



CITY COUNCIL

AGENDA

TUESDAY, MAY 27, 2025

Where Life is Sweet

COUNCIL CHAMBERS - 180 NE 2ND ST.

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

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

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

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

A. City Committee Review

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 address; 3. Direct your comments to the Chair.

7. CONSENT AGENDA

A. Committee Vacancy Announcement

B. Confirmation to appoint Kyndra Stone to Position 5 of the EOTEC Advisory Committee with a term expiration of June 30, 2028.

- C. Confirmation to appoint Mark Rademacher to Position 3 of the Airport Advisory Committee with a remaining term expiration of October 31, 2027.
- D. Final Plat- Upland Meadows Phase 1 & 2 4N2802A Tax Lot 500 - 811 E Theater Lane
- E. New Liquor License Application for Off Premises Sales for Fast Mart Hermiston Inc. located at 582 E Main Street.
- F. New Liquor License Application for Off Premises Sales for Grocery Outlet located at 1875 N 1st St, Suite E.
- G. Minutes of the May 12th City Council Regular Meeting

8. ITEMS REMOVED FROM CONSENT AGENDA

9. PUBLIC HEARINGS

- A. Initiate Formation of LID 323 on NW 2nd Street (See Ordinance No. 2371)

10. ORDINANCES AND RESOLUTIONS

- A. Ordinance 2371- Creating LID 323.
- B. Resolution No. 2369 - Parks & Recreation Committee Recommendation to Name the New Park in the Cimmaron Development, Sherman Park.
- C. Resolution No. 2370 – Airport RPZ Agreement to Purchase Real Property

11. OTHER

- A. April 2025 Financial Report
- B. City Committee Review

12. COMMITTEE REPORTS

- A. City Committee and Liaison:

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

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

13. 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. Hispanic Advisory Committee

- Position 5: 3-year term ending June 30, 2028 (Advertised 04/29/2025)

2. Library Board

- Position 3: 4-year term ending June 30, 2029 (Advertised 04/29/2025)

3. Airport Advisory Committee

- Position 3: Remaining 3-year term ending October 31, 2027 (Advertised as of 07/08/2024)
- Position 2: Remaining 3-year term ending October 31, 2026 (Advertised 11/08/2024)

4. Eastern Oregon Trade & Event Center (EOTEC) Committee

- Positions 5, 6, & 7: 3-year term ending June 30, 2028
 - (Position 5 Advertised 03/24/2025 & Positions 6 & 7 Advertised 04/29/2025)

Deadline to apply for all Committees: Open Until Filled

Interested persons are asked to submit an application to City Hall, 180 NE 2nd Street, Hermiston, or at alarcon-strong@hermiston.gov. Application forms are available at City Hall or on the City's website at <https://hermiston.or.us/volunteer>. If you have questions, please call Lilly Alarcon-Strong at 541-567-5521.

Proposed appointment and confirmation 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.



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of May 27, 2025

Title/Subject

Final Plat- Upland Meadows Phase 1 & 2 4N2802A Tax Lot 500 - 811 E Theater Lane

Summary and Background

Redmond Land Group, LLC has submitted a final plat prepared by AKS Engineering & Forestry, LLC for phases 1 and 2 of the Upland Meadows subdivision. The planning commission preliminarily approved this 12-phase subdivision at their January 10, 2024, meeting. Phases 1 and 2 include thirty-nine single and two-family lots ranging in size from 5,775 to 7,713 square feet. The residential lots are zoned Medium-High Density Residential (R-3).

The planning commission's approval of the preliminary plat was subject to 11 conditions of approval, 9 of which are applicable to the final plat for phases 1 & 2. 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 requirements and preliminary plat conditions of approval are attached to this report as Exhibit A. The findings have been prepared by the applicant's representative. The final plat as prepared by the surveyor is attached as Exhibit B. The map showing the property boundary and adjacent streets is attached as Exhibit C. An aerial photo is attached as Exhibit D.

The planning commission approved the final plat on May 14, 2025.

Tie-In to Council Goals

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

Fiscal Information

The thirty-nine R-3 lots will result in thirty-nine new housing units with an average price range of \$350,000 to \$475,000. Upon full build-out, Phases 1 & 2 will generate a total of approximately \$79,482 in revenue for the city each year.

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.

Submitted By:

C.F. Spencer, Planning Director



April 17, 2025

City of Hermiston
Building & Planning Department
180 NE 2nd Street
Hermiston, OR 97838

RE: Final Plat Application – Upland Meadows Phases 1 and 2

Please accept this letter and the enclosed materials on behalf of Redmond Land Group, LLC (Applicant), for the Final Plat Application for Upland Meadows Phases 1 and 2. The City of Hermiston Planning Commission approved a preliminary plat for the Upland Meadows subdivision located at 811 E Theater Lane on January 10, 2024. The preliminary plat was approved with conditions, which have been met and are addressed in this narrative, along with the applicable final plat requirements in Code of Hermiston Chapter 154. These findings are supported by substantial evidence in the Final Plat Application, including the Final Plat, completed Final Plat Review Form, and the January 16 Preliminary Plat Approval Letter. Considered together, this information provides the necessary basis for the City to approve the application.

Applicable Criteria

Code of Hermiston

Title 15 Land Usage

Chapter 154 SUBDIVISIONS

Final Plat

154.45 Submission to City Council

The final plat shall be submitted to the City Council in a form as prescribed by the statutes of the state and as acceptable to the city. In addition to the requirements of the law, the subdivider shall provide the city with three prints on transparencies acceptable to the City Planner, and three prints thereof, together with copies of any deed restrictions where such restrictions are too lengthy to be shown on the plat; provided, however, that these transparencies need not be submitted until the final plat has been approved by the City Council.

Response: The Final Plat (Exhibit B) has been prepared by a Professional Land Surveyor (PLS) registered in the State of Oregon in the form prescribed in Oregon Revised Statute (ORS) Chapter 92. Copies of the plat can be provided to the City in the manner described in 154.45. The requirements are, or can be, met.

154.46 Final Plat Requirements

The final plat shall show:

- (A) The boundary lines of the area being subdivided, with accurate distances and bearings;
- (B) The lines of all proposed streets and alleys with their width and names;
- (C) The accurate outline of any portions of the property intended to be dedicated or granted for public use.
- (D) The line of departure of one street from another;

- (E) The lines of all adjoining property and the lines of adjoining streets and alleys with their widths and names;
- (F) All lot lines together with an identification system for all lots and blocks;
- (G) The location of all building lines and easements provided for public use, services or utilities;
- (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;
- (I) All necessary curve data;
- (J) The location of all survey monuments and bench marks together with their descriptions;
- (K) The name of the subdivision, the scale of the plat, points of the compass, and the name of owners or subdivider;
- (L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown;
- (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;
- (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; and
- (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.

Response: The Final Plat (Exhibit B) shows the applicable elements listed above.

Conditions of Approval

1. Applicant shall work with and receive certification from the Hermiston Irrigation District prior to final plat approval. Applicant should be aware that the City of Hermiston will not sign the final plat until the irrigation district has been satisfied and signs the final plat.

Response: The Applicant has coordinated with Hermiston Irrigation District (HID) and the Final Plat (Exhibit B) contains a signature line for HID. HID signature can be collected prior to City of Hermiston signature on the final plat. The condition is, or can be, met.

2. Applicant must sign an improvement agreement and shall install grading, storm drainage, curb and gutter, sidewalks, street paving, and all service utilities for this development. All improvements for each phase shall comply with city standards and specifications and shall receive final approval from the city engineer.

Response: Grading, storm drainage, curb and gutter, sidewalks, street paving, and service utilities for the subdivision have been designed and constructed in compliance with City standards and specifications. Upon final approval from the City engineer, the condition will be met.



3. Streetlights shall be installed at the applicant's cost. Once installed, the City will assume the monthly service charges.

Response: Streetlights have been installed and will be part of the public infrastructure dedicated to the City concurrent with the Final Plat. The condition is met.

4. Applicant shall comply with all provisions of 92.12 of the Hermiston Code of Ordinance (relating to the control of blowing dust) during all phases of construction.

Response: Construction of Phases 1 and 2 has occurred in accordance with the applicable provisions of Section 92.22 of Hermiston Code of Ordinance.

5. All streets shall be designated in accordance with 94.22 of the Hermiston Code of Ordinances as detailed in the findings of fact for Chapter 94. Specifically, Roads 2, 3, and 4 are streets running east/west and shall all be designated as Avenues. The NE 9th Place extension is properly designated in the preliminary plat and shall retain that designation. Road 1 forms a complete loop around the development and shall be designated as a Drive. A short section of road is in alignment with NE 8th Place and shall be designated as NE 8th Place.

Response: The Final Plat (Exhibit B) shows E Kinsley Avenue (Road 2) running east/west and NE 9th Place running north/south. NE Laurel Springs Drive (Road 1) runs east/west through Phases 1 and 2 but will ultimately form a complete loop around the project. The condition is met.

