E Theater Lane. The property lies on the north side of E Theater Lane approximately 400 feet west of NE 4th Street and 50 feet east of NE 2nd Street. The property lies within the urban portion of the urban growth boundary and is adjacent to city limits to the south on E Theater Lane and to the west along the westernmost property line. The applicant wishes to annex the property to connect to city services enabling residential development.

The property is described as 4N 28 02BC Tax Lot 1500. The property has a comprehensive plan map designation of Medium Density Residential (M) which corresponds to the Medium-High Density Residential (R-3) zoning designation. The applicant requests annexation with an R-3 zoning designation. The property abuts R-3 zoned land to the east and north. Land to the south is zoned R-3 and R-4. Land to the west is zoned R-3 and C-2. The area is developed commercially and with single-family dwellings, multi-family dwellings, and a manufactured home park.

The property was partitioned into three lots in July of this year. Annexation prior to construction of any use on the three lots was a condition of approval for the partition plat. Since the lots are within three hundred feet of a municipal sewer line in E Theater Lane, septic is not an option for residential development. Municipal sewer service must be used and the city will not connect properties to city sewer service unless the property is within city limits.

The property is adjacent to E Theater Lane. E Theater Lane is a city street improved with paving adjacent to the site. Approval of the partition plat was conditioned with the requirement that the remaining improvements to E Theater Lane be installed at such time that dwellings are constructed on each lot.

155.05 of the Hermiston Code of Ordinances provides the requirements for annexations. The requirements for annexation are as follows:

1. The proposal is in conformance with all applicable state annexation requirements.
2. The property is contained within the urban portion of the urban growth boundary as identified on the comprehensive plan.
3. The proposed zoning is consistent with the underlying comprehensive plan designation.
4. Findings of fact are developed in support or denial of the annexation.
5. All city services can be readily extended, and the property owner is willing to bear costs associated with sewer, water, and roads.

Public notice requirements have been satisfied through the following actions:

1. Notice was provided by direct mail to all property owners within 100 feet on August 21, 2024.
2. Notice was published in the East Oregonian on August 21 and 28, 2024.
3. A sign displaying a notice of public hearing was placed on the property on August 21, 2024.

The planning commission held a public hearing on the proposed annexation on September 11, 2024. Following the closure of the public hearing, the planning commission made a recommendation to the city council to annex the property with the proposed (R-3) zoning designation.

Tie-In to Council Goals

Annexation is a matter of administration of city ordinances.

Fiscal Information

The property has an assessed value of \$108,230. Following annexation, an additional \$660 will be paid in property taxes to the city annually.

Alternatives and Recommendation

Alternatives

The city council may choose to

- Approve the annexation
- Deny the annexation

Recommended Action/Motion

Staff recommends that the city council approve annexation of the property.

- Motion to approve the findings of fact
- Motion to impose condition of approval
- Motion to adopt Ordinance No. 2366

Submitted By:

C.F. Spencer, Planning Director

ORDINANCE NO. 2366

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY ON E THEATER LANE, DESCRIBING SAID REAL PROPERTY, WITHDRAWING SAID REAL PROPERTY FROM SPECIAL DISTRICTS AND DESIGNATING ZONING.

THE CITY OF HERMISTON ORDAINS AS FOLLOWS:

SECTION 1. The following described real property is annexed to the City of Hermiston and is withdrawn from the Umatilla County Library District and the Umatilla County Sheriff's Office Law Enforcement District due to annexation:

Parcels 1, 2, and 3 of Partition Plat No. 2024-13 Umatilla County, Oregon

All being East of the Willamette Meridian, Umatilla County, Oregon;

SECTION 2. The City Zoning Map shall include the real property described in Section 1 above and shall be designated as Medium-High Density Residential (R-3) on said map.

SECTION 3. The findings of fact as adopted by the Council on September 23, 2024, are incorporated herein by this reference.

SECTION 4. The City Recorder shall promptly transmit a record of annexation proceedings to the Secretary of State and notify the County Assessor of the change in boundary.

SECTION 5. The effective date of this ordinance shall be the thirtieth day after its adoption.

SECTION 6. This annexation shall be complete when all necessary documents have been accepted and filed by the Secretary of State.

ADOPTED by the Council this 23rd day of September 2024.

SIGNED by the Mayor this 23rd day of September 2024.

Dr. David Drotzmann, MAYOR

ATTEST:

Lilly Alarcon-Strong, CMC, CITY RECORDER

Exhibit A

Findings of Fact for Zamudio Annexation

September 23, 2024

309 E Theater Lane

1. The City has received consent to annexation from the property owner for approximately 1.5 acres of land.
2. Notice of public hearing was published in the local newspaper for two consecutive weeks prior to the planning commission hearing on August 21 and 28, 2024. Notices were also posted in four public places in the city for a like period. Comments or remonstrances received have been incorporated into the record.
3. Notice of public hearing was physically posted on the property on August 21, 2024.
4. Affected agencies were notified.
5. A public hearing of the planning commission was held on September 11, 2024. Comments received at the hearing are incorporated into the planning commission record.
6. Notice of public hearing of the city council was published in the local newspaper for two consecutive weeks prior to the city council hearing on August 28 and September 4, 2024. Notices were also posted in four public places in the city for a like period. Comments or remonstrances received have been incorporated into the record.
7. A public hearing of the city council was held on September 23, 2024. Comments received at the hearing are incorporated into the record.
8. The proposal is consistent with all applicable state annexation requirements in ORS 222.
 - a. The city has received consent from the property owners within the affected area
 - b. An election has been deemed not necessary since consent from more than half the owners has been received
 - c. The property is contiguous with the existing city limits
 - d. All statutorily required notices have been published and posted
9. Since the property is contiguous to the existing city limits, the annexation is in accord with Comprehensive Plan Policy 4 which promotes compact urban development within and adjacent to existing urban areas to ensure efficient utilization of land resources and facilitates economic provision of urban facilities and services.
10. The annexation is consistent with the requirements of Comprehensive Plan Policy 5 relating to annexation.
11. The property is located within the urban portion of the urban growth boundary (UGB) as identified on the comprehensive plan map.
12. Sewer is available to service this property in E Theater Lane. At the time of connection, the applicant is responsible for all connection fees.
13. Water is available to service this property in E Theater Lane. At the time of connection, the applicant is responsible for all connection fees.

Findings on Zoning Designation

1. The property lies within the urban portion of the urban growth boundary and has a comprehensive plan map designation of Medium Density Residential (M).

2. The proposed Medium-High Density Residential (R-3) zoning designation corresponds with the underlying comprehensive plan map designation.

Exhibit B**Conditions of Approval for Zamudio Annexation****September 23, 2024****309 E Theater Lane**

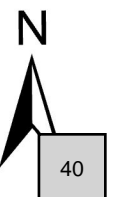
1. The property lies within an area subject to potential groundwater pollution hazards due to excessively well-drained soils. Therefore, the outdoor storage of hazardous chemicals and the underground storage of gasoline and diesel fuels are prohibited per §157.101(B) of the Hermiston Code of Ordinances. Per §157.101(D) of the Hermiston Code of Ordinances, a developer may receive an exemption from this requirement upon submission of evidence from a registered engineer that the storage will not contribute to groundwater pollution.
2. At such time that construction occurs on a parcel which triggers the development standards of 157.163 of the Hermiston Code of Ordinances, street improvements are required along that parcel's frontage on E Theater Lane. Street improvements shall be consistent with minor collector improvements in ST-10 of the public works standards.



Legend

- Area of Proposed Annexation
- Property Line
- City Limits
- Urban Growth Boundary

0 100 200 300 400
Feet



CITY OF HERMISTON

APPLICATION FOR ANNEXATION

Pursuant to the provisions of ORS Chapter 222 and Chapter 150 of the Hermiston Code of Ordinances, application is hereby made to annex the following described property:

Name of Applicant: Melinda Zamudio Phone: 509-528-2475

Mailing Address: 695 E Main St Hermiston OR 97838

Contact Person: Melinda Zamudio Phone: _____

Mailing Address: 2906 W 7th Ave Apt 45 Kennewick WA 99336

Name of Owner (If Different): _____ Phone: _____

Mailing Address: _____

Legal Description: Assessor's Map No: 4n2802BC Tax Lot No: 1500

Subdivision (If Applicable): parcels 1, 2, + 3 of partition plat 2024- unincilla County Oregon

Street Address: E Theater Ln 309 E Theater Lane

Current Comprehensive Plan Designation: M Proposed Zoning Designation: R-3

Land Area (In Acres): 1.5

Existing Use of Property: Vacant

Number of Single-Family Units: 0 Number of Multi-Family Units: 0

Number of Commercial Units: 0 Number of Industrial Units: 0

Public Facilities or Other Uses: 0

Population: Owners: 0 Tenants: 0 Voters: 0

Please Include the Names and Ages of All Residents: NA

Surrounding Use of Property:

North: Single family residential development

South: single family residential development

East: MULTI-family residential development

West: rural residential

Current Year Taxes: 386.97 Previous Year Taxes: 313.99

Total Assessed Valuation: \$24,100

Please provide a general description of the property including topography, vegetation, drainage basins, flood plain areas, etc.:

Property is undeveloped and fallow. Topography is generally flat, with an overall slope from south to north. Vegetation is grasses and low native shrubs. Property is not in a flood plain and is unincorporated.

APPLICATION FOR ANNEXATION - PAGE 2

Please explain why the annexation has been proposed:

Requiring From city to be able to do construction.

If the property is undeveloped, please describe plans for future development. This description should describe whether the development will be residential, commercial or industrial and include building types, public facilities, number of units, etc.:

3 parcels with 1 Single Family home per parcel

Does the proposed development conform to the uses allowed under the proposed zoning designation?

Please provide the following information regarding services and utilities:

Location and size of the nearest water line:

adjacent E Theater Lane 12 inch ductile iron

Location and size of the nearest sewer line:

theater ln with 300 ft
adjacent E Theater Lane 8" ductile iron

Proximity of other facilities (storm drains, gas lines, irrigation lines, etc.):

Storm water will be managed and disposed of on site. No connection to a public storm system is proposed.

The time at which services can be reasonably provided by the city or other district:

currently available

The estimated cost of extending such facilities and/or services and the method of financing:

N/A - Cash currently available.

Availability of the desired service from any other unit of local government (list service and government):

N/A

Please indicate the roads that adjoin the parcel or will provide service to the parcel:

theater ln

APPLICATION FOR ANNEXATION - PAGE 3

Please indicate the condition of the roads and any improvements that are projected:

paved and improved.

