



CITY COUNCIL

AGENDA

MONDAY, FEBRUARY 23, 2026

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: 830 8568 6765 Passcode: 337991 Telephone number to join is: 1 253
215 8782; or
submitting comments to: meetings@hermiston.gov*

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

1. CALL COUNCIL/CITY MANAGER WORK SESSION MEETING TO ORDER - 6:30 PM

A. Regulating Unlicensed Food Vendors

2. ADJOURN WORK SESSION MEETING

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

4. DECLARATION OF QUORUM

5. FLAG SALUTE

6. CITIZEN INPUT ON NON-AGENDA ITEMS

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

7. CONSENT AGENDA

A. Committee Vacancy Announcements

B. Appointment Recommendation to Paul Wolverton for Budget Committee Position #1 ending December 31, 2028

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

8. ITEMS REMOVED FROM CONSENT AGENDA

9. ORDINANCES AND RESOLUTIONS

- A. Ordinance No. 2380 - Regulating Unlicensed Food Vendors
- B. Resolution No. 2408: Evelyn Ave. Sewer Line Replacement Contract Award
- C. Resolution No. 2409 – A Resolution To Adopt a FY2025-26 Supplemental Budget
- D. Resolution No. 2410 – Authorizing an Interfund Loan from the Utilities Fund to the Reserve (Park) Fund and Authorizing Repayment

10. OTHER

- A. Potential Renaming of E Airport Road.
- B. January 2026 Monthly Financial Report

11. COMMITTEE REPORTS

A. City Committee and Liaison:

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

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

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

12. ADJOURN

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

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



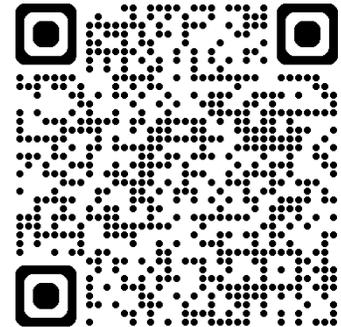
PUBLIC ANNOUNCEMENT

The City is accepting applications for the following Committees:

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

Deadline to apply for Committees: Open Until Filled

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



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



TO: City Manager Byron Smith
FROM: Chief Jason Edmiston 
DATE: February 5th, 2026
SUBJECT: Liquor License Application – 2xbrew LLC

After review of the liquor license application for 2xbrew LLC at 395 E Main Street, Hermiston, I find nothing of substance after performing a criminal history check consistent with established parameters utilized by the city, to deny the application submitted by Slade Smith.

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

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



OREGON LIQUOR & CANNABIS COMMISSION Local Government Recommendation – Liquor License

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

Section 1 – Submission – To be completed by Applicant:

License Information

Legal Entity/Individual Applicant Name(s): 2xbrew LLC

Proposed Trade Name: Main Street Keg and Kork

Premises Address: 395 East Main Street

Unit: B

City: Hermiston

County: Umatilla

Zip: 97838

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

License Type: Full on-premises Sales- Commercial Additional Location for an Existing License

Application Contact Information

Contact Name: Slade Smith

Phone: 541-720-5372

Mailing Address: 395 East Main Street B

City: Hermiston

State: OR

Zip: 97838

Email Address: 2xbrewllc@gmail.com

Business Details

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

Manufacturing/Production

Retail Off-Premises Sales

Retail On-Premises Sales & Consumption

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

Indoor Consumption

Outdoor Consumption

Proposing to Allow Minors

Section 1 continued on next page



OREGON LIQUOR & CANNABIS COMMISSION Local Government Recommendation – Liquor License

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

Legal Entity/Individual Applicant Name(s): 2xbrew LLC

Proposed Trade Name: Main Street Keg and Kork

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

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

Local Government Recommendation Proof of Acceptance

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

City or County Name: City of Hermiston

Date Application Received: 02-04-2026

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



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

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

Name of Reviewing Official: Jason Edmiston

Title: Chief of Police

Date: 02/05/2026

Signature:

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



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of February 23, 2026

Title/Subject

Final Plat – Diamond Run Phases 2 and 3 Middle Housing Land Division, Home Run Land LLC, 4N 28 12BB Tax Lots 300 & 502

Summary and Background

Home Run Land LLC has submitted a request for a middle housing land division for Phases 2 and 3 of the Diamond Run subdivision located on E Diagonal Blvd. The middle housing land division occupies the remaining lots in the Diamond Run subdivision. Lots 124 and 125 of the original plat contain the remaining undeveloped housing. The city approved 77 lots in this area on August 20, 2020. The middle housing land division increases the number of lots from 77 to 137. At the same time the legal density is not increasing as each of the 77 lots is able to accommodate single and two-family dwellings by right under state statute and local ordinance. What does change is that each half of a two-family dwelling is located on a single lot of record rather than two dwellings being located on one lot.

The middle housing land division process was approved by the legislature in 2021 under SB 458 and is codified in ORS 92.031 and 197.360. The middle housing land division is not treated as a conventional platting process governed by Chapter 154 of the Hermiston Code of Ordinances and the preliminary plat and general improvement standards are not applicable. Under the governing ORS, only those criteria contained in ORS 92.031 may be applied.

(c) May not subject an application to approval criteria except as provided in this section, including that a lot or parcel require driveways, vehicle access, parking or minimum or maximum street frontage.

As such, the tentative approval of the middle housing land division was processed as an administrative application subject to the procedures in ORS 197.360 and approved by planning staff on December 31, 2025. In the governing ORS, the city grants a tentative approval at the administrative level and then the final approvals are obtained normally as with any land plat. ORS 197.360 through 197.380 establish that this application is treated as an expedited land division and is specifically exempt from a traditional hearings process (ORS 197.365(3)(b)(A)). It is subject to traditional noticing requirements although this type of notice specifies that those notified have 14 days to submit comments and then a decision is rendered administratively. The city has complied with the procedural requirements in ORS 197.365. Notice was issued on December 15, 2025 and the comment period closed on December 29, 2025. A copy of the staff

decision, conditions of approval, and findings of fact for the middle housing land division are attached.

The final plat now comes before the city council for review for compliance with the final plat standards in §154.46 of the Hermiston Code of Ordinances. Findings of fact for §154.46 are attached.

Tie-In to Council Goals

Approval of plats is a matter of city administration. In the case of this type of land division, approval is required if the criteria in ORS 92.031 are satisfied.

Fiscal Information

There is no impact to the city from the approval of the plat. Each attached dwelling is expected to be priced near \$250,000 to \$350,000 and generate \$1,520 in tax revenue annually. Full buildout will generate approximately \$205,000 in city revenue.

Alternatives and Recommendation

Alternatives

In this type of land division, approval is required if the criteria in ORS 92.031 are satisfied. The criteria in ORS 92.01 are satisfied, and the appeal period has expired. The city council shall determine if the final plat criteria in §154.46 are satisfied.

Recommended Action/Motion

Staff recommends the city council approve the final plat subject to the December 31, 2025, conditions of approval.

Submitted By:

C.F. Spencer, Planning Director

Exhibit A
Findings of Fact
Diamond Run Final Plat
E Diagonal Blvd – 4N 28 12BB Tax Lots 300 and 502
February 23, 2026

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. **Restrictions 1 and 2 relating to approval of the land division and further division of lots as required by the December 31, 2025 approval are not included and shall be added to the final plat prior to city signature.**

(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.**

December 31, 2025

Lloyd Piercy
Home Run Land LLC
33927 Riverview Drive
Hermiston, OR 97838



Re: **Notice of Decision** – Middle Housing Land Division – Diamond Run Phase 2 and 3

Dear Mr. Piercy:

The City of Hermiston has reviewed and granted tentative approval for Phases 2 and 3 of the Diamond Run subdivision pursuant to ORS 92.031(2). The tentative approval constitutes an administrative approval under ORS 197.365 and serves the same function as a preliminary plat approval under §154.35 of the Hermiston Code of Ordinances. The tentative plat is intended to provide individual lots for duplex dwellings where each dwelling unit is contained on an individual lot with a common wall joining the dwellings. Said dwellings constitute middle housing as defined in ORS 197A.420.

In reviewing the tentative plat, the City of Hermiston has applied the standards contained in ORS 92.031. Per the governing statute, the only applicable criteria are contained in 92.031. Findings of fact demonstrating compliance with ORS 92.031 are attached. Additionally, conditions of approval compliant with the governing statute are attached as well.

This letter constitutes a tentative approval as required by the State of Oregon under ORS 92.031(2). This approval is an administrative approval of the tentative plat. The final plat is subject to final approval by the Hermiston Planning Commission and Hermiston City Council subject to the provisions of §154.46 of the Hermiston Code of Ordinances. Pursuant to ORS 197.365(4)(b)(A), the planning commission and city council will not hold hearings on the proposal. The required notices was provided by the City of Hermiston for the administrative review of the tentative plan on December 15, 2025. The planning commission will meet on February 11, 2026 and the city council will meet on February 23, 2026 to review the final plat for compliance with §154.46. Each meeting will be held at 7:00 p.m. at 180 NE 2nd Street, Hermiston, OR.

Under the provisions of ORS 197.375, a middle housing land division may be appealed within 14 days of the mailing of a notice of decision. An appeal shall be accompanied by a \$300 deposit for costs. The decision may be appealed by the applicant or any person or organization who files written comments during the comment period. An appeal shall be based on allegations:

City of Hermiston
PLANNING DEPARTMENT

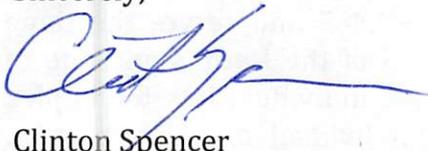
- Of violation of the substantive provisions of the applicable land use regulations;
- Of unconstitutionality of the decision;
- That the applicant is not eligible for review under ORS 92.031 or 197.360 to 197.380 and should be reviewed as a land use decision or limited land use decision;
- That the parties' substantive rights have been substantially prejudiced by an error in procedure by the local government

An appeal of the decision shall be made to a referee appointed by the local government under this section.

If no appeal is filed by January 13, 2026, the city's decision will become final.

If you have any questions, please feel free to contact me at (541)667-5025.

Sincerely,



Clinton Spencer
Planning Director

C: Byron Smith
Rich Tovey
Building Department
Development Staff

Findings of Fact for Diamond Run Phases 2 and 3 Middle Housing Land Division

December 31, 2025

E Diagonal Blvd – 4N 28 12BB Tax Lots 300 and 502

ORS 92.031

- (1) As used in this section, “middle housing land division” means a partition or subdivision of a lot or parcel on which the development of middle housing is allowed under ORS 197A.420(2) or (3).
- (2) A city or county shall approve a tentative plan for a middle housing land division if the application includes:
 - a. A proposal for the development of middle housing in compliance with the Oregon residential specialty code and land use regulations applicable to the original lot or parcel allowed under ORS 197A.420(5);

Findings:

- (1) The City of Hermiston has received an application to replat Lots 124 and 125 of the Replat of Lots 1 Thru 72, 74 and 75 of Diamond Run Subdivision Phase 1. Lots 124 and 125 received preliminary plat approval from the City of Hermiston as part of the Diamond Run subdivision on August 20, 2020. Preliminary approval granted by the city approved 77 lots on Lots 124 and 125. Under the provisions of §157.027(A)(1) of the Hermiston Code of Ordinances, each lot may accommodate a single- or two-family dwelling. Construction of two-family dwellings constitutes development of middle housing under the provisions of ORS 197A.420(3).
- (2) Amendment of the underlying preliminary plat to place each dwelling unit in a two-family dwelling on an individual lot constitutes a middle housing land division as defined in ORS 92.031(1) and (2)(d).
- (3) The applicant has provided the city as part of this application a lot development plan consistent with the requirements of ORS 92.031(2) which identifies the development of exactly one dwelling unit on each parcel resulting from the middle housing land division. Said development plan is included in the project file and incorporated into the findings by reference.
- (4) The development plan indicates that each set of two-family dwellings will be constructed with a common wall as required by ORS 197A.420(1)(d).
- (5) The City of Hermiston finds that the proposed land division with common wall two-family dwellings is a qualifying middle housing development proposal and therefore eligible for a middle housing land division subject to the requirements of ORS 92.031.

b. Separate utilities for each unit;

Findings:

- (6) Separate utility connections are provided for each dwelling unit. The developer has submitted civil plans for the development of infrastructure within this development. Each lot and dwelling is planned for a separate water and sewer connection. Plans are on file with the City of Hermiston Community Development Department.
- (7) The City of Hermiston finds that the utility plans and installed utilities demonstrate that separate utilities are installed for each unit. ORS 92.031(2)(b) is satisfied.

c. Proposed easements necessary for each dwelling unit on the plan for:

- A) Locating, accessing, replacing, and servicing all utilities;**
B) Pedestrian access from each dwelling unit to a private or public road;
C) Any common use areas or shared building easements;
D) Any dedicated driveways or parking; and
E) Any dedicated common area;

Findings:

- (8) Utility easements, ten feet in width are located on all front lot lines consistent with ORS 92.044(7).
- (9) Pedestrian access easements are not necessary for any lot in this development, with the exception of Lots 166 and 167. A 20-foot access and utilities easement is dedicated on these lots to insure adequate access to Lot 167.
- (10) Common areas, driveways, parking, and building area easements are not required for these lots, with the exception of Lots 166 and 167 which do require an access easement for Lot 167.
- (11) The City of Hermiston finds that the easement requirements of ORS 92.031(c) are satisfied.

d. Exactly one dwelling unit on each resulting lot or parcel, except for lots, parcels, or tracts used as common areas; and

Findings:

- (12) The application includes a lot by lot development plan. The development contains an evidentiary record that each lot is intended to accommodate exactly one dwelling unit on each parcel.

(13) Pursuant to ORS 92.031(3), the city will prohibit further division of all lots in this middle housing development.

(14) Pursuant to ORS 92.031(6), the city will prohibit the construction of accessory dwellings on all lots in this middle housing development.

e. Evidence demonstrating how buildings or structures on a resulting lot or parcel will comply with the applicable building codes provisions relating to new property lines and, notwithstanding the creation of new lots or parcels, how structures or buildings located on the newly created lots or parcels will comply with the Oregon residential specialty code.

(15) The applicant has submitted building footprints and plans demonstrating compliance with the specialty residential code and meeting the requirements that all newly constructed units share a common wall as required by ORS 197A.420(1)(d).

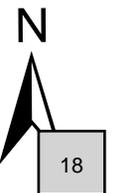
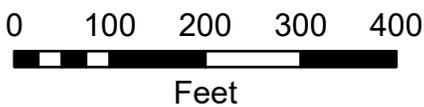
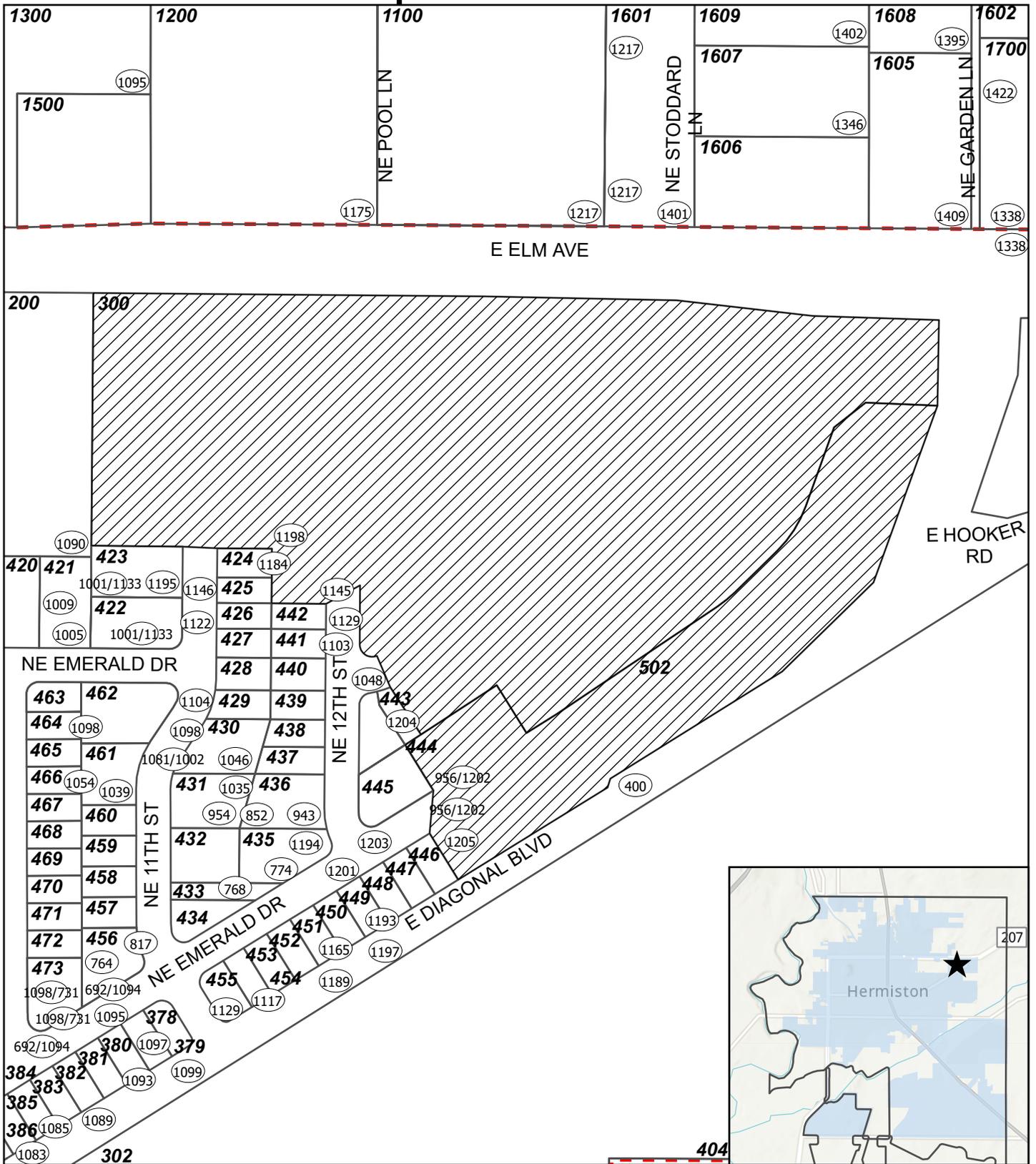
(16) All newly constructed units shall share a common wall and be considered as one half of a duplex located upon one lot meeting the minimum lot size for single- and two-family lots in the R-3 zone. The aggregate of all pairs of lots meets the minimum size of 5,000 square feet as required by §157.027(C)(1) and §157.152(B).

Conditions of Approval for Diamond Run Phases 2 and 3 Middle Housing Land Division**December 31, 2025****E Diagonal Blvd – 4N 28 12BB Tax Lots 300 and 502**

Pursuant to ORS 92.031(3) through 92.031(8), the City of Hermiston imposes conditions permitted within the governing statute for middle housing land divisions. In imposing these conditions, the City of Hermiston is not subjecting the proposal to additional approval criteria except those specified in ORS 92.031.

1. Further division of Lots 124 through 261 of Diamond Run Subdivision Phase 2-3 is prohibited. The surveyor shall place a notation on the final plat stating that further subdivision of all lots is prohibited prior to City approval of the final plat. *92.031(3)(a)*
2. The surveyor shall place a notation on the final plat stating that approval of this plat is given under ORS 92.031 prior to City approval of the final plat. *92.031(3)(b)*
3. Public improvements consistent with the conditions of approval for the Diamond Run preliminary plat dated August 20, 2020, as shown on the approved public improvement civil drawings, and consistent with the Hermiston Public Works Standards, Technical Specifications, and Standard Drawings shall be installed and accepted by the City of Hermiston prior to occupancy of any structure in Diamond Run Subdivision Phase 2-3. *92.031(4)(b)*
4. Accessory dwellings are not permitted on any lot within Diamond Run Subdivision Phase 2-3.
5. All attached single-family dwellings constructed in Diamond Run Subdivision Phase 2-3 shall be constructed in accordance with applicable building codes provisions relating to new property lines and the Oregon residential specialty code. *92.031(2)(e)*

Notice of Proposed Land Use Action



HERMISTON IRRIGATION DISTRICT



366 East Hurlburt Avenue
Hermiston, OR 97838-2445
Office: 541-567-3024
Mobile: 541-571-7698
E-mail: Office@HermistonID.org

December 22, 2025

Clint Spencer, Planning Director
City of Hermiston
180 NE 2nd Street
Hermiston, OR 97838

**RE: Diamond Run Subdivision Phase 2 & 3
4N2812BB 300 & 502**

Director Spencer,

The District has reviewed the properties listed above. These parcels are located within the Hermiston Irrigation District boundary, however, there are no water rights, easements, or District facilities on these properties.

HID has no objection to the land division. Thank you for the opportunity to comment on this request.

Respectfully,

Karra

Karra Van Fossen
Water Right Specialist

DIAMOND RUN SUBDIVISION PHASE 2-3

A REPLAT OF LOTS 124 AND 125 OF "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49)" (17-71) LOCATED IN A PORTION OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 OF SECTION 12, T 4 N, R 28 E

WILLAMETTE MERIDIAN
CITY OF HERMISTON
UMATILLA COUNTY, OREGON

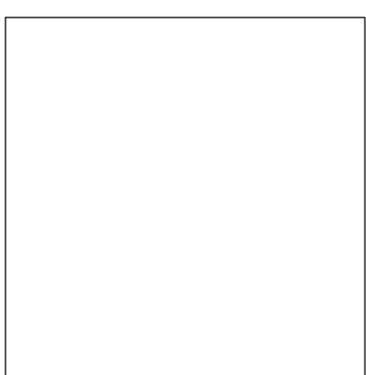
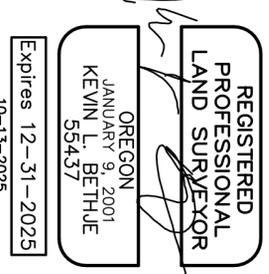
OCTOBER 13, 2025
JOB NO. 25-101
SHEET 1 OF 7

- SHEET INDEX**
- 1) COVER SHEET, SHEET INDEX
 - 2) EXTERIOR BOUNDARY, SECTION TIES
 - 3) LOTS AND DIMENSIONS
 - 4) LOTS AND DIMENSIONS
 - 5) LOTS AND DIMENSIONS
 - 6) LOTS AND DIMENSIONS
 - 7) LEGAL DESCRIPTION, CERTIFICATION, DEDICATION, APPROVAL SIGNATURES, VICINITY MAP, SURVEYOR'S NARRATIVE, CURVE TABLE

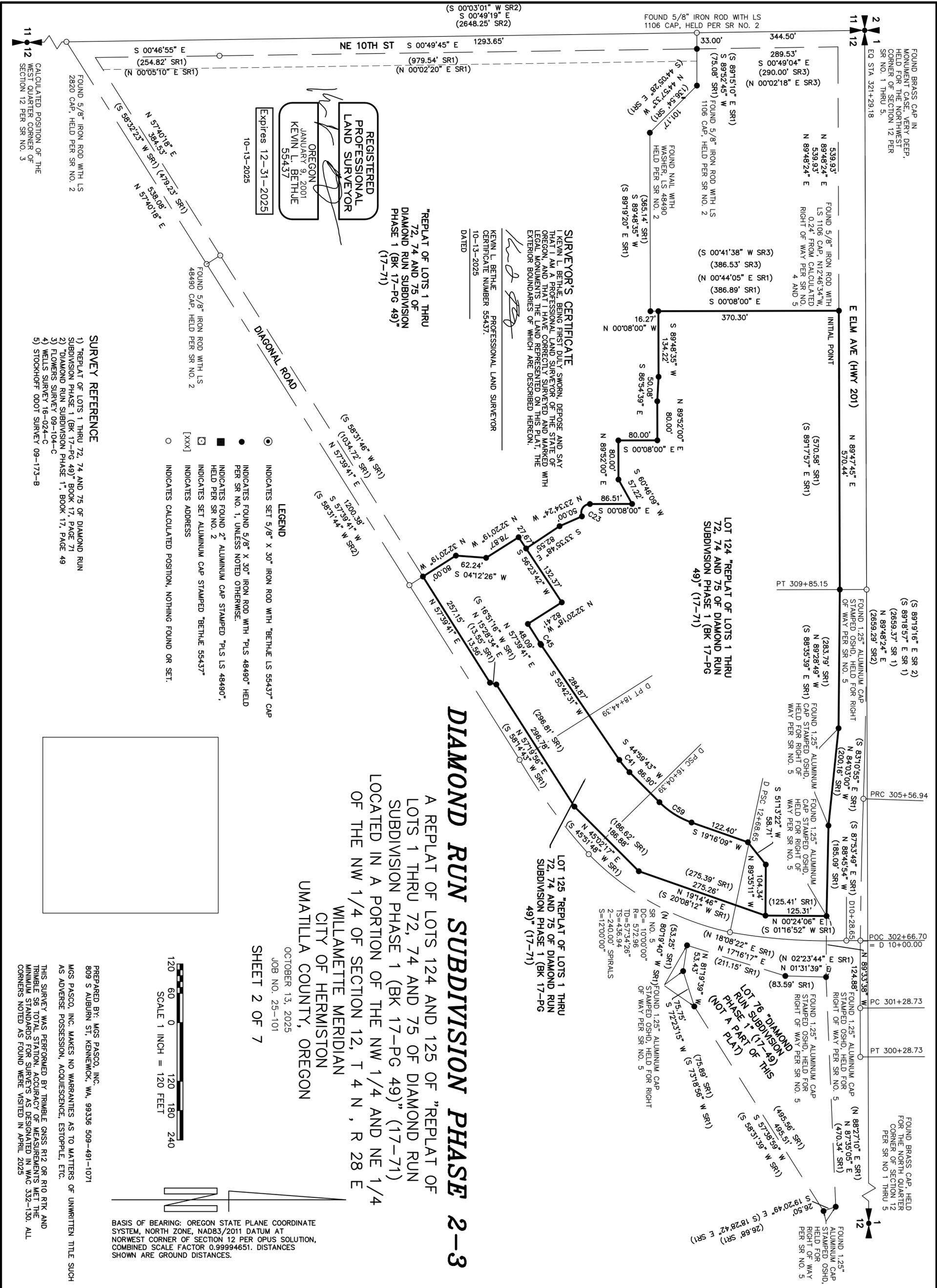
- SURVEY REFERENCE**
- 1) "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49)" BOOK 17, PAGE 71
 - 2) "DIAMOND RUN SUBDIVISION PHASE 1", BOOK 17, PAGE 49
 - 3) FLOWERS SURVEY 09-104-C
 - 4) WELLS SURVEY 16-024-C
 - 5) STOCKHOF ODOT SURVEY 09-173-B

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
 KEVIN L. BETHUE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.
 10-13-2025 DATED



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.
 THIS SURVEY WAS PERFORMED BY TRIMBLE GNSS R12 OR R10 RTK AND TRIMBLE S6 TOTAL STATION. ACCURACY OF MEASUREMENTS MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130. ALL CORNERS NOTED AS FOUND WERE VISITED IN APRIL 2025



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

DIAMOND RUN SUBDIVISION PHASE 2-3

A REPLAT OF LOTS 124 AND 125 OF "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49)" (17-71) LOCATED IN A PORTION OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 OF SECTION 12, T 4 N, R 28 E WILLAMETTE MERIDIAN CITY OF HERMISTON UMATILLA COUNTY, OREGON

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

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 THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.
 KEVIN L. BETHUE, PROFESSIONAL LAND SURVEYOR
 CERTIFICATE NUMBER 55437,
 DATED 10-13-2025

- LEGEND**
- INDICATES SET 5/8" X 30" IRON ROD WITH "BETHUE LS 55437" CAP
 - INDICATES FOUND 5/8" X 30" IRON ROD WITH "PLS 48490" HELD PER SR NO. 1, UNLESS NOTED OTHERWISE.
 - INDICATES FOUND 2" ALUMINUM CAP STAMPED "PLS LS 48490", HELD PER SR NO. 2
 - INDICATES SET ALUMINUM CAP STAMPED "BETHUE 55437"
 - [xxx] INDICATES ADDRESS
 - INDICATES CALCULATED POSITION, NOTHING FOUND OR SET.

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
- 2) "DIAMOND RUN SUBDIVISION PHASE 1", BOOK 17, PAGE 49
- 3) FLOWERS SURVEY 09-104-C
- 4) WELLS SURVEY 16-024-C
- 5) STOCKHOF ODOT SURVEY 09-173-B



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.

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, ACQUESCENCE, ESTOPPLE, ETC.
 THIS SURVEY WAS PERFORMED BY TRIMBLE GNSS R12 OR R10 RTK AND TRIMBLE S8 TOTAL STATION. ACCURACY OF MEASUREMENTS MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 352-130. ALL CORNERS NOTED AS FOUND WERE VISITED IN APRIL 2025

OCTOBER 13, 2025
 JOB NO. 25-101
 SHEET 2 OF 7

MGS PASCO, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUISITION, ESTOPPEL, ETC. THIS SURVEY WAS PERFORMED BY TRIANGLE GNSR R12 OR R10 RPK AND TRIMBLE S6 TOTAL STATION. ACCURACY OF MEASUREMENTS MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 352-150. ALL CORNERS NOTED AS FOUND WERE VISITED IN APRIL 2025

LEGEND

- INDICATES SET 5/8" X 30" IRON ROD WITH "BETHLE LS 55437" YELLOW PLASTIC CAP
- INDICATES FOUND 5/8" X 30" IRON ROD WITH CAP HELD PER SR NO. 1 AND 2, UNLESS NOTED OTHERWISE.
- INDICATES FOUND 2" ALUMINUM CAP STAMPED "PLS LS 48490", HELD PER SR NO. 2
- ☐ INDICATES SET ALUMINUM CAP STAMPED "BETHLE 55437"
- [XXX] INDICATES ADDRESS
- INDICATES CALCULATED POSITION, NOTHING FOUND OR SET.

DIAMOND RUN SUBDIVISION PHASE 2-3

A REPLAT OF LOTS 124 AND 125 OF "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49)" (17-71) LOCATED IN A PORTION OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 OF SECTION 12, T 4 N, R 28 E

WILLAMETTE MERIDIAN
CITY OF HERMISTON
UMATILLA COUNTY, OREGON
OCTOBER 13, 2025
JOB NO. 25-101
SHEET 3 OF 7



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.

Kevin L. Bethle
KEVIN L. BETHLE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NUMBER 55437
10-13-2025
DATED

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

OREGON
JANUARY 9, 2001
KEVIN L. BETHLE
55437

Expires 12-31-2025

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 0.999994651. DISTANCES SHOWN ARE GROUND DISTANCES.

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
- 2) "DIAMOND RUN SUBDIVISION PHASE 1", BOOK 17, PAGE 49
- 3) FLOWERS SURVEY 09-104-C
- 4) WELLS SURVEY 18-024-C
- 5) STOCKHOFF ODOT SURVEY 09-173-B



PREPARED BY: MGS PASCO, INC.
809 S AUBURN ST. KENNEWICK, WA, 99336 509-491-1071

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DIAMOND RUN SUBDIVISION PHASE 2-3

A REPLAT OF LOTS 124 AND 125 OF "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49)" (17-71) LOCATED IN A PORTION OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 OF SECTION 12, T 4 N, R 28 E

WILLAMETTE MERIDIAN
CITY OF HERMISTON
UMATILLA COUNTY, OREGON

OCTOBER 13, 2025
JOB NO. 25-101
SHEET 4 OF 7

- INDICATES FOUND 5/8" X 30" IRON ROD WITH "PLUS 48490" HELD PER SR NO. 1, UNLESS NOTED OTHERWISE.
- INDICATES FOUND 2" ALUMINUM CAP STAMPED "PLUS LS 48490", HELD PER SR NO. 2
- INDICATES SET ALUMINUM CAP STAMPED "BETHUE 55437"
- [XXX] INDICATES ADDRESS
- INDICATES CALCULATED POSITION, NOTHING FOUND OR SET.

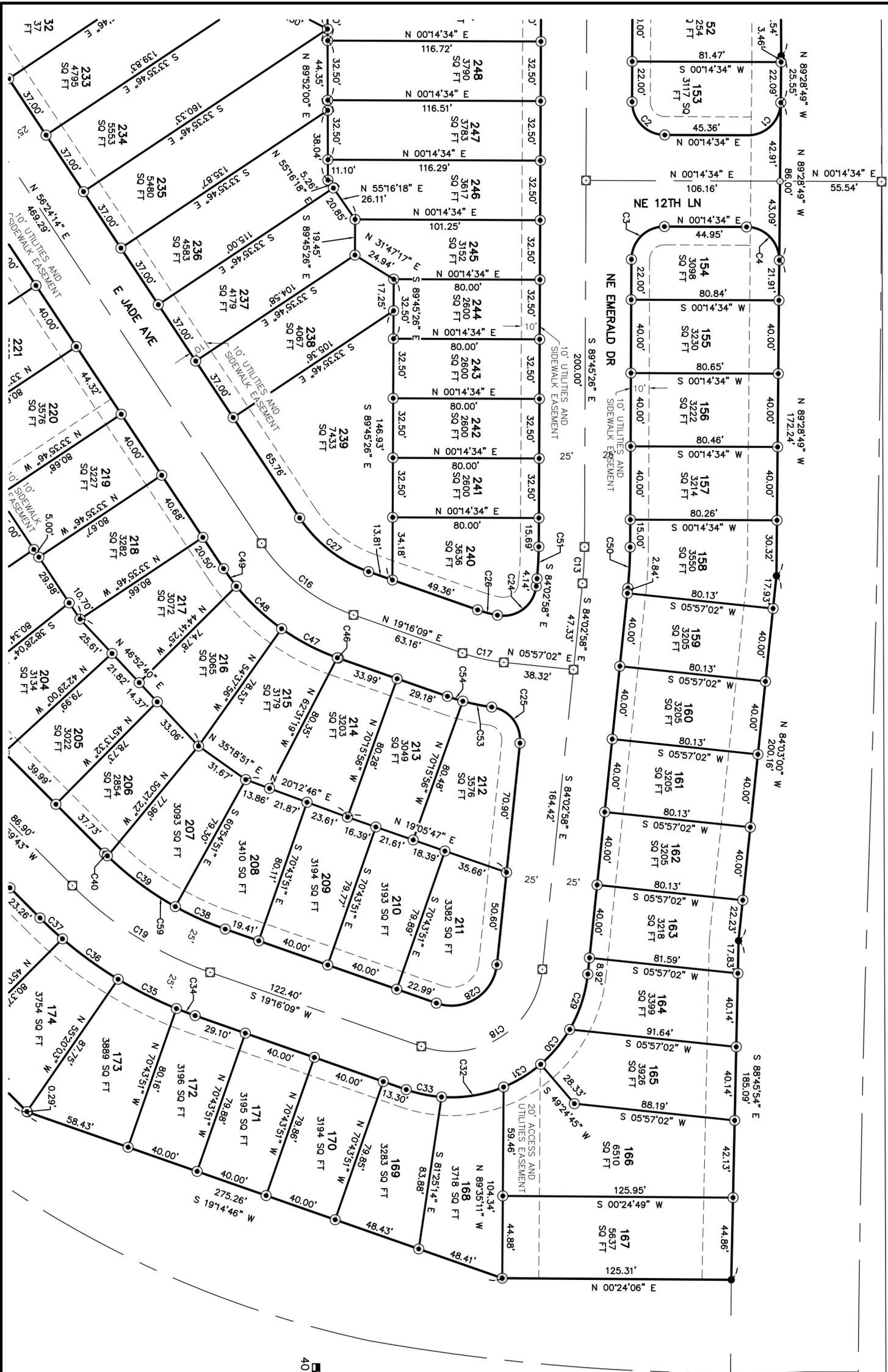
- SURVEY REFERENCE**
- 1) REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49) BOOK 17, PAGE 71
 - 2) DIAMOND RUN SUBDIVISION PHASE 1, BOOK 17, PAGE 49 SURVEY 09-104-C
 - 3) FLOWERS SURVEY 16-024-C
 - 4) WELLS SURVEY 16-024-C
 - 5) STOCKHOFF ODOT SURVEY 09-173-B

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Kevin L. Bethue
KEVIN L. BETHUE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NUMBER 55437
DATED 10-13-2025

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 9, 2001
KEVIN L. BETHUE
55437

Expires 12-31-2025
10-13-2025



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.