6. Easements of at least 10 feet in width shall be provided along all street frontages.

Response: The Final Plat (Exhibit B) shows 10-foot Public Utility Easements (PUEs) along the frontage of each lot. The condition is met.

7. The development abuts NE 10th Street. Although no access to NE 10th Street is proposed, the 60 feet of frontage for NE 10th Street shall be improved to urban major collector status concurrent with the Phase 8 improvements. Should the phasing of the development change from that proposed on the preliminary plat, the improvements shall be installed at the same time as then improvements corresponding to Phase 8 on the preliminary plat.

Response: Phases 1 and 2 are located on the south end of the project. NE 10th Street is located at the north end of the project. Therefore, the condition does not apply to Phases 1 and 2. However, the condition can be met with Phase 8 or the corresponding phase.

8. The north line of E Theater Lane along the entire frontage of the development shall be improved to urban minor collector status concurrent with each abutting phase improvements.

Response: The E Theater Lane frontage along Phases 1 and 2 has been designed and constructed to urban minor collector standards in compliance with City standards and specifications. The condition is met.

9. A connection to NE 10th Street is necessary for pedestrian access and secondary fire access.

Response: Phases 1 and 2 are located on the south end of the project. NE 10th Street is located at the north end of the project. Therefore, the condition does not apply to Phases 1 and 2. However, the condition can be met with the appropriate future phase.

10. Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to excessively well drained soils. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.



Response: No outdoor storage of chemicals or underground storage of gasoline or diesel fuels are planned during or after the construction of this subdivision; therefore, this standard is met.

11. A notation shall be placed on the final plat stating that lots 34 through 56 shall not establish driveways onto Theater Lane

Response: Lots 39-47 of Phases 1 and 2 front E Theater Lane. Plat Note #4 on the Final Plat (Exhibit B) states: "Lots 39-47 shall not establish driveways onto E Theater Lane." The condition is met.

Please let us know if you have any questions or need any additional information for the Final Plat review. Thank you in advance for your time.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC



Joey Shearer, AICP
2245 Robertson Drive
Richland, WA 99354
509-905-0219 | shearerj@aks-eng.com

Attachments:

Exhibit A – Final Plat Review Form
Exhibit B – Final Plat
Exhibit C – Narrative
Exhibit D – Preliminary Plat Approval Letter



UPLAND MEADOWS PHASE 1 AND 2

LYING IN A PORTION OF "REVISED TAX PARCEL 500", LOCATED IN THE NORTHEAST 1/4
OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF
HERMISTON, UMATILLA COUNTY, OREGON

DATE: _____

PREPARED FOR

REDMOND LAND GROUP, LLC
389 SW SCALEHOUSE CT,
SUITE 110, BEND, OR 97702

SHEET INDEX

SHEET 1	INDEX
SHEET 2	PLAT BOUNDARY, NARRATIVE, LEGEND, REFERENCES, PLAT NOTES
SHEET 3	LOTS 1–19, LOT 40, LEGEND, CURVE TABLE
SHEET 4	LOTS 20–39, LEGEND, CURVE TABLE
SHEET 5	APPROVALS, DECLARATION, ACKNOWLEDGEMENT, REMAINING CORNER MONUMENTATION, SURVEYOR'S CERTIFICATE

**REVIEW
COPY**

I, JOSEPH R. LATIMER, CERTIFY
THAT THIS IS AN EXACT COPY OF
THE ORIGINAL PLAT.

JOSEPH R. LATIMER

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 09, 2024
JOSEPH R. LATIMER
100021PLS
RENEWS: 12/31/26

RECORDING INFORMATION

JOB NAME:	UPLAND MEADOWS SUBDIVISION	AKS ENGINEERING & FORESTRY, LLC 2245 ROBERTSON DR RICHLAND, WA 99354 509.905.0219 WWW.AKS-ENG.COM	
JOB NUMBER:	11636		
DRAWN BY:	RC		
CHECKED BY:	JL/MSK		
DRAWING NO.:	11636PLAT PH1&2		
		ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE	

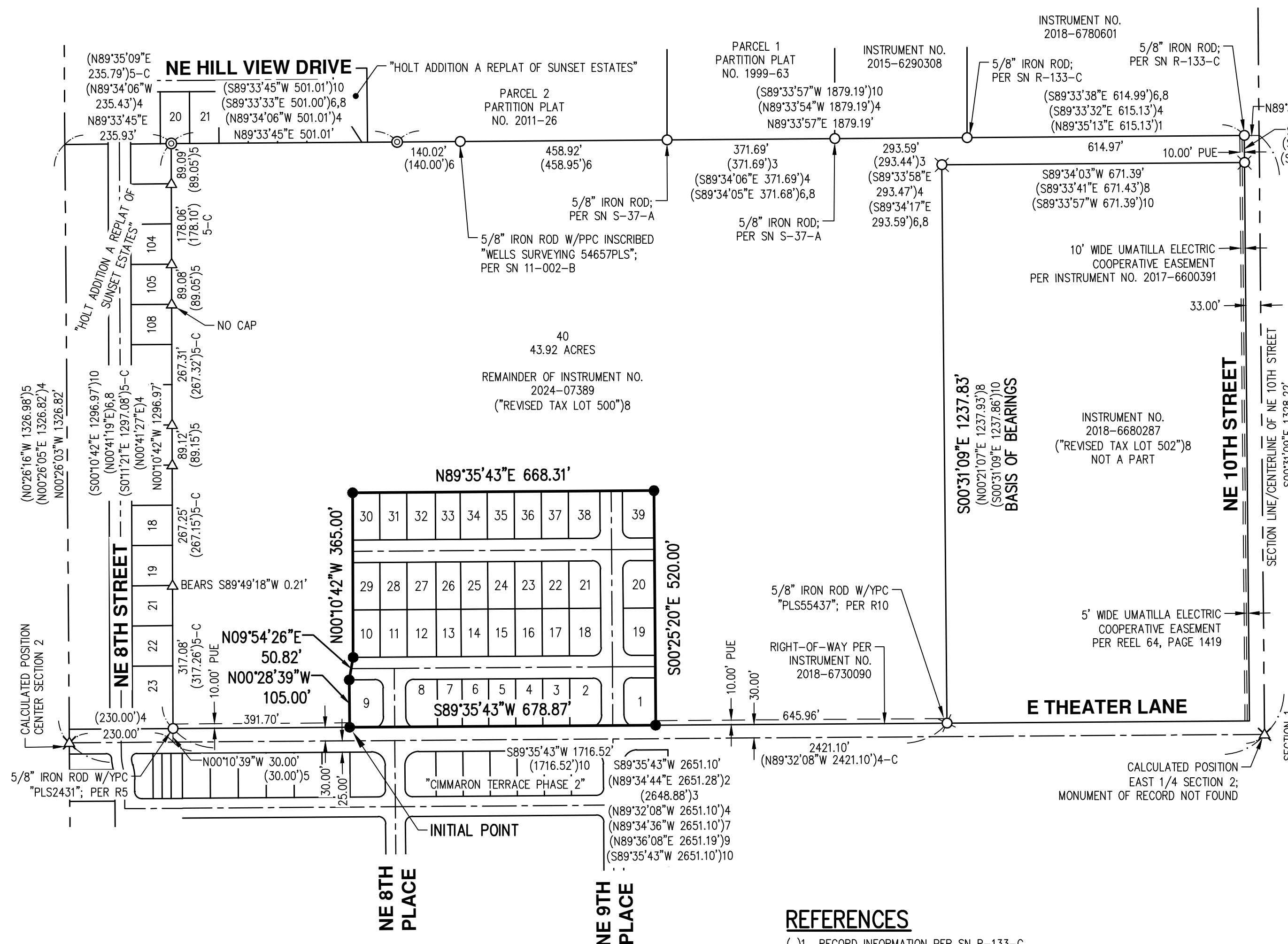
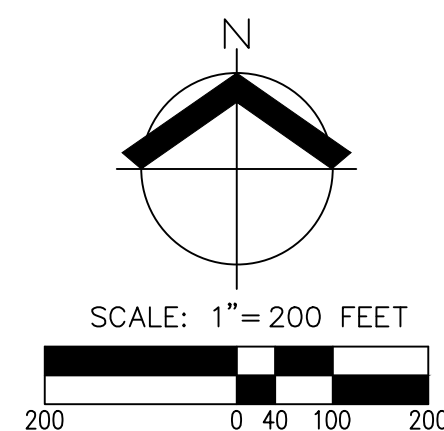
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DATE: _____

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REDMOND LAND GROUP, LLC
389 SW SCALEHOUSE CT,
SUITE 110, BEND, OR 97702



PLAT NOTES

1. THIS PLAT IS SUBJECT TO THE CONDITIONS OF SET FORTH IN CITY OF HERMISTON PLANNING DEPARTMENT LETTER DATED JANUARY 16, 2024.
2. THIS PLAT IS SUBJECT TO A RIGHT-OF-WAY EASEMENT TO UMATILLA ELECTRIC COOPERATIVE ASSOCIATION PER BOOK 160, PAGE 587 THAT IS BLANKET IN NATURE, AND IS NOT SHOWN HEREON.
3. THIS PLAT IS SUBJECT TO CONDITIONS, RESERVATIONS, EXCEPTIONS AND OTHER OUTSTANDING RIGHTS PER INSTRUMENT NO. 2016-6460006.
4. LOTS 1-9 SHALL NOT ESTABLISH DRIVEWAYS ONTO E THEATER LANE.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO REPLAT A PORTION OF PARCEL 1 AND A PORTION OF PARCEL 2 OF PARTITION PLAT NO. 2004-02, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2024-07389, UMATILLA COUNTY DEED RECORDS, INTO LOTS AND STREETS AS SHOWN HEREON, AT THE REQUEST OF MONTE VISTA HOMES, LLC.