Please indicate if any new roads will be created or extended through the property:

none

If the property is presently included within the boundaries of any of the following types of governmental units, please indicate by stating the name or names of the governmental units involved.

Rural Fire District: <u>UCFD2</u>	Irrigation District: <u>HID</u>
School District: <u>HS12R</u>	Drainage District: <u>NA</u>
Library District: <u>Vanessa County</u>	Parks and Recreation District: <u>NA</u>
Special Road District: <u>NA</u>	

Please indicate which services are presently being received in the territory (For example, are residents receiving municipal water or sewer services?):

W/S available adjacent to property on E Theater Ave**ADDITIONAL INFORMATION TO BE FURNISHED AND ATTACHED TO APPLICATION:**

1. Evidence that applicant is owner or purchaser of the property or has written permission of such owner to make an application for the proposed use.
2. Two copies of a site plan (11" x 17") drawn to scale, showing the location of the property concerned, the location of all proposed building(s), highways, streets and alleys.
3. A metes and bounds legal description of the entire property proposed for annexation. A metes and bounds legal description of each individual parcel is not sufficient.

The above statements are true to the best of my beliefs and knowledge. As applicant, I understand that the city council, planning commission and annexation advisory committee request the attendance of me, or my representative, at the meeting(s) where this request is scheduled for consideration and that the city council, planning commission and annexation advisory committee retain the right to approve or deny this request and impose those conditions as may be necessary to lessen probable adverse impacts based upon the testimony provided at the hearing.

I am the ☒ owner/ ☐ owner(s) authorized representative.

(If authorized representative, attach letter signed by owner or owners.)

Melinda Chavez Zamudio
Signature of Applicant

7/17/24
Date

OUT OF POCKET EXPENSES FOR PUBLICATION COSTS AND RECORDING FEES WILL BE BILLED LATER

For further information, please feel free to contact the planning department at the Hermiston City Hall, 180 N.E. 2nd Street, Hermiston, Oregon 97838, or telephone (541) 667-5025. The City's fax number is (541) 567-5530.

OFFICE USE ONLY

Date Filed: 7-18-24
Fee: \$900.00

Received By: hupl
Date Paid: 7-18-24

Meeting Date: CC initiate 8-12-24
Receipt No: PG 9-11-24
CC 9-23-24
7-000292

P R O C L A M A T I O N

IT IS HEREBY PROCLAIMED that at the regular meeting of September 23, 2024, the City Council of the City of Hermiston, Umatilla County, Oregon, did by unanimous vote annex the following described property, to-wit:

Parcels 1, 2, and 3 of Partition Plat No. 2024-13 Umatilla County, Oregon

All being East of the Willamette Meridian, Umatilla County, Oregon;

IT IS FURTHER PROCLAIMED that copies of this Proclamation be posted in four places in the City of Hermiston for two weeks.

DATED AT HERMISTON, OREGON, this 23rd day of September 2024.

Dr. David Drotzmann, MAYOR

ATTEST:

Lilly Alarcon-Strong, CMC, CITY RECORDER



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of September 23, 2024

Title/Subject

Resolution 2338- Greater Hermiston Enterprise Zone School Support Fee

Summary and Background

This action will ratify an agreement between the City of Hermiston, Umatilla County, and the Hermiston School District regarding a required “School Support Fee (SSF)” related to future Long Term Rural Enterprise Zone (LTREZ) agreements.

The Greater Hermiston Enterprise Zone (GHEZ) is a program authorized through the State of Oregon which allows for local property tax abatement incentives for private developments which create jobs within the zone. The GHEZ is co-sponsored by the City of Hermiston and Umatilla County, with City staff acting as the zone manager.

The statewide Ezone program has grown increasingly complex over time, with various types of special program elements, such as the basic 3-Year exemption, 5-Year “Extended” exemption, and LTREZ exemption, to name a few. Each program element has its own set of eligibility requirements and criteria. This item applies only to the LTREZ portion of the program.

If a private project meets LTREZ minimum criteria, the program allows zones to grant up to 15 years of full property tax exemption, as well as to make various requirements (typically financial) of the LTREZ recipient. For example, in the GHEZ, the 2017 LTREZ agreement with Lamb Weston for their \$290 million plant expansion exempts the assets from that new investment (not the existing facility) from property tax for 15 years in exchange for making payments to the GHEZ of \$1 million per year. This means that Lamb Weston will pay approximately 40% of what they would have otherwise paid in property taxes over the life of the exemption period.

The impacts of LTREZ exemptions on local school districts has been unique in the fact that, generally speaking, School Districts are compensated equally across the state for operations on a per-student basis. Therefore, districts with larger local property tax revenue require less state subsidy. Conversely, districts which see an LTREZ investment within them, have generally been considered to be held harmless from the loss of potential local property tax revenue by virtue of the statewide school fund making up for operational subsidy needs. This is a very complex topic, but generally speaking that is the case.

With the proliferation of LTREZ agreements across the state, the statewide teacher's union pushed legislation (HB2009) in the 2023 legislative session to close what they saw as a loophole in statewide education funding. Among other things, this requires local zones to work with impacted local school districts to establish a "School Support Fee (SSF)." This requires that for LTREZ investments, for any years past the first 5 years of an exemption, the benefitting business must pay a SSF equal to between 15% and 30% of the total local property tax which would have been paid on the assessed value. That amount is to be collected by the local school district, and then becomes a factor in the amount of state subsidy needed by that district from the statewide school fund. Therefore, it is assumed that the local school district would experience a near net-zero beneficial impact in operational funding, as the benefit would be spread equally across all 580,000+ K12 students statewide, rather than accruing only to the local district.

Greater Hermiston Enterprise Zone Logistics

The GHEZ is somewhat unique in that it has the Hermiston School District (HSD) within its boundaries, but also the Stanfield School District (SSD) covers everything in the southeastern portion of the City Limits south of Penney Avenue. The SSF requires that zones & districts must establish the rate of the SSF upfront by mutual agreement.

City Staff and the County Assessor have worked with HSD & SSD to determine the SSF rate. The Stanfield School Board, in March; recognizing that a higher rate simply sent more money to Salem, approved the minimum 15% rate. The Hermiston School District has also since approved the 15% rate.

It is now contingent upon the City Council and the County Commissioners to concur to establish the rate moving forward. Establishing a rate now, when there are no LTREZ negotiations taking place, will provide a fixed point which can then provide more clarity for staff in the event that another LTREZ-eligible investment comes along.

Finally, it is probably important to point out that this change only applies to new LTREZ agreements, and has no effect on existing LTREZ agreements. Additionally, projecting forward, if a hypothetical investment began negotiating in early 2025, it can be assumed that based on the size and complexity of construction, that it would take at least two years before a certificate of occupancy is issued and then another year before it's first property tax exemption year takes place, putting us in 2028. Then the SSF wouldn't kick-in until year-six of the exemption. Therefore, I think the fastest realistic timeline for any additional funding going to the statewide school fund from this change would be 2034, or 10 years from now.

Tie-In to Council Goals

Economic Development: expand, strengthen, and diversify the local economy.

Fiscal Information

This action has no fiscal impact to the City of Hermiston.

For scale, I'll provide a basic analysis of how this would have impacted a previous LTREZ agreement had the SSF been in place.

For the 2017 Lamb Weston LTREZ, the company pays \$1M per year to the zone and zero in property tax per year. This means that the company will pay an amount equal to 39.2% of what they would have otherwise paid in property tax. Assuming a general rule of thumb for

industrial property tax valuation, assets are valued at 80% of the initial investment in year one, and then depreciate at a rate of roughly 5% per year. Therefore, by year 6 of this exemption, if a 15% SSF were in place, then the amount to be sent to the Statewide School Fund for years 6-15 would have been \$400,000 in year 6, \$390,000 in year 7, and so on. All told, the state school fund would have received \$3.3 million over those 10 years.

The above scenario would have resulted in a financial impact locally somewhere in between three likely outcomes. Either the company would have just accepted the additional cost, which would have meant that their 15 year cost would have risen to 48% of what their tax would have otherwise been, or the company would have demanded that this increased cost be taken from the amount being paid to the zone. Since Lamb Weston has implemented identical investments at their facilities in Patterson, WA, Richland, WA, and American Falls, Idaho between 2019 and 2024, it is very likely that significant increases in cost would have knocked the reinvestment in the Hermiston facility down the list; which would have resulted in no revenue increase at all. Therefore the universe of possibilities for impact lie somewhere between:

Option 1: Company eats increase, and pays additional \$3.3M

Option 2: Company refuses to pay more, and GHEZ eats \$3.3M loss in future revenue.

Option 3: GHEZ refuses to eat loss, company calls bluff and invests elsewhere.

Therefore, it is likely that the \$15 million in LTREZ funds coming in to the local GHEZ would have been reduced by as much as \$3.3 million.

Moving forward, if a new LTREZ investment comes along, the impact of this legislation simply means that resulting deals are likely to be less lucrative for the local community.

Alternatives and Recommendation

Alternatives

1. Ratify the 15% threshold.
2. Do Nothing (default to 30% threshold)

Recommended Action/Motion

Motion to approve Resolution 2338.

Submitted By:

Mark Morgan

HERMISTON SCHOOL DISTRICT

Resolution No. 2024-25-01

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

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

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

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

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

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

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

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

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

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

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

DATED THIS 9th day of September 2024.

Approved on behalf of the Hermiston School District


Tricia Mooney, Ed.D., Superintendent

9/9/24
Date

ATTEST:

Date

(Greater Hermiston Enterprise Zone Sponsor Signatures to Follow)

STANFIELD SCHOOL DISTRICT

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



STANFIELD SCHOOL DISTRICT

Resolution No. 2024-01

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

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

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

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

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

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

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

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

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

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

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

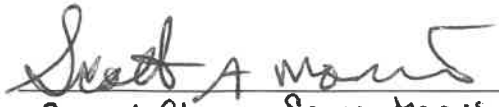
DATED THIS ____ day of September 2024.