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DIAMOND RUN SUBDIVISION PHASE 2-3

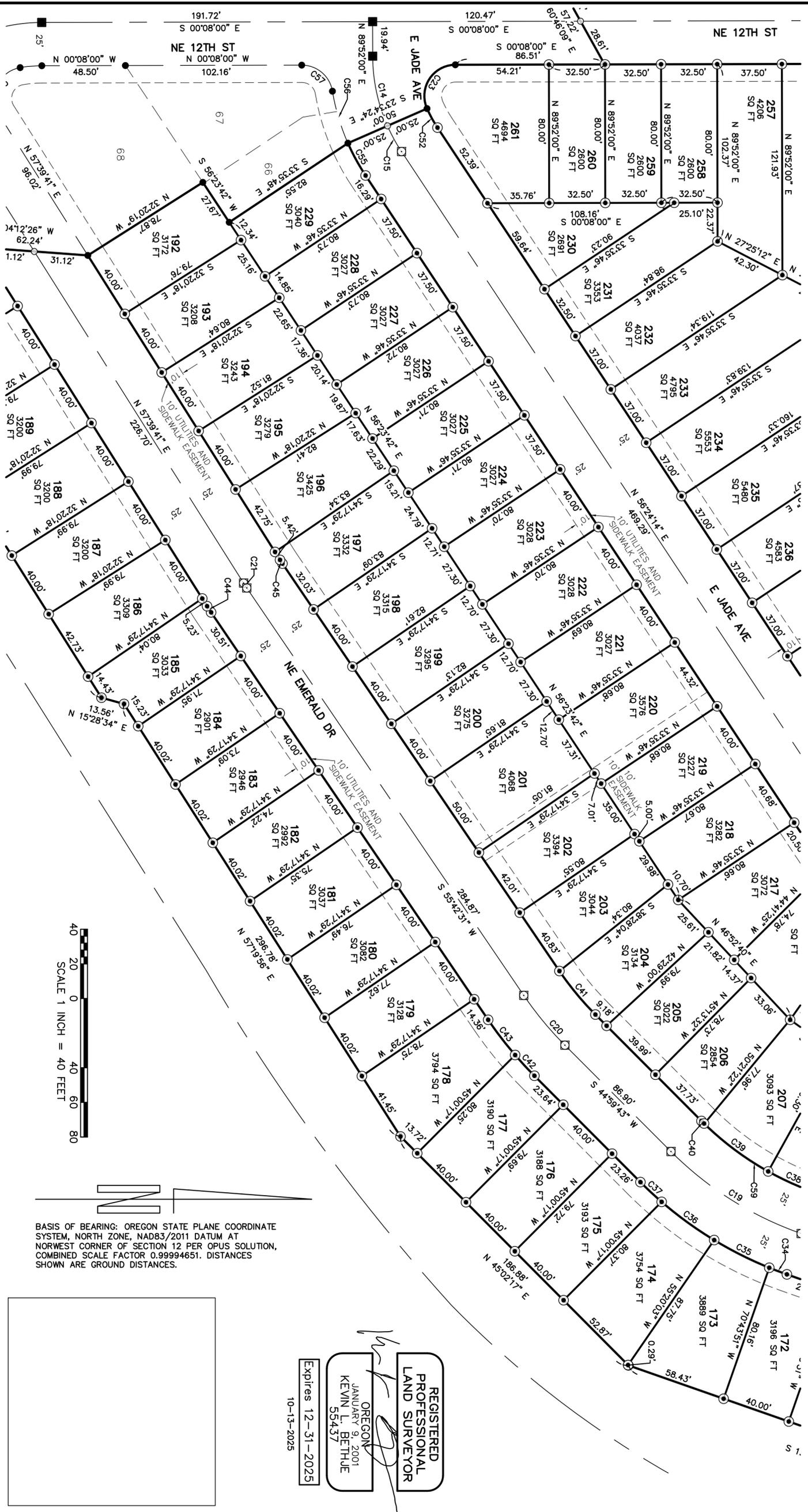
A REPLAT OF LOTS 124 AND 125 OF "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49)" (17-71) LOCATED IN A PORTION OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 OF SECTION 12, T 4 N, R 28 E

WILLAMETTE MERIDIAN
 CITY OF HERMISTON
 UMATILLA COUNTY, OREGON

OCTOBER 13, 2025
 JOB NO. 25-101
 SHEET 5 OF 7

- LEGEND**
- INDICATES SET 5/8" X 30" IRON ROD WITH "BETHUE LS 55437" CAP
 - INDICATES FOUND 5/8" X 30" IRON ROD WITH "PLUS LS 48490" HELD PER SR NO. 1, UNLESS NOTED OTHERWISE.
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- 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
 - 2) DIAMOND RUN SUBDIVISION PHASE 1, BOOK 17, PAGE 49
 - 3) FLOWERS SURVEY 09-104-C
 - 4) WELLS SURVEY 16-024-C
 - 5) STOCKHOF OFF SURVEY 09-173-B



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.

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

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.
 DATED 10-13-2025

PREPARED BY: MGS PASCO, INC.
809 S AUBURN ST, KENNEWICK, WA, 99336 509-491-1071

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DIAMOND RUN SUBDIVISION PHASE 2-3

A REPLAT OF LOTS 124 AND 125 OF "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49)" (17-71) LOCATED IN A PORTION OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 OF SECTION 12, T 4 N, R 28 E

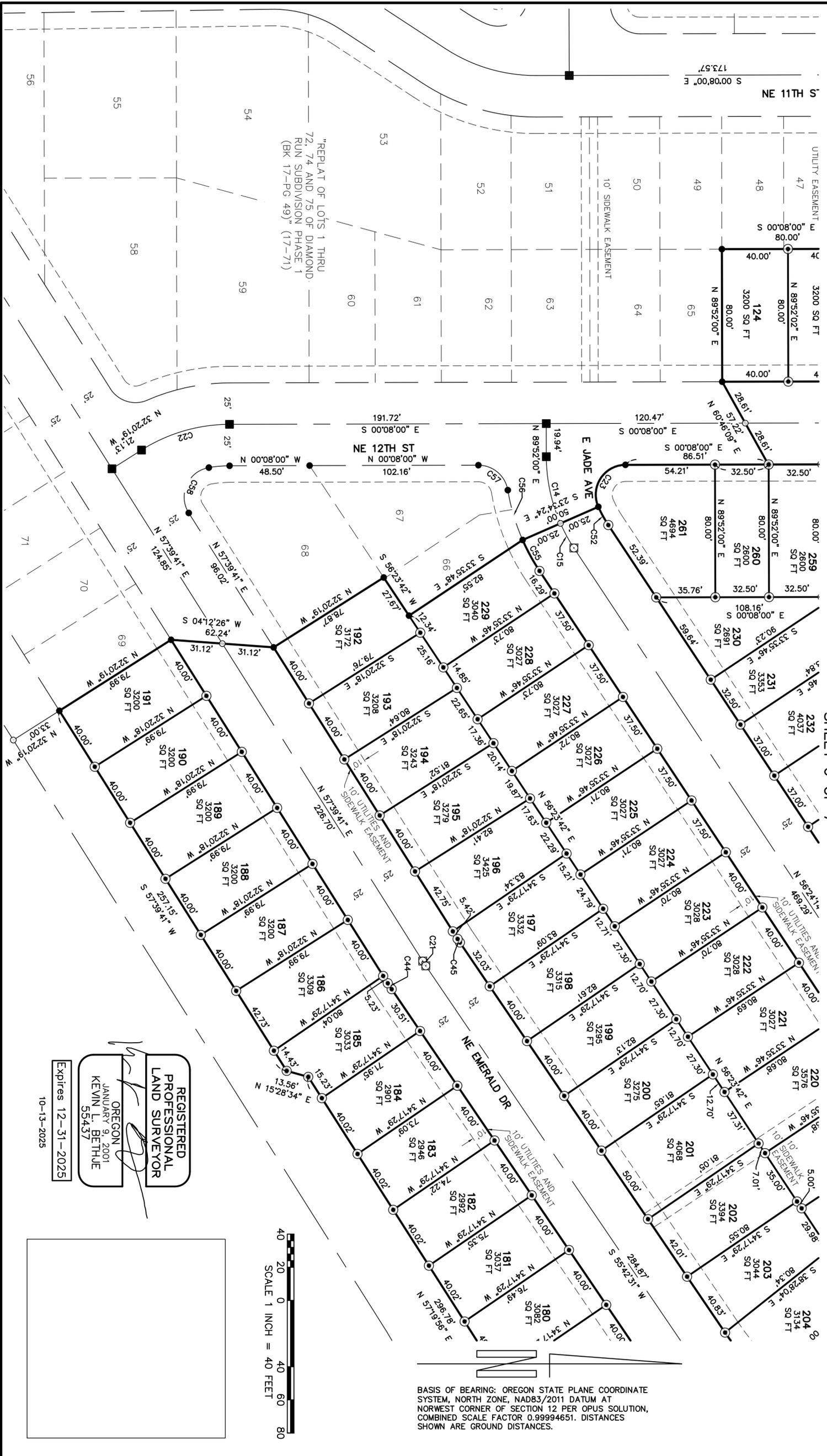
WILLAMETTE MERIDIAN
CITY OF HERMISTON
UMATILLA COUNTY, OREGON

OCTOBER 13, 2025
JOB NO. 25-101

SHEET 6 OF 7

- LEGEND**
- INDICATES SET 5/8" X 30" IRON ROD WITH "BETHUE LS 55437" CAP
 - INDICATES FOUND 5/8" X 30" IRON ROD WITH "PLS 48490" HELD PER SR NO. 1, UNLESS NOTED OTHERWISE.
 - INDICATES FOUND 2" ALUMINUM CAP STAMPED "PLS LS 48490", HELD PER SR NO. 2
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 - [XXX] INDICATES ADDRESS
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- SURVEY REFERENCE**
- 1) "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49)"
 - 2) "DIAMOND RUN SUBDIVISION PHASE 1", BOOK 17, PAGE 49
 - 3) FLOWERS SURVEY 09-104-C
 - 4) WELLS SURVEY 16-024-C
 - 5) STOKKHOFF 0001 SURVEY 09-173-B



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.

SURVEYOR'S CERTIFICATE

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KEVIN L. BETHUE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NUMBER 55437.
DATED 10-13-2025

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 9, 2001
KEVIN L. BETHUE
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Expires 12-31-2025

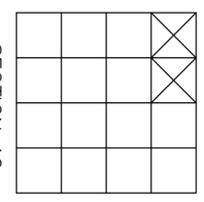
40 20 0 40 60 80
SCALE 1 INCH = 40 FEET

DIAMOND RUN SUBDIVISION PHASE 2-3

A REPLAT OF LOTS 124 AND 125 OF "REPLAT OF LOTS 1 THRU 72, 74 AND 75 OF DIAMOND RUN SUBDIVISION PHASE 1 (BK 17-PG 49)" (17-71) LOCATED IN A PORTION OF THE NW 1/4 AND NE 1/4 OF THE NW 1/4 OF SECTION 12, T 4 N, R 28 E

WILLAMETTE MERIDIAN
CITY OF HERMISTON
UMATILLA COUNTY, OREGON

OCTOBER 13, 2025
JOB NO. 25-101
SHEET 7 OF 7



SECTION 12
T 4 N, R 28 E

CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING	CHORD DIST.
C1	18.00'	89.4323°	28.19'	N 44.3708° W	25.39'
C2	18.00'	90.0000°	28.27'	N 45.1434° E	25.46'
C3	18.00'	90.0000°	28.27'	S 44.4526° E	25.46'
C4	18.00'	90.1637°	28.36'	S 45.2252° W	25.52'
C5	75.00'	27.4234°	36.27'	S 75.5843° W	35.92'
C6	75.00'	23.1446°	30.43'	S 50.3003° W	30.22'
C7	75.00'	31.4916°	41.65'	S 22.5802° W	41.12'
C8	75.00'	7.1125°	9.41'	S 03.2742° W	9.41'
C9	25.00'	89.5800°	39.26'	S 44.5100° W	35.35'
C10	18.00'	90.0200°	28.28'	N 45.0900° W	25.46'
C11	18.00'	90.2234°	28.39'	S 45.0317° W	25.54'
C12	50.00'	89.5800°	78.51'	S 44.5100° W	70.69'
C13	200.00'	5.4228°	19.92'	N 86.5412° W	19.92'
C14	100.00'	23.4538°	41.47'	N 77.9813° E	41.17'
C15	100.00'	9.4210°	16.93'	N 61.1519° E	16.91'
C16	100.00'	37.0805°	64.81'	N 37.5011° E	63.68'
C17	100.00'	13.1907°	23.25'	N 12.3635° E	23.19'
C18	50.00'	103.1907°	90.16'	N 32.2325° W	78.43'
C19	200.00'	25.4335°	89.80'	N 32.0756° E	89.05'
C20	200.00'	10.4248°	37.40'	N 50.2107° E	37.34'
C21	100.00'	15.7709°	3.41'	N 56.4106° E	3.41'
C22	100.00'	32.1219°	56.21'	S 16.1410° E	55.47'
C23	18.00'	113.5201°	35.77'	S 57.0401° E	30.17'
C24	18.00'	94.4218°	29.75'	N 36.4150° W	28.48'
C25	18.00'	88.0735°	27.69'	S 51.5314° W	25.04'
C26	75.00'	8.3650°	11.28'	N 14.5744° E	11.26'
C27	75.00'	37.0805°	48.61'	N 37.5011° E	47.76'
C28	25.00'	103.1907°	45.08'	N 32.2325° W	39.22'
C29	75.00'	24.2848°	32.04'	N 71.4834° W	31.80'
C30	75.00'	18.5855°	24.85'	N 50.0442° W	24.73'
C31	75.00'	18.1421°	23.87'	N 31.2804° W	23.77'
C32	75.00'	26.2939°	34.68'	N 09.0605° W	34.37'
C33	75.00'	15.0724°	19.80'	N 11.4227° E	19.74'
C34	225.00'	2.4637°	10.90'	N 20.3927° E	10.90'
C35	225.00'	9.0545°	35.72'	N 26.3538° E	35.68'
C36	225.00'	9.3512°	37.65'	N 35.9607° E	37.60'
C37	225.00'	4.1601°	16.76'	N 42.5143° E	16.75'
C38	175.00'	9.4901°	29.98'	N 24.1039° E	29.95'
C39	175.00'	15.0937°	46.30'	N 36.3958° E	46.17'
C40	175.00'	0.4457°	2.29'	N 44.3715° E	2.29'
C41	175.00'	10.4248°	32.72'	N 50.2107° E	32.67'
C42	225.00'	4.1012°	16.38'	N 47.0449° E	16.37'
C43	225.00'	6.3236°	25.70'	N 52.2613° E	25.68'
C44	125.00'	1.5709°	4.26'	N 56.4106° E	4.26'
C45	75.00'	1.5709°	2.56'	N 56.4106° E	2.56'
C46	125.00'	0.1829°	0.67'	N 19.2523° E	0.67'
C47	125.00'	15.4726°	34.45'	N 27.2821° E	34.34'
C48	125.00'	15.3439°	33.98'	N 43.0923° E	33.88'
C49	125.00'	5.2731°	11.91'	N 53.4028° E	11.90'
C50	225.00'	5.4228°	22.41'	N 86.5412° W	22.40'
C51	175.00'	5.4228°	17.43'	N 86.5412° W	17.43'
C52	75.00'	9.3544°	12.56'	N 61.1206° E	12.55'
C53	125.00'	7.2347°	16.14'	N 11.3120° E	16.13'
C54	125.00'	4.0255°	8.83'	N 17.1441° E	8.83'
C55	125.00'	9.4559°	21.31'	N 61.1713° E	21.28'
C56	125.00'	14.2454°	31.45'	N 73.2240° E	31.37'
C57	18.00'	80.4308°	25.36'	S 40.1333° W	23.31'
C58	18.00'	112.3343°	35.36'	S 66.0328° E	29.94'
C59	175.00'	25.4335°	78.58'	N 32.0756° E	77.92'

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SUBDIVISION WAS TO PLAT LOTS 124 AND 125 AS SHOWN HEREON. TO CONDUCT THIS SURVEY, WE LOCATED THE NORTHWEST SECTION CORNER AND NORTH QUARTER CORNER OF SECTION 12 AND HELD BOTH MONUMENTS PER SURVEY REFERENCES NO. 1-5. WE LOCATED AND HELD THE EXISTING IRON RODS AS SHOWN IN SURVEY REFERENCES NO. 1 AND 2 AROUND THE PERIMETER OF OUR PROJECT. WE CALCULATED THE WEST QUARTER CORNER OF OUR PER SR NO. 3. WE ALSO LOCATED ALUMINUM CAP MONUMENTS AND HELD THOSE PER ODOT SR NO. 5. THOSE MONUMENTS WERE USED TO CALCULATE THE CENTERLINE ALIGNMENT OF DIAGONAL ROAD AND E ELM AVE (HWY 201), MOST OF THE BOUNDARY RESOLUTION MONUMENTS ARE SHOWN ON SHEET 2 OF 7 HERON.

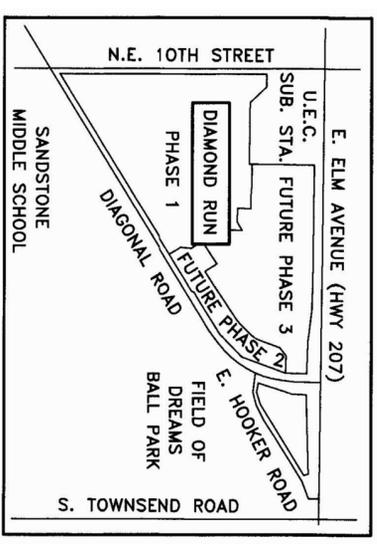
LEGAL DESCRIPTION:

LOTS 124 AND 125 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.

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
- 2) "DIAMOND RUN SUBDIVISION PHASE 1", BOOK 17, PAGE 49
- 3) FLOWERS SURVEY 09-104-C
- 4) WELLS SURVEY 16-024-C
- 5) STOCKHOF ODOT SURVEY 09-173-B

VICINITY MAP N.T.S.



PREPARED BY: MGS PASCO, INC.
809 S AUBURN ST., KENNEWICK, WA, 99336 509-491-1071

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REGISTERED PROFESSIONAL LAND SURVEYOR
KEVIN L. BETHLE
JANUARY 9, 2001
55437

Expires 12-31-2025
10-13-2025

CERTIFICATE OF OWNERSHIP AND DEDICATION:
WE, HOME RUN LAND LLC, OWNER OF THE TRACT OF LAND DESCRIBED ON THE ACCOMPANYING SUBDIVISION, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS SUBDIVISION 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 SUBDIVISION OF OF LOTS 125 AND 125 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, PERSONALLY APPEARED BEFORE ME, AND BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE SIGNED THIS INSTRUMENT AS HIS VOLUNTARY ACT AND DEED IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

SIGNATURE NOTARY PUBLIC _____ DATE _____

PRINTED NAME _____

MY APPOINTMENT EXPIRES: _____

UMATILLA COUNTY SURVEYOR:

I, DAVID H. KRUMBENI, UMATILLA CO. SURVEYOR, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ACCOMPANYING SUBDIVISION, THAT IT COMPLES WITH THE LAWS OF THE STATE OF OREGON WITH REFERENCE TO THE FILING AND RECORDING OF SUCH SUBDIVISIONS, AND I THEREFORE APPROVE SAID SUBDIVISION FOR THE APPROVAL OF THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON, DATED THIS _____ DAY OF _____, 2025.

UMATILLA COUNTY SURVEYOR _____

CITY OF HERMISTON PLANNING COMMISSION

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

CHAIRMAN _____ DATE _____

HERMISTON CITY COUNCIL

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

MANAGER _____ DATE _____

UMATILLA COUNTY COMMISSIONERS:

THIS IS TO CERTIFY THAT THE ACCOMPANYING SUBDIVISION 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 _____, 2025.

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 AND WE HEREBY APPROVE SAID PLAT.
DATED THIS _____ DAY OF _____, 2025

COUNTY ASSESSOR _____ COUNTY TAX COLLECTOR _____

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 SUBDIVISION, THE EXTERIOR BOUNDARIES OF WHICH ARE DESCRIBED HEREON.

KEVIN L. BETHLE PROFESSIONAL LAND SURVEYOR CERTIFICATE NUMBER 55437.
10-13-2025

DATED _____



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of February 23, 2026

Title/Subject

Final Plat- Anderson 4N2815AB Tax Lot 13300 & 13400 - 625 W Division Ave/610 W Johns Ave

Summary and Background

George Anderson has submitted the final plat for land located at 625 W Division Ave & 610 W Johns Ave. The replat reconfigures the boundary between two existing parcels. The property is zoned Low Density Residential (R-1). After the replat, Lot 1 will increase in size to 19,130 square feet and Lot 2 will decrease in size to 9,431 square feet. The property is owned by George Anderson and under contract for sale to Matthew & Melony St. Hilaire.

The planning commission's approval of the preliminary plat was subject to one condition of approval. The Hermiston Irrigation District has signed the final plat and there are no longer any approval conditions.

The criteria that are applicable to the decision to accept the final plat are contained in 154.46 of the Hermiston Code of Ordinances. The final plat 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 is Exhibit C. The final plat as prepared by the surveyor is attached as Exhibit D.

Tie-In to Council Goals

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

Fiscal Information

There is no financial impact as a result of this replat.

Alternatives and Recommendation

Alternatives

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

Recommended Action/Motion

Staff recommends the city council approve the final plat.

Motion to approve the final plat.

Submitted By:

C.F. Spencer, Planning Director

Exhibit A
Findings of Fact
George Anderson Replat
February 23, 2026

Chapter 154: Subdivisions

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.**

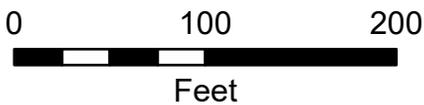
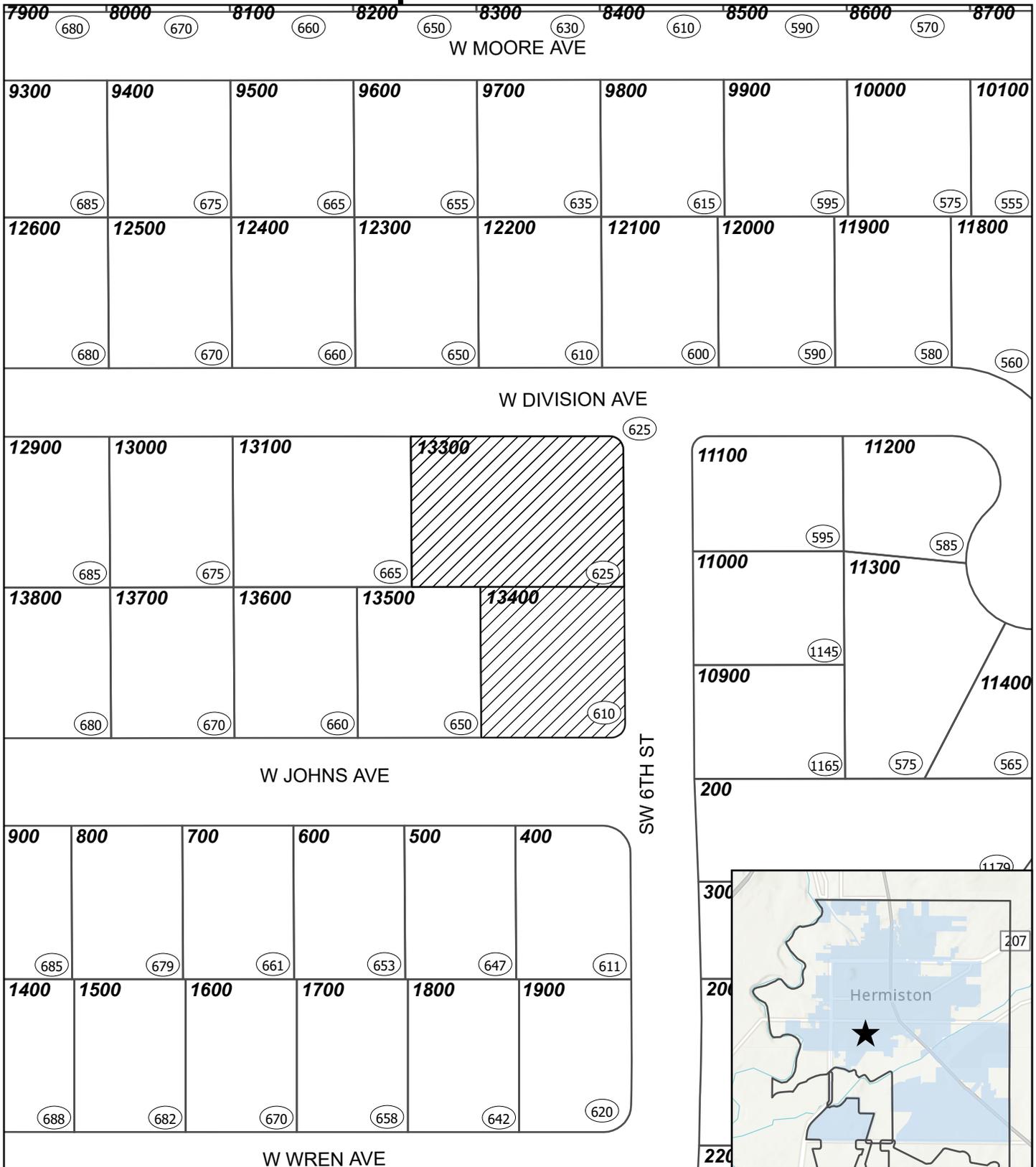
(O) Certificates of approval for endorsement by the city council and certificate indicating its submission to the planning commission, together with approval for endorsement by other local, county and/or state authority as required by Oregon statutes. **Shown as required.**

Chapter 157: Zoning

§157.025 Low Density Residential (R-1)

Lot 1 is approximately 19,130 square feet. Lot 2 is approximately 9,431 square feet. The minimum lot size in the R-1 zone is 8,000 square feet. Each lot exceeds the minimum lot width of 60 feet and minimum lot depth of 80 feet. Each lot meets or exceeds the R-1 dimensional standards. The minimum lot size is met for the R-1 zone. Uses permitted in the R-1 zone are listed in 157.025 of the Hermiston Code of Ordinances.

Notice of Proposed Land Use Action

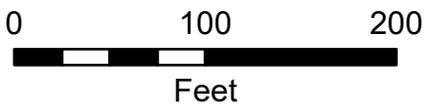


Legend

-  Area of Proposed Land Use Action
-  Property Line
-  City Limits
-  Urban Growth Boundary

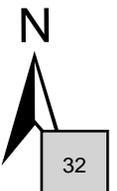


Notice of Proposed Land Use Action



Legend

- Area of Proposed Land Use Action
- Property Line
- City Limits
- Urban Growth Boundary



HERMISTON IRRIGATION DISTRICT



366 East Hurlburt Avenue
Hermiston, OR 97838-2445
Office: 541-567-3024
Mobile: 541-571-7698
E-mail: Office@HermistonID.org

December 8, 2025

Clint Spencer
Planning Director
City of Hermiston
180 NE 2nd St
Hermiston, OR 97838

RE: Replat of 4N2815AB 13300 & 13400 – George Anderson

Director Spencer,

The District has reviewed the properties listed above. These parcels are located within the Hermiston Irrigation District boundary, however, there are no water rights, easements, or District facilities on these properties.

HID has no objection to the replat. Thank you for the opportunity to comment on this request.

Respectfully,

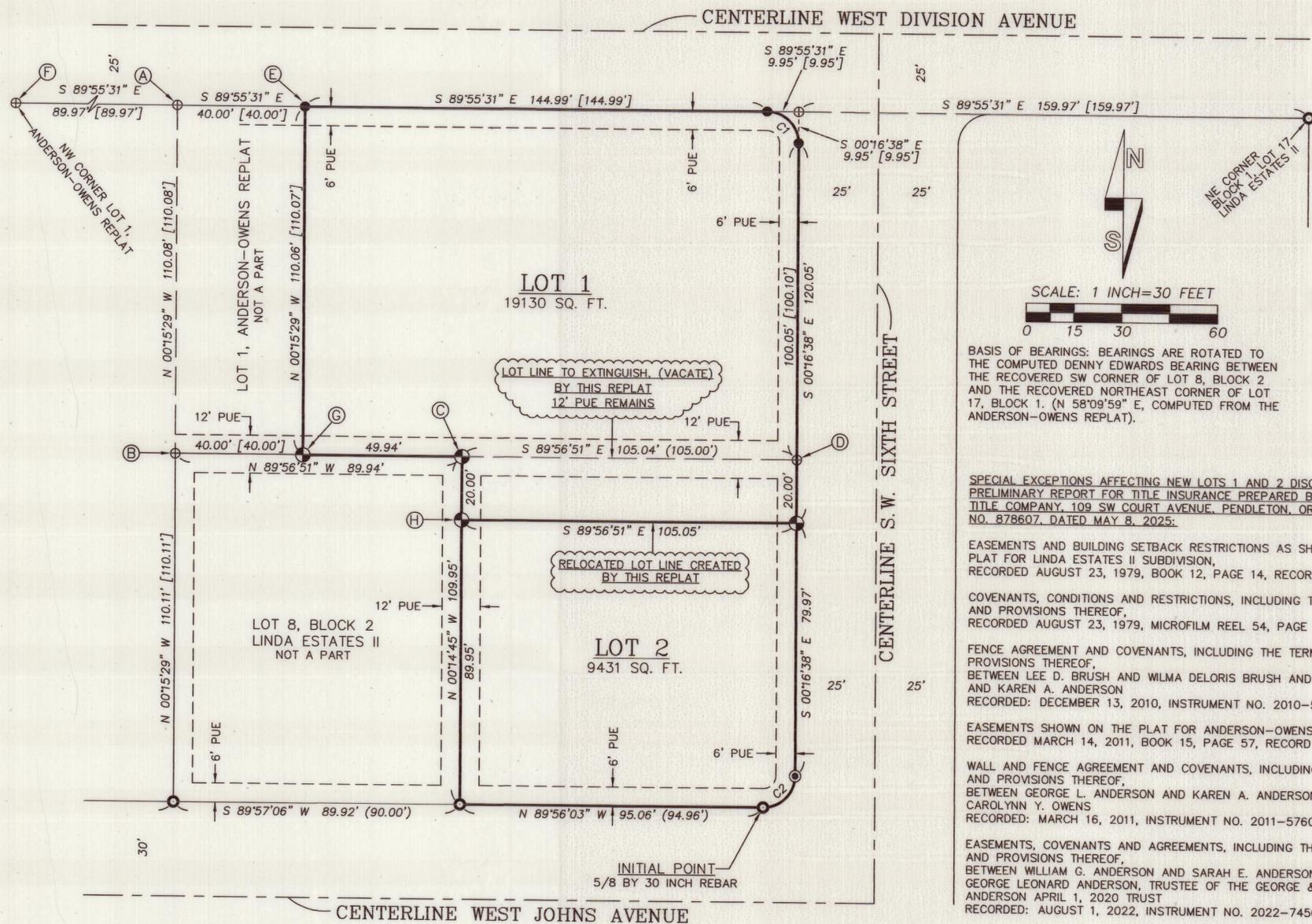
Karra

Karra Van Fossen
Water Right Specialist

GEORGE ANDERSON REPLAT

A REPLAT OF LOT 2 OF ANDERSON-OWENS REPLAT AND LOT 7, BLOCK 2 LINDA ESTATES II SUBDIVISION IN THE CITY OF HERMISTON SITUATED IN THE NW1/4 OF THE NE1/4 OF SECTION 15, T4N., R28E., W.M., UMATILLA COUNTY, OREGON DECEMBER, 2025

SHEET 1 OF 2



COMPUTED POINT AND NEW MONUMENT NOTES:

- (A) - HELD THE COMPUTED POSITION SHOWN ON ANDERSON-OWENS REPLAT. COMPUTED THE POSITION BY DISTANCE-DISTANCE INTERSECTION HOLDING DENNY EDWARD'S RECORD MEASURED DISTANCES FROM THE ANDERSON-OWENS REPLAT. 354.91' WEST FROM THE REBAR AT NE CORNER OF LOT 17, BLOCK 1, AND 220.19' NORTH FROM THE REBAR AT THE SW CORNER OF LOT 8, BLOCK 2, LINDA ESTATES II.
- (B) - CORNER POSITION TIED ON ANDERSON-OWENS REPLAT IS OBTAINED BY FENCING. COMPUTED POSITION FROM RECORD DISTANCES FROM ANDERSON-OWENS REPLAT.
- (C) - THIS CORNER WAS NOT RECOVERED ON THE ANDERSON-OWENS REPLAT. GEORGE ANDERSON FOUND AND NOTED THE CORNER POSITION RELATIVE TO THE NORTH-SOUTH WALL BEFORE THE CONCRETE FENCE WALL EXTENDING WEST COVERED IT. MR. ANDERSON PROVIDED A SWORN AFFIDAVIT FOR THE LOCATION OF THIS CORNER WHICH I ACCEPTED AS BEST EVIDENCE OF THE ORIGINAL CORNER LOCATION. SET WITNESS CORNER, A 5/8" REBAR WITH RED PLASTIC CAP, (BURIED), N 00°14'45" W, 2.00' FROM CORNER POINT.
- (D) - THIS CORNER MONUMENT WAS RECOVERED ON THE ANDERSON-OWENS REPLAT. THE CORNER MONUMENT WAS REMOVED WHEN INSTALLING A BURIED ELECTRIC LINE FROM THE ELECTRIC TRANSFORMER TO THE STREET LIGHT 70 FEET SOUTH. I COMPUTED THE CORNER POSITION AS SHOWN.
- (E) - CORNER MONUMENT FROM ANDERSON-OWENS REPLAT IS COVERED BY A BRICK COLUMN, COMPUTED POSITION PER ANDERSON-OWENS REPLAT. SET BRASS WASHER N 00°15'29" W, 2.00' FROM CORNER POINT.
- (F) - THE EXISTING CORNER MONUMENT FOUND ON ANDERSON-OWENS REPLAT IS COVERED BY A BRICK COLUMN, COMPUTED POSITION PER ANDERSON-OWENS REPLAT.
- (G) - THE WITNESS CORNER SET BY EDWARDS ON THE ANDERSON-OWENS REPLAT IS COVERED BY A CONCRETE WALL AND WAS NOT RECOVERED. SET A WITNESS CORNER, A 5/8" REBAR WITH RED PLASTIC CAP, N 00°15'29" W, 1.50' AND S 89°56'51" E, 1.50' FROM CORNER POINT.
- (H) - SET A WITNESS CORNER, A 5/8" REBAR WITH RED PLASTIC CAP S 89°56'51" E, 2.00' TO AVOID CONCRETE WALL AND BURIED SPRINKLER LINE.