THE BASIS OF BEARINGS (S00°31'09"E) WAS ESTABLISHED ALONG THE EAST LINE OF THE SUBJECT PROPERTY BY HOLDING THE FOUND MONUMENTS PER SURVEY NUMBER 23-079-B.

THE SOUTH LINE OF THE SUBJECT PROPERTY, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF E THEATER LANE (30.00 FEET FROM CENTERLINE), WAS ESTABLISHED BY HOLDING THE FOUND MONUMENT PER SURVEY NUMBER 23-079-B AND BY HOLDING THE FOUND MONUMENT PER PLAT OF "SUNSET ESTATES".

THE WEST LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE FOUND MONUMENT PER THE PLAT OF "SUNSET ESTATES" AND BY HOLDING THE FOUND MONUMENT PER PARTITION PLAT NO. 2004-02.

THE NORTH LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE FOUND MONUMENT PER PARTITION PLAT NO. 2004-02 AND BY HOLDING THE FOUND MONUMENT PER SURVEY NUMBER R-133-C ON THE WEST RIGHT-OF-WAY LINE OF NE 10TH STREET (33.00 FEET FROM CENTERLINE).

THE MOST EASTERLY LINE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE FOUND MONUMENT PER SURVEY NUMBER R-133-C AD BY HOLDING THE FOUND MONUMENT PER SURVEY NUMBER 23-079-B.

THE MOST EASTERLY SOUTH LNE OF THE SUBJECT PROPERTY WAS ESTABLISHED BY HOLDING THE FOUND MONUMENTS PER SURVEY NUMBER 23-079-B.

THE EAST, NORTH, AND WEST LINES FOR PHASES 1 AND 2 WERE ESTABLISHED PER THE REQUIREMENTS OF THE DECLARANT.

LEGEND

- 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR.
SET ON: ___/___/2025
- FOUND MONUMENT AS NOTED;
FLUSH WITH GROUND UNLESS NOTED OTHERWISE;
HELD UNLESS NOTED OTHERWISE;
- △ 5/8" IRON ROD W/PC INSCRIBED "P.L.S. # 2431";
PER "HOLT ADDITION A REPLAT OF SUNSET ADDITION"
- ◎ 5/8" IRON ROD W/YPC INSCRIBED "GBW 02817LS";
PER PARTITION PLAT NO. 2004-02
- ✕ 5/8" IR W/YPC INSCRIBED "BETHJE 55437";
SN 23-079-B
- ✕ CALCULATED POSITION; NO MONUMENT
- W/YPC WITH YELLOW PLASTIC CAP
- W/PPC WITH PURPLE PLASTIC CAP
- C CALCULATED
- SN SURVEY NUMBER
- PUE PUBLIC UTILITY EASEMENT

**REVIEW
COPY**

I, JOSEPH R. LATIMER, CERTIFY
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THE ORIGINAL PLAT.


JOSEPH R. LATIMER

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 09, 2024
JOSEPH R. LATIMER
100021PLS
RENEWS: 12/31/26

REFERENCES

- ()1 RECORD INFORMATION PER SN R-133-C
()2 RECORD INFORMATION PER "SUNSET ESTATES" BOOK 13, PAGE 86, BOTP
()3 RECORD INFORMATION PER PARTITION PLAT 1999-63
()4 RECORD INFORMATION PER PARTITION PLAT NO. 2004-02
()5 RECORD INFORMATION PER "HOLT ADDITION A REPLAT OF SUNSET ESTATES" BOOK 15 PAGE 34, BOTP
()6 RECORD INFORMATION PER SN 11-002-B
()7 RECORD INFORMATION PER "PLAT OF CIMMARON TERRACE PHASE 1" BOOK 16, PAGE 29, BOTP
()8 RECORD INFORMATION PER SN 18-028-B
()9 RECORD INFORMATION PER SN 19-112-B
()10 RECORD INFORMATION PER SN 23-079-B

JOB NAME:	UPLAND MEADOWS SUBDIVISION	AKS ENGINEERING & FORESTRY, LLC 2245 ROBERTSON DR RICHLAND, WA 99354 509.905.0219 WWW.AKS-ENG.COM	
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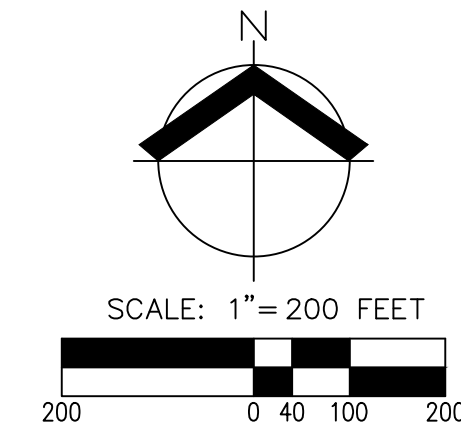
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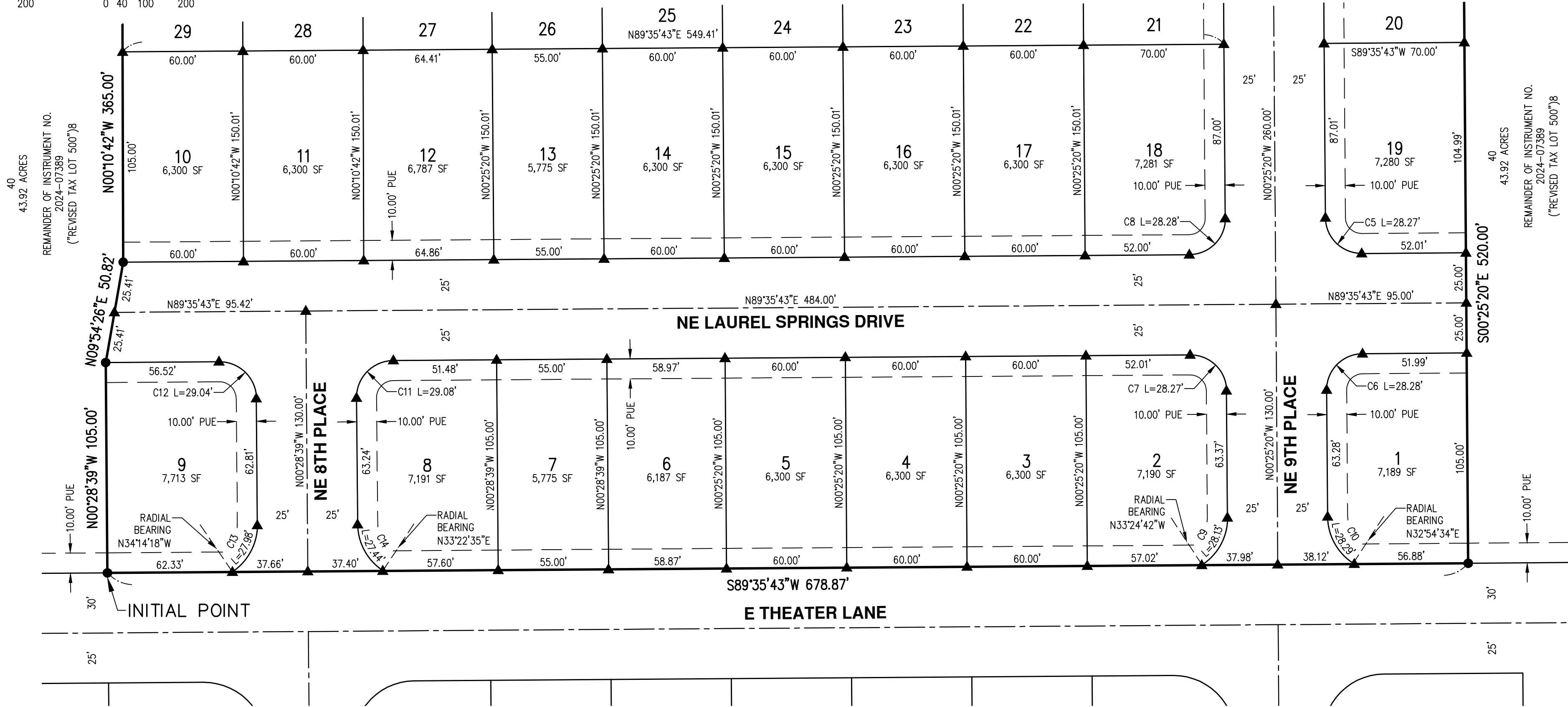
DATE: _____