Approved on behalf of the Stanfield School District


Beth Burton, Superintendent


Date

ATTEST:


Board Chair, Scott Morris

9-11-24
Date

(Greater Hermiston Enterprise Zone Sponsor Signatures to Follow)

Approved on behalf of the City of Hermiston

CITY OF HERMISTON

Dr. David Drotzmann, Mayor

Date

ATTEST:

Lilly Alarcon-Strong, CMC, CITY RECORDER

Approved on behalf of Umatilla County

UMATILLA COUNTY BOARD OF COMMISSIONERS

John M. Shafer, Chair

Date

Celinda A. Timmons, Commissioner

Date

Daniel N. Dorran, Commissioner

Date

ATTEST:
Office of County Records

Records Officer

RESOLUTION NO. 2338**A RESOLUTION APPROVING THE ENTERPRISE ZONE SCHOOL SUPPORT FEE
AGREED TO BY HERMISTON AND STANFIELD SCHOOL DISTRICTS**

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

WHEREAS, the Hermiston School District and Stanfield School District (“School Districts”) are each an “affected school district” as defined in ORS 332.002(2);

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

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

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

WHEREAS, the School Districts coordinated with the governing bodies of the zone sponsors for the Zone through the local Enterprise Zone Manager, Mark Morgan to set the rate;

WHEREAS, the School Districts have agreed to establish the rate of the school support fee at fifteen (15) percent through Hermiston School District Resolution No. 2024-25-1 and Stanfield School District Resolution No. 2024-1; now therefore:

THE CITY OF HERMISTON RESOLVES AS FOLLOWS:

1. That the City of Hermiston, as a governing body of a zone sponsor for the Greater Hermiston Enterprise Zone, agrees that the established rate of the school support fee be set at fifteen (15) percent.
2. That the City Manager may sign the Hermiston School District Resolution No. 2024-25-1 and Stanfield School District No. 2024-1 as approved.
3. This resolution is effective on passage.

PASSED by the Common Council this 23rd day of September 2024.

SIGNED by the Mayor this 23rd day of September 2024.

Dr. David Drotzmann, MAYOR

ATTEST:

Lilly Alarcon-Strong, CMC, CITY RECORDER



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of September 23, 2024

Title/Subject

Resolution 2339- Stop Signs at SE 9th & East Penney Avenue

Summary and Background

This resolution will authorize the installation of two new stop signs at the intersection of SE 9th street and East Penney Avenue, and removal of one existing stop sign.

SE 9th Street was extended approximately ½ mile south from it's intersection with Penney Avenue this Spring; creating a connection to Feedville Road. At the time of construction, a Stop Sign was installed at the Southeast corner of the intersection to stop northbound traffic on 9th.

The proposed changes are the result of requests from drivers in the vicinity as well as anticipated significant changes to traffic volumes through the intersection.

City staff anticipates a large private construction project to break ground on the property southwest of this intersection sometime within the next 6 months. The scale of that project is likely to result in upwards of 1,000 construction workers per day accessing the site, along with equipment and material deliveries for 24 to 36 months after construction begins. The approved site plan for the project will focus that activity to an entrance located on the western end of the new Penney Avenue extension west of the intersection with SE 9th. Upon construction completion, the site is anticipated to maintain upwards of 200 employees permanently at the site, with the access point remaining the same.

These changes will stop eastbound and westbound traffic on Penney Avenue, while allowing free movement for northbound and southbound traffic, identical to the intersection of Kelli and Penney.

Pioneer Seed is the only other major development located in this vicinity. Staff anticipates that these changes will increase safety for all employees accessing both sites while simplifying the intersection for loaded corn trucks making deliveries to Pioneer Seed as they are anticipated to shift their route to come straight in on SE 9th as a result of the new road connection to Feedville. Management at Pioneer Seed has been contacted about these proposed changes and agrees with the recommended action.

Upon adoption of this resolution, the signage revision is anticipated to be installed the week of Sept. 23, with additional signage denoting the change as appropriate.

Tie-In to Council Goals

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

Fiscal Information

This resolution will have minimal fiscal impact aside from the cost of the signage and staff time to install them; estimated at less than \$400.

Alternatives and Recommendation

Alternatives

1. Approve the proposed revisions
2. Request different revisions.
3. Reject the proposed revisions

Recommended Action/Motion

Motion to approve Resolution 2339

Submitted By:

Mark Morgan

RESOLUTION NO. 2339**A RESOLUTION AUTHORIZING THE INSTALLATION OF STOP SIGNS**

WHEREAS, pursuant to HMC §70.03, the City Council exercises local traffic authority for the city; and

WHEREAS, it is expedient and necessary for the safety and welfare of the citizens of the City of Hermiston to remove the stop sign on SE 9th Street controlling north bound traffic at the intersection with East Penney Avenue; and

WHEREAS, it is expedient and necessary for the safety and welfare of the citizens of the City of Hermiston to install stop signs stopping east and west bound traffic on East Penney Avenue at the intersection with SE 9th Street; now therefore:

THE CITY OF HERMISTON RESOLVES AS FOLLOWS:

1. That the stop sign be removed from the following locations:

<u>Street</u>	<u>Intersection(s)</u>	<u>Direction of Travel</u>
SE 9th Street	East Penney Avenue	North Bound

2. That stop signs be installed at the following locations:

<u>Street</u>	<u>Intersection(s)</u>	<u>Direction of Travel</u>
East Penney Avenue	SE 9th Street	East and West Bound

3. That this resolution is effective immediately upon its passage.

PASSED by the Common Council this 23rd day of September 2024.

SIGNED by the Mayor this 23rd day of September 2024.

Dr. David Drotzmann, MAYOR

ATTEST:

Lilly Alarcon-Strong, CMC, CITY RECORDER

Proposed Stop Sign Revision: E Penney Ave. & SE 9th Street





Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of September 23, 2024

Title/Subject

ODOT IGA- RRFB Installation on OR207 at Hartley and Joseph

Summary and Background

This action will approve an Intergovernmental Agreement (IGA) with the Oregon Department of Transportation (ODOT) for the installation of two Rectangular Rapid Flashing Beacons (RRFB).

RRFB's are generally recognized as equipment installed at certain crosswalks which allows pedestrians to push a button which activates flashing lights to alert drivers that they are crossing.

This IGA would direct ODOT to install RRFB crossing equipment on Oregon Highway 207 (NW 11th Street) at the intersection with Hartley Ave. (map included as Exhibit A of the IGA). The IGA would also direct ODOT to install RRFB crossing equipment on Oregon Highway 207 (SW 11th Street) at the intersection with Joseph Ave.

Tie-In to Council Goals

Transportation: Improve Mobility & Transportation.

Fiscal Information

The IGA places all upfront capital costs for the initial installation on ODOT; which is anticipated to be approximately \$250,000. Ongoing maintenance of the equipment will be done by ODOT, but the costs for that maintenance will be recouped from the City with those costs capped at \$2,500 per year for each installation. In the event that the equipment gets damaged by a crash, ODOT will pursue all options to recoup the replacement costs from the parties involved with any un-covered amount falling to the City. However, approximately 80% of the cost of these installations will be in the delivery of electricity to the sites, and the under-highway directional drilling required to install conduit to link the signs on both sides together. Therefore, the replacement of above-ground equipment in the even of an accident will be significantly less than the initial installation costs.

Alternatives and Recommendation

Alternatives

1. Approve the IGA
2. Reject the IGA
3. Request revisions

Recommended Action/Motion

Motion to approve the IGA as presented.

Submitted By:

Mark Morgan

RESOLUTION NO. 2340**A RESOLUTION AUTHORIZING THE CITY OF HERMISTON TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE OREGON DEPARTMENT OF TRANSPORTATION FOR INSTALLATION OF TWO RECTANGULAR RAPID FLASHING BEACONS AND TO AUTHORIZE THE CITY MANAGER TO SIGN ALL NECESSARY DOCUMENTS ON BEHALF OF THE CITY**

WHEREAS, Oregon Revised Statute (ORS) 190.110, 366.572, and 366.576 grants the authority for intergovernmental agreements between the State and cities; and

WHEREAS, the City of Hermiston (“City”) and the State of Oregon by and through the Oregon Department of Transportation (“ODOT”) have determined the need for improved crosswalk visibility at the intersections of Oregon Highway 207 (NW 11th Street) and Hartley Avenue and Oregon Highway 207 (SW 11th Street) and Joseph Avenue; and

WHEREAS, the installation of Rectangular Rapid Flashing Beacons (“RRFB”) will improve safety for pedestrians. The RRFB will allow pedestrians to push a button to activate flashing lights to alert drivers of the pedestrians crossing the road; and

WHEREAS, ODOT has proposed, through an Intergovernmental Agreement, terms for the installation and management of the RRFB, which Agreement is attached and incorporated herein by this reference; and

WHEREAS, ODOT will pay for the initial costs of procurement and installation of the RRFB and the City will then take on future maintenance; and

WHEREAS, City staff believe it is in the best interest of the City to approve and execute the Intergovernmental Agreement.

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

1. That the Intergovernmental Agreement attached to this resolution between the City of Hermiston and the State of Oregon for Rectangular Rapid Flashing Beacon installation at the intersections of Oregon Highway 207 (NW 11th Street) and Hartley Avenue and Oregon Highway 207 (SW 11th Street) and Joseph Avenue is hereby approved.
2. That the City Manager is authorized to sign the Intergovernmental Agreement.
3. That this resolution is effective immediately upon its passage.

PASSED by the Common Council this 23rd day of September 2024.

SIGNED by the Mayor this 23rd day of September 2024.

Dr. David Drotzmann, MAYOR

ATTEST:

Lilly Alarcon-Strong, CMC, CITY RECORDER

Misc. Contracts and Agreements
No. 73000-00037091

Cooperative Improvement Agreement
Rectangular Rapid Flashing Beacon Installation
OR 207/Hartley/Joseph
Umatilla/Morrow County Curb Ramps Phase 2B
City of Hermiston

THIS AGREEMENT is made and entered into by and between the STATE OF OREGON, acting by and through its Department of Transportation, hereinafter referred to as "ODOT" and "State;" and the CITY OF HERMISTON, acting by and through its elected officials, hereinafter referred to as "Agency," both herein referred to individually as "Party" and collectively as "Parties."

RECITALS

1. OR 207, is part of the state highway system under the jurisdiction and control of the Oregon Transportation Commission (OTC). OR 207 is known within the limits of this project as Hartley and Joseph. All city streets impacted by this project are a part of the city street system under the jurisdiction and control of Agency.
2. By the authority granted in Oregon Revised Statutes (ORS) [190.110](#), [366.572](#), and [366.576](#), State may enter into cooperative agreements with counties, cities, and units of local governments for the performance of work on certain types of improvement projects with the allocation of costs on terms and conditions mutually agreeable to the contracting parties.
3. To provide motorist with advance warning of pedestrian crossing on State Highway OR 207 at MP 8.47 (Hartley) and MP 9.11 (Joseph). State shall purchase and install four (4) new Rectangular Rapid Flashing Beacons (RRFB) poles and assemblies and four (4) light poles. Installation of the RRFBs will be done under the Americans with Disabilities Act Curb Ramp Project, Agreement number 73000-00023030.
4. State, by ORS 366.220, is vested with complete jurisdiction and control over the roadways of other jurisdictions taken for state highway purposes. The Parties initially agree that by the authority granted by ORS 373.020, the jurisdiction extends from curb to curb, or, if there is no regular established curb, then control extends over such portion of the right of way as may be utilized by State for highway purposes. Responsibility for and jurisdiction over all other portions of a city street remains with Agency. The Parties further understand and agree to amend this Agreement if the jurisdiction stated in this recital is altered or determined to be incorrect.
5. By the authority granted in ORS 810.210, State is authorized to determine the character or type of traffic control devices to be used, and to place or erect them upon state highways at places where State deems necessary for the safe and expeditious control of traffic. No traffic control devices shall be erected, maintained, or operated upon any state highway by any authority other than State, except with its written approval. Traffic signal work on this Project will conform to the current State standards and specifications.