BASIS OF BEARINGS: BEARINGS ARE ROTATED TO THE COMPUTED DENNY EDWARDS BEARING BETWEEN THE RECOVERED SW CORNER OF LOT 8, BLOCK 2 AND THE RECOVERED NORTHEAST CORNER OF LOT 17, BLOCK 1. (N 58°09'59" E, COMPUTED FROM THE ANDERSON-OWENS REPLAT).

SPECIAL EXCEPTIONS AFFECTING NEW LOTS 1 AND 2 DISCLOSED BY PRELIMINARY REPORT FOR TITLE INSURANCE PREPARED BY PIONEER TITLE COMPANY, 109 SW COURT AVENUE, PENDLETON, OREGON, ORDER NO. 878607, DATED MAY 8, 2025.

EASEMENTS AND BUILDING SETBACK RESTRICTIONS AS SHOWN ON THE PLAT FOR LINDA ESTATES II SUBDIVISION, RECORDED AUGUST 23, 1979, BOOK 12, PAGE 14, RECORD OF TOWN PLATS.

COVENANTS, CONDITIONS AND RESTRICTIONS, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED AUGUST 23, 1979, MICROFILM REEL 54, PAGE 1359.

FENCE AGREEMENT AND COVENANTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN LEE D. BRUSH AND WILMA DELORIS BRUSH AND GEORGE L. AND KAREN A. ANDERSON RECORDED: DECEMBER 13, 2010, INSTRUMENT NO. 2010-5730275.

EASEMENTS SHOWN ON THE PLAT FOR ANDERSON-OWENS REPLAT, RECORDED MARCH 14, 2011, BOOK 15, PAGE 57, RECORD OF PLATS.

WALL AND FENCE AGREEMENT AND COVENANTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN GEORGE L. ANDERSON AND KAREN A. ANDERSON AND CAROLYNN Y. OWENS RECORDED: MARCH 16, 2011, INSTRUMENT NO. 2011-5760496.

EASEMENTS, COVENANTS AND AGREEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, BETWEEN WILLIAM G. ANDERSON AND SARAH E. ANDERSON AND GEORGE LEONARD ANDERSON, TRUSTEE OF THE GEORGE & KAREN ANDERSON APRIL 1, 2020 TRUST RECORDED: AUGUST 1, 2022, INSTRUMENT NO. 2022-7450290.

LEGEND

- - FOUND 5/8 INCH REBAR, ORIGINAL MONUMENT FROM LINDA ESTATES II SUBDIVISION, BOOK 12, PAGE 14 RECORD OF PLATS, 1978.
- - FOUND 3/4 INCH BAR, BELIEVED TO BE AN ORIGINAL MONUMENT FROM LINDA ESTATES II SUBDIVISION.
- ⊕ - COMPUTED POINT ONLY, NOT SET OR FOUND.
- ⊕ - SET 5/8 BY 24 INCH REBAR WITH RED PLASTIC CAP MARKED "ORPLS 1106 WA PLS 17372".
- - CORNER FALLS IN CONCRETE, SET 3/4" BRASS DISK STAMPED "PLS 1106", WITH SCREW, IN LEAD FILLED HOLE DRILLED IN CONCRETE.
- (XOX) - RECORD DIMENSION, LINDA ESTATES II SUBDIVISION.
- [XOX] - RECORD DIMENSION, ANDERSON-OWENS REPLAT.
- prop. line - EXISTING PUBLIC UTILITY EASEMENT, (PUE) LINE PER PLAT OF LINDA ESTATES II SUBDIVISION. EXISTING EASEMENTS ARE TYPICALLY 6 FEET IN WIDTH AND SOME EXIST ON BOTH SIDES OF PROPERTY LINE, AS SHOWN.
- pue line - INDICATES COMPUTED POINT OR NEW MONUMENT NOTE--SEE "COMPUTED POINT AND NEW MONUMENT NOTES" TABLE.

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	89°46'37"	10.00'	15.67'	14.11'	S 45°06'04" E
C2	89°52'44"	10.00'	15.69'	14.13'	S 44°59'59" W
C1	RECORD: (10.00')	(10.00')	(15.65')		
C2	RECORD: (10.00')	(10.00')	(15.76')		

RECORDING INFORMATION, UMATILLA COUNTY OFFICE OF RECORDS:

REGISTERED PROFESSIONAL LAND SURVEYOR
William R. Wells
OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/26

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362
DATE: 12/25 DR. BY: WRW
CK. BY: WRW NO: 25-1912

PROJECT: ANDERSON FINAL REPLAT
GEORGE ANDERSON REPLAT
SITUATED IN THE NW1/4NE1/4 OF SECTION 15, T4N., R28E., W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

GEORGE ANDERSON REPLAT

SHEET 2 OF 2

A REPLAT OF LOT 2 OF ANDERSON-OWENS REPLAT AND LOT 7, BLOCK 2 LINDA ESTATES II SUBDIVISION IN THE CITY OF HERMISTON SITUATED IN THE NW1/4 OF THE NE1/4 OF SECTION 15, T4N., R28E., W.M., UMATILLA COUNTY, OREGON DECEMBER, 2025

APPROVALS

CITY OF HERMISTON PLANNING COMMISSION

THE ACCOMPANYING REPLAT IS HEREBY APPROVED AND ADOPTED ON THIS

_____ DAY OF _____, 2026.

CHAIR

HERMISTON CITY COUNCIL

THE ACCOMPANYING REPLAT IS HEREBY APPROVED AND ADOPTED ON THIS

_____ DAY OF _____, 2026.

MAYOR

HERMISTON IRRIGATION DISTRICT

THE ACCOMPANYING REPLAT IS HEREBY APPROVED THIS

29 DAY OF January, 2026.

BY: Tyler Murray MANAGER OF THE HERMISTON IRRIGATION DISTRICT

UMATILLA COUNTY SURVEYOR

I CERTIFY 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 PLATS, AND I THEREFORE APPROVE SAID PLAT FOR THE SIGNATURE BY THE COUNTY COMMISSIONERS OF UMATILLA COUNTY, OREGON.

DATED THIS _____ DAY OF _____, 2026.

UMATILLA COUNTY SURVEYOR

UMATILLA COUNTY COMMISSIONERS

THE ACCOMPANYING REPLAT IS HEREBY APPROVED FOR FILING AND RECORDING IN THE RECORD OF PLATS OF UMATILLA COUNTY, OREGON, BY THE UNDERSIGNED, BY IT'S ORDER.

DATED THIS _____ DAY OF _____, 2026.

CHAIR

COMMISSIONER

COMMISSIONER

ASSESSOR AND TAX COLLECTOR

WE, THE ASSESSOR AND THE TAX COLLECTOR OF UMATILLA COUNTY, OREGON, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TAX RECORDS RELATIVE TO THE LAND CONTAINED IN THE ACCOMPANYING REPLAT AND THAT ALL AD/VALOREM AND SPECIAL ASSESSMENTS DUE PURSUANT TO LAW HAVE BEEN ASSESSED AND COLLECTED.

DATED THIS _____ DAY OF _____, 2026.

ASSESSOR

TAX COLLECTOR

\\ANDERSON FINAL REPLAT S2

OWNER'S DECLARATION

GEORGE LEONARD ANDERSON, TRUSTEE OF THE GEORGE AND KAREN ANDERSON APRIL 1, 2020 TRUST, AS FEE OWNER AND MATTHEW ST. HILAIRE AND MELONY ST. HILAIRE, AS CONTRACT PURCHASERS/EQUITABLE OWNERS, DO HEREBY ACKNOWLEDGE THAT WE HAVE CAUSED THIS PLAT TO BE PREPARED AND THE PROPERTY SUBDIVIDED AS SHOWN HEREON, IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92, AS REVISED AND THE LAND USE CODES OF THE CITY OF HERMISTON AND UMATILLA COUNTY, OREGON. WE HEREBY ACKNOWLEDGE EXISTING PUBLIC EASEMENTS OF RECORD AND THE VARIOUS EASEMENTS, COVENANTS, RESTRICTIONS AND AGREEMENTS IDENTIFIED IN "SPECIAL EXCEPTIONS" SHOWN ON SHEET 1 OF 2 OF THIS PLAT.

FEE OWNER:

George Leonard Anderson
GEORGE LEONARD ANDERSON, TRUSTEE OF THE GEORGE AND KAREN ANDERSON APRIL 1, 2020, TRUST

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF UMATILLA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF January, 2026, BY GEORGE LEONARD ANDERSON

Rebecca Lloyd
NOTARY PUBLIC FOR THE STATE OF OREGON

PRINTED NAME: Rebecca Lloyd

COMMISSION NUMBER: 1030868A

MY COMMISSION EXPIRES: Nov 14, 2026

CONTRACT PURCHASERS/EQUITABLE OWNERS:
(PER MEMORANDUM OF CONTRACT OF SALE RECORDED AS INSTRUMENT NO. 2025-09160, UMATILLA COUNTY OFFICE OF RECORDS).

Matthew St. Hilaire
MATTHEW ST. HILAIRE

Melony St. Hilaire
MELONY ST. HILAIRE

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF UMATILLA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF January, 2026, BY MATTHEW ST. HILAIRE

Rebecca Lloyd
NOTARY PUBLIC FOR THE STATE OF OREGON

PRINTED NAME: Rebecca Lloyd

COMMISSION NUMBER: 1030868A

MY COMMISSION EXPIRES: Nov 14, 2026

ACKNOWLEDGMENT

STATE OF OREGON)
COUNTY OF UMATILLA) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF January, 2026, BY MELONY ST. HILAIRE

Rebecca Lloyd
NOTARY PUBLIC FOR THE STATE OF OREGON

PRINTED NAME: Rebecca Lloyd

COMMISSION NUMBER: 1030868A

MY COMMISSION EXPIRES: Nov 14, 2026

SURVEYOR'S CERTIFICATE & NARRATIVE

I, WILLIAM R. WELLS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, IN ACCORDANCE WITH O.R.S. CHAPTER 92, AS REVISED, AND THE LAND USE CODES OF THE CITY OF HERMISTON AND UMATILLA COUNTY, OREGON, THE LANDS SHOWN IN THE ACCOMPANYING PLAT OF THE GEORGE ANDERSON REPLAT.

THE SURVEY WAS MADE FROM CONTROLLING MONUMENTS RECOVERED FROM THE PLAT OF LINDA ESTATES II SUBDIVISION AND THE ANDERSON-OWENS REPLAT. THE SURVEY WAS MADE WITH A TRIMBLE S-6 3 SECOND TOTAL STATION ROBOT. MONUMENTS FOUND AND SET WERE VERIFIED BY REDUNDANT MEASUREMENTS.

REAL PROPERTY DESCRIPTION

LOT 2 OF THE ANDERSON-OWENS REPLAT, RECORDED MARCH 14, 2011 IN THE RECORD OF PLATS OF UMATILLA COUNTY AT BOOK 15, PAGE 57, INSTRUMENT NO. 2011-5760457 AND LOT 7, BLOCK 2, OF LINDA ESTATES II SUBDIVISION, RECORDED AUGUST 23, 1979 IN THE RECORD OF TOWN PLATS OF UMATILLA COUNTY AT BOOK 12, PAGE 14. ALL LOCATED IN THE NW1/4 OF THE NE1/4 OF SECTION 15, T4N., R28E., W.M., CITY OF HERMISTON, UMATILLA COUNTY, OREGON.

William R. Wells
WILLIAM R. WELLS, PLS 1106

REGISTERED PROFESSIONAL LAND SURVEYOR

William R. Wells

OREGON
JULY 22, 1977
WILLIAM R. WELLS
1106
RENEWS 6/30/26

RECORDING INFORMATION,
UMATILLA COUNTY OFFICE OF RECORDS:

WELLS SURVEYING
200 SE HAILEY SUITE 108
P.O. BOX 1696
PENDLETON, OR 97801
PHONE: (541) 276-6362

PROJECT:
GEORGE ANDERSON
REPLAT

SITUATED IN THE NW1/4NE1/4
OF SECTION 15, T4N., R28E., W.M.,
CITY OF HERMISTON,
UMATILLA COUNTY, OREGON.

DATE: 12/25 DR. BY: WRW
CK BY: WRW NO: 25-1912



Where Life is Sweet

Public Finance Committee Meeting Minutes

November 10, 2025

Mayor Primmer called the meeting to order at 6:00pm. Councilors Linton and Kelso were present. City staff in attendance included: City Manager Byron Smith, Finance Director Ignacio Palacios, and City Recorder Lilly Alarcon-Strong.

Mayor Primmer stated his vision for this Committee was for the City to present financial information in a more thorough way taking a deeper dive into what the City spends money on. A way to have more transparency and accountability to the public.

Councilor Linton and Kelso agreed adding this Committee is also an opportunity to help give the public a better understanding of City finances, help build trust within the community, as well as making sure there is more oversight to help avoid previous financial shortfalls.

Order of Business

Finance Director Palacios spoke regarding the following (as attached):

- Finance Committee Introduction and Review
- Role of Finance Department
- Financial and Budget Report Summary
- Current Projects and Goals

Committee Questions or Comments

Finance Director Palacios and City Manager Smith addressed questions regarding:

- Public access to financial information
 - Available on the City's website and new tools via Open Gov
- How larger purchases are vetted and addressed
 - Reviewed by either City Manager Smith or Assistant City Manager Mark Morgan
- How the City is handling required changes from the State of Oregon and at the Federal level that impact the City
 - The City is comparable to other sized cities
- Provide purchasing details of all items over \$50,000 be reviewed by the Committee at each meeting
 - Will begin to provide this at the next meeting. The City is required to bid everything over \$150,000

The following comments and suggestions were given by Committee members:

- Asked that Senior Financial Analyst, Tasha Harrell, attend a future meeting to demonstrate the online interactive report
- Asked that the Committee review the Financial and Investment Policy, as well as the City's Portfolio at the next meeting
- Asked that the Monthly Financial Report be simplified to help the public follow the report and add an executive summary at the top for clarity and help prevent misinformation

Public Comment

None given.

Adjourn

Mayor Primmer adjourned the meeting at 6:50pm.



Finance Committee

November 10, 2025

Finance Committee Introduction

Welcome to the inaugural finance committee meeting. The primary role of this committee will be to provide insights and advice on financial issues affecting the city and review financial reports as needed. The Finance Director with the City Manager will provide requested information as requested and provide a review of the city's operations at these committee meetings.

Finance Department and Its Role

The Finance Department is responsible for the day-to-day financial and utility billing operations for the City of Hermiston. As stated on the City's website the Finance & Utility Billing Department does the following:

Mission Statement

The Department of Finance at the City of Hermiston maintains the City's sound financial and effective internal control structure in alignment with the City of Hermiston's Strategic Plan, the City of Hermiston's Financial Policies and GAAP. We emphasize a service-oriented, team approach to providing financial information, systems, and policies that serve the needs of our citizens, the city council, various regulatory bodies and City of Hermiston employees while meeting fiduciary and regulatory responsibilities and addressing the operational needs of the city's departments.

Responsibilities and Activities

The Finance department plans, organizes, leads and monitors the daily accounting for expenses and revenues of the city; annual budget preparation, issuance and control; periodic financial reporting; investment management; debt issuance & management; the billing and receipting of utility accounts; risk management; information technology application and management; grants management and customer service.

This department is unique in that it has both extensive internal and external customers. The Finance Department is the ‘face’ of the city and typically the first contact residents have with the city whether they make a utility payment, seeking information on various city services, information on regional services or other information they will contact the front counter. Our department also provides all accounting and reporting services to all internal departments as well as providing support and advice for a broad range of financial issues.

Currently, the department consists of the Finance Director, a Senior Analyst, Accounting/Grant Clerk and three (3) Customer Service Representatives (Utility Billing Clerks).

Some Stats:

- Process approximately 5,100 utility account billings
- Process approximately 200 service orders for new and change in services, disconnects, reconnects and
- Processes billing for Sanitary Disposal this includes drop boxes
- Processes vendor payments – approximately 3,200 checks per year – this includes 3% payments made via ACH
- Counter traffic is approximately 70 per day (this increases significantly during weekly shut-off days)
- Manage the Airport lease contracts
- Manage collection and tracking of grants
- Track and maintain fixed asset records
- Monitor insurance reporting (claims, additions, deletions, etc.)
- Utilize Caselle ERP for the city’s accounting system
- The city invested in a cloud-based budget software system for budget development and tracking (OpenGov)

Financial and Budget Report Summary

See included September 2025 Budget to Actual Report and Financial Reports.

Current Projects and Goals

- Review and updating of city’s financial policies and procedures
- Implement five-year forecast
- Leveraging of OpenGov for monthly financial reporting and on-line financial summaries
- Educating public on online payment options (text-to-pay, web payment, etc.)
- Transition vendors to ACH payments
- Improvement to investment reporting

Questions/Comment



CITY COUNCIL

Goal Setting Meeting Minutes January 22 & 23, 2026

Mayor Primmer called the Goal Setting Meeting for Thursday, January 22, 2026, to order at 5:30pm. Present were Councilors Myers, Linton, McCarthy, Hayward, Kelso, Roberts, and Barron. Councilor Duron arrived at 6:10pm. Staff members in attendance were City Manager Byron Smith, Assistant City Manager Mark Morgan, City Attorney Rich Tovey, Finance Director Ignacio Palacios, Library Director Mark Rose, Parks and Recreation Director Brandon Artz, Chief Jason Edmiston, Planning Director Clint Spencer, Court Administrator Jillian Viles, Hermiston Energy Services General Manager Nate Rivera, Human Resources Specialist Crystal Inners, IT Director Jordan Standley, Street & Capital Improvements Manager Cameron Meade, and Deputy City Recorder/Planning Assistant Heather La Beau.

Sara Singer Wilson and Sasha Konell from SSW Consulting, LLC outlined the evening's agenda and desired outcomes for the session. City Manager Smith & Assistant City Manager Morgan gave information and updates (PowerPoint Presentations attached) regarding context for the goal setting discussions, economic outlook including enterprise zone revenue, and franchise fees. After Council and staff discussion, the meeting adjourned for the evening at 8:30pm.

Mayor Primmer called the Goal Setting Meeting for Friday, January 23, 2026, to order at 8:30am. Present were Councilors Duron, Myers, Linton, Hayward, Kelso, and Roberts. Staff members in attendance were City Manager Byron Smith and Deputy City Recorder/Planning Assistant Heather La Beau. SSW Consultants Sara and Sasha led the council in discussion regarding team dynamics.

At 10:23am Assistant City Manager Mark Morgan, City Attorney Rich Tovey, Finance Director Ignacio Palacios, Library Director Mark Rose, Parks and Recreation Director Brandon Artz, Chief Jason Edmiston, Planning Director Clint Spencer, Court Administrator Jillian Viles, Hermiston Energy Services General Manager Nate Rivera, Human Resources Specialist Crystal Inners, IT Director Jordan Standley, EOTEC General Manager Al Davis, and Street & Capital Improvements Manager Cameron Meade joined the meeting. Councilor Barron arrived at 11:13am and exited at 12:10pm. Councilor Myers exited the meeting at noon. Chief Edmiston exited the meeting at noon.

Sara Singer Wilson and Sasha Konell from SSW Consulting, LLC worked with Council and staff to review the 2025 goals as discussed the previous day, helped refine these goals to identify and prioritize those that should continue to move forward in 2026, and discussed resources and capacity to establish new Council Goals. After Council and staff worked on this effort, Sara stated the 2026 goals will be refined by SSW Consulting, LLC in a report format and presented for adoption at a future City Council meeting.

The goal setting portion of the meeting finished at 2:00pm. Mayor Primmer, Councilors Duron, Linton, Hayward, Kelso, and Roberts along with City Manager Byron Smith, EOTEC General Manager Al Davis, Library Director Mark Rose, and Street & Capital Improvements Manager Cameron Meade participated in active shooter training led by Officer Tim Miears.



CITY COUNCIL

Goal Setting Meeting Minutes January 22 & 23, 2026

The meeting was adjourned at 3:00pm.

SIGNED:

Doug Primmer, MAYOR

ATTEST:

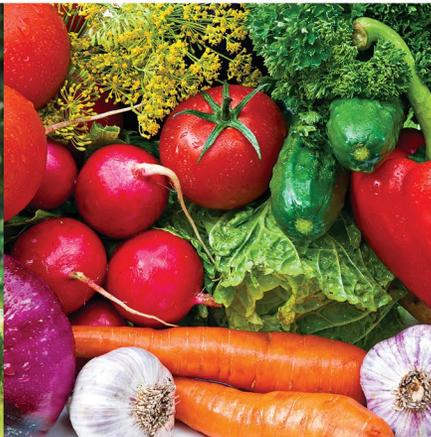
Heather KP La Beau, DEPUTY CITY RECORDER

DRAFT



2026 Goal Context Cont.

January 22, 2026



Introduction

- High-level Financial Review with plan for more detailed review
- Housing, Homelessness, and Service Pressures
- State/Federal Uncertainty and Unfunded Mandates
- Challenges/Opportunities on the Horizon

Housing, Homelessness, Service Pressures



GROWTH & DEVELOPMENT 2025 HERMISTON REPORT

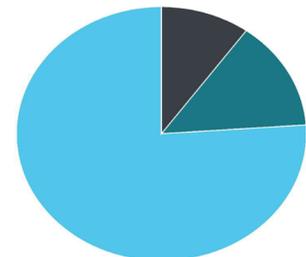
- Housing
 - One of the highest single years of housing unit growth since 2006

- Market Rate Incentive Pkg
- NE Water Tower

BUILDING PERMITS



130 new housing unit permits in 2025



Residential Permits 2025

Site-Built Dwelling	119
Manufactured Dwelling	11
Mechanical	96
Plumbing	76
Structural	45
Electrical	91

Commercial Permits 2025

Plumbing	49
Alarm/Suppression	28
Structural	116
Mechanical	102
Electrical	272

767 total new housing unit permits since Jan. 1, 2020

- 595 other housing permits
- 108 income restricted apartment units
- 77 manufactured homes



CAPITAL PROJECTS

Aquifer Storage & Recovery

- ▶ Well drilling is complete and pumps are being installed.
- ▶ Will store winter Columbia River water for summer use.
- ▶ \$18 million project funded by Amazon.

Geer Harper Alignment

- ▶ Intersection design is complete.
- ▶ Will improve traffic flow and safety.
- ▶ Construction: 2026

W. Orchard Line Replacement

- ▶ 3,200-foot water main design is complete.
- ▶ Improves deteriorating line with 8-inch ductile iron pipe, improving safety and efficiency.
- ▶ Construction: 2026

www.hermistonprojects.com



POPULATION

20,296 certified 2025 PSU estimate

+ increase of 937 since 2020 U.S. Census



Housing, Homelessness, Service Pressures

- Housing Projections
 - **75 Units Per Year for 20 Years**

PROJECTED 20-Year New Housing by Quadrant

Quadrant	In Construction	Potential	20-Year Total
Northeast-Ward 3	670	206	876
Southeast-Ward 4	225	0	225
Northwest-Ward 1	0	133	133
Southwest-Ward 2	45	231	276
Total	940	570	1510

Housing, Homelessness, Service Pressures

- PD Time on Homelessness

2020	2021	2022	2023	2024	2025
19%	18%	25%	25%	27%	24%

- Parks

- **Management of homelessness in parks is increasingly difficult with rising costs due to portable restrooms, cleanup, and vandalism**

Housing, Homelessness, Service Pressures

- Service Pressures
 - Instant Gratification
 - In-Migration
 - Increasing Operational Costs
 - Revenue Limitations



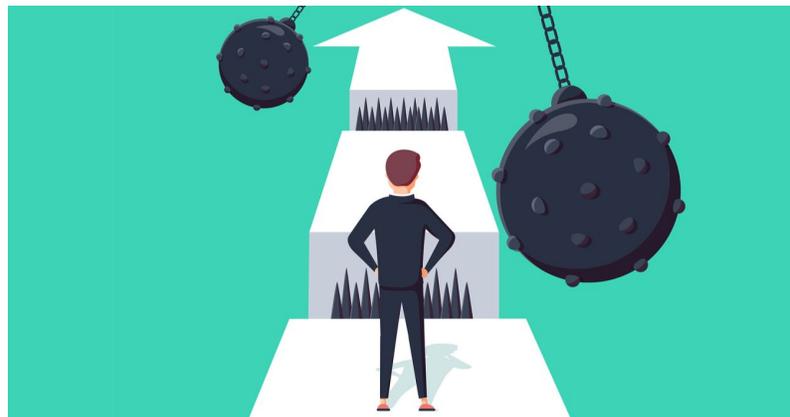
State/federal Uncertainty and Unfunded Mandates

- Budget Uncertainty
 - **Decoupling from Federal Tax Code**
 - **Transportation Funding**
- Water/Sewer Regulatory Requirements
 - **PFAS Uncertainty**
 - **Constituent Limits**
- Tariff Impacts
- HB3115 – Homelessness Regulation Changes



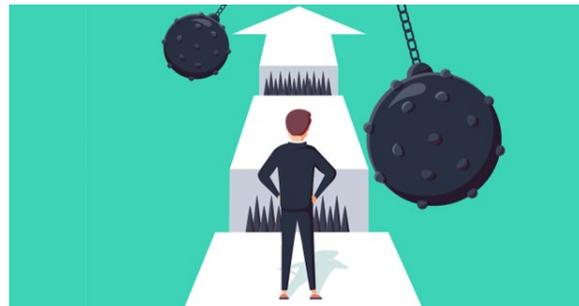
Challenges/Opportunities on the Horizon

- **Declining traditional information channels**
 - Loss of robust local newspaper coverage
 - Reduced public awareness of City operations
 - Diminishing returns from increased staff-driven outreach
- **Ongoing community concern around homelessness**
- **Rising expectations of staff and City services**
- **Continued water supply concerns from the community**



Challenges/Opportunities on the Horizon

- **Staffing, Compensation, and Retention**
 - City wages are not keeping pace with the private sector
 - Difficulty recruiting and retaining talent
- **Staffing capacity misaligned with number of initiatives and committees**
- **Public Safety constraints**
 - Rising dispatch costs
 - Jail capacity under constraints and public misunderstanding of detention limitations leading to staff frustration and uncertainty