PREPARED FOR

REDMOND LAND GROUP, LLC
389 SW SCALEHOUSE CT,
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CONTINUED ON SHEET 4



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C5	18.00'	89°58'57"	28.27'	N45°24'49"W 25.45'
C6	18.00'	90°01'03"	28.28'	N44°35'12"E 25.46'
C7	18.00'	89°58'57"	28.27'	S45°24'48"E 25.45'
C8	18.00'	90°01'03"	28.28'	S44°35'12"W 25.46'
C9	28.00'	57°33'02"	28.13'	N28°21'30"E 26.96'
C10	28.00'	57°53'40"	28.29'	N29°22'10"W 27.10'
C11	18.50'	90°04'22"	29.08'	N44°33'32"E 26.18'
C12	18.50'	89°55'38"	29.04'	S45°26'28"E 26.15'
C13	28.50'	56°15'01"	27.98'	S27°38'52"W 26.87'
C14	28.00'	56°08'31"	27.44'	N28°32'55"W 26.35'

LEGEND

- 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR."
SET ON: ____/____/2025
- ▲ 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR."
TO BE SET DURING REMAINING MONUMENTATION,
SET ON: ____/____/20__
- PUE PUBLIC UTILITY EASEMENT
- SF SQUARE FEET

REVIEW
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I, JOSEPH R. LATIMER, CERTIFY
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100021PLS
RENEWALS: 12/31/26

JOB NAME:	UPLAND MEADOWS SUBDIVISION
JOB NUMBER:	11636
DRAWN BY:	RC
CHECKED BY:	JL/MSK
DRAWING NO.:	11636PLAT PH1&2

AKS ENGINEERING & FORESTRY, LLC
2245 ROBERTSON DR
RICHLAND, WA 99354
509.905.0219
WWW.AKS-ENG.COM



ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

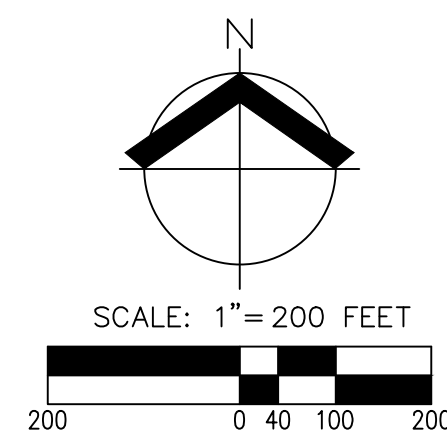
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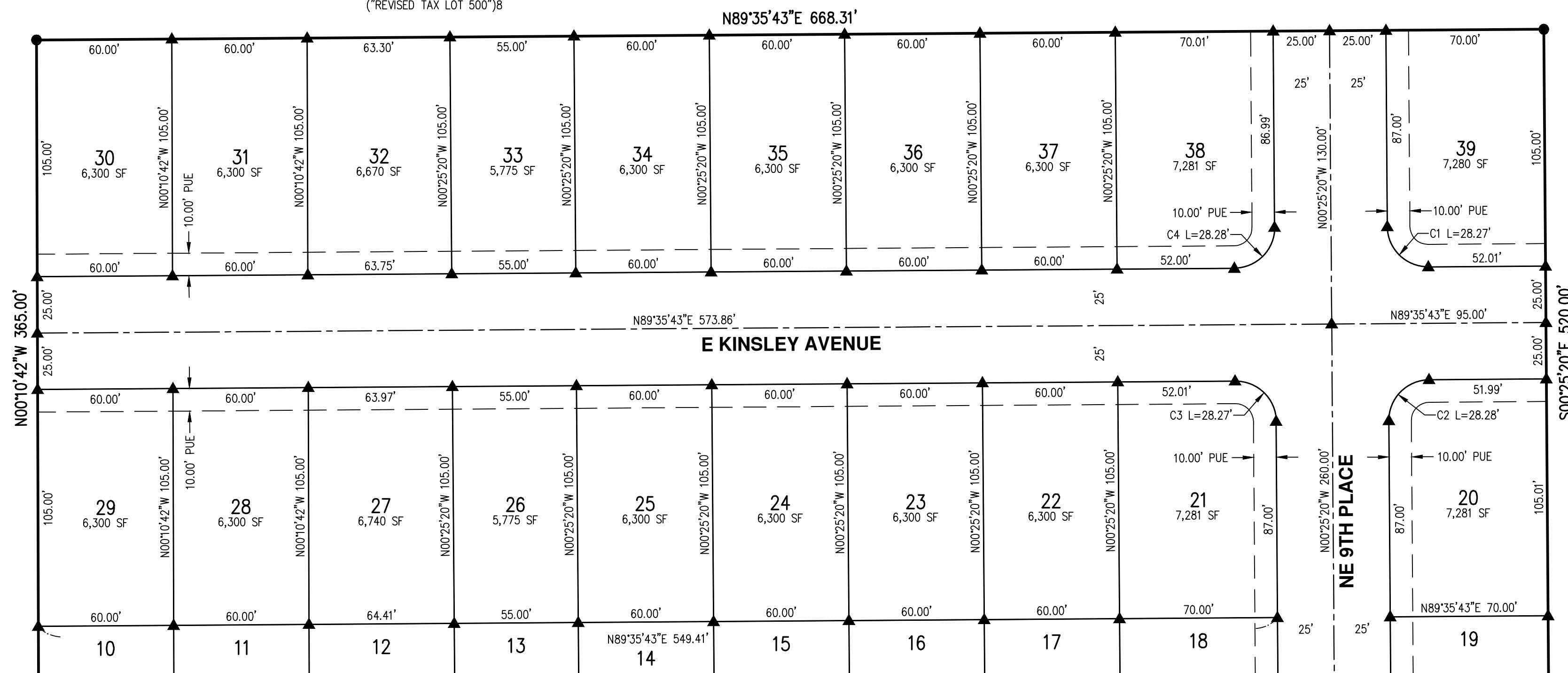
DATE: _____

PREPARED FOR

REDMOND LAND GROUP, LLC
389 SW SCALEHOUSE CT,
SUITE 110, BEND, OR 97702



40
43.92 ACRES

REMAINDER OF INSTRUMENT NO. 2024-07389
("REVISED TAX LOT 500")8

CONTINUED ON SHEET 3

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	18.00'	89°58'57"	28.27'	N45°24'48"W 25.45'
C2	18.00'	90°01'03"	28.28'	N44°35'12"E 25.46'
C3	18.00'	89°58'57"	28.27'	S45°24'48"E 25.45'
C4	18.00'	90°01'03"	28.28'	S44°35'12"W 25.46'

LEGEND

- 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR."
SET ON: __/__/2025
- ▲ 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR."
TO BE SET DURING REMAINING MONUMENTATION,
SET ON: __/__/20__
- PUE PUBLIC UTILITY EASEMENT
SF SQUARE FEET


**REVIEW
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I, JOSEPH R. LATIMER, CERTIFY
THAT THIS IS AN EXACT COPY OF
THE ORIGINAL PLAT.

JOSEPH R. LATIMER

**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

OREGON
JULY 09, 2024
JOSEPH R. LATIMER
100021PLS
RENEW: 12/31/26

JOB NAME:	UPLAND MEADOWS SUBDIVISION	AKS ENGINEERING & FORESTRY, LLC 2245 ROBERTSON DR RICHLAND, WA 99354 509.905.0219 WWW.AKS-ENG.COM	
JOB NUMBER:	11636		
DRAWN BY:	RC		
CHECKED BY:	JL/MSK		
DRAWING NO.:	11636PLAT PH1&2	ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE	

UPLAND MEADOWS PHASE 1 AND 2

LYING IN A PORTION OF "REVISED TAX PARCEL 500", LOCATED IN THE NORTHEAST 1/4
OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, CITY OF
HERMISTON, UMATILLA COUNTY, OREGON

DATE: _____

PREPARED FOR

REDMOND LAND GROUP, LLC
389 SW SCALEHOUSE CT,
SUITE 110, BEND, OR 97702

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT REDMOND LAND GROUP, LLC, AN OREGON LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND SHOWN ON THE ANNEXED MAP AND AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED IN ACCORDANCE WITH THE PROVISIONS OF THE OREGON REVISED STATUTES CHAPTER 92, ALL LOTS BEING OF THE DIMENSIONS SHOWN AND ALL STREETS AND EASEMENTS OF THE WIDTHS THEREON SET FORTH, AND DOES HEREBY DEDICATE TO THE PUBLIC AS PUBLIC WAYS ALL RIGHTS OF WAY AS SHOWN, AND DOES HEREBY GRANT ALL EASEMENTS AS SHOWN OR NOTED HEREON ON SAID PLAT.