City/State
 Agreement No. 73000-00037091

6. If any existing marked crosswalks and rectangular rapid flashing beacons (RRFB) will be replaced, or location adjusted, according to the project plans in Agreement No. 73000-00023030. All maintenance responsibilities for these elements remain as assigned when originally constructed.

NOW THEREFORE, the premises being in general as stated in the foregoing Recitals, it is agreed by and between the Parties hereto as follows:

TERMS OF AGREEMENT

1. Under such authority, all Parties agree to State purchasing and installing four (4) RRFB poles/ assemblies and four (4) light poles; these will be installed on OR-207 (Hermiston highway) at MP 8.47 (Hartley Ave) and MP 9.11 (Joseph Ave) hereinafter referred to as "Project". The location of the Project is approximately as shown on the sketch map attached hereto, marked Exhibit A, and by this reference made a part hereof.
 - a. Installation of the RRFBs will be done under the Americans with Disabilities Act Curb Ramp Project, Agreement number 73000-00023030.
2. The Project will be financed at an estimated cost of \$200,000 in federal funds. The estimate for the total Project cost is subject to change. State shall be responsible for all Project costs.
3. If the total cost of this Agreement exceeds \$250,000, the Department of Justice must review and approve any amendments prior to performance of any work.
4. The term of this Agreement will begin upon the date all required signatures are obtained and shall remain in effect for the purpose of ongoing maintenance responsibilities for the useful life of the RRFB's installed as part of this Project. The useful life is defined as twenty (20) calendar years following the date of final execution. Maintenance responsibilities shall survive termination of this Agreement. The Project shall be completed within two (2) calendar year following the date of final execution of this Agreement by all Parties.

AGENCY OBLIGATIONS

1. Agency shall grant State the right to enter onto City's right of way for the performance of the duties as set forth in this Agreement.
2. The Project will be constructed within State and City right of way, no additional right of way is anticipated for the Project.
3. Agency is responsible for the cost of all maintenance for any RRFBs installed under this Project Agreement. Once the RRFBs are installed and deemed operational, Agency shall assume maintenance and power costs of the RRFBs, and the signs installed with them. Agency shall contact the ODOT District 12 Electrician when service and/or repair is needed. Agency shall be responsible for all costs of labor,

City/State
 Agreement No. 73000-00037091

equipment rental, and materials needed for repairs. The agency shall also be responsible for the replacement of the RRFBs, and any signs installed for the RRFB's, should they become damaged. In instances where damage has been caused by a Third Party; State shall request reimbursement from the Third Party for costs of replacement or repair. If those costs cannot be recovered from the Third Party, then the Agency shall be responsible for those costs. Maintenance shall include any repairs deemed necessary by State during routine inspections. Routine maintenance will not include emergency repairs performed by the State on the RRFBs. These costs shall be the responsibility of the Agency. In the future should a State construction project impact the placement of an RRFB installed as part of this Project, State shall be responsible for the relocation costs. Should a City construction project impact the placement of an RRFB installed as part of this Project, Agency shall be responsible for the relocation costs. State responsibilities are further defined under State Obligations.

4. In consideration for the State's services performed for the maintenance and timing required for the function of the RRFB under this Agreement, City agrees to pay State within forty-five (45) days of receipt by City of the invoice from State. City shall remit payment to State at the following address: Oregon Department of Transportation, Financial Services Section, 3930 Fairview Industrial Drive SE, Salem, Oregon 97302. City's total cost for maintenance and timing shall not exceed \$2,500 per RRFB per calendar year, unless otherwise agreed upon prior to the maintenance activity being performed.
5. Agency shall be responsible for 100 percent of power costs associated with the RRFBs. Agency shall require the power company to send invoices directly to the Agency.
6. Agency certifies and represents that the individual(s) signing this Agreement have been authorized to enter into and execute this Agreement on behalf of Agency, under the direction or approval of its governing bodies, commissions, boards, officers, members or representatives, and to legally bind City and Agency.
7. Agency's Project Manager for this Project is Mark Morgan, Assistant City Manager, 180 NE 2nd Street, Suite 220, Hermiston, Oregon 97838; telephone: (541) 567-5521; email: mmorgan@hermiston.or.us, or assigned designee upon individual's absence. Agency shall notify the other Party in writing of any contact information changes during the term of this Agreement.

STATE OBLIGATIONS

1. State shall purchase and install one overhead electric rectangular rapid flashing beacon (RRFB) and four (4) poles and mount (RRFB assemblies), at the locations shown in Exhibit A. This Project will include the installation of all necessary signage.
2. Upon completion of the project, State shall provide on-going maintenance of RRFBs, and signs installed for the RRFBs as part of this Project; this shall be done at the expense of the Agency. State will perform timing changes, as requested by the

City/State
 Agreement No. 73000-00037091

Agency, at their earliest convenience - usually within 1 week of receiving the request. State shall perform maintenance as it determines a necessity, or when requested by Agency. Maintenance also includes service calls not requested by the Agency for the purpose of updating for daylight savings time, and corrective maintenance found to be necessary during routine inspection. State responsibilities are further defined under Agency Obligations.

3. State shall on a semi-annual basis send a bill to the Agency, for labor and equipment rental costs (if any), associated with the on-going maintenance of the RRFBs.
4. State certifies, at the time this Agreement is executed, that sufficient funds are available and authorized for expenditure to finance costs of this Agreement within State's current appropriation or limitation of the current biennial budget.
5. State's Project Manager for this Project is Bryan Strasser, Resident Engineer, 1390 SE 1st Avenue, Ontario, Oregon 97914. Phone (541) 823-4039, bryan.e.strasser@odot.state.or.us, or assigned designee upon individual's absence. State shall notify the other Party in writing of any contact information changes during the term of this Agreement.

GENERAL PROVISIONS

1. This Agreement may be terminated by mutual written consent of the Parties.
2. State may terminate this Agreement effective upon delivery of written notice to Agency, or at such later date as may be established by State, under any of the following conditions:
 - a. If State fails to receive funding, appropriations, limitations, or other expenditure authority sufficient to allow State, in the exercise of its reasonable administrative discretion, to continue to make payments for performance of this Agreement.
 - b. If federal or state laws, regulations or guidelines are modified or interpreted in such a way that either the work under this Agreement is prohibited, or State is prohibited from paying for such work from the planned funding source.
3. Any termination of this Agreement shall not prejudice any rights or obligations accrued to the Parties prior to termination.
4. If any third party makes any claim or brings any action, suit or proceeding alleging a tort as now or hereafter defined in ORS 30.260 ("Third Party Claim") against State, or City with respect to which the other Party may have liability, the notified Party must promptly notify the other Party in writing of the Third Party Claim and deliver to the other Party a copy of the claim, process, and all legal pleadings with respect to the Third Party Claim. Each Party is entitled to participate in the defense of a Third-Party Claim, and to defend a Third-Party Claim with counsel of its own choosing. Receipt by a Party of the notice and copies required in this paragraph and meaningful opportunity

City/State
 Agreement No. 73000-00037091

for the Party to participate in the investigation, defense, and settlement of the Third-Party Claim with counsel of its own choosing are conditions precedent to that Party's liability with respect to the Third-Party Claim.

5. With respect to a Third Party Claim for which State is jointly liable with City (or would be if joined in the Third Party Claim), State shall contribute to the amount of expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred and paid or payable by Agency /City in such proportion as is appropriate to reflect the relative fault of State on the one hand and City on the other hand in connection with the events which resulted in such expenses, judgments, fines or settlement amounts, as well as any other relevant equitable considerations. The relative fault of State on the one hand and of District, or City on the other hand shall be determined by reference to, among other things, the Parties' relative intent, knowledge, access to information and opportunity to correct or prevent the circumstances resulting in such expenses, judgments, fines, or settlement amounts. State's contribution amount in any instance is capped to the same extent it would have been capped under Oregon law, including the Oregon Tort Claims Act, ORS 30.260 to 30.300, if State had sole liability in the proceeding.
6. With respect to a Third Party Claim for which Agency/City is jointly liable with State (or would be if joined in the Third Party Claim), Agency/City shall contribute to the amount of expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred and paid or payable by State in such proportion as is appropriate to reflect the relative fault of District, or City on the one hand and of State on the other hand in connection with the events which resulted in such expenses, judgments, fines or settlement amounts, as well as any other relevant equitable considerations. The relative fault of Agency/ City on the one hand and of State on the other hand shall be determined by reference to, among other things, the Parties' relative intent, knowledge, access to information and opportunity to correct or prevent the circumstances resulting in such expenses, judgments, fines, or settlement amounts. Agency/city's contribution amount in any instance is capped to the same extent it would have been capped under Oregon law, including the Oregon Tort Claims Act, ORS 30.260 to 30.300, if it had sole liability in the proceeding.
7. The Parties shall attempt in good faith to resolve any dispute arising out of this Agreement. In addition, the Parties may agree to utilize a jointly selected mediator or arbitrator (for non-binding arbitration) to resolve the dispute short of litigation.
8. This Agreement may be executed in several counterparts (facsimile or otherwise) all of which when taken together shall constitute one agreement binding on all Parties, notwithstanding that all Parties are not signatories to the same counterpart. Each copy of this Agreement so executed shall constitute an original.
9. This Agreement and attached exhibits constitute the entire agreement between the Parties on the subject matter hereof. There are no understandings, agreements, or representations, oral or written, not specified herein regarding this Agreement. No waiver, consent, modification or change of terms of this Agreement shall bind any of the Parties unless in writing and signed by all Parties and all necessary approvals

City/State
Agreement No. 73000-00037091

have been obtained. Such waiver, consent, modification, or change, if made, shall be effective only in the specific instance and for the specific purpose given. The failure of State to enforce any provision of this Agreement shall not constitute a waiver by State of that or any other provision.