Questions/Discussion

Where Life is Sweet™



City Financial & Economic Outlook 2026

City Council Goal Setting - Jan. 22, 2026

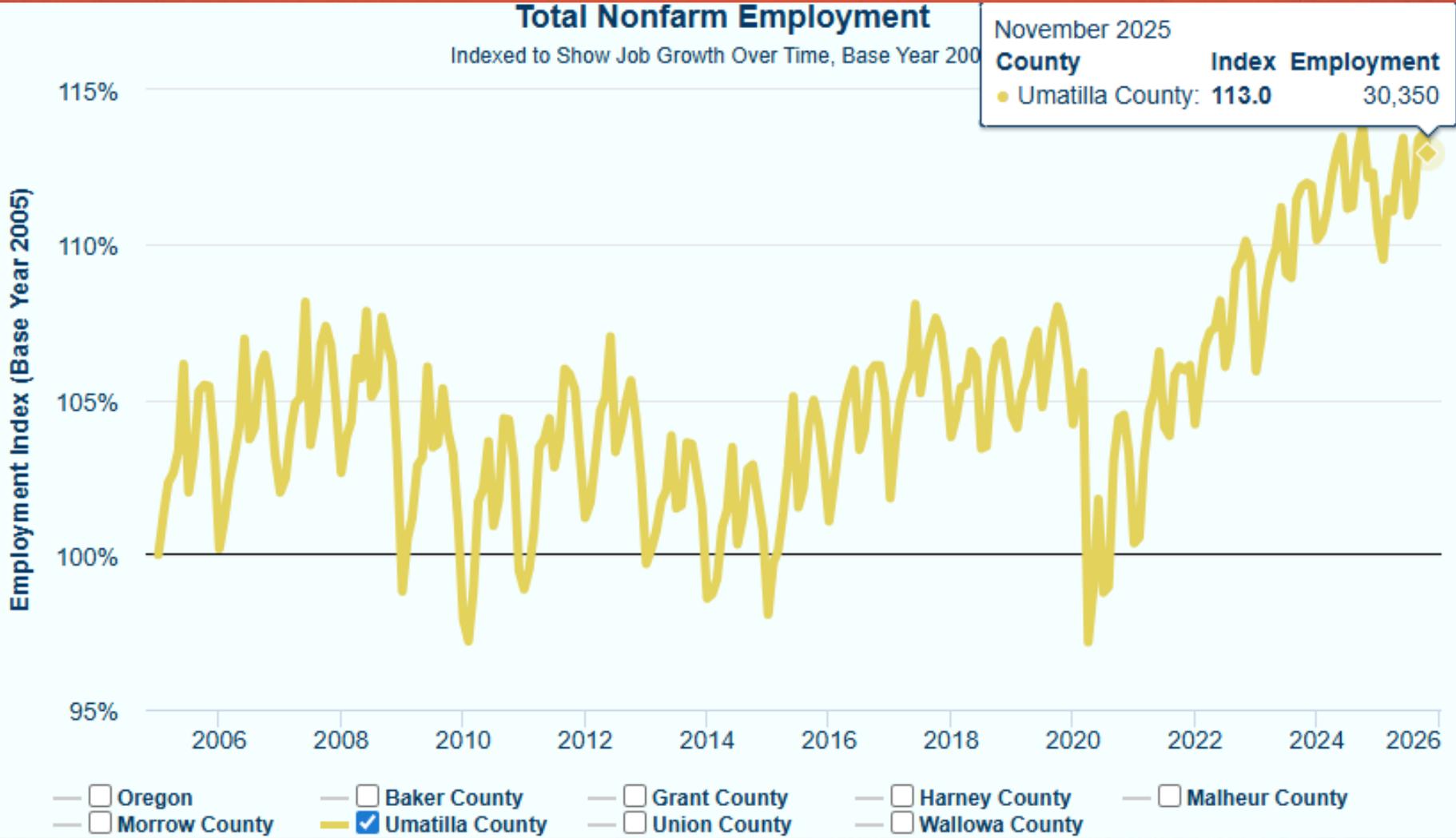




Economic Drivers & Risk

Total Nonfarm Employment

Indexed to Show Job Growth Over Time, Base Year 2005

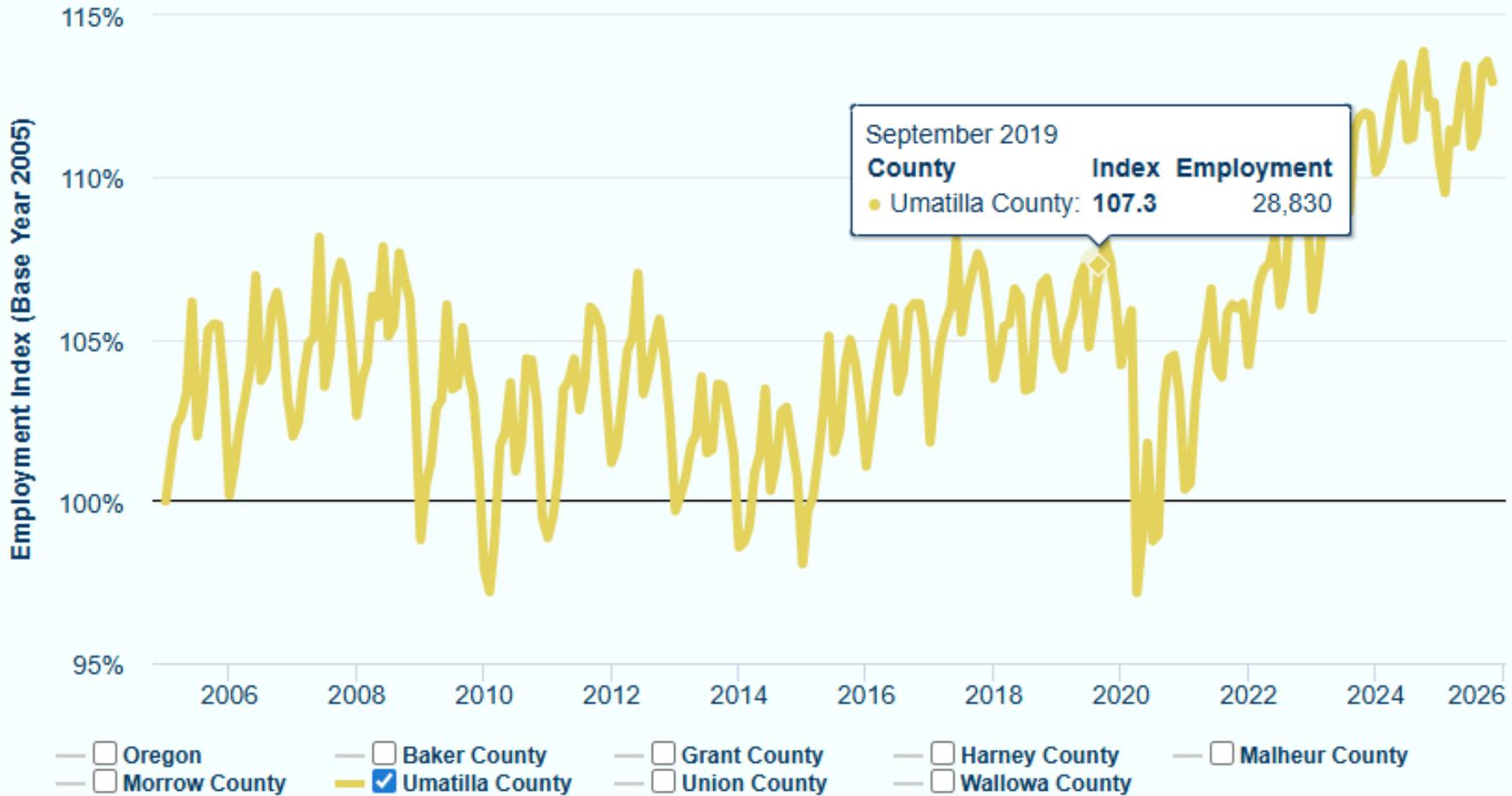




Economic Drivers & Risk

Total Nonfarm Employment

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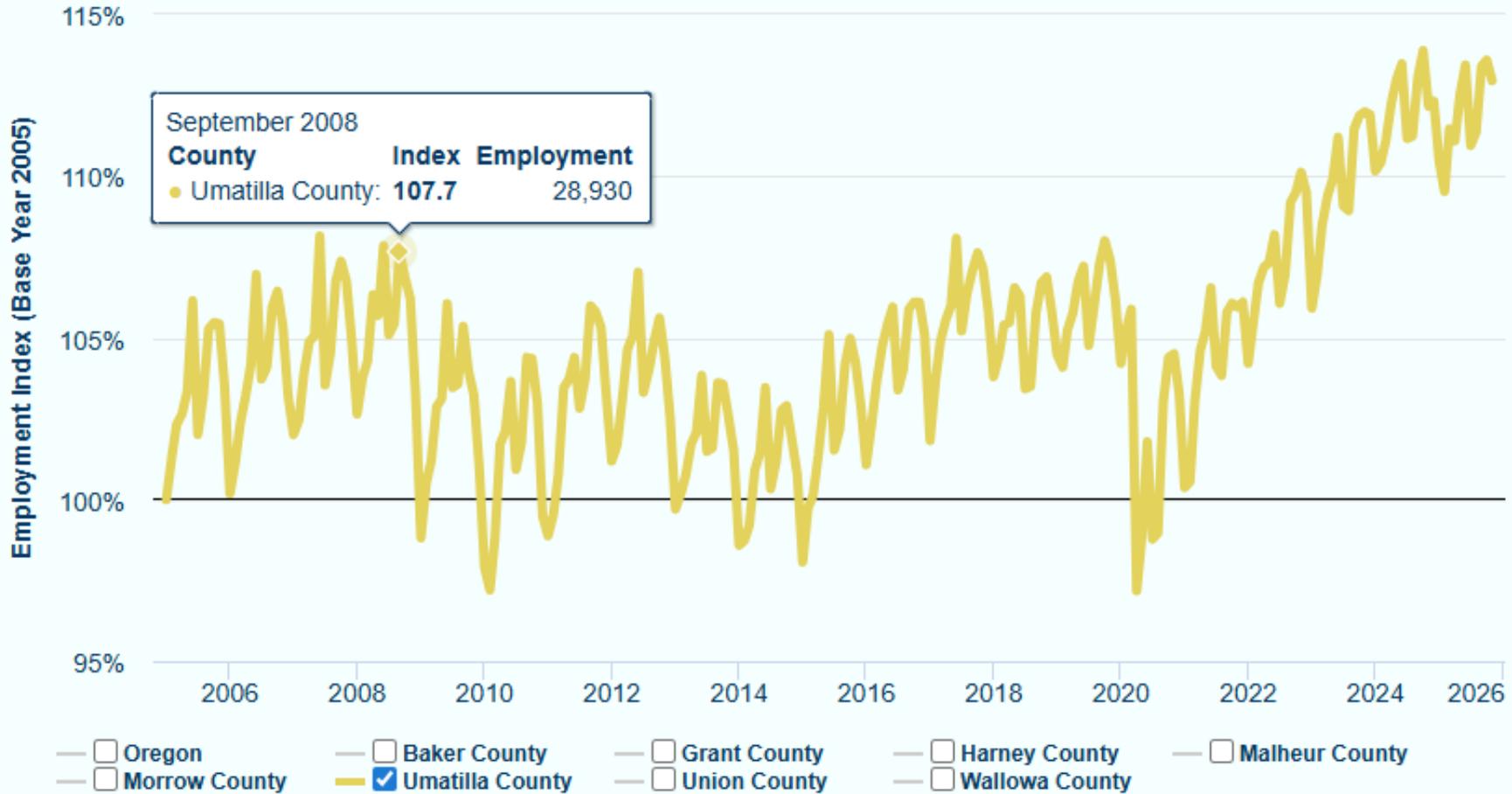




Economic Drivers & Risk

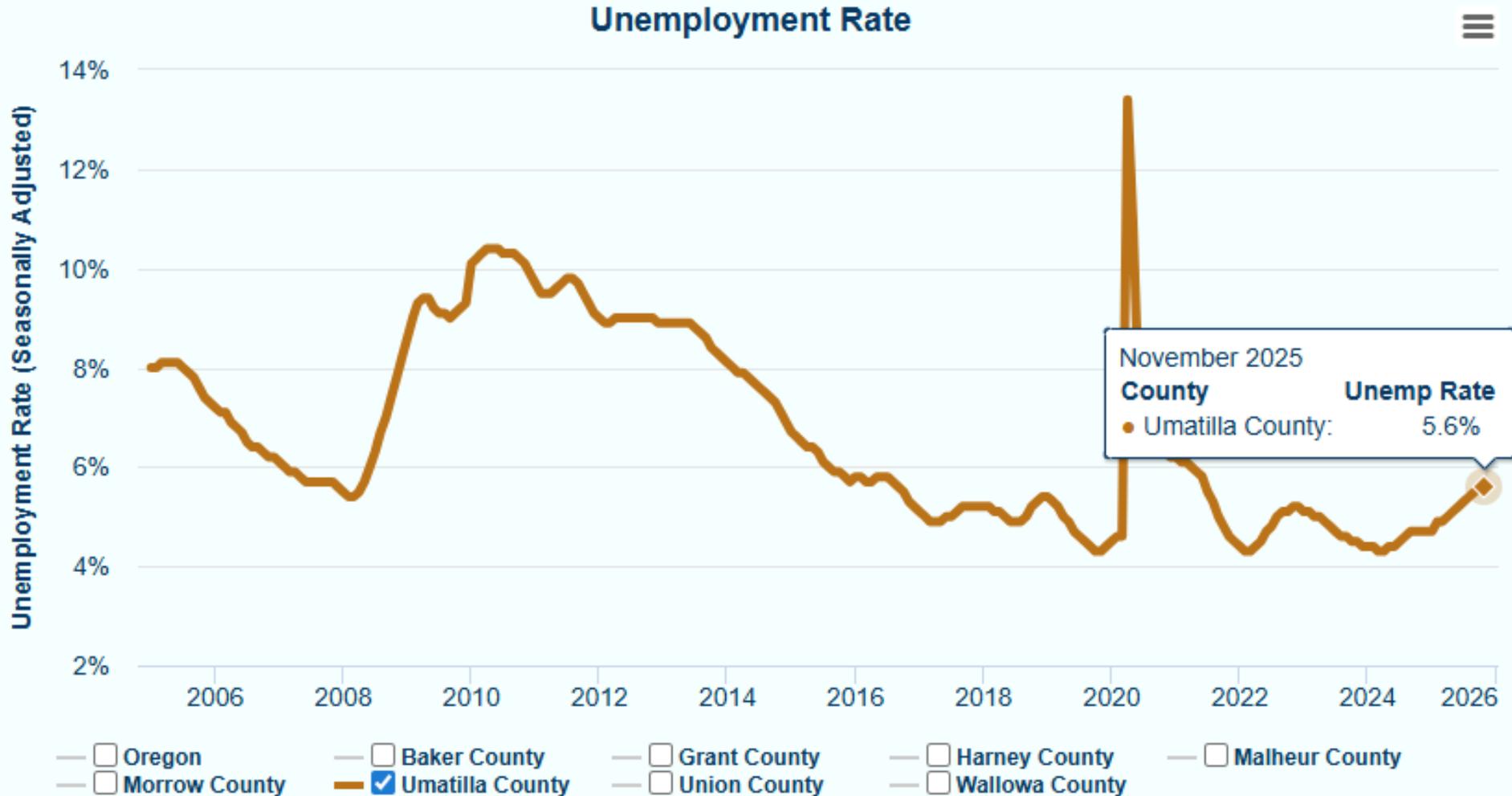
Total Nonfarm Employment

Indexed to Show Job Growth Over Time, Base Year 2005





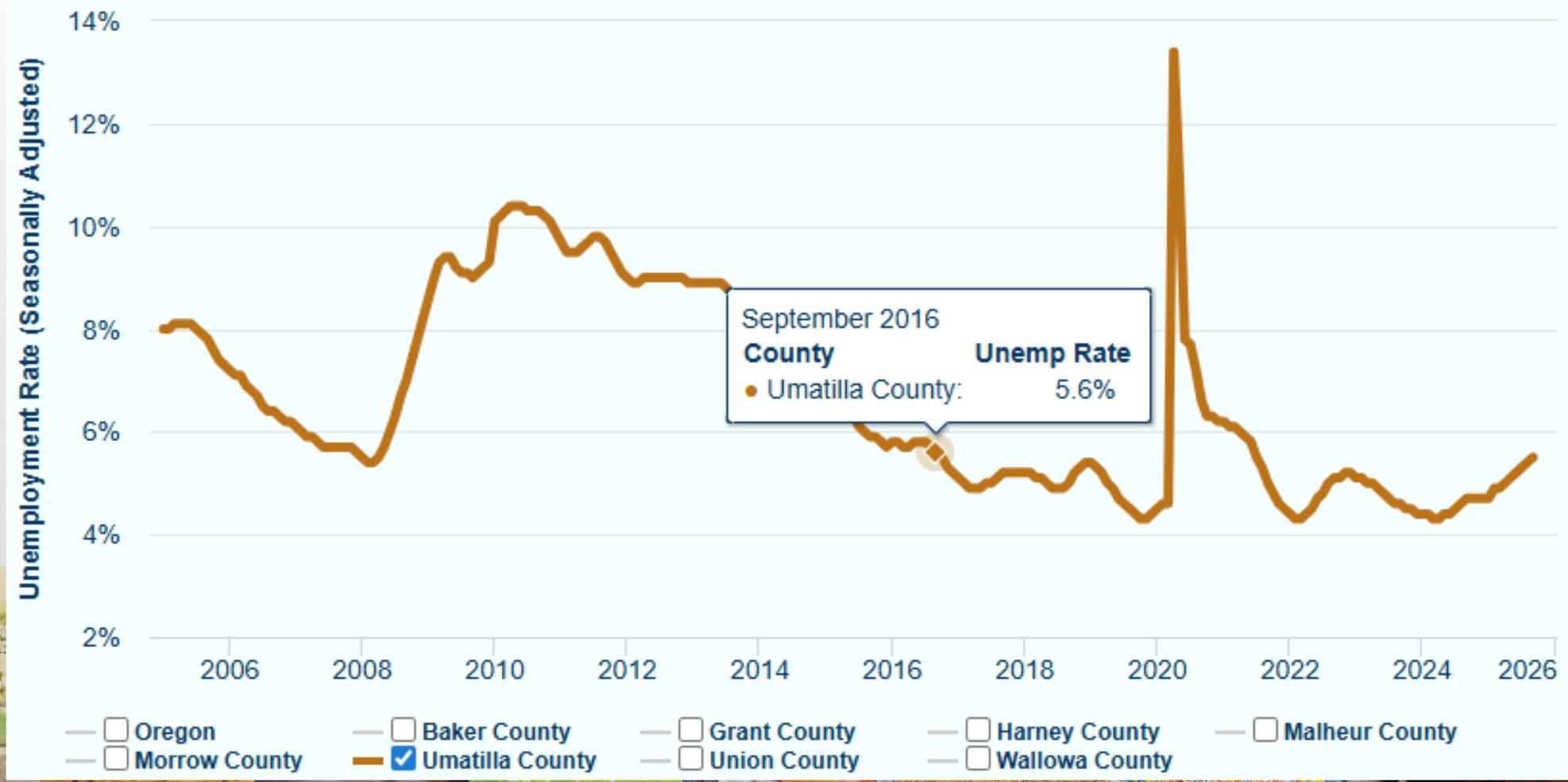
Economic Drivers & Risk





Economic Drivers & Risk

Unemployment Rate

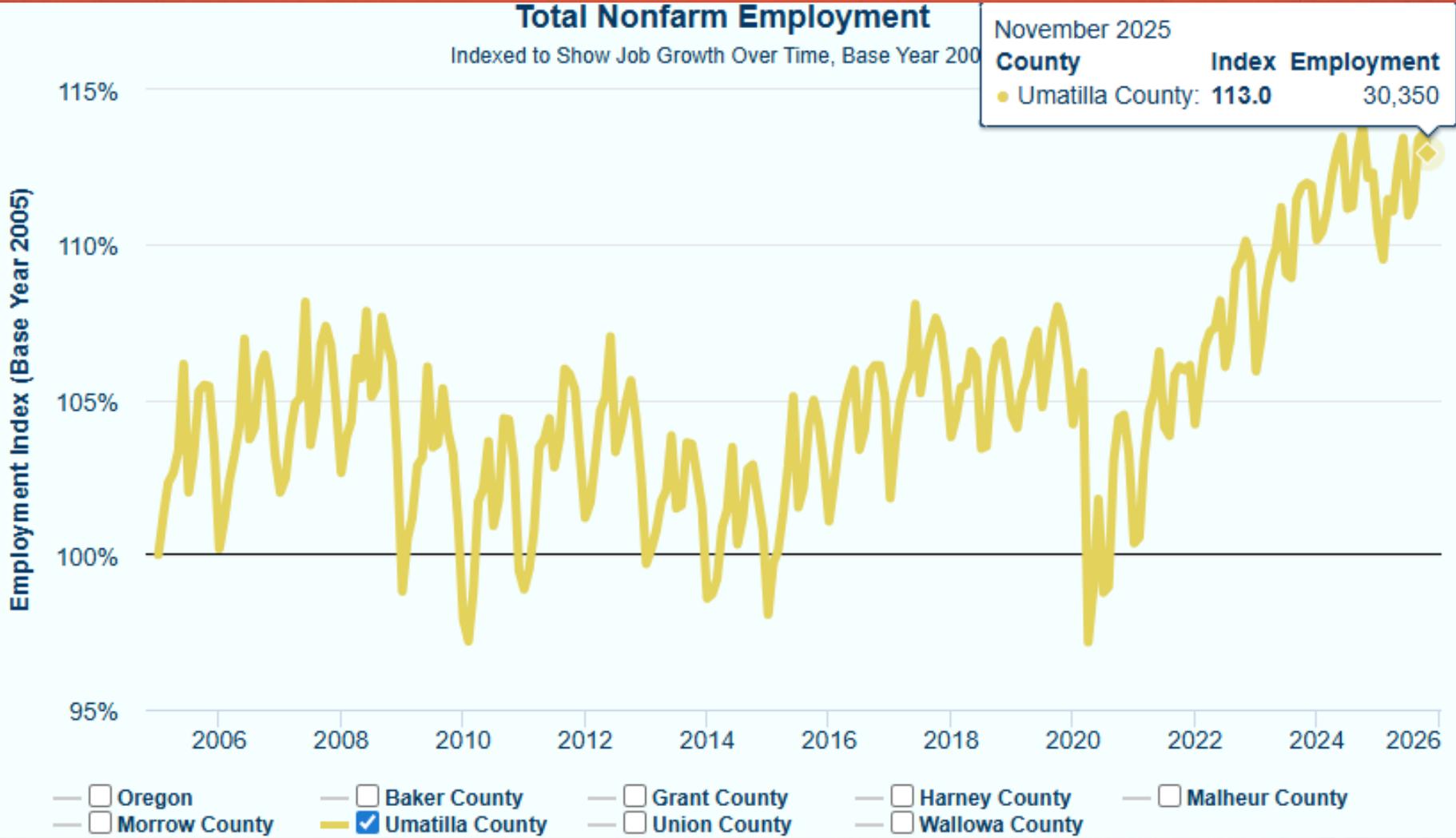




Economic Drivers & Risk

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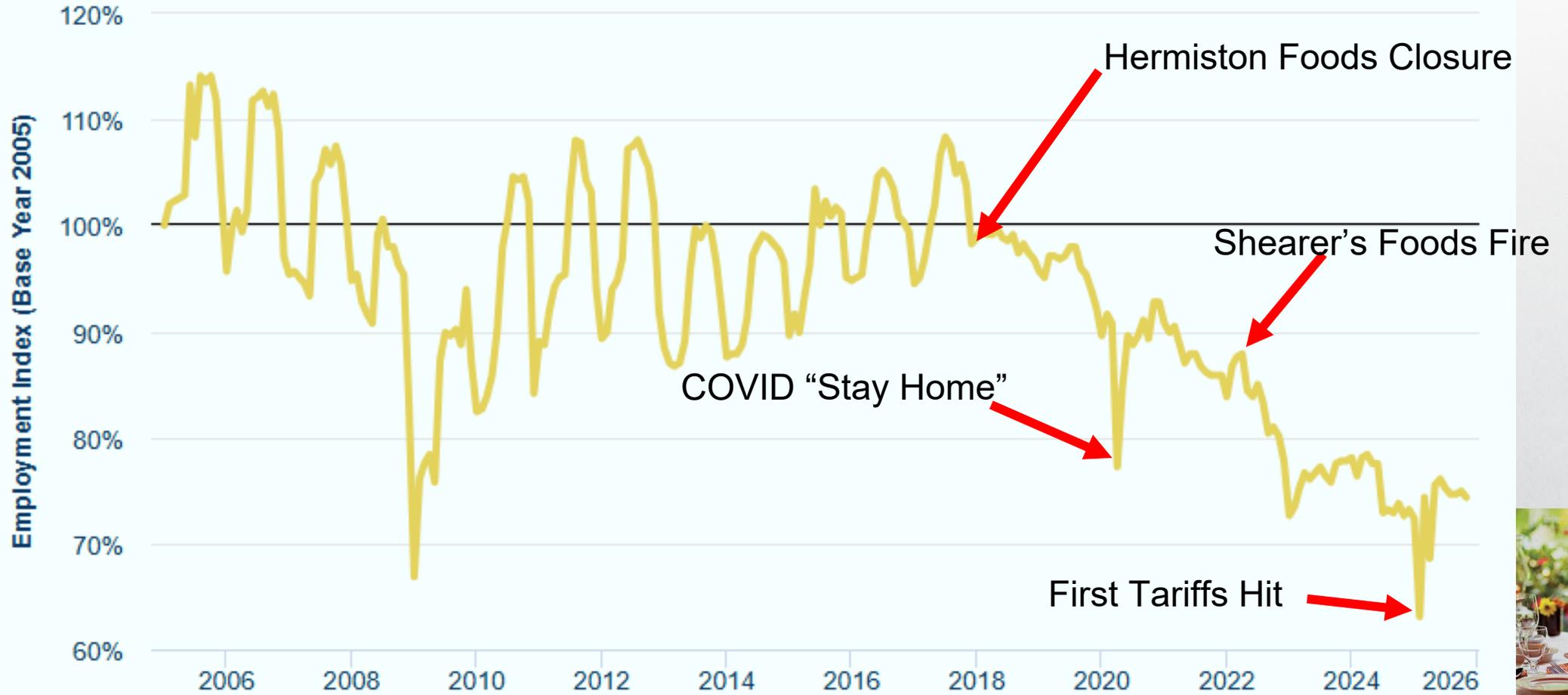




Economic Drivers & Risk

Manufacturing

Indexed to Show Job Growth Over Time, Base Year 2005

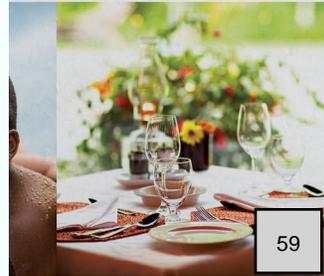
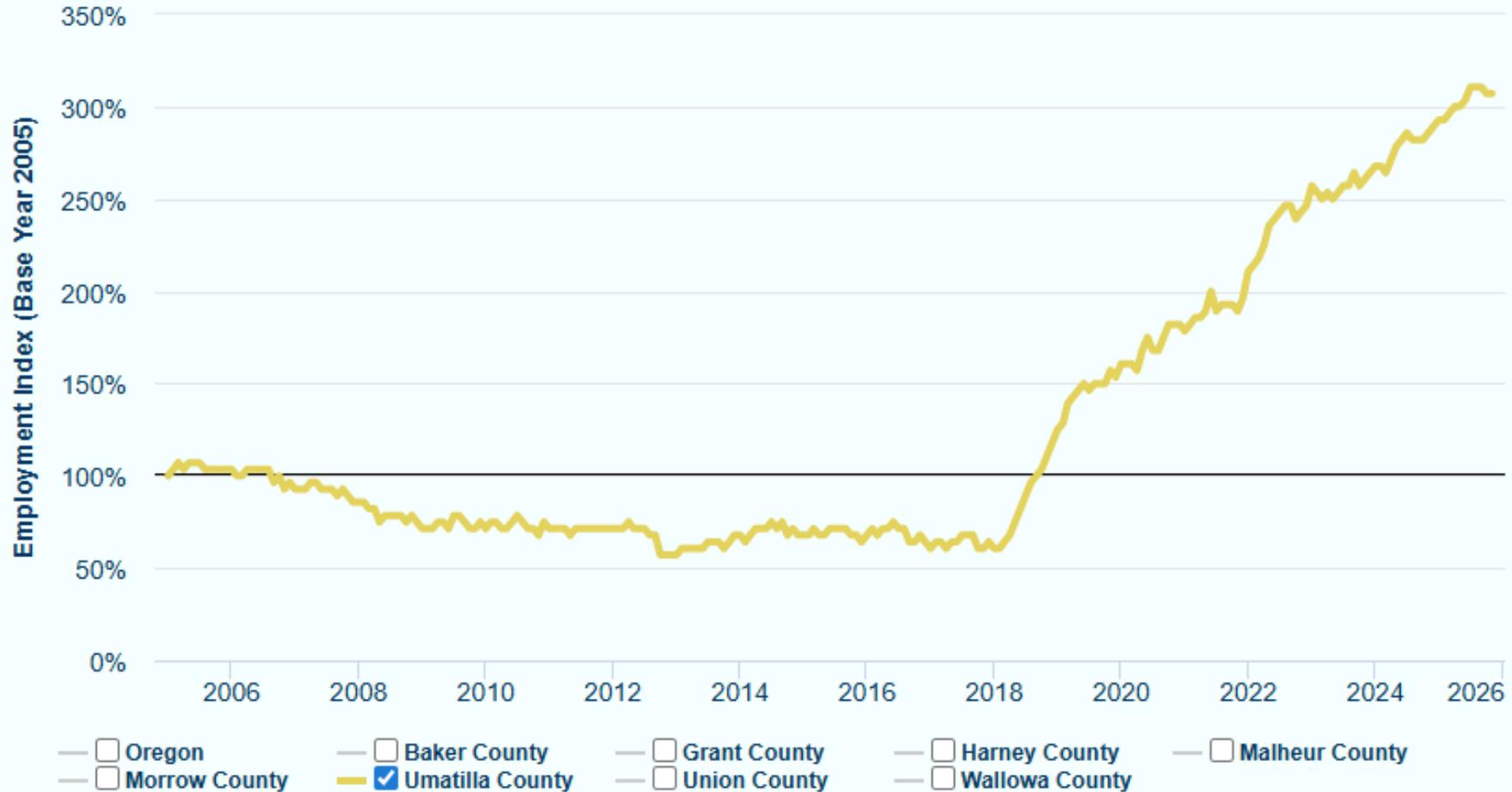




Economic Drivers & Risk

Information

Indexed to Show Job Growth Over Time, Base Year 2005

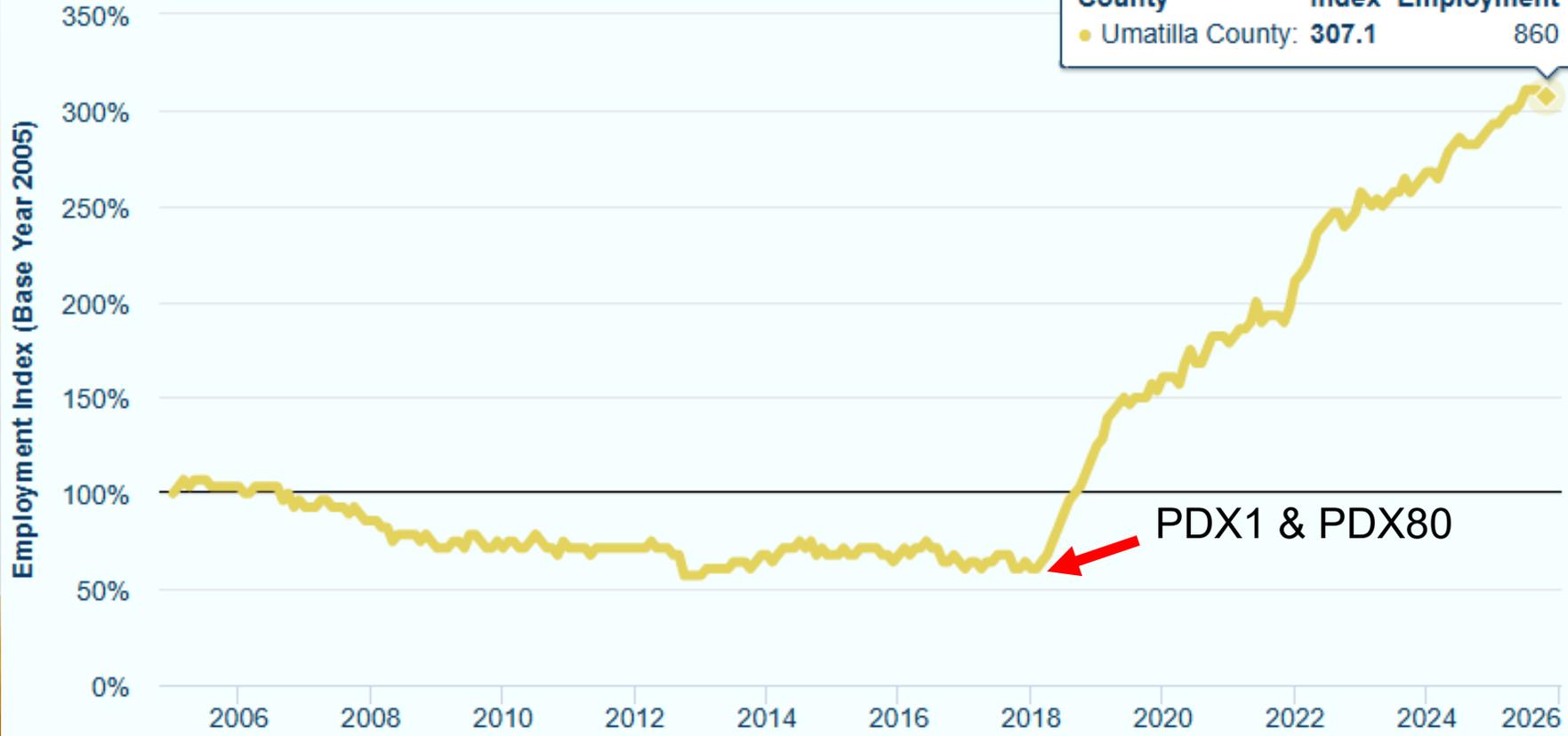




Economic Drivers & Risk

Information

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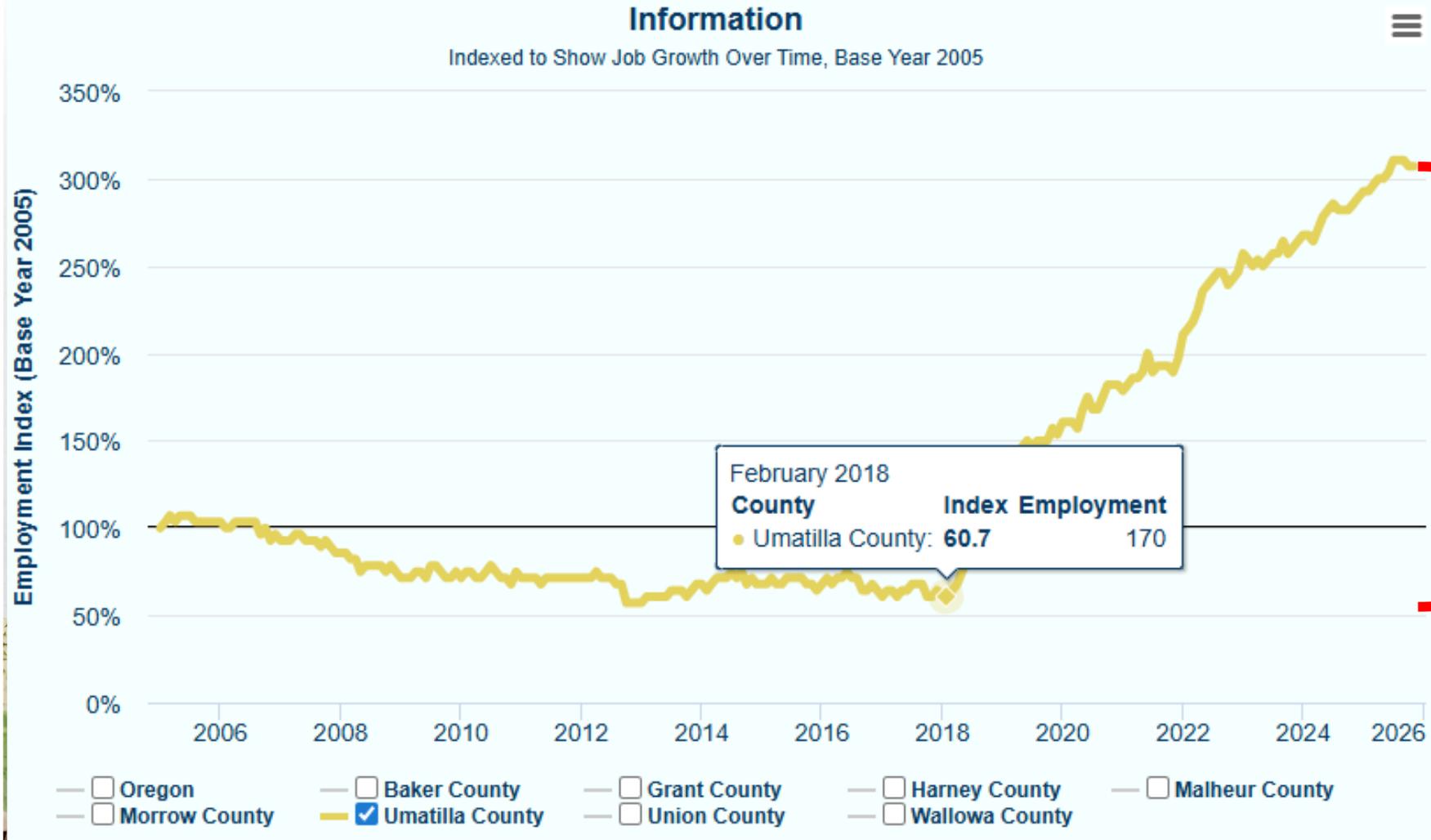


- Oregon
- Baker County
- Grant County
- Harney County
- Malheur County
- Morrow County
- Umatilla County
- Union County
- Wallowa County





Economic Drivers & Risk

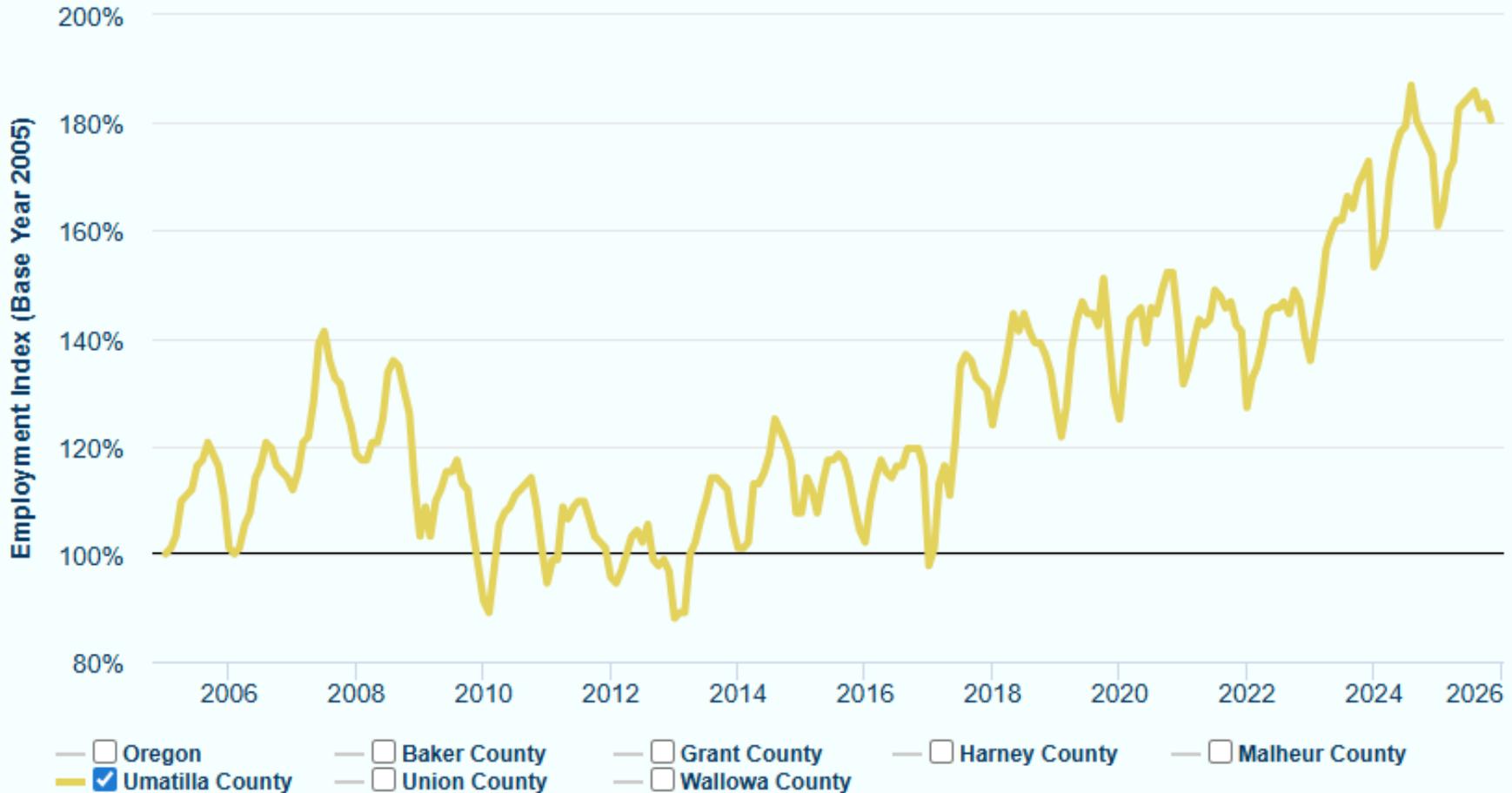




Economic Drivers & Risk

Mining, Logging, and Construction

Indexed to Show Job Growth Over Time, Base Year 2005





Top Local Industries

Employer	# Employees	Industry
Amazon	2,058	Information/Cloud
Good Shepherd	1,107	Healthcare
Wal-Mart DC	1,050	Retail Trade
First Coast Security	1,000	Information/Cloud
Hermiston School District	623	Education
Lamb Weston-Hermiston	545	Food/Beverage
Two Rivers Correctional Inst.	440	Criminal Justice
Wal-Mart Supercenter	356	Retail Trade
Union Pacific Railroad	300	Transportation
Marlette Homes	300	Housing/Manufacturing