ERICA NELSON, LAND DEVELOPMENT MANAGER
REDMOND LAND GROUP, LLC

ACKNOWLEDGMENT

STATE OF OREGON)
) SS
COUNTY OF _____)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 20__ BY ERICA NELSON, LAND DEVELOPMENT MANAGER OF REDMOND LAND GROUP, LLC, AN OREGON LIMITED LIABILITY COMPANY.

NOTARY SIGNATURE _____

NOTARY PUBLIC – OREGON (PRINTED NAME) _____

NOTARY NOT TO STAMP

COMMISSION NO. _____

MY COMMISSION EXPIRES _____

UMATILLA COUNTY APPROVALS

APPROVED THIS ____ DAY OF _____, 20__

BY: _____
UMATILLA COUNTY SURVEYOR

ALL TAXES AND ASSESSMENTS ON THE ABOVE DESCRIBED PROPERTY AS PROVIDED BY ORS 92.095 HAVE BEEN PAID THROUGH _____, 20__.

UMATILLA COUNTY TAX COLLECTOR

BY: _____
DEPUTY

APPROVED THIS ____ DAY OF _____, 20__

UMATILLA COUNTY ASSESSOR

BY: _____

APPROVED THIS ____ DAY OF _____, 20__

UMATILLA COUNTY COMMISSIONERS

BY: _____

BY: _____

BY: _____

STATE OF OREGON)
) SS
COUNTY OF UMATILLA)

I CERTIFY THAT THIS INSTRUMENT WAS RECEIVED AND RECORDED ON ____ DAY OF _____, 20__, AT ____ O'CLOCK ____M, AND RECORDED IN THE RECORD OF PLATS OF SAID COUNTY, BOOK ____ PAGE ____.

OFFICE OF COUNTY RECORDS

BY: _____
RECORDS OFFICER

FEE _____ NO. _____

CITY OF HERMISTON APROVALS AND ACCEPTANCE OF DEDICATION:

APPROVED THIS ____ DAY OF _____, 20__

BY: _____
CHAIRMAN OF THE HERMISTON PLANNING COMMISSION

BY: _____
MAYOR OF THE CITY OF HERMISTON – CITY COUNCIL

HERMISTON IRRIGATION DISTRICT APPROVAL:

APPROVED THIS ____ DAY OF _____, 20__

BY: _____
SIGNATURE

BY: _____
PRINT & TITLE

REMAINING CORNER MONUMENTATION

IN ACCORDANCE WITH O.R.S. 92.060 AND 92.065, THE REMAINING CORNER MONUMENTS OF THIS SUBDIVISION WILL BE CORRECTLY SET WITH PROPER MONUMENTS.

SURVEYOR'S CERTIFICATE

I, JOSEPH R. LATIMER, 100021PLS, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED ON THE ANNEXED MAP OF "UPLAND MEADOWS PHASE 1 AND 2", A PORTION OF "REVISED TAX LOT 500", PER INSTRUMENT 2018-6710021, UMATILLA COUNTY DEED RECORDS, LYING IN A PORTION OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 28 EAST OF THE WILLAMETTE MERIDIAN, CITY OF HERMISTON, IN UMATILLA COUNTY, OREGON, DESCRIBED AS FOLLOWS;

BEGINNING AT THE INITIAL POINT, BEING A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS-ENG", SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST THEATER LANE, 30.00 FEET NORTHERLY OF CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES, FROM WHICH A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "2431LS" MARKING THE SOUTHWEST CORNER OF SAID "REVISED TAX LOT 500", BEARS SOUTH 89°35'43" WEST, 391.70 FEET; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST THEATER LANE, NORTH 00°28'39" WEST, 105.00 FEET; THENCE NORTH 09°54'26" EAST, 50.82 FEET; THENCE NORTH 00°10'42" WEST, 365.00 FEET; THENCE NORTH 89°35'43" EAST, 668.31 FEET; THENCE SOUTH 00°25'20" EAST, 520.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST THEATER LANE, SAID POINT BEING 30.00 FEET NORTHERLY OF THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST THEATER LANE, SOUTH 89°35'43" WEST, 678.87 FEET TO THE INITIAL POINT AND END OF THIS BOUNDARY DESCRIPTION.

CONTAINING 8.02 ACRES, MORE OR LESS

AS PER O.R.S. 92.070(2), I ALSO CERTIFY THAT THE POST MONUMENTATION OF THE REMAINING MONUMENTS IN THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

REVIEW COPY

I, JOSEPH R. LATIMER, CERTIFY
THAT THIS IS AN EXACT COPY OF
THE ORIGINAL PLAT.

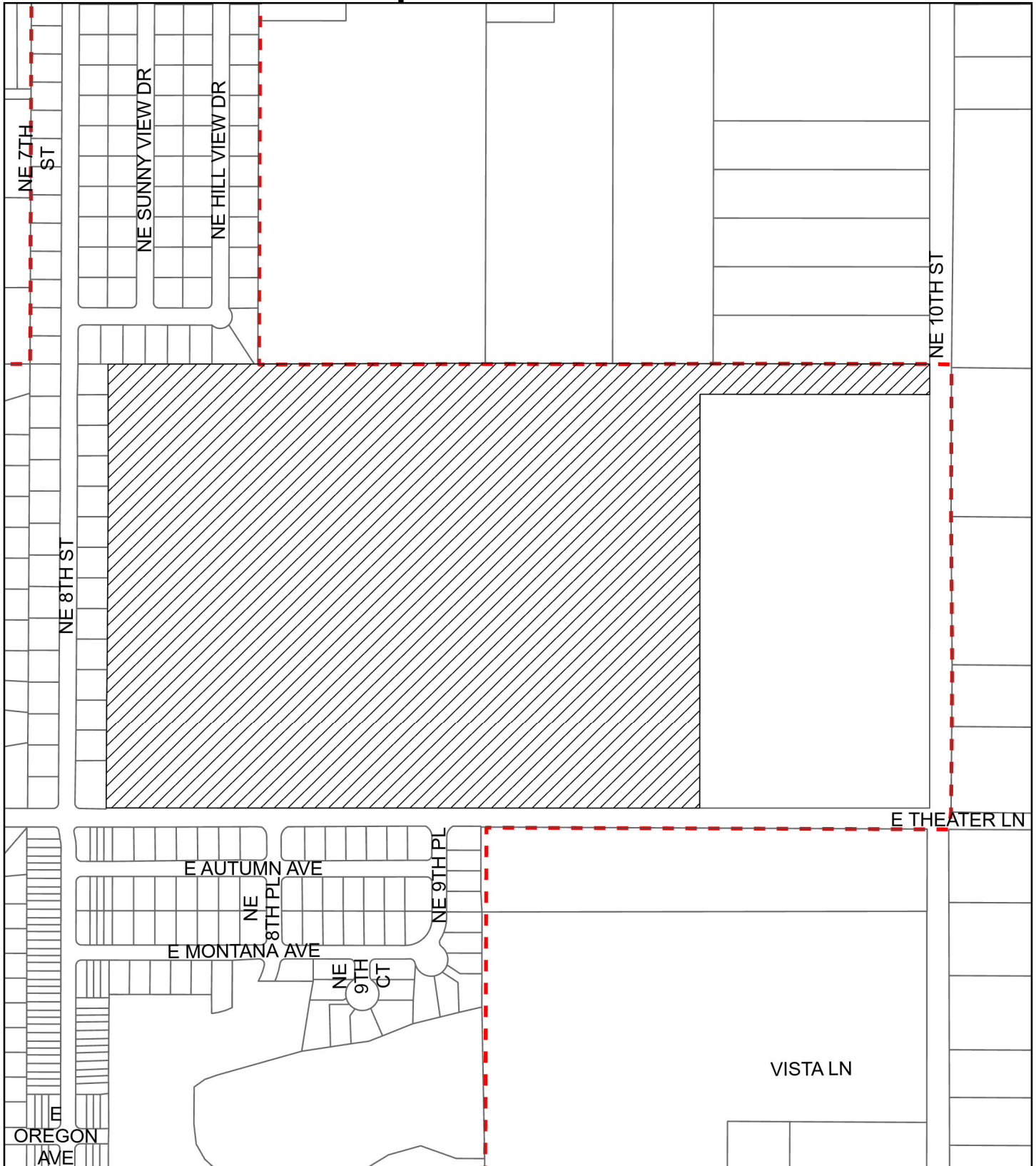
JOSEPH R. LATIMER

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 09, 2024
JOSEPH R. LATIMER
100021PLS
RENEWES: 12/31/26

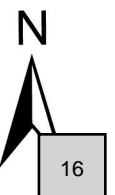
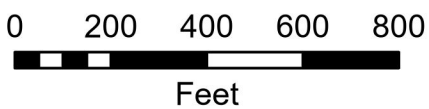
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Notice of Proposed Land Use Action



Legend

- Area of Proposed Subdivision and Lot Width Variance
- Property Line
- City Limits
- Urban Growth Boundary



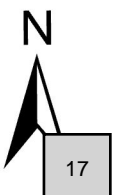
Notice of Proposed Land Use Action



Legend


- Area of Proposed Subdivision and Lot Width Variance
- Property Line
- City Limits
- Urban Growth Boundary

0 200 400 600 800
Feet



Geophex Surveys Ltd., Maxar



TO: City Manager Byron Smith
FROM: Chief Jason Edmiston 
DATE: May 15th, 2025
SUBJECT: Liquor License Application – Fast Mart

After review of the liquor license application for Fast Mart located at 582 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 Bela Patel, Niyati Patel, and Champaben Mungra.