10. Electronic Signatures. The Parties agree that signatures showing on PDF documents, including but not limited to PDF copies of the Agreement and amendments, submitted or exchanged via email are "Electronic Signatures" under ORS Chapter 84 and bind the signing Party and are intended to be and can be relied upon by the Parties. State reserves the right at any time to require the submission of the hard copy originals of any documents.

THE PARTIES, by execution of this Agreement, hereby acknowledge that their signing representatives have read this Agreement, understand it, and agree to be bound by its terms and conditions.

Signature page to follow

City/State
Agreement No. 73000-00037091

CITY OF HERMISTON, by and through its
elected officials

By _____
Mayor (or other assigned designee)

Date _____

By _____
City Manager (or other assigned designee)

Date _____

APPROVED AS TO LEGAL SUFFICIENCY
(If required by City)

By _____
Counsel

Date _____

Agency Contact:

Mark Morgan, Assistant City Manager
City of Hermiston
180 NE 2nd Street, Suite 220
Hermiston, Oregon 97838
(541) 567-5521
mmorgan@hermiston.or.us

State Contact:

Erin Winterton
Transportation Project Manager
3012 Island Avenue
La Grande, Oregon 97850
(541) 252-2226
Erin.Winterton@odot.oregon.gov

STATE OF OREGON, by and through
its Department of Transportation

By _____
Delivery and Operations Administrator

APPROVAL RECOMMENDED

By _____
Region 5 Manager

Date _____

By _____
Region 5 Traffic Engineer

Date _____

By _____
District 12 Manager

Date _____

**APPROVED AS TO LEGAL
SUFFICIENCY**

By _____
Assistant Attorney General

Date _____

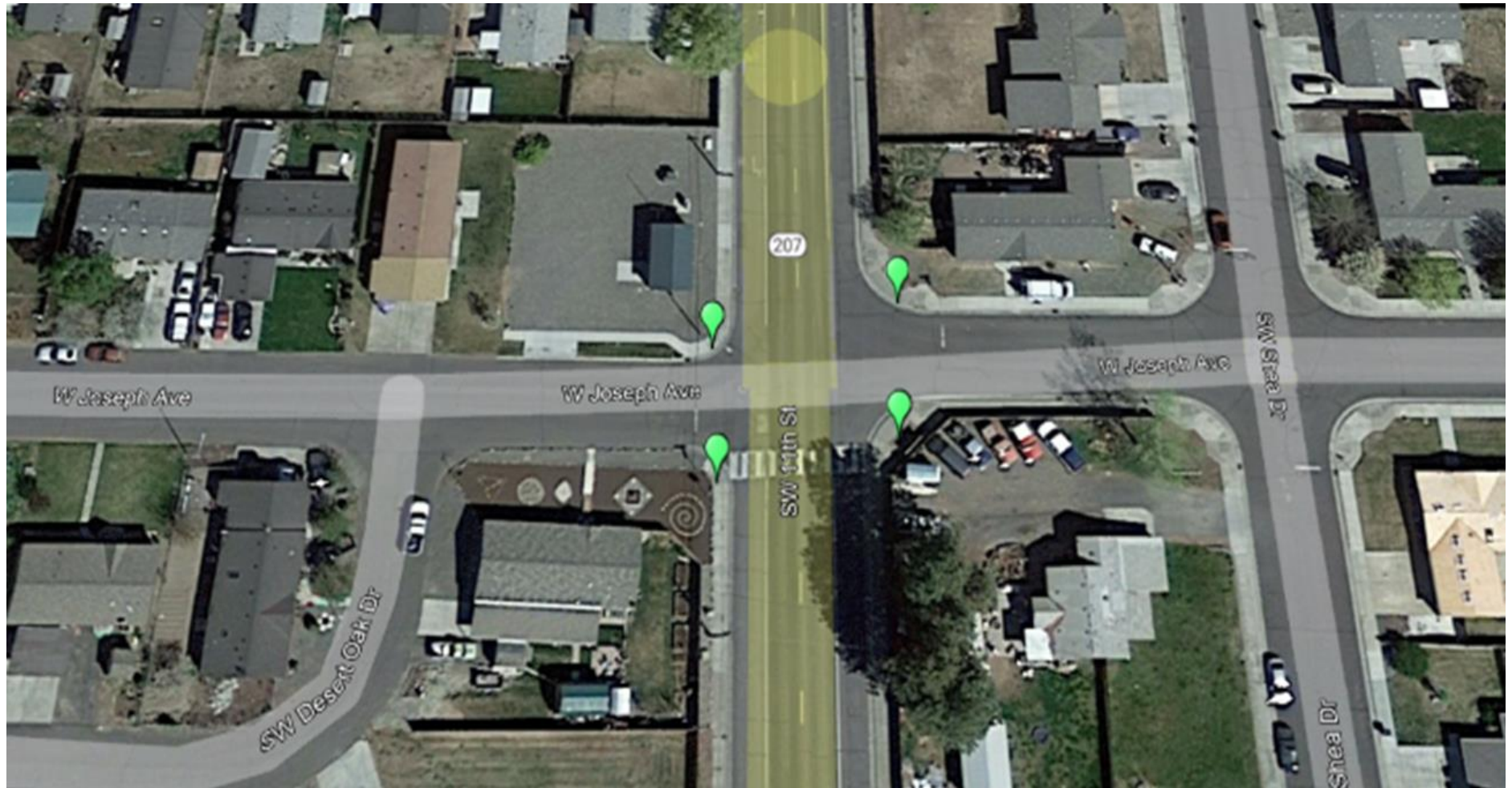
Agency/State
Agreement No. 73000-00034530

EXHIBIT A
Project Location Map – Hartley



City/State
Agreement No. 73000-00037091

EXHIBIT A
Project Location Map – Joseph





Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
For the Meeting of September 23, 2024

Title/Subject

August 2024 Financial Report

Summary and Background

This is the monthly overview of the previous month's financial position reflecting year-to-date activity.

Tie-In to Council Goals

Fiscal Prudence

Fiscal Information

See Report

Alternatives and Recommendation

Alternatives

NONE

Recommended Action/Motion

Recommend/Request acceptance of the August 2024 Financial Report as presented.

Submitted By:

Ignacio Palacios, Finance Director

Byron Smith, City Manager

August 2024 Financial Report



Department of Finance
August 2024
(Unaudited)

FY2024-2025 Monthly Financial Report

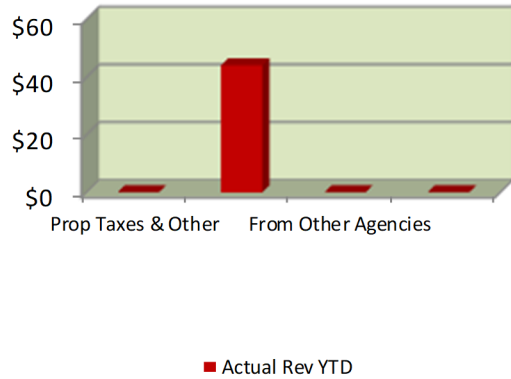
Hermiston Urban Renewal Agency (HURA)

For the Month Ending August 31, 2024

Resources

Through August 31, 2024

by Category



	Annual Proj Rev	Actual Rev YTD	% Var
Prop Taxes & Other	\$ 302	-	0%
Miscellaneous	\$ -	44	100%
From Other Agencies	\$ 904	-	0%
Cash Fwd	\$ 4,845	-	0%
Total	\$ 6,051	\$ 44	1%

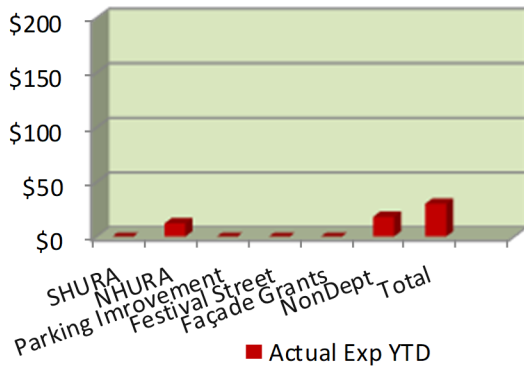
Note: Variance is calculated as % of revenue YTD

Expenditures

Through August 31, 2024

by Character

(in \$1,000)



	Annual Proj Exp	Actual Exp YTD	% Var
SHURA	\$ 600	0	0%
NHURA	\$ 4,900	12	0%
Parking Improvement	\$ 3	0	0%
Festival Street	\$ 3	0	0%
Façade Grants	\$ 60	0	0%
NonDept	\$ 485	18	4%
Total	\$ 6,051	\$ 30	0%

Note: variance is calculated as % of expenses YTD.

The FY2024-25 budget for the Urban Renewal Agency is \$6,050,642. This includes \$600,000 for the beginning of the SHURA project, \$4,900,000 for the NHURA projects, \$3,000 for parking improvements, \$3,000 for the Festival Street, \$60,000 for façade grants, and \$484,642 for Non-Departmental expenses.

FY2024-2025 Monthly Financial Report
Hermiston Urban Renewal Agency (HURA)
HURA Capital Projects Report
For the Month Ending August 31, 2024

	Ending August 31, 2024	YTD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
North First Street Improvement Project	\$ 4,900,000	\$ 11,935	\$ 4,900,000	\$ 33,435	0.24%

North First Street Improvement Project (\$4,900,000)

The project will build a new street connecting N. First Street and NE4th Street, extending between NE Aspen Drive and the Home Depot access drive.

Current Update: The project is being surveyed and preliminary engineering has begun. The project is on schedule for a first quarter 2025 bid.