Economic Drivers & Risk

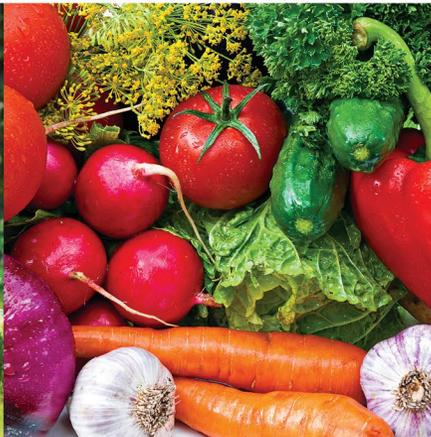
- Regional Net Growth 2020 through mid-2024 Slowing (Manufacturing & Ag)
 - Federal Import Taxes & Reciprocal Export Tarriffs
- Information Sector Adds Economic Diversity
 - Food Manufacturing/Ag Production
 - Criminal Justice
 - Education
 - Information
 - Transportation/Warehousing
 - Energy





Enterprise Zone Revenue

City Council Goal Setting - Jan. 22, 2026





Ezone Annual Report

- Backwards-Facing by at Least 1 Year
- Organized for Reference; not Reading Straight Through
 - Each Exemption has it's own Nuances
- Perspective of the Zone Overall; Not just City of Hermiston



Enterprise Zone Revenues

- Pg. 11
- Compile all Exemptions on to one table
- Educated Guesses on Future Developments
- Heavily Dependent on date of Certificates of Occupancy

Enterprise Zone Fund Projections*									
		FY '24	FY '25	FY '26	FY '27	FY '28	FY '29	FY '30	FY '31
REVENUES									
PDX138									
	AIP			\$2,000,000	\$3,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000
	AAF			\$550,789	\$567,312	\$584,332	\$601,861	\$619,917	\$638,515
	PSIF			\$59,703	\$61,494	\$63,339	\$65,239	\$67,196	\$69,212
	SSF		\$-	\$59,703	\$61,494	\$63,339	\$65,239	\$67,196	\$69,212
PDX245									
	CDC	\$5,000,000							
	AIP					\$2,000,000	\$4,000,000	\$4,000,000	\$4,000,000
	AAF					\$584,332	\$601,861	\$619,917	\$638,515
	PSIF					\$61,494	\$63,339	\$65,239	\$67,196
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PDX146									
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	SSF						\$63,339	\$65,239	\$67,196
Lamb Weston									
	City	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000
	Parks	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
	Gross Revenue	\$5,500,000	\$500,000	\$3,170,195	\$9,190,300	\$7,918,329	\$12,689,418	\$14,755,101	\$14,822,754
EXPENSES									
	CDC	\$5,000,000			\$5,000,000				
	AIP		\$-	\$2,000,000	\$3,000,000	\$6,000,000	\$10,000,000	\$12,000,000	\$12,000,000
	AAF		\$-	\$550,789	\$567,312	\$1,168,663	\$1,805,584	\$1,859,752	\$1,915,544
	PSIF		\$-	\$59,703	\$61,494	\$124,833	\$191,917	\$197,674	\$203,605
	SSF		\$-	\$59,703	\$61,494	\$124,833	\$191,917	\$197,674	\$203,605
	Lamb to City GF	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000
	Lamb to City Parks	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
	Gross Expenses	\$5,500,000	\$500,000	\$3,170,195	\$9,190,300	\$7,918,329	\$12,689,418	\$14,755,101	\$14,822,754
	Net Revenue GHEZ	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-

*Planning level projections only. No warranties made regarding any timing assumptions related to investment dates.

Enterprise Zone Revenues

- AIP: \$2M-\$4M Annually Split between City and County
- AAF: ~\$600K Annually Split between all taxing entities
- PSIF: ~\$60K Annually to UCFD1
- SSF: ~\$60K Annually to Schools
- CDC: \$5M upfront to City/County

Enterprise Zone Fund Projections*									
		FY '24	FY '25	FY '26	FY '27	FY '28	FY '29	FY '30	FY '31
REVENUES									
PDX138									
	AIP			\$2,000,000	\$3,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000
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	Net Revenue GHEZ	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-

*Planning level projections only. No warranties made regarding any timing assumptions related to investment dates.

City of Hermiston Ezone Revenues

- FY24: \$500,000
- FY25: \$3,000,000
- FY26: \$1,673,954
- FY27*: \$4.6M - \$7.1M?
- FY28*: \$3,700,000
- FY29*: \$5.9M - \$6.9M
- FY30*: \$5.9M - ?????

*Projected

Enterprise Zone Fund Projections*									
		FY '24	FY '25	FY '26	FY '27	FY '28	FY '29	FY '30	FY '31
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PDX138									
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	Net Revenue GHEZ	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-

*Planning level projections only. No warranties made regarding any timing assumptions related to investment dates.

Revenue Timing Factors

- PDX146? Or PDX150?
- Groundbreaking can move 12-24 months easily
- Certificate of Occupancy by 12/31 vs 1/1 = Year Diff.
- “Fourth Campus” (of 6) could break ground any time between 2028 & 2032?

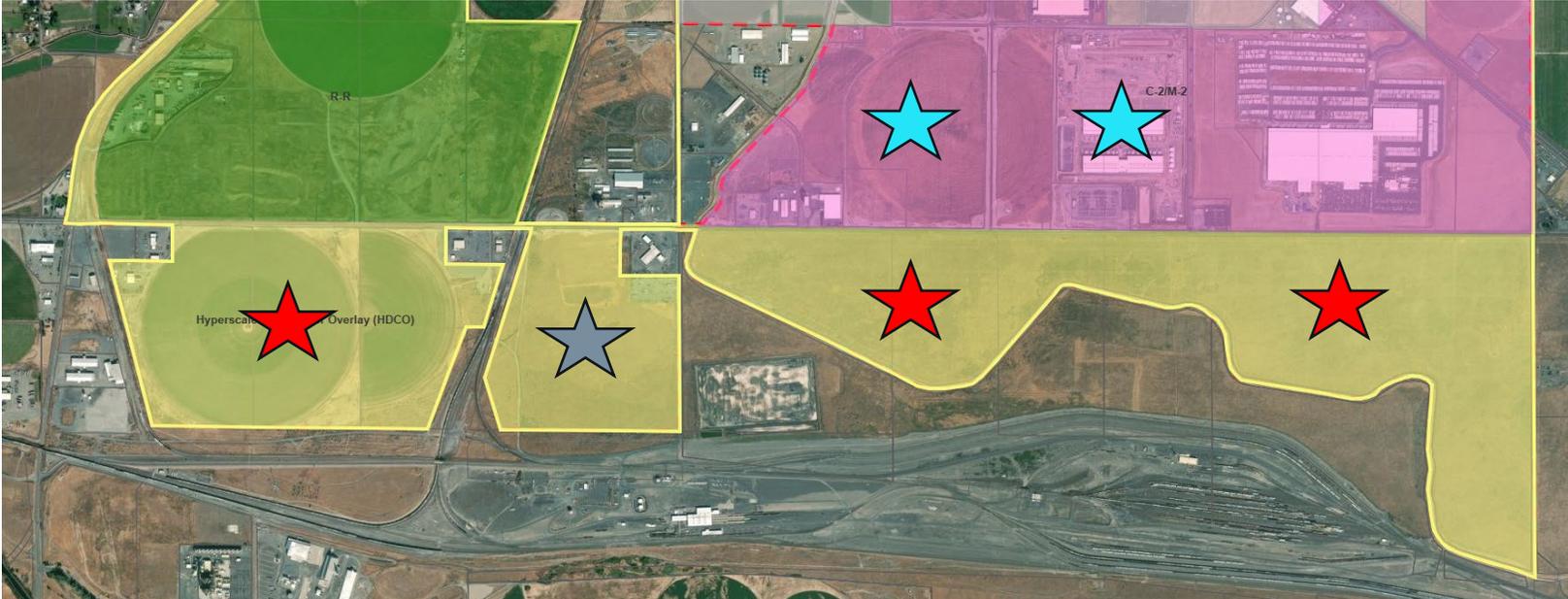
Enterprise Zone Fund Projections*

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	City	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000
	Parks	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
	Gross Revenue	\$ 5,500,000	\$ 500,000	\$ 3,170,195	\$ 9,190,300	\$ 7,918,329	\$ 12,689,418	\$ 14,755,101	\$ 14,822,754
EXPENSES									
	CDC	\$ 5,000,000			\$ 5,000,000				
	AIP		\$ -	\$ 2,000,000	\$ 3,000,000	\$ 6,000,000	\$ 10,000,000	\$ 12,000,000	\$ 12,000,000
	AAF		\$ -	\$ 550,789	\$ 567,312	\$ 1,168,663	\$ 1,805,584	\$ 1,859,752	\$ 1,915,544
	PSIF		\$ -	\$ 59,703	\$ 61,494	\$ 124,833	\$ 191,917	\$ 197,674	\$ 203,605
	SSF		\$ -	\$ 59,703	\$ 61,494	\$ 124,833	\$ 191,917	\$ 197,674	\$ 203,605
	Lamb to City GF	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000
	Lamb to City Parks	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
	Gross Expenses	\$ 5,500,000	\$ 500,000	\$ 3,170,195	\$ 9,190,300	\$ 7,918,329	\$ 12,689,418	\$ 14,755,101	\$ 14,822,754
	Net Revenue GHEZ	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

*Planning level projections only. No warranties made regarding any timing assumptions related to investment dates.

Revenue Timing Factors

- New Ezone (No County)
 - **Distribution Change for new campuses**
 - **Fate of Existing LTREZ for PDX146?**
 - **Statewide School Support Fee Doubles Cost for New Campuses**
 - **~\$4M to State School Fund**
 - Only \$3,000 to \$33,000 comes back to local schools



Existing GHEZ LTREZ  

Possible HEZ LTREZ 

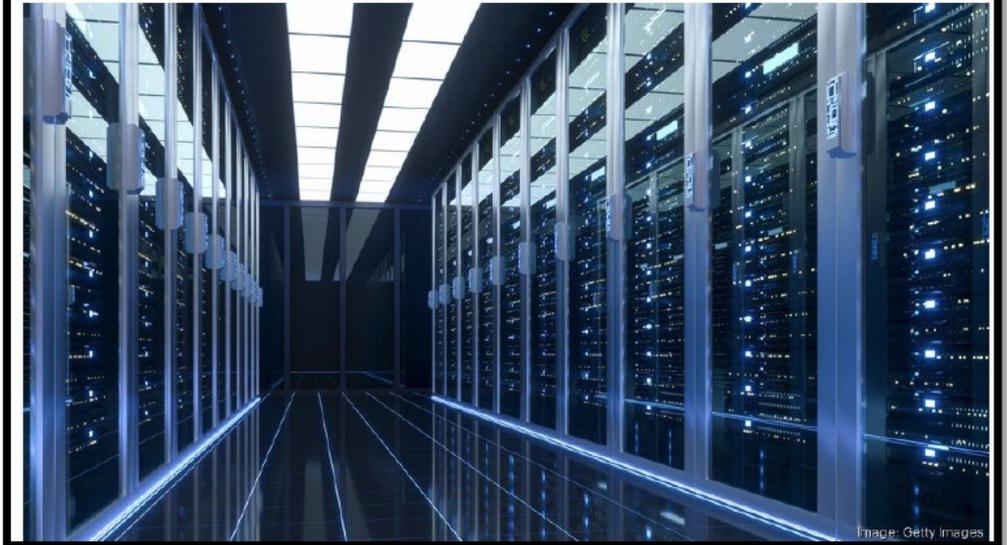


Revenue Timing Factors

- More State Law Changes?
 - **Legislative Session 2027?**
 - **More Revenue Taken by State?**
 - **Onerous Business Regulations?**
 - Oregon Projected to lose 67% of its Data Center Market Share*
 - Oregon > 2% of US 2025 DC Market
 - Hermiston Area ~1% of US Market

Technology

Kotek panel to study data center growth. But is Oregon already losing its allure?



**Portland Business Journal: Jan. 20, 2026*

Revenue Timing Factors (Bubble)

- **Mark's Hot Take**
 - **Ezone Revenues Ratchet**
 - **AWS Slows Building**
 - **Not Stop**
 - **No Closures**
 - **i.e. 15 Year Buildout vs 10 Years**
- **Ezone Revenue Timeline Lengthens**

Takeaways by Bloomberg AI [Subscribe](#)

Investors have poured billions of dollars into companies leading the

NEWS

What AI Bubble? Data Center Market Will Expand 14% In 2026; Report

[f](#) [X](#) [in](#) [✉](#) Licensing

PAOLO CONFINO | 09:07 AM ET 01/06/2026

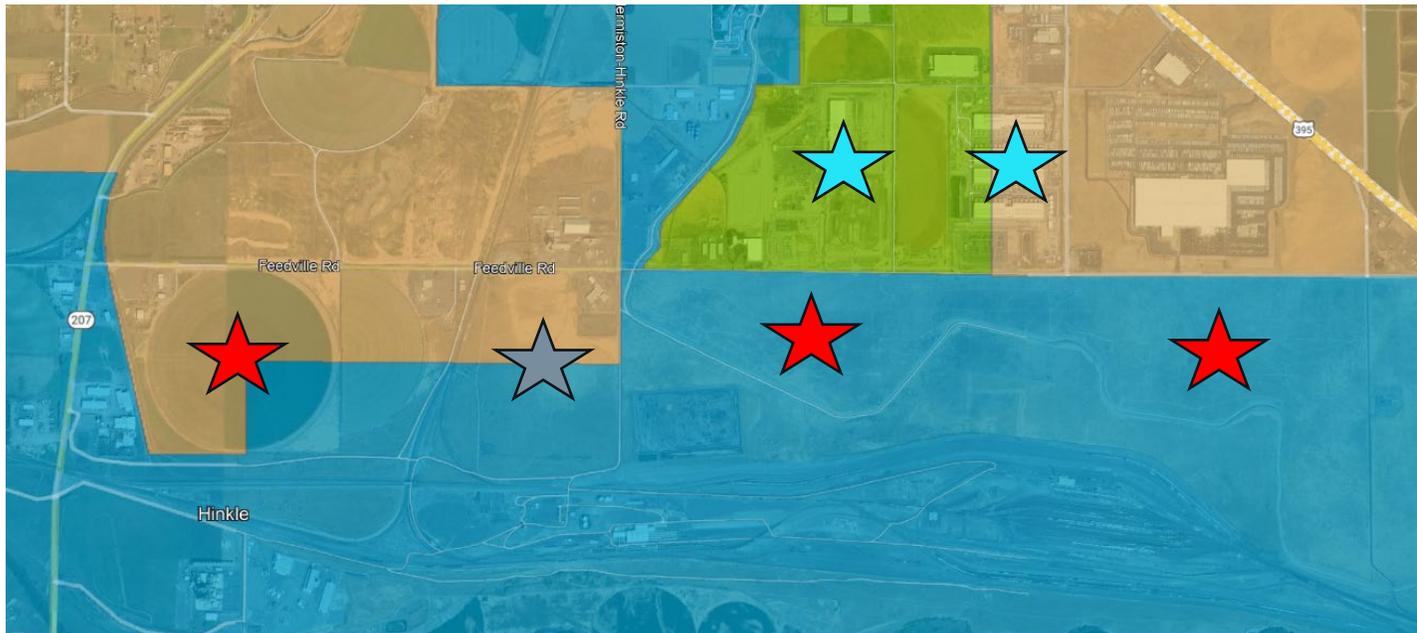
The data center market is poised for another year of significant growth that will lift all the industry's myriad players, according to a new [report](#) from the real estate firm JLL.

On the tech side of the business, AI hyperscalers and data center operators will race to build the computing capacity needed for the artificial intelligence boom, JLL contends. Meanwhile, landlords and energy companies will find their services in high demand as AI developers search for places to build data centers along with enough power to keep them running.



Revenue Timing Site Challenges

- Electric Service Territory
 - **Hermiston Energy: 5-7 Years?**
 - **Umatilla Electric: 2-5 Years?**
 - **Pacific Power: 5-10 Years?**



Existing GHEZ LTREZ ★ ★

Possible HEZ LTREZ ★



City of Hermiston Ezone Revenues

- FY24: \$500,000
- FY25: \$3,000,000
- FY26: \$1,673,954
- FY27*: \$4.6M - \$7.1M?
- FY28*: \$3,700,000
- FY29*: \$5.9M - \$6.9M
- FY30*: \$5.9M - ?????

*Projected

Enterprise Zone Fund Projections*									
		FY '24	FY '25	FY '26	FY '27	FY '28	FY '29	FY '30	FY '31
REVENUES									
PDX138									
	AIP			\$2,000,000	\$3,000,000	\$4,000,000	\$4,000,000	\$4,000,000	\$4,000,000
	AAF			\$550,789	\$567,312	\$584,332	\$601,861	\$619,917	\$638,515
	PSIF			\$59,703	\$61,494	\$63,339	\$65,239	\$67,196	\$69,212
	SSF		\$-	\$59,703	\$61,494	\$63,339	\$65,239	\$67,196	\$69,212
PDX245									
	CDC	\$5,000,000							
	AIP					\$2,000,000	\$4,000,000	\$4,000,000	\$4,000,000
	AAF					\$584,332	\$601,861	\$619,917	\$638,515
	PSIF					\$61,494	\$63,339	\$65,239	\$67,196
	SSF					\$61,494	\$63,339	\$65,239	\$67,196
PDX146									
	CDC				\$5,000,000				
	AIP						\$2,000,000	\$4,000,000	\$4,000,000
	AAF						\$601,861	\$619,917	\$638,515
	PSIF						\$63,339	\$65,239	\$67,196
	SSF						\$63,339	\$65,239	\$67,196
Lamb Weston									
	City	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000
	Parks	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
	Gross Revenue	\$5,500,000	\$500,000	\$3,170,195	\$9,190,300	\$7,918,329	\$12,689,418	\$14,755,101	\$14,822,754
EXPENSES									
	CDC	\$5,000,000			\$5,000,000				
	AIP		\$-	\$2,000,000	\$3,000,000	\$6,000,000	\$10,000,000	\$12,000,000	\$12,000,000
	AAF		\$-	\$550,789	\$567,312	\$1,168,663	\$1,805,584	\$1,859,752	\$1,915,544
	PSIF		\$-	\$59,703	\$61,494	\$124,833	\$191,917	\$197,674	\$203,605
	SSF		\$-	\$59,703	\$61,494	\$124,833	\$191,917	\$197,674	\$203,605
	Lamb to City GF	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000	\$450,000
	Lamb to City Parks	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
	Gross Expenses	\$5,500,000	\$500,000	\$3,170,195	\$9,190,300	\$7,918,329	\$12,689,418	\$14,755,101	\$14,822,754
	Net Revenue GHEZ	\$-	\$-	\$-	\$-	\$-	\$-	\$-	\$-

*Planning level projections only. No warranties made regarding any timing assumptions related to investment dates.



Franchise Fee Revenue

City Council Goal Setting - Jan. 22, 2026



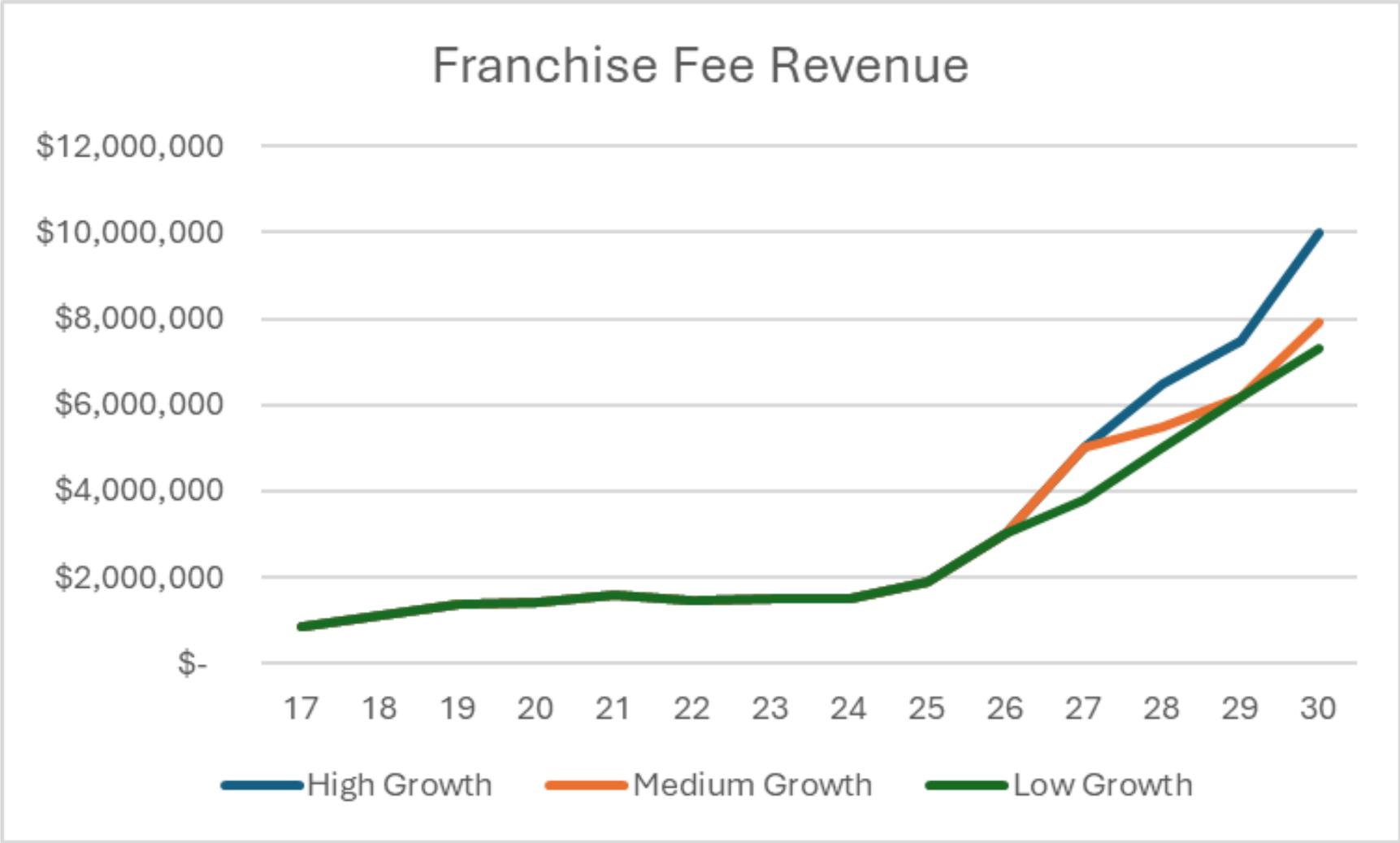


Franchise Fee Background

- Fee to use Right of Way (% of Revenue)
- Power, Gas, Telecom, etc.
- 2017 Raised Fees 33% & Dedicated to Street Capital Fund
 - Generated ~\$300K/yr
- 2023/24 Cut Street Portion for General Fund Cashflow



City-Wide Franchise Fee Revenues



	Low-Growth Net vs '24
FY25	\$360,000
FY26*	\$1,480,000
FY27*	\$2,280,000
FY28*	\$3,500,000
FY29*	\$4,700,000
FY30*	\$5,800,000

**Projected*





Questions?

Where Life is Sweet[™]

TO: City Council Goal Setting
FROM: Mark Morgan, Assistant City Manager
DATE: January 16, 2026
SUBJECT: Enterprise Zone Revenue Projections



**Administrative
Offices**

Much of the revenue coming in to the GHEZ is sent to other taxing jurisdictions, and in order to provide transparency to all other entities, and the public, the table on page 11 of my annual report shows this perspective. Within that table, various amounts make their way to the City itself.

I cannot stress enough how impossible it is to arrive at a legitimate projection of revenues in to the future, given that so much hinges on timing and global economic forces wildly beyond our control. Therefore, below I include my best guess, along with a possible upper-range for that year assuming that some things which I know are possible actually come to fruition. Projecting past FY'29 is essentially meaningless.

City of Hermiston's Projected Ezone Revenue

FY'24:	\$500,000
FY'25:	\$3,000,000
FY'26:	\$1,673,954
FY'27:	\$4,600,000 to \$7,100,000
FY'28:	\$3,700,000
FY'29:	\$5,900,000 to \$6,900,000
FY'30:	\$5,900,000 to Pure Speculation?

Factors Playing in to Un-Certainty

1. "Global Data Center Bubble"- If there is a data center bubble, and it pops, I don't believe that it will send our Ezone revenues downward; however, I believe that if it pops, then our cloud computing operator will drastically scale-back new construction. Therefore, although we are aware of up to four additional campuses which have yet to break ground, absolutely none of those should be taken for granted.
2. Site-Specific Challenges- Each of the remaining campus locations have their own issues which will need to be worked through by the company as they build-out. Some of those issues are larger than others, and have their own timelines. For example, there is one campus which does not have an approved LTREZ yet, but I fully believe that, if it becomes reality, it will break ground before PDX146, which has an approved LTREZ, but has run in to landowner and site-utility challenges. Meanwhile, I believe that two of the other potential campuses are at least 5 years from breaking ground due to off-site utility challenges which will be addressed; they simply take that long to work through. Given that very long horizon, the other business-aspect-risks cloud the picture further.

All of this is to say, we anticipate the City's revenue from the Enterprise Zone to continue to grow over the coming years, to at least \$5.9 million per year by FY'29, but beyond that, we would advise extreme caution in assuming a continued trajectory of growth.

TO: City Council Goal Setting
FROM: Mark Morgan, Assistant City Manager
DATE: January 16, 2026
SUBJECT: Franchise Fee Revenue Projections

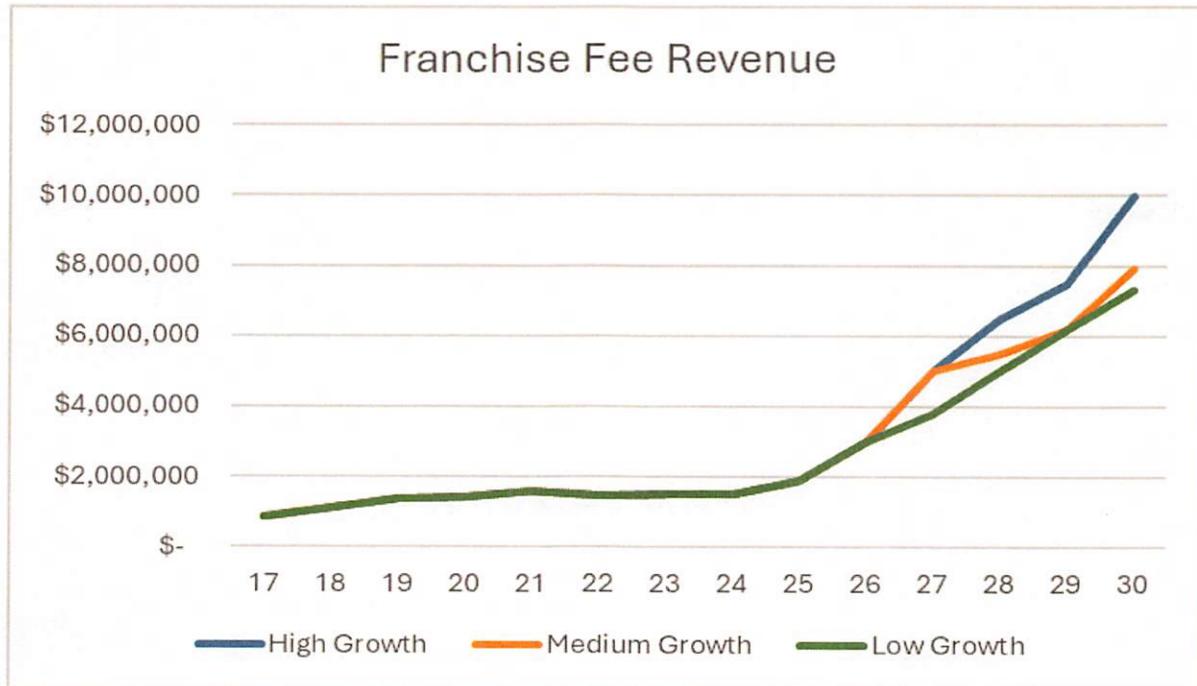


**Administrative
 Offices**

Franchise Fees related to electric power consumption within city limits are experiencing very strong growth as a result of Data Center Development.

City Council, in 2017, adjusted Franchise Fees and dedicated 33% of all Franchise Fees to go in to a Streets Capital Improvement Plan (SCIP) Reserve account. That generated approximately \$300,000 per year to go toward street capital projects. In 2023/24, due to General Fund budget constraints, Council directed staff to cut back on the amount of Franchise Fees going toward SCIP. This was largely seen as a temporary measure because staff anticipated Franchise Fees to begin rising sharply once data center operations began.

Below shows actual Franchise Fee revenue through FY'25, with FY'26 beginning projections. Similar to Enterprise Zone revenue, it is highly advised not to extrapolate the trajectory beyond 2030. However, I feel that the projections below are fairly accurate +/-25%.



Greater Hermiston Enterprise Zone Manager’s Annual Report 2024

April 11, 2025



**Administrative
Offices**

The Greater Hermiston Enterprise Zone (GHEZ) is a major economic development tool which allows for property tax exemptions on qualifying property. It represents the single most important financial “incentive” available to the City of Hermiston in attracting new investment, future tax base, and job creation to the area.

Since 2009, the GHEZ is responsible for attracting more than \$977 million in new and planned capital investment to the area. Now, as several exemptions have expired, \$85 million has been added to the tax rolls benefitting the City of Hermiston, Umatilla County, the Hermiston School District, and Umatilla County Fire District #1, among others. Additionally, those investments have created more than 500 new direct full-time jobs to-date resulting in more than \$19 million of new direct annual payroll circulating through the economy of Hermiston and western Umatilla County as of 2024.

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City of Hermiston
ADMINISTRATIVE OFFICES

2024 Executive Summary/Recap

Legislative Changes (School Support Fee)

The 2023 Annual Report includes detail regarding a number of changes to the statewide Enterprise Zone program, particularly with regard to School Support Fees. Generally speaking any new Long-Term Rural Enterprise Zone Agreements must require new investments to send an amount equal to 15% of all local property taxes which would have otherwise been paid by an LTREZ investment to the local school district. The local district must then report that revenue to the State of Oregon which will correspondingly reduce the State School Fund's support for the local district proportionately.

The GHEZ has two local school districts within it's boundaries. GHEZ staff coordinated with local school staff and finalized the relevant paperwork with each.

1. Stanfield School District Ratified SSF Resolution 9/11/2024
2. Hermiston School District Ratified SSF Resolution 9/9/2024

2024 New Activity

No new Enterprise Zone Exemptions were approved in 2024.

The 2023 report referenced a large, planned investment. GHEZ staff worked with the international retailer which operates a large distribution warehouse locally for several months. Ultimately, the company opted to proceed with the estimated \$250 million investment without any property tax exemptions. The investment, being completed in phases, is estimated to have placed approximately \$100 million of new value on the tax rolls by the end of calendar year 2024; which should yield a noticeable increase in local property tax revenue in November, 2025.

2024 Continuing Activity

Lamb Weston

Lamb Weston's \$295 million investment, approved in 2017 received its 5th year of exemption in 2024 (reported 2025), and reported 149 newly created jobs since 2017 actively in place in CY 2024. One of the main criteria for qualifying for a Long-Term Rural Enterprise Zone (LTREZ) exemption is a requirement to pay total average compensation to employees of at least 130% of the county-wide age. Lamb Weston, like all employers in the region, have faced significant wage pressures. In their 2024 claim, filed in 2025, they show their average annual compensation for the new jobs as \$77,940; well above the \$68,000 currently required, and a significant jump from the \$60,666 shown on their initial claim form from 2019. This 28.5% increase in compensation outpaced national inflation of 24.9% during the same period.

Amazon Data Services (PDX138)

This investment officially broke ground in 2023, and received it's first Certificate of Occupancy in July, 2024. Therefore, calendar year 2025 will be the facility's first exemption year.

City of Hermiston
ADMINISTRATIVE OFFICES

Amazon Data Services (PDX245)

This investment broke ground in 2024 but had not received a Certificate of Occupancy before the end of the calendar year. Therefore it's exemption has yet to begin.

Amazon Data Services (PDX146)

This investment had not yet broken ground in 2024.

Expiring Activity

No exemptions expired in 2024.