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



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): Niyati Patel, Champaben Mungra, Bela Patel

Proposed Trade Name: Fast Mart Hermiston Inc.

Premises Address: 582 E Main St

Unit:

City: Hermiston

County: Umatilla

Zip: 97838

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

License Type: Off Premises Sales

☐ Additional Location for an Existing License

Application Contact Information

Contact Name: Niyati Patel

Phone: 561-409-9708

Mailing Address: 355 riverwood st

City: Richland

State: WA

Zip: 99352

Email Address: Niyati@fastmartoregon.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): Niyati Patel, Champaben Mungra, Bela Patel

Proposed Trade Name: Fast Mart Hermiston Inc.

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

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

Local Government Recommendation Proof of Acceptance

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

City or County Name: City of Hermiston

Optional Date Received Stamp

Date Application Received: 05/14/2025

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:


Title:

Date:

Signature:

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



TO: City Manager Byron Smith
FROM: Chief Jason Edmiston 
DATE: May 19th, 2025
SUBJECT: Liquor License Application – Grocery Outlet

After reviewing the liquor license application for Grocery Outlet located at 1875 N 1st Street, Suite E, 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 Shane Mansfield.

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



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): SSEC Mansfield LLC

Proposed Trade Name: Grocery Outlet Hermiston

Premises Address: 1875 N 1st St Suite E

Unit:

City: Hermiston

County: Umatilla

Zip: 97838

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

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

Application Contact Information

Contact Name: Shane Mansfield

Phone: 7576330482

Mailing Address: 11575 SW Pacific Hwy PMB 41958

City: Tigard

State: OR

Zip: 97223

Email Address: smansfield.smansfield@gobmio.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): SSEC Mansfield LLC

Proposed Trade Name: Grocery Outlet Hermiston

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

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

Local Government Recommendation Proof of Acceptance

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

City or County Name: City of Hermiston

Optional Date Received Stamp

Date Application Received: 05/19/2025

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: 05/19/2025

Signature:

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



CITY COUNCIL

Regular Meeting Minutes

May 12, 2025

Mayor Primmer called the regular meeting to order at 7:00pm. Present were Councilors Hayward, Roberts, Myers, McCarthy, Duron, Linton, Barron, and Kelso. City Staff in attendance included: City Manager Byron Smith, Assistant City Manager Mark Morgan, City Attorney Rich Tovey, Chief Jason Edmiston, Parks and Recreation Director Brandon Artz, City Planner Clint Spencer and City Recorder Lilly Alarcon-Strong. The pledge of allegiance was given.

City Manager Smith announced that the Public Hearing to initiate the formation of LID 323 on NW 2nd Street and Ordinance No. 2371- Creating LID 323 is being rescheduled to the City Council meeting of Tuesday, May 27, 2025, at 7:00pm.

Proclamation- National Police Week

Mayor Primmer read aloud the National Police Week and expressed sincere gratitude to all who serve in the line of duty.

Citizen Input on Non-Agenda Items

None given.

Consent Agenda Items

Councilor Linton moved, and Councilor McCarthy seconded to approve Consent Agenda item A-F to include:

- A. Committee Vacancy Announcement
- B. Confirmation to appoint Janizee Serrano to Position 4 of the Planning Commission with a term expiration of March 31, 2026. 1
- C. Recommendation to appoint Kyndra Stone to Position 5 of the EOTEC Advisory Committee with a term expiration of June 30, 2028.
- D. Recommendation to appoint Mark Rademacher to Position 3 of the Airport Advisory Committee with a remaining term expiration of October 31, 2027.
- E. Award Miscellaneous Engineering Services Contract to Anderson Perry & Associates
- F. Minutes of the April 28 City Council Work Session and Regular Meeting Minutes

Motion carried unanimously.

Public Hearing- Initiate Formation of LID 323 on NW 2nd Street & Ordinance No. 2371- Creating LID 323

Mayor Primmer stated as announced at the beginning of the meeting by City Manager Smith, these items have been rescheduled to the City Council meeting of May 27, 2025.

Adoption of FY 2024-25 Umatilla County Dispatch Agreement

Mayor Primmer and Councilor Roberts disclosed they have contacted the Oregon Government Ethics Commission regarding a potential conflict of interest, and it has been determined that they do not have a conflict of interest and may participate in the following proceedings.

City Manager Smith presented the Intergovernmental Agreement (IGA) for dispatch services stating the agreement is a result of many meetings with a variety of Umatilla County officials, however many more discussions will need to be had to continue to move forward with future IGA's as there has been a lack of



CITY COUNCIL

Regular Meeting Minutes

May 12, 2025

communication and transparency with costs associated with dispatch services and when the information is supplied to users. Currently, the cost of service has increased by over 50% in the last four years and cities and fire agencies were never informed about the reasons for the increase until after-the-fact, stating it was due to union negotiations.

City Manager Smith explained questions regarding the graph of proposed and actual costs, how cities currently fund about half of the dispatch costs after subtracting out 911 tax revenue, and proposals to change the cost formula based on other factors like calls of service, etc. City Manager Smith answered questions regarding possibly forming a West-End Dispatch Center with neighboring communities and districts, stating preliminary discussion have been had and will continue if a solution can't be found with the County; however, the City does want to try to work with the County and appreciates the County Commissioners taking more of a role in contract administration.

Councilor Roberts spoke regarding email communication between the County and City he witnessed at the County level with regards to the County relaying sufficient information to the City regarding dispatch services and Mayor Primmer spoke regarding how much more expensive dispatch services would be for the City if the City developed its own Dispatch Center.

After further discussion, Councilor Roberts moved, and Councilor Kelso seconded to authorize the City Manager to sign the FY 2024-25 IGA for Dispatch Services as presented. Motion carried unanimously.

Adoption of RV Park Expansion Agreement and License

Councilor Hayward stated he had a conflict of interest and recused himself on the issue and left the Council Chambers.

City Manager Smith stated Amazon Web Services (AWS) approached the City regarding the need for housing for their traveling contractors as there are not enough places for contractors to live in the area. AWS proposed construction of and paying for 100% of an RV Park development in which a specific number of spaces would be reserved for AWS contractors and another number of spaces would be for City use, which the City would use for long-term and short-term leases. A short-term RV Park has been listed previously in the EOTEC Master Plan. All RV parking spaces, including those reserved for AWS, would still be required to pay monthly space rent, which the City would collect and keep 100% of the revenues collected. The agreement is still in a draft stage, but if approved, the City and AWS would like to have the RV Park constructed prior to the 2026 Umatilla County Fair and Farm-City Pro Rodeo (aerial photo of EOTEC displayed and attached).

Councilor Barron stated, as a Council Representative assigned to the EOTEC Committee, he can attest to the construction of an RV Park as a priority for the EOTEC Committee and the EOTEC Master Plan and is excited about how this RV Park will be a great asset to EOTEC and the Community. Many of the Councilors agreed stating this is an exciting opportunity for the City while continuing to build strong relationships with community partners like AWS, as well as addressing the need and long-term goal of creating additional housing.



CITY COUNCIL

Regular Meeting Minutes

May 12, 2025

After further discussion and answering questions from the Council, Councilor Barron moved, and Councilor McCarthy seconded to authorize the City Manager to sign the RV Park Expansion Agreement and License. Councilors Roberts, Myers, McCarthy, Duron, Kelso, and Barron voted in favor; Councilor Linton voted in opposition. Motion carried 6-1.

Councilor Hayward returned to the Council Chambers and dais.

Committee Reports

Airport Advisory Committee- Councilor Roberts spoke regarding an increase in flight traffic with Life Flight, decrease in fuel sales, hangar construction updates, and potential land lease opportunities.

Parks and Recreation Advisory Committee- Councilor Duron and Myers spoke regarding the positive feedback they've received from the City's new Monthly Newsletter, tree evaluation inventory, construction of 250 homes with a 9-acre park near the Airport, 2nd grade swim lessons, many events being held on May 17th throughout the community, pickleball court ribbon cutting on June 14th at 11:00am, and various City completed projects.