FY2024-2025 Monthly Financial Report

City of Hermiston, Oregon

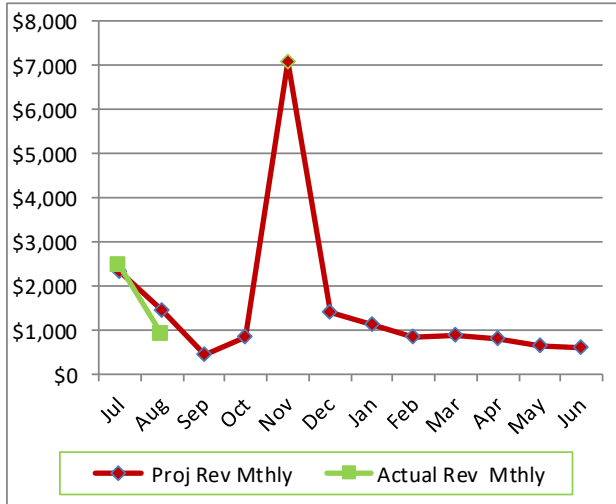
General Fund Resources

For the Month Ending August 31, 2024

General Fund Resources Summary

Through August 31, 2024

(in \$1,000)



	Proj Rev Mthly	Rev Proj Mthly	Actual Rev Mthly	Var Fav/ (Unfav)	% Var
Jul	\$ 2,332	\$ 2,332	\$ 2,429	\$ 97	4%
Aug	\$ 1,450	\$ 1,450	\$ 885	\$ (565)	-39%
Sep	\$ 469	\$ 469			0%
Oct	\$ 863	\$ 863			0%
Nov	\$ 7,068	\$ 7,068			0%
Dec	\$ 1,398	\$ 1,398			0%
Jan	\$ 1,134	\$ 1,134			0%
Feb	\$ 847	\$ 847			0%
Mar	\$ 887	\$ 887			0%
Apr	\$ 806	\$ 806			0%
May	\$ 661	\$ 661			0%
Jun	\$ 625	\$ 625			0%
Total YTD	18,541	18,541	3,314	(468)	-2.5%
Cash Fwd	1,261	-	-	-	0%
Total	\$ 19,802	\$ 18,541	\$ 3,314	(468)	-2.5%

Estimated General Fund revenues for the 2024-25 fiscal year are \$19,801,846. Projected revenues for August were **\$3,781,902** compared to actual revenues of **\$3,314,237**, an unfavorable variance of **\$467,665**. This is primarily due to timing of revenues (for example property taxes, receipt of grant reimbursements, etc.).

FY2024-2025 Monthly Financial Report

City of Hermiston, Oregon

General Fund Resources & Expenditures

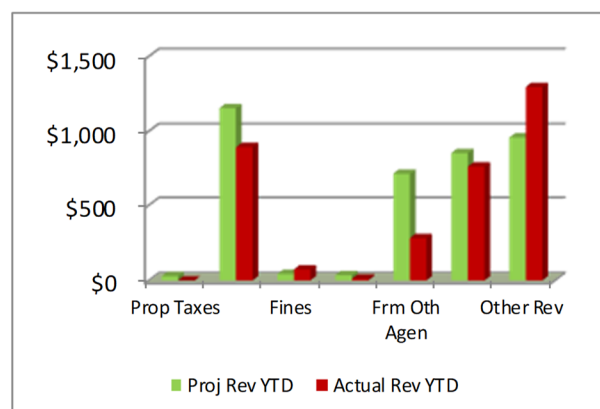
For the Month Ending August 31, 2024

General Fund - All Resources

by Category

Through August 31, 2024

(in \$1,000)



	Annual Proj Rev	Proj Rev YTD	Actual Rev YTD	Var Fav/ (Unfav)	% Var
Prop Taxes	\$ 7,643	\$ 28	\$ -	\$ (28)	-100%
Lic & Fran	\$ 2,046	\$ 1,153	893	(260)	-23%
Fines	\$ 250	\$ 42	73	30	72%
Interest Rev	\$ 250	\$ 34	11	(23)	-67%
Frms Oth Agen	\$ 1,359	\$ 715	280	(435)	-61%
Svc Chgs	\$ 4,021	\$ 853	763	(90)	-11%
Other Rev	\$ 2,972	\$ 957	1,295	338	35%
Cash Fwd	\$ 1,261	\$ -	-	-	0%
Total	\$19,802	\$ 3,782	\$ 3,314	\$ (468)	-12.4%

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

FY2024-2025 Monthly Financial Report

City of Hermiston, Oregon

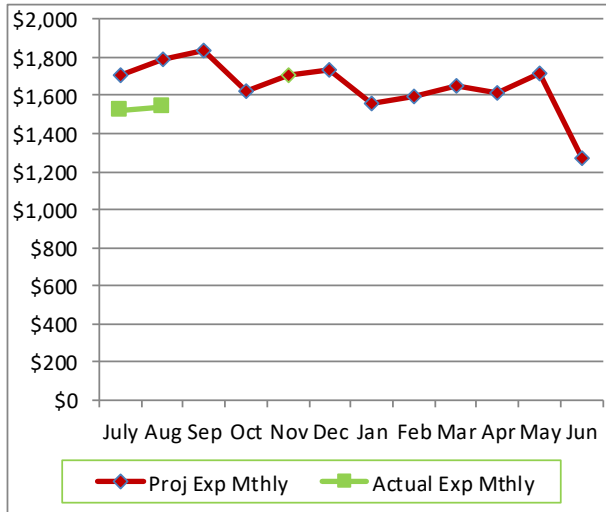
General Fund Expenditures

For the Month Ending August 31, 2024

General Fund Expenditure Summary

Through August 31, 2024

(in \$1,000)



	Proj Exp Mthly	Proj Exp	Actual Exp Mthly	Var Fav/ (Unfav)	% Var
July	\$ 1,709	\$ 1,709	\$ 1,521	\$ 189	11%
Aug	\$ 1,788	\$ 1,788	\$ 1,543	\$ 245	14%
Sep	\$ 1,833	\$ 1,833			0%
Oct	\$ 1,621	\$ 1,621			0%
Nov	\$ 1,710	\$ 1,710			0%
Dec	\$ 1,731	\$ 1,731			0%
Jan	\$ 1,561	\$ 1,561			0%
Feb	\$ 1,597	\$ 1,597			0%
Mar	\$ 1,652	\$ 1,652			0%
Apr	\$ 1,618	\$ 1,618			0%
May	\$ 1,713	\$ 1,713			0%
Jun	\$ 1,270	\$ 1,270			0%
Total YTD	19,802	19,802	3,063	434	2.2%
Contngcy		-	-	-	0%
Total	\$ 19,802	\$ 19,802	\$ 3,063	\$ 434	2.2%

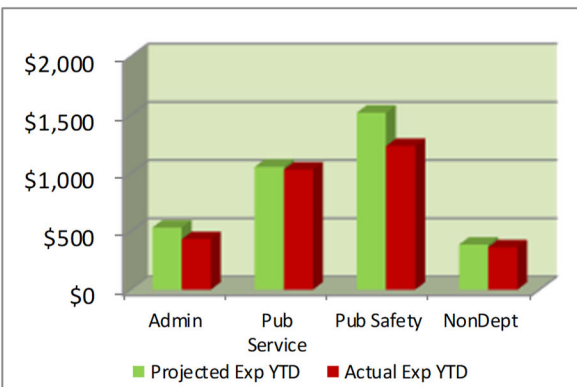
Projected General Fund monthly expenditures for August were **\$3,496,971**. Actual expenditures were **\$3,063,308** which is **\$245,065 less** than projected YTD for a **variance of 12.4%** for the month. This is primarily due to HPD new vehicle leases not yet incurred, upfitting of HPD vehicles, HPD equipment purchases and HPD vacancies, etc.

General Fund Expenditures

by Consolidated Department

Through August 31, 2024

(in \$1,000)



	Annual Proj Exp	Projected Exp YTD	Actual Exp YTD	Var Fav/ (Unfav)	% Var
Admin	\$ 2,221	534	434	100	19%
Pub Service	4,594	1,055	1,032	24	2%
Pub Safety	7,416	1,521	1,234	287	19%
NonDept	2,675	387	364	23	6%
Unapp	-	-	-	-	0%
Total	\$16,906	\$ 3,497	\$ 3,063	\$ 434	12.4%

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

FY2024-2025 Monthly Financial Report

General Fund Expenditure Detail For the Month Ending August 31, 2024

General Fund Expenditures by Department

	Annual Projected Exp	Projected Exp YTD	Actual Exp YTD	Var Fav/ (Unfav)	% Var Fav/ (Unfav)
City Council	52,874	27,664	11,185	16,479	0%
City Manager/Legal	1,102,880	183,813	180,115	3,698	2%
City Planning	1,158,589	193,098	120,367	72,731	38%
Finance	746,512	129,224	122,324	6,900	5%
Total Administration	3,060,855	533,799	433,991	99,808	19%
Transportation	552,000	72,710	89,011	(16,301)	-22%
Airport	630,550	73,829	85,387	(11,558)	-16%
Bldg Inspection	615,932	100,438	96,172	4,266	4%
Parks	758,023	153,420	157,231	(3,811)	-2%
Parks/Utility Landscaping	81,590	15,398	15,127	271	2%
Pool	619,037	272,673	264,654	8,019	3%
Municipal Buildings	153,238	25,540	16,659	8,881	35%
Library	936,675	148,212	150,051	(1,839)	-1%
Recreation	779,329	150,604	123,866	26,738	18%
Community Center	213,685	30,151	18,896	11,255	37%
Harkenrider Center	94,176	12,413	14,636	(2,223)	-18%
Total Public Services	5,434,235	1,055,387	1,031,690	23,697	2%
Court	944,402	193,778	160,933	32,845	17%
Public Safety Center	38,500	5,252	7,315	(2,063)	-39%
Police Operations	8,002,401	1,321,847	1,065,775	256,072	19%
Total Public Safety	8,985,303	1,520,878	1,234,023	286,855	19%
Non-Departmental	2,321,452	386,908	363,604	23,304	6%
Unappropriated	0	0	0	0	0%
Total Non-Dept	2,321,452	386,908	363,604	23,304	6%
Total	19,801,846	3,496,971	3,063,308	433,663	12.4%

For August, FY2025

Total Administration is \$99,908 less than YTD projected. **Total Public Services** are \$23,697 less than YTD projected. **Public Safety** is \$286,855 less than YTD projected. **Non-Departmental** is \$23,304 less than YTD projected.