Summary of Zone Exemptions

Total Historic Investment Value:	\$977 million
Total Active Exemptions Value:	\$895,000,000
New Full Time Jobs Created:	517

GHEZ Zone Termination

As a function of state law, the 10-year authorization for the GHEZ will terminate on June 30, 2026. However, it is common practice to simply seek reauthorization. During reauthorization it is a good time to review many different items relating to the zone such as zone boundaries, sponsorship, and special programs. Formal preparations for reauthorization will begin in early 2026, which will include required formal outreach and consultation with affected stakeholders, but preliminary discussions are always welcome.

Sincerely,

Mark Morgan
GHEZ Manager
(541) 567-5521
mmorgan@hermiston.gov

City of Hermiston
ADMINISTRATIVE OFFICES

Lamb Weston Exemption Detail Through 2024

Lamb Weston, Inc.	
<u>Property</u>	
Application Submitted:	12/31/2017
Application Approved:	2/21/2018
Value of Investment (2017) (Active)	\$295,310,955
First on Tax Rolls (15 year exemption)	July 1, 2034
Total Investment Value	\$293,992,043
<u>Employment</u>	
Annual Avg. Employment at application	0
Annual Avg. Employment (2024)	149
New FTE Jobs Created (2017-)	149
Annual Avg. New Compensation	\$77,940
New Avg. Annual Payroll Created thru 2019	\$11,613,060
<u>Fee Payments</u>	
Paid in Current Year	\$1,000,000
Paid Life to Date	\$5,000,000

Lamb Weston LTREZ Fee Payment Schedule

According to Section 4.B "Obligations of Lamb Weston" from the approved Long-Term Rural Enterprise Zone Agreement, Lamb Weston issues an annual fee payment no later than July 1, beginning in 2020, directly to each of the named beneficiaries; Umatilla County, City of Hermiston, Hermiston Parks & Recreation.

1. Umatilla County receives \$500,000 per year directly from Lamb Weston. There are no Enterprise Zone obligations associated with these funds paid directly to Umatilla County. Through the end of 2024, Umatilla County has received \$2,500,000, and will receive a total of \$7,500,000 through the life of the exemption.
2. City of Hermiston receives \$450,000 per year directly from Lamb Weston. There are no Enterprise Zone obligations associated with these funds paid directly to the City of Hermiston. Through the end of 2023, the City of Hermiston has received \$2,250,000, and will receive a total of \$6,750,000 through the life of the exemption.
3. Hermiston Parks & Recreation receives \$50,000 per year directly from Lamb Weston. Hermiston's Recreation Projects Fund Advisory Committee (RPFAC) determines annual use of revenue. Lamb Weston allowed two voting members to the RPFAC solely for use of Ezone allocation. Funds may not accrue, or be otherwise committed/capitalized any more than \$150,000, or 3-years, at a time. Through the end of 2024, Hermiston Parks and Recreation has received \$250,000, and will receive a total of \$750,000 through the life of the exemption.

City of Hermiston
ADMINISTRATIVE OFFICES

Amazon (PDX138) Exemption Detail Through 2024

Amazon Data Services, Inc. (PDX138)	
<u>Property</u>	
Application Submitted:	10/9/2019
Application Approved:	4/13/2020
Value of Investment (Estimate)	\$200,000,000+*
<u>First on Tax Rolls (15 year exemption)</u>	<u>TBD*</u>
Total Investment Value	\$200,000,000*
<u>Employment</u>	
Annual Avg. Employment at application	0
Annual Avg. Employment (2024)	n/a
New FTE Jobs Created (2020-2024)	n/a
<u>Annual Avg. New Compensation</u>	<u>n/a</u>
New Avg. Annual Payroll Created thru 2024	\$0
<u>Fee Payments</u>	
Paid in Current Year	\$0
Paid Life to Date	\$0
*To be determined upon final construction completion.	

Amazon Data Services (PDX138) LTREZ Fee Payment Schedule

This investment broke ground in 2023, and received its first Certificate of Occupancy in July, 2024, which is a trigger point for the beginning of the 15 year exemption to begin in 2025. However, for calendar year 2024 the requirement is to submit a "Construction in Process," form, which does not include annual employment and wage figures. The first annual claim with employment data is expected for calendar year 2025 in 2026.

The LTREZ agreement with ADS for its PDX138 campus includes a number of obligations of the company to pay in lieu of taxes no later than November 15 each year for 15 years beginning in 2025. These payments are to be made to the GHEZ. The City of Hermiston and Umatilla County, as equal co-sponsors of the GHEZ, executed an LTREZ Distribution Agreement on October 5, 2022 to dictate where LTREZ fees associated with this exemption are to be sent.

1. **Annual Improvement Payment ("AIP")**: The payment shall be no less than \$2 million. Half of all AIP revenue shall be sent to Umatilla County each year, and half shall be sent to the City of Hermiston. Once 3 of four main buildings on the campus are completed, the AIP rises to \$3 million per year, and finally \$4 million per year once the fourth building is occupied.

City of Hermiston
ADMINISTRATIVE OFFICES

2. **Additional Annual Fee (“AAF”):** These payments will be made to the zone for each of the 15 exemption years. The payment shall equal the amount of local property tax which would have been paid on a taxable value of \$25,000,000; which will be indexed up at 3% per year beginning in 2023. The GHEZ shall distribute AAF revenue to all taxing jurisdictions which cover the PDX138 site in an amount proportional to each entity’s share of the tax rate. The total first year of AAF revenue, to be paid out to districts in November, 2025, is estimated to be approximately \$550,000.

2025 AAF Payment Estimates*	
Taxing District	Nov. 2025 Payment
Stanfield School District	\$ 122,070.02
Intermountain ESD	\$ 17,924.54
Blue Mountain Community College	\$ 19,249.92
Umatilla County	\$ 78,830.08
City of Hermiston	\$ 168,411.55
Port of Umatilla	\$ 4,259.48
Umatilla County Fire District #1	\$ 48,426.04
Umatilla Morrow Radio & Data District	\$ 4,706.49
Stanfield Cemetery District 6	\$ 2,730.03
West Umatilla Mosquito Control	\$ 5,594.97
Hermiston Urban Renewal	\$ 5,530.32
City of Hermiston Bond	\$ 544.63
Stanfield School District Bond	\$ 60,318.64
EMOC Bond	\$ 5,723.27
UCFD1 Bond	\$ 6,468.53
Total	\$ 550,788.50

**\$28,981,852 Value estimated at \$19.0046/\$1KRate*

3. **Public Safety Impact Fee (“PSIF”):** These payments will be made to the zone for each of the 15 exemption years. The payments, originally set at \$50,000 per year, will index upward at 3% per year. The GHEZ will distribute PSIF revenue to Umatilla County Fire District #1. The total first year of PSIF revenue disbursed in November, 2025, will be \$59,703.
4. **Student Success Fee (“SSF”):** These payments will be made to the zone for each of the 15 exemption years. These fees were intended to offset impacts to area school systems which do not receive any distribution from the AAF. Since PDX138 is located within the taxing boundaries of Stanfield School District (SSD), SSD will receive a proportional share of the AAF. The annual SSF will be distributed to the Hermiston School District (HSD). The total first year of PSIF revenue disbursed in November, 2025 will be \$59,703.

City of Hermiston
ADMINISTRATIVE OFFICES

Amazon (PDX245) Exemption Detail Through 2024

Amazon Data Services, Inc. (PDX245)	
<u>Property</u>	
Application Submitted:	8/16/2022
Application Approved:	10/31/2022
Value of Investment (Estimate)	\$200,000,000+*
First on Tax Rolls (15 year exemption)	TBD*
Total Investment Value	\$200,000,000*
<u>Employment</u>	
Annual Avg. Employment at application	0
Annual Avg. Employment (2024)	n/a
New FTE Jobs Created (2020-2024)	n/a
Annual Avg. New Compensation	n/a
New Avg. Annual Payroll Created thru 2019	\$0
<u>Fee Payments</u>	
Paid in Current Year	\$0
Paid Life to Date	\$0
*To be determined upon final construction completion.	

Amazon Data Services (PDX245) LTREZ Fee Payment Schedule

***NOTE*:** the PDX245 investment broke ground in 2024, thus triggering the Community Development Contribution of \$5 million. However, it had not received a Certificate of Occupancy yet. Therefore, the schedule below is intended to provide an overview of how fee payments will be distributed once they begin; the date of which is still to be determined based on an issuance of a Certificate of Occupancy.

The LTREZ agreement with ADS for it's PDX245 campus includes a number of obligations of the company to pay in lieu of taxes. These payments are to be made to the GHEZ. The City of Hermiston and Umatilla County, as equal co-sponsors of the GHEZ, executed an LTREZ Distribution Agreement on October 5, 2022 to dictate where LTREZ fees associated with this exemption are to be sent.

1. **Annual Improvement Payment ("AIP"):** These payments will be made to the zone for each of the 15 exemption years. The payment shall be no less than \$2 million. Half of all AIP revenue shall be sent to Umatilla County each year, and half shall be sent to the City of Hermiston.
2. **Additional Annual Fee ("AAF"):** These payments will be made to the zone for each of the 15 exemption years. The payment shall equal the amount of local property tax which would have been paid on a taxable value of \$25,000,000; which will be indexed up at 3% per year. The GHEZ shall distribute AAF revenue to all taxing jurisdictions which cover the PDX245 site in an amount

City of Hermiston
ADMINISTRATIVE OFFICES

proportional to each entity's share of the tax rate. The total first year of AAF revenue, estimated to be paid in FY27, is estimated to be \$597,400.

3. **Public Safety Impact Fee ("PSIF")**: These payments will be made to the zone for each of the 15 exemption years. The payments, originally set at \$50,000 per year, will index upward at 3% per year. The GHEZ will distribute PSIF revenue to Umatilla County Fire District #1. The total first year of PSIF revenue, estimated to be in FY27, is estimated to be \$59,703.
4. **Student Success Fee ("SSF")**: These payments will be made to the zone for each of the 15 exemption years. These fees were intended to offset impacts to area school systems which do not receive any distribution from the AAF. Since PDX245 is located within the taxing boundaries of Stanfield School District (SSD), SSD will receive a proportional share of the AAF. The annual SSF will be distributed to the Hermiston School District (HSD). The total first year of PSIF revenue, estimated to be in FY27, is estimated to be \$59,703.
5. **Community Development Contribution ("CDC")**: This is a one-time upfront payment to be made to the GHEZ within 60 days of breaking ground. The CDC of \$5 million will be sent 50/50 to Umatilla County and the City of Hermiston, and was paid in May, 2024

Future Bonding: The company will pay an amount to the GHEZ equal to what it's tax bill would have been, had it's taxable value been included in any voter-approved bond for public utilities, public education services, fire services, public health services, or public safety services, which is passed after October, 2022. This revenue shall be provided by the GHEZ to the jurisdiction responsible for making bond debt payments for the purposes of payment or pre-payment of debt service.

City of Hermiston
ADMINISTRATIVE OFFICES

Amazon (PDX146) Exemption Detail Through 2024

Amazon Data Services, Inc. (PDX146)	
<u>Property</u>	
Application Submitted:	8/16/2022
Application Approved:	10/31/2022
Value of Investment (Estimate)	\$200,000,000+*
<u>First on Tax Rolls (15 year exemption)</u>	<u>TBD*</u>
Total Investment Value	\$200,000,000*
<u>Employment</u>	
Annual Avg. Employment at application	0
Annual Avg. Employment (2024)	n/a
New FTE Jobs Created (2020-2024)	n/a
<u>Annual Avg. New Compensation</u>	<u>n/a</u>
New Avg. Annual Payroll Created thru 2019	\$0
<u>Fee Payments</u>	
Paid in Current Year	\$0
Paid Life to Date	\$0
*To be determined upon final construction completion.	

Amazon Data Services (PDX146) LTREZ Fee Payment Schedule

NOTE: the PDX146 investment had not broken ground in 2024. Therefore, the schedule below is intended to provide an overview of how fee payments will be distributed once they begin; the date of which is still to be determined based on an issuance of a Certificate of Occupancy.

The LTREZ agreement with ADS for it's PDX146 campus includes a number of obligations of the company to pay in lieu of taxes. These payments are to be made to the GHEZ. The City of Hermiston and Umatilla County, as equal co-sponsors of the GHEZ, executed an LTREZ Distribution Agreement on October 5, 2022 to dictate where LTREZ fees associated with this exemption are to be sent.

1. **Annual Improvement Payment ("AIP")**: These payments will be made to the zone for each of the 15 exemption years. The payment shall be no less than \$2 million. Half of all AIP revenue shall be sent to Umatilla County each year, and half shall be sent to the City of Hermiston.
2. **Additional Annual Fee ("AAF")**: These payments will be made to the zone for each of the 15 exemption years. The payment shall equal the amount of local property tax which would have been paid on a taxable value of \$25,000,000; which will be indexed up at 3% per year. The GHEZ shall distribute AAF revenue to all taxing jurisdictions which cover the PDX245 site in an amount

City of Hermiston
ADMINISTRATIVE OFFICES

proportional to each entity's share of the tax rate. The total first year of AAF revenue, estimated to be paid in FY29, is estimated to be \$633,782.

3. **Public Safety Impact Fee ("PSIF")**: These payments will be made to the zone for each of the 15 exemption years. The payments, originally set at \$50,000 per year, will index upward at 3% per year. The GHEZ will distribute PSIF revenue to Umatilla County Fire District #1. The total first year of PSIF revenue, estimated to be in FY29, is estimated to be \$63,339.
4. **Student Success Fee ("SSF")**: These payments will be made to the zone for each of the 15 exemption years. These fees were intended to offset impacts to area school systems which do not receive any distribution from the AAF. Since PDX146 is located within the taxing boundaries of Hermiston School District (HSD), HSD will receive a proportional share of the AAF. The annual SSF will be distributed to the Stanfield School District (SSD). The total first year of PSIF revenue, estimated to be in FY29, is estimated to be \$63,339.
5. **Community Development Contribution ("CDC")**: This is a one-time upfront payment to be made to the GHEZ within 60 days of breaking ground. The CDC of \$5 million will be sent 50/50 to Umatilla County and the City of Hermiston.

Future Bonding: The company will pay an amount to the GHEZ equal to what it's tax bill would have been, had it's taxable value been included in any voter-approved bond for public utilities, public education services, fire services, public health services, or public safety services, which is passed after October, 2022. This revenue shall be provided by the GHEZ to the jurisdiction responsible for making bond debt payments for the purposes of payment or pre-payment of debt service.

City of Hermiston
ADMINISTRATIVE OFFICES

GHEZ Fund Projections

As a courtesy to the various stakeholders, below is a rough projection of revenues. Note that these projections depend entirely on a number of specific timing factors based on assumptions about when, and whether, certain investments take place.

The below is a view of the GHEZ Fund, which is not intended to hold resources. Therefore, based on the various agreements outlined with specific projects above, the GHEZ should disburse all funds out to various entities each year, and will not carry a balance.

Enterprise Zone Fund Projections*									
		FY '24	FY '25	FY '26	FY '27	FY '28	FY '29	FY '30	FY '31
REVENUES									
PDX138									
	AIP			\$ 2,000,000	\$ 3,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000
	AAF			\$ 550,789	\$ 567,312	\$ 584,332	\$ 601,861	\$ 619,917	\$ 638,515
	PSIF			\$ 59,703	\$ 61,494	\$ 63,339	\$ 65,239	\$ 67,196	\$ 69,212
	SSF		\$ -	\$ 59,703	\$ 61,494	\$ 63,339	\$ 65,239	\$ 67,196	\$ 69,212
PDX245									
	CDC	\$ 5,000,000							
	AIP					\$ 2,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000
	AAF					\$ 584,332	\$ 601,861	\$ 619,917	\$ 638,515
	PSIF					\$ 61,494	\$ 63,339	\$ 65,239	\$ 67,196
	SSF					\$ 61,494	\$ 63,339	\$ 65,239	\$ 67,196
PDX146									
	CDC				\$ 5,000,000				
	AIP						\$ 2,000,000	\$ 4,000,000	\$ 4,000,000
	AAF						\$ 601,861	\$ 619,917	\$ 638,515
	PSIF						\$ 63,339	\$ 65,239	\$ 67,196
	SSF						\$ 63,339	\$ 65,239	\$ 67,196
Lamb Weston									
	City	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000
	Parks	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
	Gross Revenue	\$ 5,500,000	\$ 500,000	\$ 3,170,195	\$ 9,190,300	\$ 7,918,329	\$ 12,689,418	\$ 14,755,101	\$ 14,822,754
		FY '24	FY '25	FY '26	FY '27	FY '28	FY '29	FY '30	FY '31
EXPENSES									
	CDC	\$ 5,000,000			\$ 5,000,000				
	AIP		\$ -	\$ 2,000,000	\$ 3,000,000	\$ 6,000,000	\$ 10,000,000	\$ 12,000,000	\$ 12,000,000
	AAF		\$ -	\$ 550,789	\$ 567,312	\$ 1,168,663	\$ 1,805,584	\$ 1,859,752	\$ 1,915,544
	PSIF		\$ -	\$ 59,703	\$ 61,494	\$ 124,833	\$ 191,917	\$ 197,674	\$ 203,605
	SSF		\$ -	\$ 59,703	\$ 61,494	\$ 124,833	\$ 191,917	\$ 197,674	\$ 203,605
	Lamb to City GF	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000
	Lamb to City Parks	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
	Gross Expenses	\$ 5,500,000	\$ 500,000	\$ 3,170,195	\$ 9,190,300	\$ 7,918,329	\$ 12,689,418	\$ 14,755,101	\$ 14,822,754
	Net Revenue GHEZ	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

*Planning level projections only. No warranties made regarding any timing assumptions related to investment dates.

City of Hermiston
ADMINISTRATIVE OFFICES

New Tax Roll Timeline & History

Below is a schedule of when existing property claiming exemption will first come on to the tax rolls. The values indicate the value at the time of the investment, and not the depreciated value in the future. The Shearer's & Lamb Weston investments are not within the Hermiston city limits. The columns indicate several of the largest taxing entities affected.

<u>Tax Year Start</u>	<u>City of Hermiston</u>	<u>County, HFES, HSD, etc.</u>
July 1, 2014	\$0	\$3,100,000
July 1, 2015	\$35,000,000	\$60,000,000
July 1, 2016	\$0	\$0
July 1, 2017	\$0	\$0
July 1, 2018	\$0	\$3,500,000
July 1, 2019	\$16,482,000	\$16,482,000
July 1, 2020	\$0	\$0
July 1, 2021	\$0	\$0
July 1, 2022	\$2,076,500	\$2,076,500
	====BREAK====	
July 1, 2034	\$0	\$293,992,043
	====BREAK====	
July 2, 2039	\$200,000,000*	\$2,000,000*

City of Hermiston
ADMINISTRATIVE OFFICES

Project Closeout History by Company

Companies with active projects listed above, including completed projects

Shearer's Foods		
<u>Property</u>		
Value of Investment (2010)	(Completed)	\$3,100,000
First on Tax Rolls (3 year exemption)		July 1, 2014
Value of Investment (2011)	(Completed)	\$25,000,000
First on Tax Rolls (3 year exemption)		July 1, 2015
Value of Investment (2014)	(Completed)	\$3,500,000
First on Tax Rolls (3 year exemption)		July 1, 2018
Total Investment Value		\$31,600,000
<u>Employment</u>		
Annual Avg. Employment at initial application		117
Annual Avg. Employment (2016)		438
New FTE Jobs Created (2010 – 2016)		321
Annual Avg. New Compensation		\$20,800
New Avg. Annual Payroll Created thru 2016		\$6,676,800

Pioneer Hi-Bred (Production)		
<u>Property</u>		
Value of Investment (2009)	(Completed)	\$35,000,000
First on Tax Rolls (5 year exemption)		July 1, 2015
Value of Investment (2013)	(Completed)	\$13,900,000
First on Tax Rolls (5 year exemption)		July 1, 2019
Total Investment Value		\$48,900,000
<u>Employment*</u>		
Annual Avg. Employment at application		0
Annual Avg. Employment (2019)		34
New FTE Jobs Created (2009 – 2019)		34
Annual Avg. New Compensation		\$86,734
New Avg. Annual Payroll Created thru 2019		\$2,948,956

*Does not include seasonal employees.

City of Hermiston
ADMINISTRATIVE OFFICES

DuPont Pioneer (Research)**Property**

Value of Investment (2013)	(Complete)	\$2,582,000
<u>First on Tax Rolls (5 year exemption)</u>		<u>July 1, 2019</u>
Total Investment Value		\$2,582,000

Employment*

Annual Avg. Employment at application	18
Annual Avg. Employment (2019)	25
New FTE Jobs Created (2013-2019)	7
<u>Annual Avg. New Compensation</u>	<u>\$79,058</u>
New Avg. Annual Payroll Created thru 2019	\$553,406

*Does not include seasonal employees

Eastern Oregon Telecom**Property**

Application Submitted:	7/21/2017
Application Approved:	7/21/2017
Value of Investment (2017)	(Complete) \$1,922,545
<u>First on Tax Rolls (3 year exemption)</u>	
<u>July 1, 2022</u>	
Total Investment Value	
\$1,922,545	

Employment

Annual Avg. Employment at application	17
Annual Avg. Employment (2020)	22
New FTE Jobs Created (2017-2020)	5
<u>Annual Avg. New Compensation</u>	<u>\$n/a</u>
New Avg. Annual Payroll Created thru 2017	\$n/a



Where Life is Sweet

Public Infrastructure Committee Meeting Minutes

February 9, 2026

Mayor Primmer called the meeting to order at 6:00pm. Council Representatives Roberts and McCarthy were present. City staff in attendance included: City Manager Byron Smith, Assistant City Manager Mark Morgan, Wastewater Superintendent Bill Schmittle, Water Superintendent Roy Bicknell, Environmental Water Quality Compliance Specialist Jesus Perches, and Planning Assistant Heather La Beau. Also present were Anderson Perry engineers Joshua Lott and Alan Davis. Councilor Duron arrived at 6:12PM.

Backflow Prevention Program

Assistant City Manager Morgan, Water Superintendent Bicknell and Environmental Water Quality Compliance Specialist Perches spoke regarding the different types of backflow prevention devices and their purpose. The backflow prevention device prevents water from flowing in reverse. Standing water and pressure changes can cause water to flow back into the main line, potentially contaminating the water source. Water systems with underground sprinklers, pools, hot tubs, and fire suppression are required by Oregon Health Authority (OHA) to have backflow prevention devices installed and tested annually by a state certified inspector. The city is required to keep records of the devices and test results. OHA has set a target goal for a minimum of 70% of known backflow prevention devices located in the city to be inspected annually. Currently, the city has 1,129 backflow prevention devices on file, testing is under 50%. There are over 6,000 utility accounts with an estimated 3,500 accounts affected if the city were to require retro installing devices.

As the city continues to feel the pressure to become more compliant with both the total number of accounts needing devices and the number of devices requiring testing, considerations discussed include:

- cost to install devices range from estimates of \$650 to \$5500
- cost for yearly testing is approximately \$100
- possible utility credit for customers to install device
- code adoption for requirements
- city preferred vendor to possibly reduce customer price
- availability of plumbers/testers to meet compliance requirements
- early public education on the topic

Assistant City Manager Morgan stated staff are currently reviewing other cities' code and drafting language for further discussion. Water Superintendent Bicknell will contact OHA to determine the testing requirements for AVB type devices.

Industrial Pretreatment Program

Staff have been working with Anderson Perry to draft code language detailing what chemicals, oils, etc., industrial users can discharge into the wastewater system. The code language is currently being reviewed by DEQ and is expected to be presented to the council in the spring. The program will affect about 20 to 30 accounts, including dentists, car washes, and industrial users of the wastewater system.

Fats Oils Grease Program One Year Update

Environmental Water Quality Compliance Specialist Perches reported after visiting approximately 170 food service establishments, ~50 places were found to be compliant with regards to their grease interceptors; however, they all lacked the proper records. Over the past year, the number of establishments in compliance has increased to 120. Many restaurants were not aware there was a grease interceptor installed. By the end of the month the FOG fee will be implemented on applicable utility accounts. Wastewater Superintendent



Public Infrastructure Committee

Meeting Minutes

February 9, 2026

Schmittle noted that he has seen a difference in the sewer lines with more restaurants cleaning the grease traps.

Ultraviolet Treatment

Assistant City Manager Morgan stated the city is seeking approximately one million dollars in federal funding for this project and will move forward even if the funding is not awarded. The sewer department uses 87 pounds of chlorine a day with an annual chemical budget of \$450,000. Switching to an ultraviolet treatment program will eliminate the chlorine by-product that is in the wastewater after treatment. The cost of installation of the UV treatment is estimated to be between \$3 - \$4 million. While the chemical use decreases, electrical use will increase with this type of treatment program.

Assistant City Manager Morgan provided the following update:

Aquifer Storage & Recovery (ASR) Phase 1

- The building is erected over the well and the testing has been completed. It is anticipated water will begin being poured in in the spring to begin building up the bubble.

Cooling Water Discharge

- The Hinkle Road line running north from Feedville discharging into the A line canal has been installed. The project is waiting for all the required DEQ permitting.
- Hwy 207 line is in the design process for the sewer main in Feedville to the city near Desert Sky Estates. This line may temporarily take colling water. Anderson Perry is currently performing an analysis of sewer treatment capacity.

Geer/Harper Intersection

- This project is going to bid in the next 1-2 months with a contract award expected in May for summer construction.

Gettman Road Extension

- ROW acquisition is still in process. Additional depositions were taken last week.

Orchard Ave Water Main

- The water main in W Orchard Ave from SW 7th to SW 11th St and a portion south on SW 9th St is being replaced. Missing sidewalk portions along W Orchard Ave will be installed. Advertising for bids should be within the next several months, with contract awarding in late spring and construction beginning in the summer.

Public Comment

None given.

Adjourn

Mayor Primmer adjourned the meeting at 6:58pm.



Where Life is Sweet

CITY COUNCIL

Regular Meeting Minutes

February 9, 2026

Mayor Primmer called the regular meeting to order at 7:01pm. Present were Councilors Hayward, Roberts, Myers, McCarthy, Duron, Linton, Kelso, and Barron. City Staff in attendance included: City Manager Byron Smith, Assistant City Manager Mark Morgan, City Attorney Rich Tovey, Police Chief Jason Edmiston, Finance Director Ignacio Palacios, Parks and Recreation Director Brandon Artz, Court Administrator Jillian Viles, and City Recorder Lilly Alarcon-Strong. The pledge of allegiance was given.

Citizen Input on Non-Agenda Items

Marianne Tagney, (Umatilla County Resident)- Stated she lives on the corner of Powerline and Bridge Road and is supportive of the proposed bridge at Punkin Center Rd (Resolution No. 2406) as this would help alleviate traffic, if built, as her residential area is very busy.

Consent Agenda Items

Councilor Hayward moved, and Councilor McCarthy seconded to approve Consent Agenda items A-C, to include:

- A. Committee Vacancy Announcements
- B. Minutes of the December 8th Public Infrastructure Committee
- C. Minutes of the January 26th Regular Meeting of the City Council

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

Resolution No. 2406- Umatilla River Bridge at Punkin Center Intergovernmental Agreement

Assistant City Manager Morgan reviewed information from the agenda packet and presented additional information (PowerPoint Presentation attached) regarding the Intergovernmental Agreement with the City of Umatilla and Umatilla County for a proposed Umatilla River Bridge Crossing.

Public Comment

Tamara Mabbot, Zimmer Lane (Umatilla County Resident)- Commended the City's and County for the work they've accomplished so far and suggested that public engagement begin now to have better public buy-in as there will be impacts to private property.

Councilor Myers stated this item is not new, it has been in discussion since the late 1990's and remembers having a meeting with the Department of Defense Staff who were interested in this project, along with City Manager Ed Brookshier, Councilor Rod Hardin, and others to discuss a crossing in this area.

Councilor Barron commended the partnerships and project and suggested a potential partnership with the CDA.

After additional discussion, Councilor McCarthy moved and Councilor Hayward seconded to adopt Resolution No. 2406 and lay upon the record. Motion carried unanimously with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Linton, Kelso, and Barron in favor.



CITY COUNCIL

Regular Meeting Minutes

February 9, 2026

Resolution No. 2407- Agape House Storage Buildings Contract Award

City Manager Smith reviewed information from the agenda packet regarding Resolution No. 2407 to award the Agape House storage building construction contract to Banlin Construction.

After addressing Councilor questions and additional discussion, Councilor Hayward moved and Councilor Myers seconded adopt Resolution 2407 and lay upon the record. Motion carried unanimously with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Linton, Kelso, and Barron in favor.

January 2026 Quarterly Investment Report

After addressing Councilor questions and additional discussion, Councilor Hayward moved and Councilor Duron seconded to accept the January 2026 Quarterly Investment Report as presented (PowerPoint presentation attached), by Finance Director Ignacio Palacios. Motion carried unanimously with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Linton, Kelso, and Barron voting in favor.

Committee Reports

Faith-Based Advisory Committee- Councilor Hayward gave information regarding Stepping Stones Alliance, I Love My City Event, Food Insecurity Meeting, and free lunches being provided throughout the week throughout the City.

Library Board- Councilor Roberts spoke regarding the increase of book and e-book circulation, computer use is down, volunteer hours are up, and the announcement from Library Director Mark Rose of his retirement this year. The Board suggested Mr. Rose complete the update to the Library Strategic Plan before his retirement.

Airport Advisory Committee- Councilor Roberts stated there was not a quorum but those present did hear updates regarding, the budget being on track, fuel sales are down, new hangars are being occupied quickly, and information regarding jet airport parking for the Superbowl.

Public Infrastructure Committee- Mayor Primmer and Councilor Roberts gave updates regarding Backflow Prevention Program, industrial pretreatments, FOG (Fats, Oils, & Grease) compliance updates, aquaphor reservoir updates, cooling discharges, Geer & Harper realignment, Gettman Extension updates, and more.

EOTEC Advisory Committee- Councilor Barron spoke regarding HERO updates, Operations and Financial updates, Masterplan updates, RV Park, new Hotelier representative on the Board, water rights update, and road updates.

Vacancy Review Board- Mayor Primmer stated the Board will be recommending appointments to various committees at the next meeting.

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

Mayor's Report

Mayor Primmer stated it has been a busy few weeks and spoke regarding:

- City officials met with the Senior Center Board to review their contract. It was a great meeting and that contract will be coming before the Council soon
- Seahawks won Super Bowl LX

Council Presidents Report

Councilor McCarthy spoke regarding:

- Chamber of Commerce Speed Networking luncheon on Feb 18th at the Community Center
- HHS Grease Performance



CITY COUNCIL

Regular Meeting Minutes

February 9, 2026

Council Reports

Councilor Roberts stated he recently attended the Umatilla County Board of Commissions meeting where Commissioners recognized many dispatchers for a variety of wonderful accomplishments, stating it was a great reminder to the public of the outstanding job dispatchers do for their community, and congratulated new Hermiston Police Department and Umatilla County Sheriff Department Officers for their DPSST Graduations.

Councilors Hayward stated he and Councilor Kelso attending the Hermiston Education Fundraising Dinner and mentioned it was greatly attended.

Councilor Duron spoke regarding attending a recent LOC Board Meeting where they reviewed upcoming bills and more and spoke regarding the LOC Spring Conference which will be held in Pendleton.

Councilor Kelso thanked the new Code Enforcement Official for the work he is doing, stating he has received many accolades from the public. Encouraged members of the community to apply to be on the Hispanic Advisory Committee as it's his favorite Committee to be involved in. Encouraged the public to join him and the Good Shepherd Community Health Foundation at 8am on Monday at Hermiston Drug to put up flags on Main Street in recognition of President's Day. Thanked the City and EOTEC for allowing the Hermiston Amateur Radio Club to use EOTEC for their Annual Winter Field Day Exercise to try to contact as many people around the world as possible to build relationships in case of an emergency.

Youth Advisory Report

None present.

Manager's Report

City Manager Smith spoke regarding:

- Hotelier Cari Shafer joining the EOTEC Advisory Committee
- Charter Review Committee will hold a Town Hall meeting on March 4th at 5:30pm in Council Chambers. A dedicated webpage and additional advertisement of this event will be pushed out to the public with a final recommendation coming before the Council after this Town Hall meeting.
- LOC Legislative Calls are every Friday at noon. Please reach out to him if you are not getting the invitations and would like join.

Adjourn

There was no other business and Mayor Primmer adjourned the regular City Council meeting at 7:53pm.

SIGNED:

Doug Primmer, Mayor

ATTEST:

Lilly Alarcon-Strong, CMC, City Recorder

Resolution 2406- Bridge IGA
 City Council: February 9, 2026

Resolution 2406

- IGA for Umatilla River Bridge design
- Mayor Letter of Support for Grant Application



Background

- Bridge to I-82 Included in TSP since 1990's
- 2 Bridges Shown (Punkin Center or Elm)
- Comparison Report 2022 Chooses Punkin
 - Lower Cost (\$44M vs \$48M)
 - Higher Positive Impacts
 - Fewer Negative Impacts



PER vs 30% Design

- Preliminary Engineering Report
 - Identifies
 - Scope of Project
 - Key Challenges
 - High Level Cost
- 30% Design
 - Refines Scope/Challenges/Costs





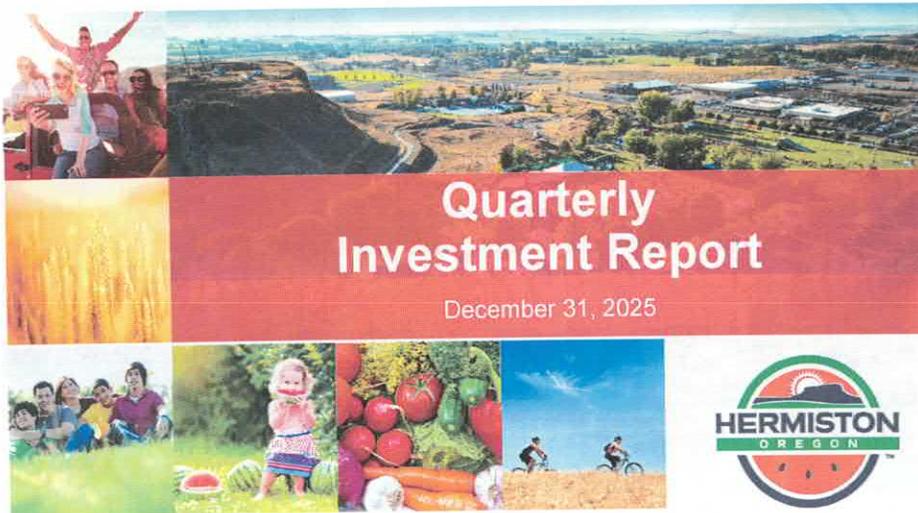
Next Steps

- Apply for 30% Design Grant Funding
- Complete 30% Design
- Future
 - **Decide Partner Funding Commitments for Construction**
 - **Apply for Construction Grant Funding**



QUESTIONS?