Mayor's Report

Mayor Primmer spoke regarding:

- The outstanding new Monthly Newsletter that was recently created and publicized and thanked last year's Hermiston Civic Leadership Academy class for their recommendation of this Newsletter
- The Oregon Mayors Association and LOC Conference
- Attending and participating in a 2nd grade Recycled Water Department Tour
- Fall LOC Conference Planning Committee

Council Presidents Report

Councilor McCarthy spoke regarding:

- Many events planned in Hermiston on May 17th to include: I Love My City, Good Shepherd Health and Family Fitness Day at EOTEC, Armed Force Day, and in Pendleton, the Hands and Feet Color Walk event for Foster Parent Support Services
- Ethics Training on Wednesday at 4:00pm in Umatilla
- Budget Committee meeting on Thursday

Council Reports

Councilor Linton spoke regarding her attendance at LOC and conference sessions related to Chat GPT, housing, and House Bills. Councilor Linton stated she wanted to clarify her suggestion to decrease management salaries which does not apply to current staff members as she believes the City has good staff members, but would like to implement suggested lower salaries for new employees to prepare for the future.

Councilor Barron thanked Hermiston Energy Services and Umatilla Electric Cooperative for aligning power poles throughout the City as it makes the City look nicer.



CITY COUNCIL

Regular Meeting Minutes

May 12, 2025

Councilor Kelso spoke regarding attending the Cinco de Mayo event held at EOTEC and encouraged all to attend in the future if they are able, and his attendance at the City of Pendleton's City Council Meeting stating they addressed issues on the curb-side recycling state mandate, problem they are facing keeping their Municipal Court operational as they are losing money each year, and stated it was a very interesting and great meeting and plans to attend more in the future. Councilor Kelso spoke regarding chauffeuring Hermiston High School students to the Schnitzer Steel Cares Foundation Student Grantmaking Initiative ceremony in Pendleton where local students chose community organizations that Schnitzer Steel funds. This year, the wonderful students in our area were able to receive grant funding for Stepping Stones Alliance and Eastern Oregon Mission.

Councilor Duron also spoke regarding one of the Schnitzer Steel Cares grant recipients who contacted her regarding hosting an immigration law presentation, spoke regarding attending the Ribbon Cutting event for new counseling services in Hermiston, and thanked the Parks and Recreation Department for the outstanding job they do keeping our parks and outdoor spaces well maintained and safe as she has been receiving many citizen compliments.

Councilor Roberts spoke regarding attending the Cinco de Mayo event at EOTEC, Board of Commissioners Meeting where they addressed public camping among other things, and gave information on the Eastern Oregon Regional Veterans Stand Down/Resource Event on June 14th at 9:00am at the Wildhorse Resort & Casino in Pendleton.

Youth Advisory Report

None present.

City Manager's Report

City Manager Smith asked that Council members share and encourage those they know to sign up for the monthly newsletter and stated next week is Public Works Week.

Mayor Primmer thanked the City's public works departments for all the work they do.

Adjourn

There was no other business and Mayor Primmer adjourned the regular City Council meeting at 8:27pm.

SIGNED:

Doug Primmer, Mayor

ATTEST:

Lilly Alarcon-Strong, CMC, City Recorder

EOTEC Site - 2025





Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of May 27, 2025

Title/Subject

Ordinance 2371- Creating LID 323.

Summary and Background

BACKGROUND

Northwest 2nd Street is a gravel unimproved street between W Elm Avenue and W. Cherry Avenue which provides direct access to three active industrial businesses, and two industrial lots which regularly get used for construction laydown activities.

This street has been identified as project ST 13.0 in the City's Capital Improvements Plan since 2018, but has existed in the appendix due to a lack of available funds.

The Oregon Department of Transportation is scheduled to erect traffic barricades on W Elm Avenue to better manage the efficient and safe flow of traffic through the Elm/395 intersection. These barricades will eliminate the ability for left-hand turning movements in to and out of NW Spruce. Therefore, the only remaining access on Elm Ave to the active businesses on NW 2nd for vehicles coming from the Northeast will be on NW 2nd. Similarly, the only Elm Avenue access for vehicles coming from these businesses looking to go West will be on NW 2nd. This will significantly increase the amount of traffic on this sub-standard street.

NW 2nd has been an unimproved gravel roadway due to two main factors:

- Non-Remonstrance Agreements (NRA)
 - o The City of Hermiston's standard requires that when a tax lot develops (structures are built on it), then the roadway in front of it must be built.
 - o Developers can avoid this obligation through signing an NRA. This generally states that they will not have to develop the street in order to build on their property, but if/when a Local Improvement District is proposed, then they waive their ability to formally oppose it's formation.
 - o Two of the five tax lots on NW 2nd have executed NRA's
- Undeveloped

- Undeveloped lots within the City are generally only required to pay to improve their street frontage at the time that they develop.
- Two of the five tax lots on NW 2nd have not formally developed

Due to the impending increase in traffic on NW 2nd triggered by the shift in traffic pattern accessing these businesses, it was recommended that the roadway be constructed to city standards.

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

The City of Hermiston has successfully executed 322 LID's, primarily to develop roadways.

ACTION TO-DATE

City Council, on March 24, approved Resolution 2362 to initiate LID formation by calling for development of a preliminary engineering report outlining the improvements to be made. For various reasons, city staff had already compiled this report so that it was ready and available.

City Council, on March 24, reviewed the preliminary engineering report and approved Resolution 2363 with declared the City's intent to form an LID to construct the improvements called for in the report. This action also established May 12 for a Public hearing in order to receive feedback from impacted property owners, stakeholders, and the general public.

City Staff mailed official notice to all 5 property owners on March 31. The notice included the date/time of the Public Hearing, a copy of the PER, forms to submit formal opposition, and an outline of the property owners' rights.

Engineering Staff, on May 8, identified a typographical error in the Project Cost Allocation table on Figure 4-1. Although the total cost of \$580,000 was accurate, the table incorrectly listed Tax Lot 1700's frontage as 220', rather than 120'. That error therefore ascribed more estimated cost to Tax Lot 1700 than it should have, and also under-estimated the cost to the other four tax lots. The decision was made to postpone the Public Hearing in order to update the table, and notify the property owners of the changes.

City Staff, on May 9, received it's first communication from the property owners, in the form of 5 signed remonstrances. The remonstrances were identical, owing to the fact that they are controlled by the same group of individuals. Generally the two main objections regarded a concern for safety associated with increased speeds on a better street, and a concern for stormwater runoff associated with the newly impervious surface.

City Staff, on May 12, contacted the property owner(s) to notify them of the public hearing change, and requested City Council to delay the hearing until May 27; which was approved.

City Staff, on May 14, contacted the property owner and personally provided them with the updated Preliminary Engineering Reports. Copies, along with a cover letter explaining the update, were also formally mailed to all five properties.

NEXT STEPS

1. Public Hearing- Council will accept public testimony at the public hearing on May 27. Depending on the testimony received, Council may choose to continue the hearing, table the issue, cease formation of the LID, or approve moving forward with the LID as presented.
2. If Ordinance 2371 is approved, then City Staff will begin full design engineering and target public advertisement for bids in Fall '25 with construction anticipated in Spring '26.
3. Upon construction completion, all actual costs will be tallied, and a final property assessment, based on actual costs, will be levied by City Council. Property owners will be given the option to pay their portion in one lump sum, or to pay their portion over 10 years based on the best borrowing terms the City is able to obtain, with no markup applied by the City, and the amount owed will become a lien on the property.

Tie-In to Council Goals

Transportation: Improve Mobility and Transportation

Fiscal Information

This LID will be paid for entirely by the benefitting property owners.

Alternatives and Recommendation

Alternatives

1. Approve Ordinance 2371
2. Reject Ordinance 2371

Recommended Action/Motion

Motion to approve Ordinance 2371

Submitted By:

Mark Morgan

ORDINANCE NO. 2371**AN ORDINANCE CREATING LOCAL IMPROVEMENT DISTRICT NO. 323; DESCRIBING IMPROVEMENT; SETTING BOUNDARY; PROVIDING FOR PAYMENT BY BENEFITTED PROPERTIES; SECURING SUCH PAYMENT BY LIEN AGAINST THE BENEFITTED PROPERTIES; AND CALLING FOR CONSTRUCTION**

WHEREAS, on March 24, 2025, the Hermiston City Council adopted Resolution No. 2362 to initiate the formation of a local improvement district in the vicinity of NW 2nd Street from W. Cherry Avenue to W. Elm Avenue and directed the City Manager to prepare a feasibility report for a capital construction project; and

WHEREAS, on March 24, 2025, the City Manager submitted to the City Council the N.W. 2nd Street Local Improvement District Engineering Report, March 2025, detailing the installation of improvements on NW 2nd Street:

1. The improvements will consist of approximately 480 linear feet of street improvement, to include the paving of a 28-foot-wide asphalt street in the NW 2nd Street right-of-way between W Cherry Ave. and W Elm Ave. (OR Highway 207). In addition to the paving listed above, the project will include curb and gutter as well as 5-foot sidewalks on both sides of the street, along with pedestrian ramps, driveways, and stormwater facilities.
2. The full project cost for the above-mentioned improvements is estimated at \$580,000.
3. The methodology for levying assessments uses the amount of frontage that each property has in relation to certain improvements as the way to assign benefit, and therefore, the corresponding amount of the levy applied to the property. A detailed description of how that is applied is included in the engineer's report. and