FY2024-2025 Monthly Financial Report

Fund Balance - General Fund

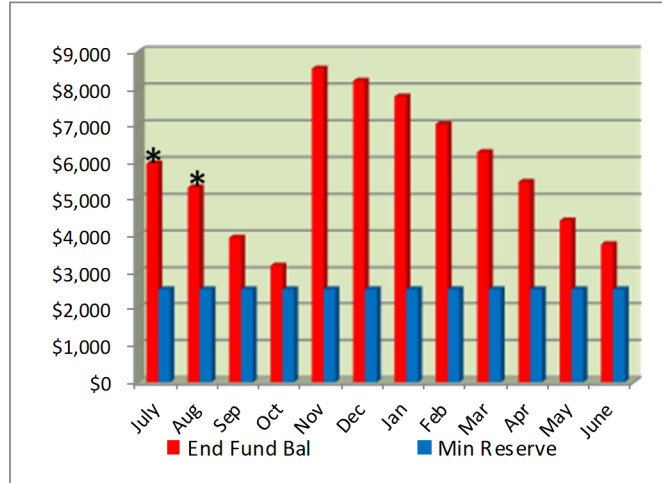
For the Month Ending August 31, 2024

General Fund

Through August 31, 2024

Ending Fund Balance

(in \$1,000)



Minimum Reserve = \$2,454,300

	Begin Fund Bal	Revenue	Expense	End Fund Bal	ACT/PROJ Fund Bal
July	\$ 5,061	\$ 2,429	\$ (1,521)	\$ 5,969	ACT*
Aug	\$ 5,969	\$ 885	\$ (1,543)	\$ 5,312	ACT*
Sep	\$ 5,312	\$ 469	\$ (1,833)	\$ 3,948	PROJ
Oct	\$ 3,948	\$ 863	\$ (1,621)	\$ 3,190	PROJ
Nov	\$ 3,190	\$ 7,068	\$ (1,710)	\$ 8,547	PROJ
Dec	\$ 8,547	\$ 1,398	\$ (1,731)	\$ 8,215	PROJ
Jan	\$ 8,215	\$ 1,134	\$ (1,561)	\$ 7,788	PROJ
Feb	\$ 7,788	\$ 847	\$ (1,597)	\$ 7,039	PROJ
Mar	\$ 7,039	\$ 887	\$ (1,652)	\$ 6,274	PROJ
Apr	\$ 6,274	\$ 806	\$ (1,618)	\$ 5,463	PROJ
May	\$ 5,463	\$ 661	\$ (1,713)	\$ 4,412	PROJ
June	\$ 4,412	\$ 625	\$ (1,270)	\$ 3,766	PROJ
Total	\$ 5,061	\$ 18,073	\$ 19,368	\$ 3,766	

The General Fund balance at the end of August 2024 is approximately **\$5,312,000** which is **2.16 times** the current Minimum Reserve requirement of **\$2,454,300**.

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

FY2024-2025 Monthly Financial Report

Special Revenue Funds Report For the Month Ending August 31, 2024

Special Revenue Funds Resources & Requirements

	2024-25 Annual Budget	Actual YTD	Remaining Budget
02 Bonded Debt Fund			
Resources	1,400,339	1,094,507	305,832
Expenditures	1,396,659	132,000	1,264,659
Unappropriated Balance	3,680	N/A	N/A
05 Transient Room Tax (TRT)			
Resources	1,279,700	555,490	724,210
Expenditures	1,279,700	49,709	1,229,991
Unappropriated Balance	-	N/A	N/A
08 Reserve Fund			
Resources	36,955,854	1,683,629	35,272,225
Expenditures	36,944,345	801,647	36,142,698
Unappropriated Balance	11,509	N/A	N/A
11 Miscellaneous Special Revenue			
Resources	303,000	20,228	282,772
Expenditures	303,000	20,228	282,772
Unappropriated Balance	-	N/A	N/A
19 Christmas Express Special Revenue			
Resources	58,200	-	58,200
Expenditures	58,200	-	58,200
Unappropriated Balance	-	N/A	N/A
20 Law Enforcement Special Revenue			
Resources	104,700	246	104,454
Expenditures	54,700	54,700	-
Unappropriated Balance	50,000	N/A	N/A
21 Library Special Revenue			
Resources	30,600	72	30,528
Expenditures	30,600	30,600	-
Unappropriated Balance	-	N/A	N/A
23 Enterprise Zone Project Fund			
Resources	3,469,900	-	3,469,900
Expenditures	3,469,900	1,848,289	1,621,611
Unappropriated Balance	-	N/A	N/A
25 EOTEC Operations			
Resources	1,107,500	405,199	702,301
Expenditures	1,107,500	468,022	639,478
Unappropriated Balance		N/A	N/A
26 IT Services			
Resources	1,487,602	304,850	1,182,752
Expenditures	1,487,602	271,556	1,216,046
Unappropriated Balance		N/A	N/A

Beginning with the 2016-17 fiscal year the City began distinguishing within the funds some part of ending fund balance as contingency and some as reserved for future expenditure. The contingency is included in appropriations while the reserve for future expenditures is unappropriated.

The City uses multiple Special Revenue funds to account for revenues that are restricted to expenditure for particular purposes. They include funds for debt service, economic development, parks and recreation, capital projects, and grants. Since these funds are not operational in nature and used for specific purposes from year-to-year, their expenditures do not typically follow a predictable pattern so budget variances are not calculated for them.

FY2024-2025 Monthly Financial Report

Utility and Street Funds Report For the Month Ending August 31, 2024

Utility and Street Funds Report

Resources & Expenditures

	2023-2024			Variance	
	Annual Budget	Projected YTD	Actual YTD	Fav/(Unfav)	% Variance
04 Street Fund					
Resources	2,268,728	316,121	170,726	(145,395)	-46%
Expenditures	2,233,728	372,288	292,793	79,495	21%
Contingency	35,000	N/A	N/A	N/A	N/A
06 Utility Fund					
Resources	14,589,000	2,000,917	2,756,769	755,852	38%
Expenditures	12,836,166	2,139,361	2,077,558	61,803	3%
Contingency	1,752,834	N/A	N/A	N/A	N/A
13 HES Fund					
Resources	14,484,295	1,596,882	1,648,019	51,137	3%
Expenditures	12,044,482	2,007,414	1,822,893	184,521	9%
Contingency	2,439,813	N/A	N/A	N/A	N/A
15 Regional Water Fund					
Resources	1,892,600	225,167	235,924	10,757	5%
Expenditures	1,192,638	198,773	233,812	(35,039)	-18%
Contingency	699,962	N/A	N/A	N/A	N/A

All four of these funds are projected on a straight line, 2/12th of budgeted expense or revenue per month.

Revenues for the **Street Fund** are **\$145,395 less** than projected. Expenditures are **\$79,495 less** than projected.

Revenues in the **Utility Funds** are **\$755,8520 above** projected. Expenditures are **\$61,803 less** than projection.

The **HES Fund** revenue is **\$51,137 more** than projected. Expenditures are **\$184,521 less** than projected.

The **Regional Water Fund** revenues are **\$10,757 more** than projected. Expenditures are **\$35,038 more** than projected.

FY2024-25 Monthly Financial Report

City of Hermiston, Oregon

Utilities/Streets Capital Projects Report

For the Month Ending August 31, 2025

	2024-25 Budget	YTD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
Geer & Harper Re-alignment	\$ 1,000,000	\$ 1,500	\$ 1,500,000	\$ 135,164	9.01%
Gettman Road Extension ROA	650,000	1,306	650,000	1,306	0.20%
N. 1st Place Reconstruction	2,110,390	177,328	4,110,390	2,167,230	52.73%
AWS System Expansion - RWS	15,449,400	241,393	20,949,400	6,243,671	29.80%
Well #6 Backup Generator	380,000	-	380,000	252,299	66.39%
Well #6 Chlorination	500,000	1,500	500,000	20,000	4.00%
Well #4 Control System	410,000	-	410,000	14,000	3.41%
Gladys & Main Waterline Replacement	2,000,000	-	2,100,000	77,652	3.70%
Lift Station #4 Rebuild	600,000	5,725	600,000	5,725	0.95%
Lift Station #5 Rebuild	150,000	-	300,000	37,049	12.35%
E. Evelyn Avenue Gravity SL Replacement	380,000	-	380,000	-	0.00%
AWS Cooling Discharge	805,000	(1,510)	805,000	111,563	13.86%
Total	\$ 24,434,790	\$ 427,242	\$ 32,684,790	\$ 9,065,659	27.74%

Geer & Harper Re-alignment (\$1,500,000)

This intersection needs to be reconstructed to improve traffic/pedestrian access and ensure connectivity to property east of N. 1st Place. The current configuration makes access difficult for large trucks and traffic backs up on Harper Road during busy times during the day.

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

Gettman Road Extension ROA (\$650,000)

Gettman Road Extension right of way acquisition project.

Current Update: No change in the status of this project.

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

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

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

AWS System Expansion- RWS (\$20,949,400)

Amazon Web Services is paying to extend the City-owned 16" water main in Feedville Road approximately 7,000 feet to connect up with the City's other existing water infrastructure in Kelli Blvd. This project will also upgrade various pumps and motors in the Regional Water System, and chlorinate and perform the necessary functions to convert the line to carry potable water. AWS is also paying the City to design a second, permanent, 24" non-potable water main in Feedville Road.

Current Update: The SE 9th project continued to work through punchlist. The pumps/motors project worked through SCADA items. The cooling water project began staging pipe along Feedville.

FY2024-25 Monthly Financial Report

City of Hermiston, Oregon

Utilities/Streets Capital Projects Report

For the Month Ending August 31, 2025

	2024-25 Budget	YTD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
Geer & Harper Re-alignment	\$ 1,000,000	\$ 1,500	\$ 1,500,000	\$ 135,164	9.01%
Gettman Road Extension ROA	650,000	1,306	650,000	1,306	0.20%
N. 1st Place Reconstruction	2,110,390	177,328	4,110,390	2,167,230	52.73%
AWS System Expansion - RWS	15,449,400	241,393	20,949,400	6,243,671	29.80%
Well #6 Backup Generator	380,000	-	380,000	252,299	66.39%
Well #6 Chlorination	500,000	1,500	500,000	20,000	4.00%
Well #4 Control System	410,000	-	410,000	14,000	3.41%
Gladys & Main Waterline Replacement	2,000,000	-	2,100,000	77,652	3.70%
Lift Station #4 Rebuild	600,000	5,725	600,000	5,725	0.95%
Lift Station #5 Rebuild	150,000	-	300,000	37,049	12.35%
E. Evelyn Avenue Gravity SL Replacement	380,000	-	380,000	-	0.00%
AWS Cooling Discharge	805,000	(1,510)	805,000	111,563	13.86%
Total	\$ 24,434,790	\$ 427,242	\$ 32,684,790	\$ 9,065,659	27.74%

Well #6 Backup Generator (\$380,000)

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

Current Update: Awaiting final training from Cummins (generator supplier).

Well # 6 Chlorination (\$500,000)

The chlorine room at Well No. 6 is 5 feet by 8 feet and too small for its current use and is constructed of fiberglass. It was originally constructed to occasionally store chlorination equipment. It is now in constant use and has been damaged during the exchange of chlorine cylinders. A larger building will allow more efficient operation of the well.

Current Update: Design has slowed as new requirements for possibly reconfiguring Well #6 to accommodate ASR need to be accounted for.