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Quarterly Investment Report

December 31, 2025



Quarterly Investment Report Changes

- Investment report summary presented
 - This summary provides the city's total investment on a quarterly basis
 - The 'Change' column summarizes investment maturity and/or redemption
 - The 'Net Gain (Loss) or Interest' reports earnings for the period reported
 - The 'Fees' column presents associated fees (transaction, advisory, etc.)
 - The '% of Portfolio' column reports the ratio of each investment type in the city's investment holdings



Investment Summary

- Total investments ending December 31, 2025, were approximately \$35.1 million, which includes \$25.1 million held in the Local Government Investment Pool (LGIP).
- \$6.8 million was deposited into LGIP representing property tax remittances for both city and HURA.
- Continue to draw funds from LGIP reserves for construction projects
- Interest earnings for the quarter ending December 31, 2025, totaled \$372k (Fidelity - \$125k and LGIP - \$247k, respectively).
- The average interest earned totaled 1.3%.



Discussion

Questions?

Where Life is Sweet



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
For the Meeting of February 23, 2026

Title/Subject

Ordinance No. 2380 Regulating Unlicensed Food Vendors

Summary and Background

At the January 26 city council meeting, the council received draft code language prohibiting unlicensed food vending in the city and adding unlicensed food vending to the nuisance code. The draft language was prepared in response to multiple public requests for city assistance in addressing this regional issue.

Following the council review of the code language, the council requested some minor amendments and directed staff to proceed with preparing an ordinance for inclusion in the city code. Ordinance No. 2380 now comes before the city council for consideration.

As background, the summer and fall of 2025 saw a proliferation of food vendors setting up tents on private property in the evening and vending food until late into the evening. These vendors had no city licenses, no health inspections, and in some cases were set up on private property with no authorization from the landowner. It is the city's finding that the selling of uninspected food poses an immediate public health risk. Without inspection it is not possible to know if the food has been at the proper temperature prior to cooking, if meat is sourced from an inspected vendor, if food is held at proper temperature after cooking, and if the employees are practicing proper sanitation techniques.

Based on potential immediate dangers to the public health, staff has drafted Ordinance No. 2380 requiring any food vendor lacking proper documentation of all inspections and licenses to be cited or shut down by city authorities. Vendors shall also provide written consent from the land owner allowing access to private property. A private property owner who knowingly allows an unlicensed vendor to operate on their property may also be cited. These amendments are proposed for the nuisance code in Chapter 92. The nuisance code has prescribed processes in place for citing and abatement procedures. Additionally, the code allows field staff to exercise discretion and provide warning or education to violators rather than requiring a citation in every instance.

As with other mobile vending code requirements, these restrictions apply only to vendors preparing food in the field. Vendors selling pre-packaged food, such as girl scout cookies, are

exempt and do not require food handling inspections under Oregon state law. Vending of other goods, such as flowers, sunglasses, etc. remain unaffected provided the vendor obtains a city business license and does not vend from a public right of way.

Tie-In to Council Goals

N/A. This code language is presented to the city council in response to public comments presented to the city council at prior meetings.

Fiscal Information

There is no financial impact from this proposal. Should the city adopt additional regulations, current staffing can accommodate the enforcement need.

Alternatives and Recommendation

Alternatives

The city council may choose to adopt or reject Ordinance No. 2380

Recommended Action/Motion

Staff recommend that the city council adopt Ordinance No. 2380.

Submitted By:

Clinton Spencer, Planning Director

Rich Tovey, City Attorney

ORDINANCE NO. 2380

AN ORDINANCE AMENDING CHAPTER 92 OF THE HERMISTON MUNICIPAL CODE RELATING TO NUISANCE BY ADDING THE NUISANCE OF UNLAWFUL FOOD VENDING

WHEREAS, the City of Hermiston Municipal Code (“HMC”) includes Chapter 92 “Nuisance”; and

WHEREAS, during 2025 on multiple occasions, multiple individuals who are working together as an enterprise entered Hermiston (“City”), set up a temporary location and then prepared food, including but not limited to meat, and sold the food to humans for consumption; and

WHEREAS, the public complaints have been submitted to Code Enforcement staff, and the City Council has received public testimony at several meetings requesting assistance in regulating temporary food vendors periodically operating in the city; and

WHEREAS, the appropriate authorities have informed the City that such individuals do not possess valid City of Hermiston mobile vending license, Umatilla County Public Health License or Oregon Department of Agriculture license, and Oregon Health Authority food handlers certification as required by state regulations. As a result, the food that these individuals prepare and sell is potentially unsafe for human consumption; and

WHEREAS, such individuals have not, either separately or as an enterprise, obtained a valid City business license as required by the municipal code. As a result, these individuals are illegally engaging in business in Hermiston and are unlawfully competing with legally-compliant restaurants and mobile food vendors; and

WHEREAS, at times, these individuals have carried out their activities on or upon property that they do not have valid legal permission to use, including but not limited to City-owned land and also privately-owned land; and

WHEREAS, the actions of these individuals created in Hermiston, and if repeated similarly, will again create, actual and substantial dangers with regard to public health and public safety because customers are consuming food from unqualified and disreputable preparers. It is not merely conceivable, but highly likely, that one or more customers will become ill if these individuals continue to sell unsafe food in Hermiston; and

WHEREAS, furthermore, the actions of these individuals created in Hermiston, and if repeated similarly, will again create, an actual and substantial risk of breach of the peace because landowners are having their rights trampled and may resultantly confront these individuals via

verbal or physical means, and, likewise, because other food sellers in the City are facing unlawful competition and may resultantly confront these individuals via verbal or physical means. It is not merely conceivable, but highly likely, that aggressive or violent confrontations will occur if these individuals continue to trample landowners' rights and continue to unlawfully compete with legally-compliant businesses; and

WHEREAS, it is a reasonable belief and expectation that these individuals, or others, either associated with them or operating independently, are planning to carry out the same activities within the City in the near future and, further, that some or all of them have no intention of ever seeking or obtaining valid licenses, permits or certifications, nor a valid City business license, nor lawful permission from landowners; and

WHEREAS, accordingly there is an existing emergency in Hermiston; now therefore:

THE CITY OF HERMISTON ORDAINS AS FOLLOWS:

(New language is in red and underlined and repealed language has ~~a line through it.~~)

Section 1. Title IX General Regulations of the Hermiston Municipal Code is amended by amending Chapter 92 by adding the following:

UNLICENSED FOOD VENDING

92.40 PURPOSE. This subchapter is enacted to protect, preserve, and promote the health, safety, and welfare, of the residents and visitors of Hermiston through the reduction, control, and prevention of the selling, vending, or retailing, of food items by businesses that do not have the appropriate certificate, license, or permit to do so.

92.41 FINDING. The unlicensed selling of food by a vendor is declared a nuisance within the City of Hermiston. Due to the dangers that come from uninspected food preparation, improper food handling, and food being sold to citizens of the City by individuals or groups of individuals that are not properly licensed or inspected to do so, food items sold by such individuals are deemed to be unsafe for consumption and an Unlicensed Food Vending nuisance is presumed to constitute an immediate danger to the public.

To be considered properly licensed a food vendor shall maintain upon the premises at all times all required licenses or permits, including but not limited to, a City of Hermiston business license, City of Hermiston mobile vending license, Umatilla County Public Health License or Oregon Department of Agriculture license, and Oregon Health Authority food handler certification.

The use of private or public property for unlicensed food vending without the consent of the owner is also found to be a nuisance.

92.42 JURISDICTION. This subchapter applies to all unlicensed food vending within the jurisdictional limits of the city.

92.43 DEFINITIONS

Food Vending: Any person(s), entity(s) or other parties who sell food from any tent, push cart, vehicle, trailer or other conveyance and is required to have a Class II, III, or IV mobile food unit license as defined by Oregon statutes, a temporary food license from the Umatilla County Health Authority or a license from the Oregon Department of Agriculture.

Food Vending Location: Any property, public or privately owned upon which food vending occurs and which is commercially zoned by the City of Hermiston. Food vending is not permitted on residentially zoned land except as allowed in 92.45 and 119.05 of the Hermiston Municipal Code.

Food: Food vending is classified by the State of Oregon as follows

Class I These units can serve only intact, packaged foods and non-potentially hazardous beverages. No preparation or assembly of foods or beverages may take place on the unit. Non-potentially hazardous beverages may be provided from covered urns or dispenser heads only. No dispensed ice is allowed.

Class II These units may serve foods allowed under Class I and provide hot and cold holding display areas from which unpackaged foods are displayed. Self-service by customers of unpackaged food is not allowed. Preparation, assembly or cooking of foods is not allowed on this unit.

Class III These units may serve any food item allowed under Class II, and may cook, prepare, and assemble food items on the unit. However, cooking of raw animal food on the unit is not allowed.

Class IV These mobile food units may serve a full menu.

Licensed: A license issued by the City of Hermiston for the operation of a business and the mobile vending of food. A license issued by the Umatilla County Health Authority for Class I, II, III, or IV mobile food vending or a license from the Oregon Department of Agriculture for the sale of seafood and shellfish, baked goods, home cooking and baking, meat, eggs, and dairy. A food handler certification/card from the Oregon Health Authority.

92.44 UNLAWFUL FOOD VENDING GENERAL PROHIBITION

(A) No person shall sell food within the City of Hermiston unless first licensed and permitted to do so by all licensing agencies including but not limited to the City of Hermiston, Umatilla County Health, Oregon Health Authority, and/or the Oregon Department of Agriculture.

(B) Any person vending food from a property without written consent from the landowner is in violation of this chapter.

92.45 ENFORCEMENT. The City Manager, Police Chief, Code Enforcement Official, or any designee(s) thereof will have primary responsibility for the enforcement of the regulations contained in this subchapter. If the City Manager or designee has reason to conclude that an unlicensed food vending nuisance exists, the City Manager or designee may, in their discretion:

(A) Issue a citation or enforcement complaint as provided in Chapter 136 or 138;

(B) Summary Abatement. Due to the danger to citizens caused by unlicensed food vending the City has found this nuisance to be an immediate danger to the public and under HMC 92.15(D), the City may summarily and without notice, abate the nuisance including the closing down of the vending location. Notice of the abatement, including the reason for it, shall be given to the person(s) responsible for the nuisance as soon as reasonably possible. The costs of the summary abatement shall be charged to the person(s) responsible and become a lien upon the property in accordance with the provisions of this chapter applicable to costs of non-summary abatements.

(C) Nothing in this subchapter shall prevent the City Manager, Police Chief or Code Enforcement Official, or any designee(s) from obtaining voluntary compliance by way of warning, notice, or education.

(D) A private property owner that allows an unlicensed food vending nuisance to occur on the said property and the person responsible for an unlicensed food vending nuisance shall be jointly and severally responsible for any violation of this section or other applicable sections of the Hermiston Municipal Code.

92.45 EXEMPTION

(A) The City recognizes the value of and encourages youth entrepreneurship, so therefore, in addition to exempted activities listed in 119.05, temporary vending by a person under 18, located on property used for residential purposes, and operated for no more than three consecutive days, shall be exempt from the provisions of this subchapter. This exemption specifically applies to, but is not limited to, activities such as lemonade stands or similar temporary vending operations. Operation beyond the allowed timeframe shall require compliance with all provisions of this subchapter. The youth vendor must have obtained permission from the owner or authorized occupant of the residential property where the vending activity is to take place. While exempt from the provisions of this subchapter, youth vendors and their supervising adults remain responsible for ensuring that the vending activity is conducted in a safe manner that does not

create hazards for customers or the public. Youth vendors and their supervising adults shall be solely responsible for ensuring that any food, beverages, or other products offered for sale are safe for consumption or use. This exemption does not relieve vendors from compliance with applicable health and safety standards.

92.99 PENALTY.

In addition to abatement or any other remedy provided by law, unless otherwise provided in this chapter:

- (A) Anyone who violates any provision of §§ [92.01](#) through [92.10](#), § [92.12](#), or § [92.13](#) commits a Class B violation.
- (B) Violation of any provision of § [92.11](#) or [92.44](#) is a Class A violation.
- (C) Violation of any provision of §§ [92.23](#) through [92.29](#) shall constitute a Class B violation.
- (D) Any person who shall attempt to commit a violation of this chapter but who for any reason is prevented from consummating the act, commits a Class C violation.
- (E) Each day's violation of a provision of this chapter constitutes a separate offense.

Section 2. All other provisions of the Hermiston Municipal Code remain unchanged and in full effect.

Section 3. The City Recorder is hereby authorized to correct any scrivener's errors and to conform the revisions to the Hermiston Municipal Code with appropriate numbering.

Section 4. This ordinance shall take effect on the 30th day after its adoption.

ADOPTED by the Common Council this 23rd day of February 2026.

SIGNED by the Mayor this 23rd day of February 2026.

Doug Primmer, MAYOR

ATTEST:

Lilly Alarcon-Strong, CMC CITY RECORDER



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of February 23, 2026

Title/Subject

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

Summary

This resolution will award a contract to replace an under-sized sewer main in Evelyn Avenue to Bolen Construction.

Background

The City of Hermiston has included [THIS PROJECT](#) on the approved Capital Improvement Plan since 2017. The project is the 3rd phase of a sewer main capacity expansion project related to accommodating growing sewer flows from the Eastern Oregon Trade and Event Center as well as future flows from the South Hermiston Industrial Park.

Tie-In to Council Goals

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

Fiscal Information

Bids were opened on February 17 as follows:

- Bolen Construction	\$308,288.00
- Sineco Construction	\$335,090.00
- C&E Trenching	\$349,310.00
- Watts Construction	\$354,119.83
- Premier Excavation	\$361,051.24
- Silver Creek Contracting	\$372,191.16
- Crestline Construction	\$390,120.00

Alternatives and Recommendation

Alternatives

1. Approve Resolution No. 2408
2. Reject Resolution No. 2408
3. Table Resolution No. 2408

Recommended Action/Motion

Approve Resolution No. 2408

Submitted By:

Mark Morgan

RESOLUTION NO. 2408**A RESOLUTION AWARDED A CONTRACT FOR THE EVELYN AVENUE SEWER LINE REPLACEMENT PROJECT AND AUTHORIZING THE CITY MANAGER TO SIGN THE CONTRACT ON BEHALF OF THE CITY**

WHEREAS, the City of Hermiston (“City”) desires to replace an undersized sewer main located in Evelyn Avenue; and

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

WHEREAS, notice was published, and bids were received from multiple bidders with Bolen Construction being the lowest responsive and responsible bidder at \$308,288.00; and

WHEREAS, the City has funds available for this project.

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

1. That the contract for the Evelyn Avenue Sewer Line Replacement project is awarded to Bolen Construction.
2. That the City Manager be, and is, hereby authorized to execute and deliver a contract for the Evelyn Avenue Sewer Line Replacement project to Bolen Construction with such changes, additions, deletions, and modifications as the City Manager may approve.
3. That this resolution is effective immediately upon its passage.

PASSED by the Common Council this 23rd day of February 2026.

SIGNED by the Mayor this 23rd day of February 2026.

Doug Primmer, MAYOR

ATTEST:

Lilly Alarcon-Strong, CMC, CITY RECORDER



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of February 23, 2026

Title/Subject

Resolution No. 2409 – A Resolution To Adopt a FY2025-26 Supplemental Budget

Summary and Background

The total supplemental budget is \$787,750. Most of this supplemental budget relates to projects or items that the timelines were not known at the time of the original budget adoption. Below is a detailed explanation of the proposed changes:

General Fund (~\$255,000)

- Additional amounts for an intern to assist with the records retention digitization project in Manger/Legal
- Increase in the Public Safety Building for furnishings and computer purchases associated with the public safety building remodel
- Non-Departmental change due to implementation of public reporting software and digitization project.
- Revenues are from additional resources above budget and contingency funds

TRT Fund (~\$16,000)

- Additional amounts for community grants that were awarded
- The increase is offset by contingency funds

Utility Fund (~\$160,000)

- Unanticipated increases in chemical costs and equipment repair and replacement in recycled water and water production
- Transfer to reserve for capital purchase
- Covered from additional resources from services and contingency funds

Reserve Fund (~\$241,000)

- Additional amounts for community grant awards
- Amounts for initial Carnegie building project design
- Design costs associated with the proposed lift station (East Theater Lane)
- Parks mower capital purchase from interfund loan proceeds
- The costs for these projects and capital are from grants and an interfund loan

Building Inspection Fund (\$132,000)

- Increase in materials and services for electrical inspection activity
- Covered by offsetting revenue from permit fees

Tie-In to Council Goals

N/A

Fiscal Information

Total supplemental budget is \$787,750. The City's total budget changes from \$128,076,639 to \$128,864,389.

Alternatives and Recommendation**Alternatives**

1. Adopt Resolution No. 2409 without modification.
2. Adopt Resolution No. 2409 with specific modifications.
3. Direct staff to make major changes to Resolution No. 2409 and bring back at a later date.

Recommended Action/Motion

Adopt Resolution No. 2409 without modification.

Submitted By:

Byron D. Smith

RESOLUTION NO. 2409

WHEREAS, ORS 294.471 permits the governing body of a municipal corporation to adopt a supplemental budget for the fiscal year for which the regular budget has been prepared if an occurrence or condition that was not known at the time the budget was prepared requires a change in financial planning or creates a pressing necessity for prompt action; and

WHEREAS, the conditions requiring a change in financial planning are listed in Exhibit A attached to and made a part of this resolution.

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

1. That due to the conditions listed in Exhibit A that were not known at the time the budget was prepared, the total budget for the City of Hermiston for the fiscal period beginning July 1, 2025, is hereby supplemented in the amount of **\$787,750**. The amounts for the purposes shown below are hereby appropriated:

Supplementing Budget

GENERAL FUND

Requirements:

Manager/Legal	\$	1,337,764
Public Safety Center		85,000
Police Operations		8,732,918
Non-Departmental		953,600
Contingency		303,272

Total Requirements:		11,412,554
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TRT FUND

Requirements:

Transfers		1,058,250
Contingency		20,250

Total Requirements:		1,078,500
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UTILITY FUND

Requirements:

Sewer		4,179,248
Water		2,977,482
Transfers Out		5,424,656
Contingency		961,000

Total Requirements:		13,542,386
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RESERVE FUND

Requirements:		
Materials & Services		1,211,750
Total Requirements:		<u>1,211,750</u>
Total Appropriations	\$	27,825,750.00

2. That this resolution shall become effective immediately upon its passage.

PASSED by the Common Council this 23rd day of February 2026.
SIGNED by the Mayor this 23rd day of February 2026.

Doug Primmer, MAYOR

ATTEST:

Lilly Alarcon-Strong, CMC, CITY RECORDER

GENERAL FUND

Requirements:		
Manager/Legal	\$	1,337,764
Public Safety Center		85,000
Police Operations		8,732,918
Non-Departmental		953,600
Contingency		303,272
Total Requirements:		11,412,554

TRT FUND

Requirements:		
Transfers		1,058,250
Contingency		20,250
Total Requirements:		1,078,500

UTILITY FUND

Requirements:		
Sewer		4,179,248
Water		2,977,482
Transfers Out		5,424,656
Contingency		961,000
Total Requirements:		13,542,386

RESERVE FUND

Requirements:		
Materials & Services		1,211,750
Total Requirements:		1,211,750

Total Appropriations	\$	27,825,750.00
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City of Hermiston Supplemental Budget

Fund No.	Description	2025-26 Adopted Budget	Budget Supp #1 Res #xxxx	2025-26 Amended Budget
2	Bonded Debt Fund	1,276,000	-	1,276,000
3	General Fund	23,029,813	255,000	23,284,813
4	Street Fund	2,514,887	-	2,514,887
5	Transient Room Tax Fund	1,365,000	-	1,365,000
6	Utility Fund	16,077,986	160,000	16,237,986
8	Reserve Fund	38,976,574	240,750	39,217,324
11	Misc Spec Rev Fund	158,000	-	158,000
13	Energy Services Fund	14,043,723	-	14,043,723
15	Regional Water Fund	2,946,000	-	2,946,000
19	Christmas Express	65,000	-	65,000
20	Law Enforcement Fund	49,780	-	49,780
21	Library Fund	-	-	-
23	Enterprise Zone Project Fund	5,070,195	-	5,070,195
24	Building Inspections	4,319,000	132,000	4,451,000
25	EOTEC Operations	8,617,625	-	8,617,625
26	IT Fund	1,549,056	-	1,549,056
37	City Hall Construction	275,000	-	275,000
39	2024 Bond Fund	234,000	-	234,000
40	General Fund Buildings Construction Fund	7,509,000	-	7,509,000
Total		128,076,639	787,750	128,864,389

	2025-26 Adopted Budget	Budget Supp #1 Res #xxxx	2025-26 Amended Budget
03 GENERAL FUND			
Taxes & Assessments	8,110,000	-	8,110,000
Licenses & Franchises	2,161,500	250,000	2,411,500
Fines & Penalties	425,000	-	425,000
Interest	75,000	-	75,000
From Other Agencies	1,160,853	-	1,160,853
Service Charges	3,051,760	-	3,051,760
Other	594,000	5,000	599,000
Transfers In	2,751,700	-	2,751,700
Cash Forward	4,700,000	-	4,700,000
Total Resources	23,029,813	255,000	23,284,813

Description	2025-26 Adopted Budget	Budget Supp #1 Res #xxxx	2025-26 Amended Budget
03 GENERAL FUND, cont'd			
City Council	59,262	-	59,262
Manager/Legal	1,325,509	12,255	1,337,764
City Planning	872,441	-	872,441
Finance	921,482	-	921,482
Court	1,060,509	-	1,060,509
Transportation	467,000	-	467,000
Airport	554,150	-	554,150
Building Inspection	-	-	-
Parks	848,227	-	848,227
Landscaping	113,647	-	113,647
Pool	663,494	-	663,494
Municipal Building	156,769	-	156,769
Library	1,074,288	-	1,074,288
Recreation	757,940	-	757,940
Community Center	296,204	-	296,204
Harkenrider Center	132,146	-	132,146
Public Safety Building	65,000	20,000	85,000
Police Operations	8,727,918	5,000	8,732,918
Transfers Out:			
Bonded Debt Fund	237,000	-	237,000
Reserve Fund	208,100	-	208,100
LID Fund	70,000	-	70,000
Sr. Center Const Fund	2,722,000	-	2,722,000
IT fund	196,600	-	196,600
Capital Outlay	-	-	-
Non-Departmental	703,600	250,000	953,600
Debt Service	461,000	-	461,000
Contingency	335,527	(32,255)	303,272
Unappropriated Ending Fund Bal	-	-	-
Reserve for Future Expenditure	-	-	-
Total Requirements	23,029,813	255,000	23,284,813

	2025-26 Adopted Budget	Budget Supp #1 Res #xxxx	2025-26 Amended Budget
05 TRANSIENT ROOM TAX FUND			
Service Charges	1,365,000	-	1,365,000
Transfers In	-	-	-
Cash Forward	-	-	-
Total Resources	1,365,000	-	1,365,000
Materials & Services	141,500	-	141,500
Transfers Out:			
General Fund	562,500	-	562,500
Reserve Fund	219,375	15,750	235,125
EOTEC Operations Fund	260,625	-	260,625
Debt Service	145,000	-	145,000
Contingency	36,000	(15,750)	20,250
Total Requirements	1,365,000	-	1,365,000

	2025-26 Adopted Budget	Budget Supp #1 Res #xxxx	2025-26 Amended Budget
06 UTILITY FUND			
Service Charges	11,921,854	160,000	12,081,854
Transfers In	656,132	-	656,132
Cash Forward	3,500,000	-	3,500,000
Total Resources	16,077,986	160,000	16,237,986
Sewer	4,079,248	100,000	4,179,248
Water	2,845,482	132,000	2,977,482
Transfers Out:			
General Fund	890,500	-	890,500
Street Fund	53,000	-	53,000
Reserve Fund	4,279,656	160,000	4,439,656
IT Fund	41,500	-	41,500
Regional Water	-	-	-
Debt Service	2,238,100	-	2,238,100
Special Payments	457,500	-	457,500
Contingency	1,193,000	(232,000)	961,000
Reserve for Future Expenditure	-	-	-
Total Requirements	16,077,986	160,000	16,237,986

	2025-26 Adopted Budget	Budget Supp #1 Res #xxxx	2025-26 Amended Budget
08 RESERVE FUND			
Interest Earnings	250,000	-	250,000
From Other Agencies	8,647,000	65,000	8,712,000
Service Charges	227,500	-	227,500
Miscellaneous Revenue	100,000	-	100,000
Non Revenue	16,254,790	-	16,254,790
Transfers In	7,397,284	175,750	7,573,034
Cash Forward	6,100,000	-	6,100,000
Total Resources	38,976,574	240,750	39,217,324
Materials & Services	971,000	240,750	1,211,750
Capital Outlay	35,647,530	-	35,647,530
Transfers Out:			
EOTEC Fund	-	-	-
Gen Fund	-	-	-
Utility Funds	278,032	-	278,032
Debt Service	25,000	-	25,000
Contingency	486,356	-	486,356
Reserve for Future Expenditures	1,568,656	-	1,568,656
Total Requirements	38,976,574	240,750	39,217,324

	2025-26 Adopted Budget	Budget Supp #1 Res #xxxx	2025-26 Amended Budget
24 Building Inspection Fund			
Service Charges	1,597,000	132,000	1,729,000
Miscellaneous Revenue	-	-	-
Cash Forward	2,722,000	-	2,722,000
Total Resources	4,319,000	132,000	4,451,000
Personnel	796,599	-	796,599
Materials & Services	448,560	132,000	580,560
Transfers Out			
Gen Fund	49,200	-	49,200
TRT Fund	9,500	-	9,500
Utility Fund	-	-	-
Reserve Fund	-	-	-
City Hall Construction Fund	-	-	-
Bond Fund	-	-	-
Capital Outlay	80,000	-	80,000
Contingency	150,000	-	150,000
Reserved for Future	2,785,141	-	2,785,141
Total Requirements	4,319,000	132,000	4,451,000

Unappropriated	128,076,639	787,750	128,864,389
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Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of February 23, 2026

Title/Subject

Resolution No. 2410 – A Resolution Authorizing an Interfund Loan from the Utilities Fund to the Reserve (Park) Fund and Authorizing Repayment

Summary and Background

The current parks mower purchased in 2016 has reached the end of its service life. Over the past three years the parks department has spent ~\$30,000 on repairs with ~\$12,000 spent on the most recent repair.

The parks department has sourced a replacement mower at a total purchase cost of \$174,831.19 via the State of Oregon's cooperative purchase agreement (contract #112624-TTC).

The city has a lease to purchase option at 6.49% interest, cash purchase or finance the purchase with an interfund loan at 4.00% interest.

We recommend establishing an interfund loan from the Utilities fund to the Reserve (Parks) Fund totaling \$160,000 at 4.0% interest per year. The interest rate on the interfund loan is the current earning rate from the State of Oregon Local Government Investment Pool. The additional cost in interest over the life of the loan under the lease option totals \$10,451.

Funding Sources:

Equipment Reserve	\$ 10,000.00
Parks Department	4,831.19
Loan Proceeds	<u>160,000.00</u>

Total Funding Sources: \$ 174,831.19

Tie-In to Council Goals

N/A

Fiscal Information

The interfund loan totals \$160,000 repaid over five years at 4.0%. The monthly principal and interest payment is \$2,946.64 with a final payment of \$2,297.86 in May 2031. An initial down payment of \$14,831.19 will be funded from the Reserve (Park Equipment) Fund and Parks Department existing budget.

Alternatives and Recommendation

Alternatives

1. Adopt Resolution No. 2410 without modification.
2. Adopt Resolution No. 2410 with specific modifications.
3. Direct staff to make major changes to Resolution No. 2410 and bring back at a later date.

Recommended Action/Motion

Adopt Resolution No. 2410 without modification.

Submitted By:

Byron D. Smith

RESOLUTION NO. 2410**A RESOLUTION AUTHORIZING AN INTERFUND LOAN FROM THE UTILITIES FUND TO THE RESERVE (PARK) FUND AND AUTHORIZING REPAYMENT OF THE INTERFUND LOAN.**

WHEREAS, the City of Hermiston's Reserve (Parks) Fund has developed a need to borrow funds; and

WHEREAS, ORS 294.468(2)(b) provides that one fund may loan funds to another fund for capital loan purposes, provided that the loan is approved by resolution of the governing body and that such loan is scheduled to be repaid no later than ten (10) years from the date of the loan; and

WHEREAS, the Utilities Fund has funds available for interim borrowing; and

WHEREAS, the purpose of the loan is to pay for a capital purchase (mower replacement) for the parks department; and

WHEREAS, the principal amount to the Reserve (Parks) Fund is to be \$160,000 plus 4.0% interest per annum on the loan.

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

1. The Utilities Fund is authorized to loan to the Reserve (Parks) Fund an amount up to \$160,000 in FY 2025-2026.
2. The loan shall be repaid monthly over five (5) years by fiscal year 2030-2031.
3. The Reserve (Parks) Fund is authorized to repay the Utilities Fund the principal with interest borrowed beginning upon delivery of equipment at \$2,946.64 for 59 months and a final payment of \$2,297.86.
4. That this resolution is effective immediately upon its passage.

PASSED by the Common Council this 23rd day of February 2026.

SIGNED by the Mayor this 23rd day of February 2026.

Doug Primmer, MAYOR

ATTEST:

Lilly Alarcon-Strong, CMC, CITY RECORDER



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of February 23, 2026

Title/Subject

Potential renaming of E Airport Road.

Summary and Background

In 2022 the City accepted jurisdiction over E Airport Road following installation of urban improvements to Airport Road as part of the overall construction and operations of the Eastern Oregon Trade and Event Center (EOTEC). There are two roads in the city's UGB, each sharing the name "Airport." Airport Way connects the Hermiston Municipal Airport to Highway 395 and E Airport Road connects Highway 395 and S Ott Road. E Airport Road does not in any way provide vehicle access to the airport itself. This dual nomenclature leads to a level of confusion, especially with delivery vehicles delivering items for properties located on E Airport Road to the airport terminal and vice versa.

The City has previously requested the Umatilla County change the name of E Airport Road to mitigate this confusion when Airport Road was a county road. At that time the Board of Commissioners held a public hearing and declined to change the name. With the jurisdictional transfer in 2022, authority over the street naming now falls within the city council's authority. Based on the recommendation of the Hermiston Airport Board, a request has been made to the city council to consider changing the name of E Airport Road to a different name and eliminate future confusion.

At this time no alternate name has been proposed.

Changing a street name is a process proscribed in the Oregon State Statutes and the city will follow the procedures established in ORS 227.120. Under this section, the city engineer shall make a determination that renaming a street is in the best interest of the city and a six-mile area around the city. If the council approves, the city engineer will review this issue and determine if renaming the street is in the best interest of the city. Upon receiving a recommendation from the city engineer, the council shall set a date for a public hearing on the proposed street renaming.

A map showing the existing street naming is attached to this report.

Tie-In to Council Goals

N/A

Fiscal Information

There is no financial impact from this decision.

Alternatives and Recommendation

Alternatives

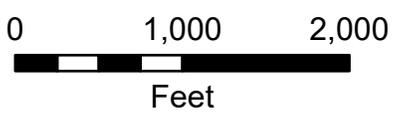
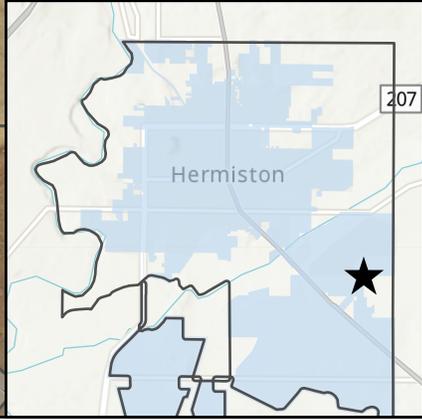
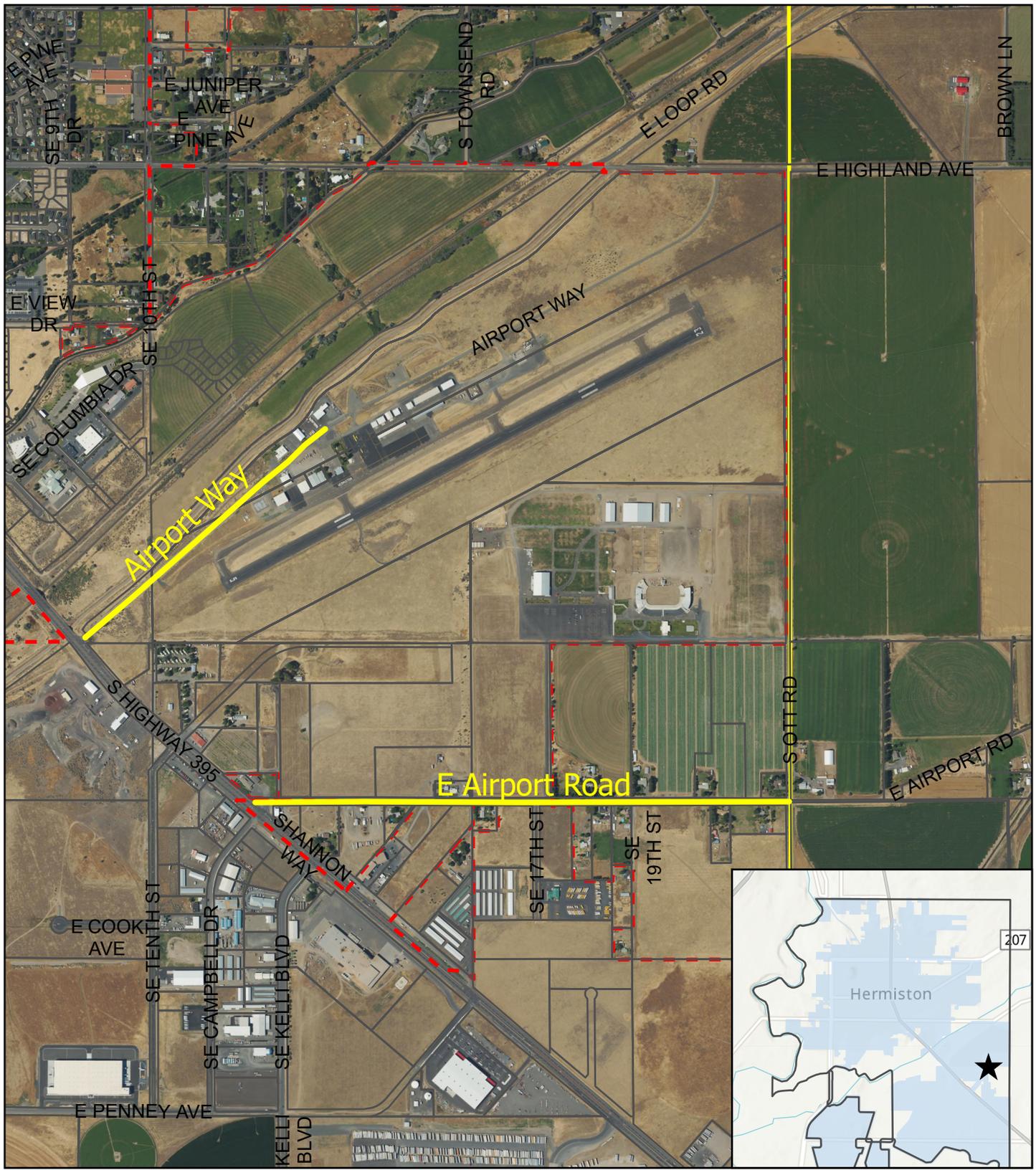
The council should consider the existing situation and potential economic costs to affected property owners and determine if initiation of street renaming is merited.