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

The 2,500-gallon per minute Well No. 4 pump was designed in the 1960s and is obsolete. The control system is unreliable and inefficient, and the piping system has been dismantled to use for parts in other systems. The station experiences large pressure fluctuations and configuring the pump control valve is challenging. The pump house also needs to be updated to ensure reliability during peak demands.

Current Updates: Design has slowed as staffing has been reprioritized to accommodate design work for ASR.

FY2024-25 Monthly Financial Report

City of Hermiston, Oregon

Utilities/Streets Capital Projects Report

For the Month Ending August 31, 2025

	2024-25 Budget	YTD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
Geer & Harper Re-alignment	\$ 1,000,000	\$ 1,500	\$ 1,500,000	\$ 135,164	9.01%
Gettman Road Extension ROA	650,000	1,306	650,000	1,306	0.20%
N. 1st Place Reconstruction	2,110,390	177,328	4,110,390	2,167,230	52.73%
AWS System Expansion - RWS	15,449,400	241,393	20,949,400	6,243,671	29.80%
Well #6 Backup Generator	380,000	-	380,000	252,299	66.39%
Well #6 Chlorination	500,000	1,500	500,000	20,000	4.00%
Well #4 Control System	410,000	-	410,000	14,000	3.41%
Gladys & Main Waterline Replacement	2,000,000	-	2,100,000	77,652	3.70%
Lift Station #4 Rebuild	600,000	5,725	600,000	5,725	0.95%
Lift Station #5 Rebuild	150,000	-	300,000	37,049	12.35%
E. Evelyn Avenue Gravity SL Replacemen	380,000	-	380,000	-	0.00%
AWS Cooling Discharge	805,000	(1,510)	805,000	111,563	13.86%
Total	\$ 24,434,790	\$ 427,242	\$ 32,684,790	\$ 9,065,659	27.74%

Gladys & Main Waterline Replacement (\$2,100,000)

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

Current Update: Contractor working through materials acquisition, with construction to begin early July.

Lift #4 Wetwell Upgrades (\$600,000)

Lift Station No. 4 is one of the city's newer lift stations. There is paint flaking on the pumps and hydrogen sulfide corrosion on interior surfaces from the raw sewage. Without upgrades, the mechanical equipment will need premature replacement.

Current Update: Onsite work has begun, expected to be complete by Winter.

Lift #5 Wetwell Upgrades (\$300,000)

Lift Station No. 5 is one of the city's newer lift stations. There is paint flaking on the pumps and hydrogen sulfide corrosion on interior surfaces from the raw sewage. Without upgrades, the mechanical equipment will need premature replacement.

Current Update: Design will begin soon.

E. Evelyn Avenue Gravity Sewer Line Replacement (\$380,000)

Lift Station No. 5 is one of the city's newer lift stations. There is paint flaking on the pumps and hydrogen sulfide corrosion on interior surfaces from the raw sewage. Without upgrades, the mechanical equipment will need premature replacement.

Current Update: Design will begin soon.

FY2024-25 Monthly Financial Report

City of Hermiston, Oregon

Utilities/Streets Capital Projects Report

For the Month Ending August 31, 2025

	2024-25 Budget	YTD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
Geer & Harper Re-alignment	\$ 1,000,000	\$ 1,500	\$ 1,500,000	\$ 135,164	9.01%
Gettman Road Extension ROA	650,000	1,306	650,000	1,306	0.20%
N. 1st Place Reconstruction	2,110,390	177,328	4,110,390	2,167,230	52.73%
AWS System Expansion - RWS	15,449,400	241,393	20,949,400	6,243,671	29.80%
Well #6 Backup Generator	380,000	-	380,000	252,299	66.39%
Well #6 Chlorination	500,000	1,500	500,000	20,000	4.00%
Well #4 Control System	410,000	-	410,000	14,000	3.41%
Gladys & Main Waterline Replacement	2,000,000	-	2,100,000	77,652	3.70%
Lift Station #4 Rebuild	600,000	5,725	600,000	5,725	0.95%
Lift Station #5 Rebuild	150,000	-	300,000	37,049	12.35%
E. Evelyn Avenue Gravity SL Replacement	380,000	-	380,000	-	0.00%
AWS Cooling Discharge	805,000	(1,510)	805,000	111,563	13.86%
Total	\$ 24,434,790	\$ 427,242	\$ 32,684,790	\$ 9,065,659	27.74%

AWS Cooling Discharge (\$805,000)

Amazon Web Services is paying the City to design a discharge solution for their non-contact cooling water which is used to cool their facilities. This solution will require installation of a lift station and approximately 10,600 feet of a new discharge water Main in Feedville and South 1st to discharge into the Hermiston Irrigation District's A-Line Canal. This work will also require development of a separate NPDES Permit for the new discharge.

Current Update: Construction of the line in Hinkle Road was completed, with work shifting to the portion on Feedville Road.

**FY2024-25 Monthly Financial Report
City of Hermiston, Oregon
Other City Capital Projects Report
For the Month Ending August 31, 2025**

	2024-25 Budget	YTD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
Airport Improvements	\$ 4,015,000	\$ -	\$ 4,015,000	\$ 28,794	0.72%
Hangar Replacement	1,300,000	-	1,300,000	152,048	11.70%
Urban Tree Project (Grant)	850,000	2,750	1,000,000	18,856	1.89%
Cimmaron Park Project	420,000	1,800	420,000	1,800	0.43%
EOTEC Barns Project	250,000	273,313	1,600,000	1,330,144	83.13%
City Hall Basement Remodel (IT)	376,400	38,661	750,000	260,494	34.73%
Library Remodel	3,700,000	30,434	4,500,000	477,825	10.62%
ARC Remodel	375,000	100,318	750,000	104,097	13.88%
Public Safety Building Remodel	5,000,000	35,383	7,500,000	662,606	8.83%
Harkenrider Center Remodel	476,300	72,134	750,000	429,262	57.23%
Total	\$ 16,762,700	\$ 554,793	\$ 22,585,000	\$ 3,465,926	15.35%

Airport Improvements (\$4,015,000)

Ott Road currently runs through the Runway Protection Zone (RPZ). This project will acquire property east of Ott Road to facilitate future realignment of Ott Road out of the RPZ. 90% of the project will be paid for with FAA funding, and the balance of the project funded through future lease revenue for agricultural use.

Current Update: The property acquisition consultant has re-engaged the property owner, and other consultants are completing scopes of work to facilitate detailed components of the purchase.

Hangar Replacement (\$1,300,000)

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

Current Update: : Flatwork for hangar construction has been completed, with taxilane construction to begin in September.

Urban Tree Project Grant (1,000,000)

Federal grant for purpose of urban tree projects for tree planting throughout Hermiston

Current Update: Requests for proposals for tree planting project(s) have been sent out.

**FY2024-25 Monthly Financial Report
City of Hermiston, Oregon
Other City Capital Projects Report
For the Month Ending August 31, 2025**

	2024-25 Budget	YTD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
Airport Improvements	\$ 4,015,000	\$ -	\$ 4,015,000	\$ 28,794	0.72%
Hangar Replacement	1,300,000	-	1,300,000	152,048	11.70%
Urban Tree Project (Grant)	850,000	2,750	1,000,000	18,856	1.89%
Cimmaron Park Project	420,000	1,800	420,000	1,800	0.43%
EOTEC Barns Project	250,000	273,313	1,600,000	1,330,144	83.13%
City Hall Basement Remodel (IT)	376,400	38,661	750,000	260,494	34.73%
Library Remodel	3,700,000	30,434	4,500,000	477,825	10.62%
ARC Remodel	375,000	100,318	750,000	104,097	13.88%
Public Safety Building Remodel	5,000,000	35,383	7,500,000	662,606	8.83%
Harkenrider Center Remodel	476,300	72,134	750,000	429,262	57.23%
Total	\$ 16,762,700	\$ 554,793	\$ 22,585,000	\$ 3,465,926	15.35%

Cimmaron Park Project (\$420,000)

Cimmaron Park is to be built on land purchased from and donated by the developer. The park will include a nature trail and a natural playground system. The City was recently awarded a state grant for a large portion of this project. This project will develop a 0.61-acre park featuring a playground, gazebo, pathways, and landscaping. The park will be adjacent to the existing 8.61-acre Cimmaron Recreation Area, which includes a trail encircling the wetlands.

Current Update: Paperwork and other preparations for this project are taking place in anticipation of a notice from the State to proceed on the project.

EOTEC Barns Project (\$1,600,000)

EOTEC Barns project for the extension of two barns. Approximately, \$1.3 million is from Umatilla County and State grants.

Current Update: Barn expansions are complete. The final piece of this project will be to add a concrete floor in the small animal barn broadening its possible uses. This piece will begin in October.

City Hall Basement Remodel (IT) (\$750,000)

City Hall Basement remodel that will house the City's IT department.

Current Update: Light fixtures have been installed. New furniture is being installed this week.

**FY2024-25 Monthly Financial Report
City of Hermiston, Oregon
Other City Capital Projects Report
For the Month Ending August 31, 2025**

	2024-25 Budget	YTD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
Airport Improvements	\$ 4,015,000	\$ -	\$ 4,015,000	\$ 28,794	0.72%
Hangar Replacement	1,300,000	-	1,300,000	152,048	11.70%
Urban Tree Project (Grant)	850,000	2,750	1,000,000	18,856	1.89%
Cimmaron Park Project	420,000	1,800	420,000	1,800	0.43%
EOTEC Barns Project	250,000	273,313	1,600,000	1,330,144	83.13%
City Hall Basement Remodel (IT)	376,400	38,661	750,000	260,494	34.73%
Library Remodel	3,700,000	30,434	4,500,000	477,825	10.62%
ARC Remodel	375,000	100,318	750,000	104,097	13.88%
Public Safety Building Remodel	5,000,000	35,383	7,500,000	662,606	8.83%
Harkenrider Center Remodel	476,300	72,134	750,000	429,262	57.23%
Total	\$ 16,762,700	\$ 554,793	\$ 22,585,000	\$ 3,465,926	15.35%

Library Remodel (\$4,500,000)

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

Current Update: Final bid prices came in a bit above available dollars. The contractor and design team are looking for some savings. Construction is anticipated to start mid-October.

ARC Remodel (\$750,000)

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

Current Update: The Police Department will move into this space in September and windows/siding/sidewalk work will proceed.

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

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

Current Update: Phase 2 is slated to begin in October.

Harkenrider Center Remodel (\$750,000)

Harkenrider Center remodel and improvements to basement area and patio for future community use.

Current Update: Sheetrock is being installed. Light fixtures have also been a slow item on this project. Substantial completion is anticipated for mid-October.