Recommended Action/Motion

Staff recommends that the council direct the city engineer to review the street names within six miles of the city and determine if it is in the public interest to consider renaming this road.

Submitted By:

Clinton Spencer, Planning Director



Legend

- Property Line
- City Limits
- Urban Growth Boundary





Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
For the Meeting of February 23, 2026

Title/Subject

January 2026 Monthly 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 January 2026 Financial Report as presented.

Submitted By:

Ignacio Palacios, Finance Director

Byron D. Smith, City Manager

January 2026 Financial Report



Where Life is Sweet

Department of Finance
January 2026
(Unaudited)

FY2025-2026 Monthly Financial Report

Hermiston Urban Renewal Agency (HURA)

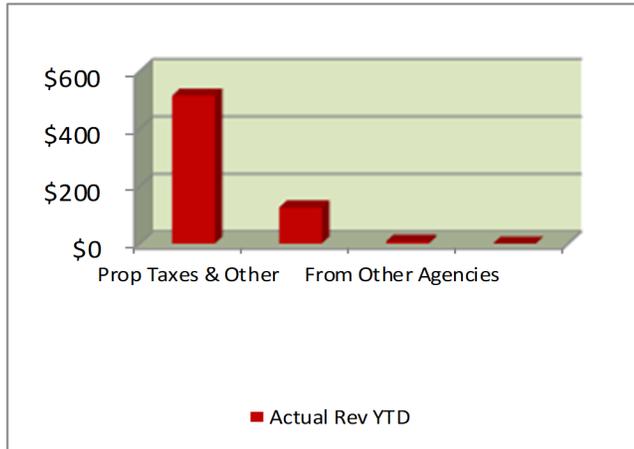
For the Month Ending January 31, 2026

Resources

Through January 31, 2026

by Category

(in \$1,000)



	Annual Bud't Rev	Actual Rev YTD	% Var
Prop Taxes & Other	\$ 312	515	165%
Miscellaneous	\$ 5,811	126	2%
From Other Agencies	\$ 345	7	2%
Cash Fwd	\$ 5,200	-	0%
Total	\$ 11,668	\$ 648	6%

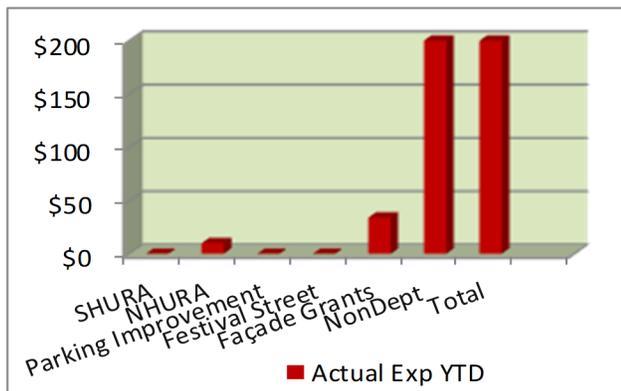
Note: Variance is calculated as % of revenue YTD

Expenditures

Through January 31, 2026

by Category

(in \$1,000)



	Annual Bud't Exp	Actual Exp YTD	% Var
SHURA	\$ -	0	0%
NHURA	\$ 5,545	10	0%
Parking Improvement	\$ 3	0	0%
Festival Street	\$ 3	0	0%
Façade Grants	\$ 60	34	57%
NonDept	\$ 6,057	343	6%
Total	\$ 11,668	\$ 387	3%

Note: variance is calculated as % of expenses YTD.

The FY2025-26 budget for the Urban Renewal Agency is \$11,668,000. This is due to the splitting of each district into a distinct fund for budgeting purposes. This includes \$5,545,000 for the NHURA projects and debt service, \$3,000 for parking improvements, \$3,000 for Festival Street, \$60,000 for façade grants, and \$6,057,000 for Non-Departmental expenses (due to transfers from the General HURA to each of the district funds created for this fiscal year).

FY2025-2026 Monthly Financial Report
Hermiston Urban Renewal Agency (HURA)
HURA Capital Projects Report
For the Month Ending January 31, 2026

Ending Jan 31	YTD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
---------------	------------------	----------------	------------------------------	------------

North First Street Improvement Project	\$ 5,200,000	\$ 10,105	\$ 5,200,000	\$ 407,003	0.19%
--	--------------	-----------	--------------	------------	-------

North First Street Improvement Project (\$5,200,000)

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: Right of way appraisals completed. Meetings with property owners are taking place. Working with Bureau of Reclamation for items related to Hermiston Drain. Bidding to take place in the spring.

FY2025-2026 Monthly Financial Report

City of Hermiston, Oregon

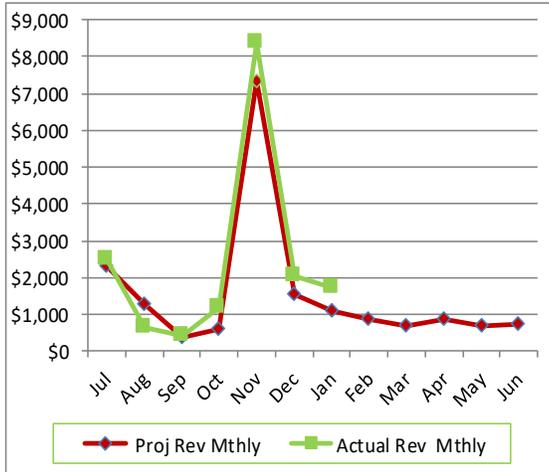
General Fund Resources

For the Month Ending January 31, 2026

General Fund Resources Summary

Through January 31, 2026

(in \$1,000)

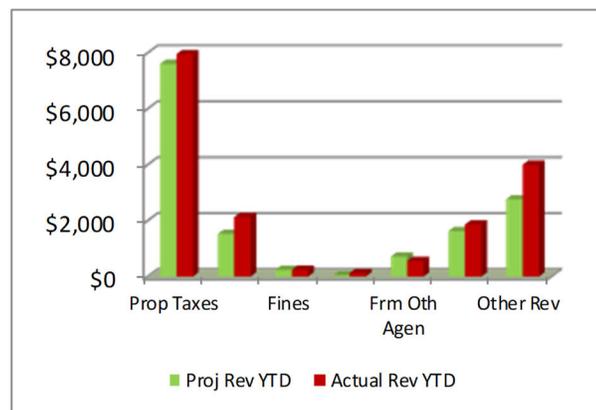


	Proj Rev Mthly	Rev Proj Mthly	Actual Rev Mthly	Var Fav/ (Unfav)	% Var
Jul	\$ 2,327	\$ 2,327	\$ 2,472	\$ 145	6%
Aug	\$ 1,263	\$ 1,263	\$ 651	\$ (612)	-48%
Sep	\$ 366	\$ 366	\$ 431	\$ 65	18%
Oct	\$ 584	\$ 584	\$ 1,168	\$ 584	100%
Nov	\$ 7,324	\$ 7,324	\$ 8,370	\$ 1,046	14%
Dec	\$ 1,556	\$ 1,556	\$ 2,030	\$ 473	30%
Jan	\$ 1,077	\$ 1,077	\$ 1,740	\$ 663	62%
Feb	\$ 846	\$ 846			0%
Mar	\$ 701	\$ 701			0%
Apr	\$ 857	\$ 857			0%
May	\$ 685	\$ 685			0%
Jun	\$ 743	\$ 743			0%
Total YTD	18,330	18,330	16,863	2,365	12.9%
Cash Fwd	4,700	-	-	-	0%
Total	\$ 23,030	\$ 18,330	\$ 16,863	2,365	12.9%

Estimated General Fund revenues for the 2025-26 fiscal year are **\$23,029,813**. Projected year-to-date revenues were **\$14,497,811** compared to actual revenues of **\$16,863,098** a favorable variance of **\$2,365,287** or **12.9%**. This is primarily due to property tax turnovers on a year-to-date basis.

General Fund - All Resources by Category

Through January 31, 2026
(in \$1,000)



	Annual Bud't Rev	Proj Rev YTD	Actual Rev YTD	Var Fav/ (Unfav)	% Var
Prop Taxes	\$ 8,088	\$ 7,606	\$ 7,948	\$ 342	4%
Lic & Fran	\$ 2,162	\$ 1,525	2,130	604	40%
Fines	\$ 425	\$ 236	240	3	1%
Interest Rev	\$ 75	\$ 36	126	90	247%
Frm Oth Agen	\$ 1,183	\$ 710	556	(154)	-22%
Svc Chgs	\$ 3,051	\$ 1,622	1,863	241	15%
Other Rev	\$ 3,347	\$ 2,761	4,001	1,239	45%
Cash Fwd	\$ 4,700	\$ -	-	-	0%
Total	\$23,030	\$ 14,498	\$ 16,863	\$ 2,365	16.3%

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

FY2025-2026 Monthly Financial Report

City of Hermiston, Oregon

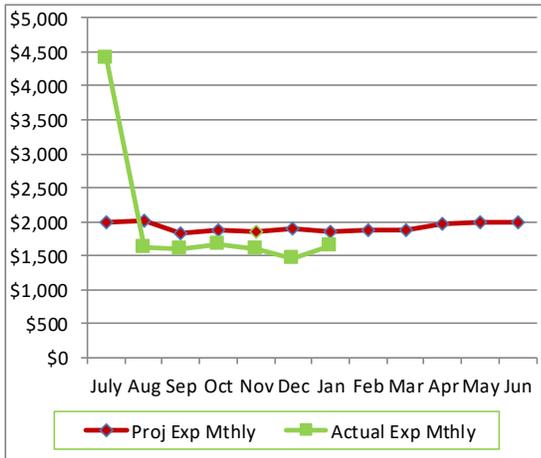
General Fund Expenditures

For the Month Ending January 31, 2026

General Fund Expenditure Summary

Through January 31, 2026

(in \$1,000)



	Proj Exp Mthly	Proj Exp	Actual Exp Mthly	Var Fav/ (Unfav)	% Var
July	\$ 1,994	\$ 1,994	\$ 4,400	\$ (2,406)	-121%
Aug	\$ 2,009	\$ 2,009	\$ 1,617	\$ 393	20%
Sep	\$ 1,832	\$ 1,832	\$ 1,590	\$ 242	13%
Oct	\$ 1,876	\$ 1,876	\$ 1,658	\$ 218	12%
Nov	\$ 1,848	\$ 1,848	\$ 1,608	\$ 240	13%
Dec	\$ 1,903	\$ 1,903	\$ 1,467	\$ 436	23%
Jan	\$ 1,849	\$ 1,849	\$ 1,636	\$ 213	12%
Feb	\$ 1,887	\$ 1,887			0%
Mar	\$ 1,865	\$ 1,865			0%
Apr	\$ 1,968	\$ 1,968			0%
May	\$ 2,000	\$ 2,000			0%
Jun	\$ 1,999	\$ 1,999			0%
Total YTD	23,030	23,030	13,976	(664)	-2.9%
Contngcy					0%
Total	\$ 23,030	\$ 23,030	\$ 13,976	\$ (664)	-2.9%

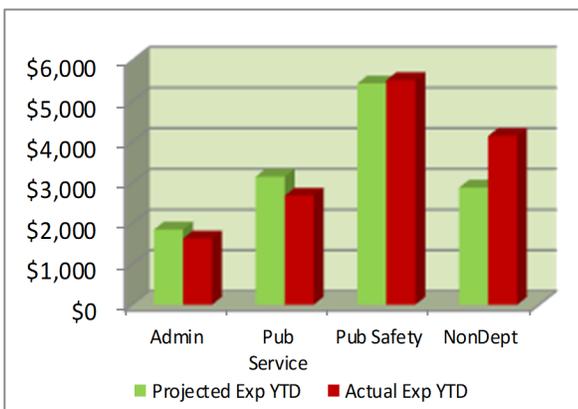
Projected General Fund year-to-date expenditures were **\$23,029,813**. The actual expenditure was **\$13,975,755** which is **\$664,103** more than projected YTD for a **variance of 5.0%**. This is due to the fund transfer to the building inspection fund.

General Fund Expenditures

Through January 31, 2026

by Consolidated Department

(in \$1,000)



	Annual Bud't Exp	Projected Exp YTD	Actual Exp YTD	Var Fav/ (Unfav)	% Var
Admin	\$ 3,179	1,847	1,627	221	12%
Pub Service	5,064	3,146	2,679	467	15%
Pub Safety	9,853	5,440	5,522	(82)	-2%
NonDept	4,934	2,878	4,148	(1,269)	-44%
Unapp	-	-	-	-	0%
Total	\$23,030	\$ 13,312	\$ 13,976	\$ (664)	-5.0%

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

FY 2025-2026 Monthly Financial Report

General Fund Expenditure Detail

For the Month Ending January 31, 2026

General Fund Expenditures by Department

	Annual Budgeted			Var Fav/ (Unfav)	% Var Fav/ (Unfav)
	Exp	Projected Exp YTD	Actual Exp YTD		
City Council	59,262	27,363	39,774	(12,411)	-45%
City Manager/Legal	1,325,509	773,214	721,650	51,564	7%
City Planning	921,482	537,531	339,452	198,079	37%
Finance	872,441	509,069	525,763	(16,694)	-3%
Total Administration	3,178,694	1,847,177	1,626,639	220,538	12%
Transportation	467,000	269,938	222,380	47,558	18%
Airport	554,150	337,559	329,242	8,317	2%
Parks	848,227	519,044	456,503	62,541	12%
Parks/Utility Landscaping	113,647	33,235	45,508	(12,273)	-37%
Pool	663,494	457,300	374,513	82,787	18%
Municipal Buildings	156,769	91,449	89,314	2,135	2%
Library	1,074,288	713,331	565,809	147,522	21%
Recreation	757,940	497,363	404,192	93,171	19%
Community Center	296,204	153,918	132,757	21,161	14%
Harkenrider Center	132,146	73,299	58,996	14,303	20%
Total Public Services	5,063,865	3,146,438	2,679,214	467,224	15%
Court	1,060,509	617,136	483,177	133,959	22%
Public Safety Center	65,000	(161,182)	49,759	(210,941)	131%
Police Operations	8,727,918	4,984,017	4,989,460	(5,443)	0%
Total Public Safety	9,853,427	5,439,971	5,522,396	(82,425)	-2%
Non-Departmental	4,933,827	2,878,066	4,147,506	(1,269,440)	-44%
Unappropriated	0	0	0	0	0%
Total Non-Dept	4,933,827	2,878,066	4,147,506	(1,269,440)	-44%
Total	23,029,813	13,311,652	13,975,755	(664,103)	-5.0%

For January, FY2026

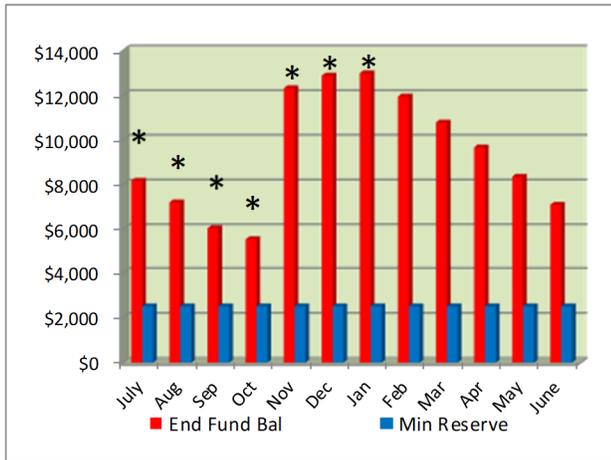
Total Administration is \$220,538 less than YTD projected. **Total Public Services** are \$467,224 less than YTD projected. **Public Safety** is \$82,425 more than YTD projected. **Non-Departmental** is \$1,269,440 more than YTD projected.

FY2025-2026 Monthly Financial Report

Fund Balance - General Fund

For the Month Ending January 31, 2026

General Fund **Through January 31, 2026**
 Ending Fund Balance (in \$1,000)



Minimum Reserve = \$2,942,250

	Begin Fund				End Fund Bal	ACT/PROJ Fund Bal
	Other	Bal	Revenue	Expense		
July	\$ 3,670	\$ 6,419	\$ 2,472	\$ (4,400)	\$ 8,161	ACT*
Aug	\$ -	\$ 8,161	\$ 651	\$ (1,617)	\$ 7,196	ACT*
Sep	\$ -	\$ 7,196	\$ 431	\$ (1,590)	\$ 6,038	ACT*
Oct	\$ -	\$ 6,038	\$ 1,168	\$ (1,658)	\$ 5,547	ACT*
Nov	\$ -	\$ 5,547	\$ 8,370	\$ (1,608)	\$ 12,309	ACT*
Dec	\$ -	\$ 12,309	\$ 2,030	\$ (1,467)	\$ 12,872	ACT*
Jan	\$ -	\$ 12,872	\$ 1,740	\$ (1,636)	\$ 12,976	ACT*
Feb	\$ -	\$ 12,976	\$ 846	\$ (1,887)	\$ 11,935	PROJ
Mar	\$ -	\$ 11,935	\$ 701	\$ (1,865)	\$ 10,771	PROJ
Apr	\$ -	\$ 10,771	\$ 857	\$ (1,968)	\$ 9,661	PROJ
May	\$ -	\$ 9,661	\$ 685	\$ (2,000)	\$ 8,346	PROJ
June	\$ -	\$ 8,346	\$ 743	\$ (1,999)	\$ 7,090	PROJ
Total	\$ 3,670	\$ 6,419	\$ 20,695	\$ 23,694	\$ 7,090	

The General Fund balance at the end of January 2026 is approximately **\$12,976,000** which is **4.4102 times** the current Minimum Reserve requirement of **\$2,942,250**.

FY2025-2026 Monthly Financial Report

Special Revenue Funds Report

For the Month Ending January 31, 2026

Special Revenue Funds Resources & Requirements

	2025-26 Annual Budget	Actual YTD	Remaining Budget
02 Bonded Debt Fund			
Resources	1,276,000	983,316	292,684
Expenditures	1,272,000	937,226	334,774
Unappropriated Balance	4,000	N/A	N/A
05 Transient Room Tax (TRT)			
Resources	1,365,000	1,128,538	236,462
Expenditures	1,365,000	829,479	535,521
Unappropriated Balance	-	N/A	N/A
08 Reserve Fund			
Resources	38,976,574	13,290,354	25,686,220
Expenditures	37,407,918	7,430,242	29,977,676
Unappropriated Balance	1,568,656	N/A	N/A
11 Miscellaneous Special Revenue			
Resources	158,000	903	157,097
Expenditures	158,000	-	158,000
Unappropriated Balance	-	N/A	N/A
19 Christmas Express Special Revenue			
Resources	65,000	8,161	56,839
Expenditures	65,000	21,488	43,512
Unappropriated Balance	-	N/A	N/A
20 Law Enforcement Special Revenue			
Resources	49,780	7,640	42,140
Expenditures	-	-	-
Unappropriated Balance	49,780	N/A	N/A
23 Enterprise Zone Project Fund			
Resources	5,070,195	3,158,314	1,911,881
Expenditures	5,070,195	4,171,032	899,163
Unappropriated Balance	-	N/A	N/A
24 Building Inspections			
Resources	4,319,000	4,744,645	425,645
Expenditures	4,319,000	556,641	3,762,359
Unappropriated Balance		N/A	N/A
25 EOTEC Operations			
Resources	8,617,625	2,153,279	6,464,346
Expenditures	8,617,625	1,241,604	7,376,021
Unappropriated Balance		N/A	N/A
26 IT Services			
Resources	1,549,056	924,628	624,428
Expenditures	1,549,056	855,824	693,232
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.

FY 2025-2026 Monthly Financial Report

Eastern Oregon Trade and Event Center (EOTEC) Fund

For the Month Ending January 31, 2026

EOTEC Fund

	2025-2026		Actual YTD	Variance	
	Annual Budget	Projected YTD*		Fav/(Unfav)	% Variance
Events	362,000	211,167	185,575	(25,592)	-12%
TRT/TPA	260,625	152,031	104,704	(47,327)	-31%
Misc.	7,995,000	4,663,750	1,863,000	(2,800,750)	-60%
Total Revenues	8,617,625	5,026,948	2,153,279	(2,873,669)	-57%
Personnel	485,603	283,268	281,620	1,648	1%
Materials and Services	406,850	237,329	241,007	(3,678)	-2%
Capital	7,647,472	4,461,025	311,348	4,149,677	93%
Transfers	77,700	45,325	77,700	(32,375)	-71%
Total Expenses	8,617,625	5,026,948	911,675	4,115,273	82%

This fund is projected on the straight-line, 1/12th revenue or expense per month.

Projected revenues to date are **\$5,026,948** and actual year-to-date revenues are **\$2,153,279** or an **unfavorable variance of 57%**.

Projected expenditures to date are **\$5,026,948** and actual year-to-date expenditures are **\$911,675** or a **favorable variance of 82%**.

FY2025-2026 Monthly Financial Report

Utility and Street Funds Report

For the Month Ending January 31, 2026

Utility and Street Funds Report

Resources & Expenditures

	2025-2026			Variance	
	Annual Budget	Projected YTD	Actual YTD	Fav/(Unfav)	% Variance
04 Street Fund					
Resources	2,514,887	1,152,017	1,125,732	(26,285)	-2%
Expenditures	2,447,855	1,427,915	1,153,265	274,650	19%
Contingency	67,032	N/A	N/A	N/A	N/A

06 Utility Fund					
Resources	16,077,986	7,337,159	8,338,449	1,001,291	14%
Expenditures	15,478,486	9,029,117	8,512,220	516,897	6%
Contingency	599,500	N/A	N/A	N/A	N/A

13 HES Fund					
Resources	14,043,723	6,576,338	6,541,177	(35,161)	-1%
Expenditures	12,636,711	7,371,415	7,624,834	(253,419)	-3%
Contingency	1,407,012	N/A	N/A	N/A	N/A

15 Regional Water Fund					
Resources	2,946,000	1,572,667	1,489,678	(82,989)	-5%
Expenditures	2,839,944	1,656,634	1,828,643	(172,009)	-10%
Contingency	106,056	N/A	N/A	N/A	N/A

All four of these funds are projected on a straight line, 1/12th of budgeted expense or revenue per month.

Revenues for the **Street Fund** are **\$26,285 less** than projected. Expenditures are **\$274,650 less** than projected.

Revenues in the **Utility Funds** are **\$1,001,291 more** than projected. Expenditures are **\$516,897 less** than projection.

The **HES Fund** revenue is **\$35,161 less** than projected. Expenditures are **\$253,419 more** than projected.

The **Regional Water Fund** revenues are **\$82,989 less** than projected. Expenditures are **\$172,009 more** than projected.

FY2025-26 Monthly Financial Report

City of Hermiston, Oregon

Utilities/Streets Capital Projects Report

For the Month Ending January 31 2026

	2025-26 Budget	FY-TD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
Geer & Harper Re-alignment	\$ 1,600,000	\$ 19,058	\$ 1,600,000	\$ 174,526	10.91%
Gettman Road Extension ROA	250,000	10,247	650,000	443,788	68.28%
N. 1st Place Reconstruction	1,510,390	-	4,110,390	2,976,304	72.41%
NW 2nd Street Paving	580,000	5,000	580,000	5,000	0.86%
RWS Backup Generators	400,000	75,300	400,000	94,300	23.58%
AWS System Expansion - RWS	10,939,400	5,620,545	29,449,400	28,417,064	96.49%
Orchard Water Line Replacement	1,340,000	-	1,340,000	-	0.00%
Well #6 Chlorination	1,000,000	26,085	1,000,000	63,295	6.33%
Well #4 Control System	530,000	12,157	530,000	73,528	13.87%
Dogwood Street	275,000	-	275,000	-	0.00%
SE 10th Street Bridge Upgrades	100,000	-	100,000	-	0.00%
Lift Station #5 Rebuild	150,000	-	150,000	-	0.00%
E. Evelyn Avenue Gravity SL Replacement	480,000	18,000	480,000	48,110	10.02%
Lift Station #7 Rebuild	600,000	-	600,000	-	0.00%
AWS Cooling Discharge	2,805,000	80,755	2,805,000	566,678	20.20%
Total	\$ 22,559,790	\$ 5,867,147	\$ 44,069,790	\$ 32,862,593	74.57%

Geer & Harper Re-alignment (\$1,600,000)

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: Full design has begun. Advertising anticipated in Winter, with bids open late Winter, construction beginning in Spring, and project completion anticipated late 2026.

Gettman Road Extension ROA (\$650,000)

Gettman Road Extension right of way acquisition project.

Current Update: Acquisition has closed on approximately 76% of the proposed Right of Way. Negotiations continue on the remaining 24%.

NW 2nd Street Paving (\$580,000)

Northwest 2nd street paving of existing gravel street from West Elm street to West Cherry Avenue to include grading, storm drainage, asphalt, centerline stripes, and crosswalk.

Current Update: Design wrapping up. Advertising/Contract Award anticipated in Spring. Construction likely late Spring through Fall.

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.

FY2025-26 Monthly Financial Report

City of Hermiston, Oregon

Utilities/Streets Capital Projects Report

For the Month Ending January 31 2026

	2025-26 Budget	FY-TD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
Geer & Harper Re-alignment	\$ 1,600,000	\$ 19,058	\$ 1,600,000	\$ 174,526	10.91%
Gettman Road Extension ROA	250,000	10,247	650,000	443,788	68.28%
N. 1st Place Reconstruction	1,510,390	-	4,110,390	2,976,304	72.41%
NW 2nd Street Paving	580,000	5,000	580,000	5,000	0.86%
RWS Backup Generators	400,000	75,300	400,000	94,300	23.58%
AWS System Expansion - RWS	10,939,400	5,620,545	29,449,400	28,417,064	96.49%
Orchard Water Line Replacement	1,340,000	-	1,340,000	-	0.00%
Well #6 Chlorination	1,000,000	26,085	1,000,000	63,295	6.33%
Well #4 Control System	530,000	12,157	530,000	73,528	13.87%
Dogwood Street	275,000	-	275,000	-	0.00%
SE 10th Street Bridge Upgrades	100,000	-	100,000	-	0.00%
Lift Station #5 Rebuild	150,000	-	150,000	-	0.00%
E. Evelyn Avenue Gravity SL Replacemen	480,000	18,000	480,000	48,110	10.02%
Lift Station #7 Rebuild	600,000	-	600,000	-	0.00%
AWS Cooling Discharge	2,805,000	80,755	2,805,000	566,678	20.20%
Total	\$ 22,559,790	\$ 5,867,147	\$ 44,069,790	\$ 32,862,593	74.57%

RWS Backup Generators (\$5,000,000)

To provide backup power supply to the regional water system.

Current Update: Design is underway and on-track to advertise the project in Winter '25/'26. Finance has begun to collect monthly assessment charges from the users to cover their portions.

AWS System Expansion- RWS (\$29,449,400)

Amazon Web Services is paying to extend the City-owned 16" water main in Feedville Road approximately 7,000 feet to connect 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. Additionally, this will construct an aquifer and associated storage system.

Current Update: The ASR Well is continuing improvements, including installation of above ground structures and mechanical components. The pump installations at the river intake station have completed, and the pipelines project is nearing substantial completion.

Orchard Water Line Replacement (\$1,340,000)

Replaces 3,200 feet of water main line along W. Orchard Ave. between S.W. 7th St. and S.W. 11th St., and along SW. 9th St. between W. Orchard Ave. and W. Juniper Ave.

Current Update: Preliminary design has begun, with plans to open bids and award a contract late Winter, with construction taking place during construction season 2026

FY2025-26 Monthly Financial Report

City of Hermiston, Oregon

Utilities/Streets Capital Projects Report

For the Month Ending January 31 2026

	2025-26 Budget	FY-TD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
Geer & Harper Re-alignment	\$ 1,600,000	\$ 19,058	\$ 1,600,000	\$ 174,526	10.91%
Gettman Road Extension ROA	250,000	10,247	650,000	443,788	68.28%
N. 1st Place Reconstruction	1,510,390	-	4,110,390	2,976,304	72.41%
NW 2nd Street Paving	580,000	5,000	580,000	5,000	0.86%
RWS Backup Generators	400,000	75,300	400,000	94,300	23.58%
AWS System Expansion - RWS	10,939,400	5,620,545	29,449,400	28,417,064	96.49%
Orchard Water Line Replacement	1,340,000	-	1,340,000	-	0.00%
Well #6 Chlorination	1,000,000	26,085	1,000,000	63,295	6.33%
Well #4 Control System	530,000	12,157	530,000	73,528	13.87%
Dogwood Street	275,000	-	275,000	-	0.00%
SE 10th Street Bridge Upgrades	100,000	-	100,000	-	0.00%
Lift Station #5 Rebuild	150,000	-	150,000	-	0.00%
E. Evelyn Avenue Gravity SL Replacement	480,000	18,000	480,000	48,110	10.02%
Lift Station #7 Rebuild	600,000	-	600,000	-	0.00%
AWS Cooling Discharge	2,805,000	80,755	2,805,000	566,678	20.20%
Total	\$ 22,559,790	\$ 5,867,147	\$ 44,069,790	\$ 32,862,593	74.57%

Well # 6 Chlorination (\$1,000,000)

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 nearing completion.

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

Contractor delays may require this project to wait an additional year. Liquidated damages may be considered.

Dogwood Street (\$275,000)

Design has begun, with completion anticipated by the end of 2026.

Current Update: Design will begin in Fall, with construction anticipated in 2026.

SE 10th Street Bridge Improvements (\$100,000)

Replaces and widens the bridge across the 'A' Line Canal.

Current Update: Design will begin soon, with construction planned on a timeline inverse from normal, with SE 10th requiring closure and bridge replacement over the winter of '26-'27 to accommodate when water is not in the canal.

FY2025-26 Monthly Financial Report

City of Hermiston, Oregon

Utilities/Streets Capital Projects Report

For the Month Ending January 31 2026

	2025-26 Budget	FY-TD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
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Gettman Road Extension ROA	250,000	10,247	650,000	443,788	68.28%
N. 1st Place Reconstruction	1,510,390	-	4,110,390	2,976,304	72.41%
NW 2nd Street Paving	580,000	5,000	580,000	5,000	0.86%
RWS Backup Generators	400,000	75,300	400,000	94,300	23.58%
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Lift Station #7 Rebuild	600,000	-	600,000	-	0.00%
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Total	\$ 22,559,790	\$ 5,867,147	\$ 44,069,790	\$ 32,862,593	74.57%

E. Evelyn Avenue Gravity Sewer Line Replacement (\$480,000)

Multiple deficiencies exist in the pipe segments, including structural failures, sagging, root intrusions, and separated joints that cause blockages hindering sewer flow and require the City to clean this line monthly. Newly installed pipe will save maintenance costs and drastically reduce the likelihood of blockages, mitigating the potential for sewage backing up into local residences.

Current Update: Design complete. Advertisement and contract award in Spring, with construction completed before year end 2026.

Lift Station #7 Rebuild (\$600,000)

Upgrade to electrical and control systems, replaces duplex pumps and mechanical pumps, rails, and valves and planned safety improvements to surrounding sidewalk.

Current Update: TBD.

AWS Cooling Discharge (\$2,805,000)

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 the development of a separate NPDES Permit for the new discharge.

Current Update: DEQ has shared an initial draft permit, and it appears to be untenable to the client. Considerations are now underway for what alternatives may be, including upgrades necessary to simply accept discharge to the City's regular sewer system.

FY2025-26 Monthly Financial Report

City of Hermiston, Oregon

Utilities/Streets Capital Projects Report

For the Month Ending January 31 2026

	2025-26 Budget	FY-TD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
Geer & Harper Re-alignment	\$ 1,600,000	\$ 19,058	\$ 1,600,000	\$ 174,526	10.91%
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Lift Station #7 Rebuild	600,000	-	600,000	-	0.00%
AWS Cooling Discharge	2,805,000	80,755	2,805,000	566,678	20.20%
Total	\$ 22,559,790	\$ 5,867,147	\$ 44,069,790	\$ 32,862,593	74.57%

Lift Station #5 Wetwell Upgrades (\$150,000)

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.

FY2025-26 Monthly Financial Report
City of Hermiston, Oregon
Other City Capital Projects Report
For the Month Ending January 31 2026

	2025-26 Budget	FY-TD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
Hangar Replacement	1,300,000	553,780	1,300,000	1,123,867	86.45%
Urban Tree Project (Grant)	850,000	228,689	1,000,000	348,589	34.86%
Sherman Park Project	420,000	10,740	420,000	13,704	3.26%
Library Remodel	2,759,000	1,494,473	4,500,000	3,377,031	75.05%
ARC Remodel	-	21,012	750,000	364,429	48.59%
Public Safety Building Remodel	4,500,000	2,403,652	7,500,000	6,739,379	89.86%
Total	\$ 9,829,000	\$ 4,712,346	\$ 15,470,000	\$ 11,966,999	77.36%

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: Building is complete. Minor remaining costs paid in current period.

Urban Tree Project Grant (1,000,000)

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

Current Update: We are pausing work on this project pending a better forecast of the federal budget. Preparing an estimate and bid package for a possible tree planting project on main street if federal budget moves forward.

Sherman 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: Final bid package to be finished week of January 19th.

ARC Remodel (\$750,000)

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

Current Update: PD administration is now using the Arc Building. Final piece will be to sand and finish interior floors after PD vacates the building.

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: Landscaping and irrigation are nearly complete and interior work continues.