WHEREAS, after reviewing the engineering report, the City Council adopted Resolution No. 2363, establishing the intent to form Local Improvement District No. 323 ("LID 323") and calling for a public hearing on May 12, 2025; and

WHEREAS, on March 31, 2025, more than ten (10) days before the May 12, 2025 public hearing on LID 323, the City Manager mailed or personally delivered a notice of the public hearing containing the date, time, and location of the hearing together with the information required by subsection 34.28(B) of the Hermiston Municipal Code ("HMC"), including a copy of the engineering report and a form of remonstrance as provided in HMC 34.30, to each of the owners of each property proposed to be located within the local improvement district; and

WHEREAS, prior to the May 12, 2025 public hearing an error was discovered in the calculation of the amount of frontage used to determine the methodology for levying assessments causing the public hearing to be postponed to May 27, 2025, so that the City Council and all noticed parties could receive a copy of the amended N.W. 2nd Street Local Improvement District Engineering Report, May 2025; and

WHEREAS, the owners of each property proposed to be located within the local improvement district were mailed a notice of the May 27, 2025 public hearing date, an explanation of the necessary amendment to the report, and a copy of the amended engineers report; and

WHEREAS, on May 27, 2025, a public hearing was held before the City Council for public testimony and submission of remonstrances. Prior to the public hearing, the City Council received a remonstrance from each of the five properties within the district, however, two of the remonstrances were not counted as those properties had active non-remonstrance agreements on file with the City regarding these improvements. Therefore, the City Council did not receive the more than 60% of valid remonstrances necessary to either terminate or suspend formation of the district. Now therefore:

THE CITY OF HERMISTON ORDAINS AS FOLLOWS:

SECTION 1. Findings. The staff report accompanying this Ordinance, the N.W. 2nd Street Local Improvement District Engineering Report, May 2025, and the above recitals are incorporated as the City Council's findings as if set forth herein.

SECTION 2. That under the authority of Chapters 34.25-34.40 of the Hermiston Municipal Code, the City Council does hereby establish LOCAL IMPROVEMENT DISTRICT NO. 323, as the project satisfies the definition of a local improvement district under state law and HMC 34.26.

SECTION 3. That the improvement shall consist of approximately 480 linear feet of street improvement to include the paving of a 28-foot-wide asphalt street in the NW 2nd Street right-of-way between W Cherry Ave. and W Elm Ave. (OR Highway 207). In addition to the paving listed above, the project will include curb and gutter as well as 5-foot sidewalks on both sides of the street, along with pedestrian ramps, driveways, and stormwater facilities. *See the N.W. 2nd Street Local Improvement District Engineering Report, May 2025, on file with the City.*

SECTION 4. That the Boundary of Local Improvement District No. 323 shall embrace the property to be benefitted and to be assessed for the installation of said improvement, and shall include the following described land described in attached Exhibit A, all of said land being located in the City of Hermiston, Umatilla County, Oregon.

SECTION 5. That the cost of making such improvement shall be a charge against and a lien upon all lots, parts of lots and parcels of land benefitted by such improvement; and the owners of such lots, parts of lots and parcels of land especially benefitted by such improvement shall be liable for payment of the expenses and costs thereof.

SECTION 6. That the property owners within the benefitted district will contribute \$580,000 towards the cost of this project based on the amount of frontage that each property has in relation to certain improvements constructed along their property frontage. A list of the benefitted properties by tax lots and tax map, owners and estimated LID assessment for each tax lot is attached as Exhibit B.

SECTION 7. That the City Manager shall have prepared plans and specifications for appropriate improvements as described in accordance with the charter and ordinances of the City and shall invite public bids for the construction of said improvement district project as required by the charter, ordinances and general specification of the City and this Ordinance No. 2371.

SECTION 8. This ordinance shall take effect on the 30th day after its adoption.

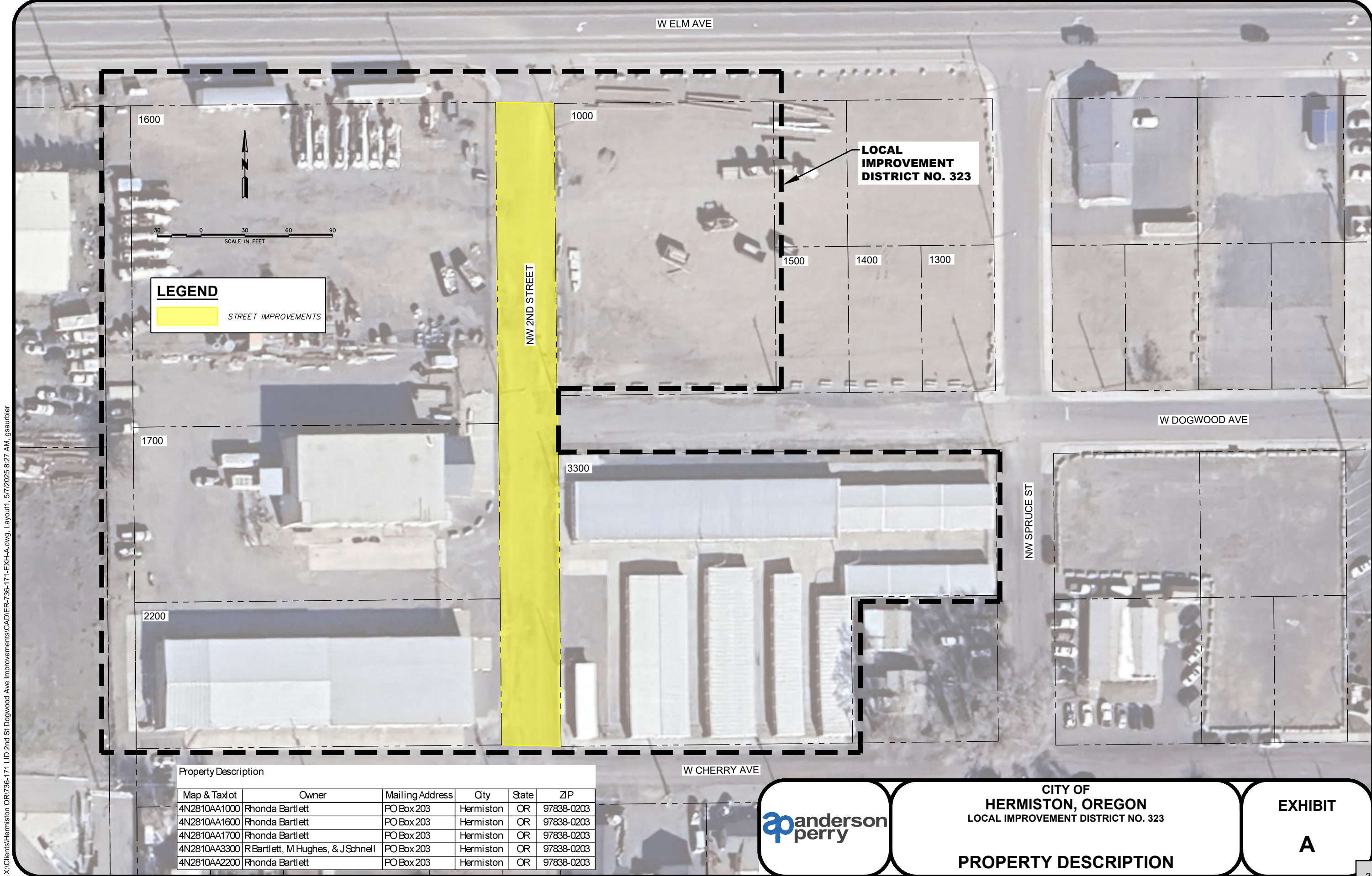
ADOPTED by the Common Council this 27th day of May 2025.

SIGNED by the Mayor this 27th day of May 2025.

Doug Primmer, Mayor

ATTEST:

Lilly Alarcon-Strong, CMC City Recorder



X:\Clients\Hermiston OR\736-171 LID 2nd St Dogwood Ave Improvements\CAD\IER-736-171-EXH-A.dwg, Layout1, 5/7/2025 8:27 AM, gsaubler

EXHIBIT B**ESTIMATED ASSESSMENTS***

Prop Des/Tax ID	Owner(s)	Estimated Assessment
4N2810AA1000	Rhonda Bartlett P.O. Box 203 Hermiston, OR 97838	\$ 138,095.00
4N2810AA1600	Rhonda Bartlett P.O. Box 203 Hermiston, OR 97838	\$ 151,905.00
4N2810AA1700	Rhonda Bartlett P.O. Box 203 Hermiston, OR 97838	\$ 82,857.00
4N2810AA3300	Rhonda Bartlett, MJ Hughes, J Schnell P.O. Box 203 Hermiston, OR 97838	\$ 138,095.00
4N2810AA2200	Rhonda Bartlett P.O. Box 203 Hermiston, OR 97838	\$ 69,048.00
	TOTAL ASSESSED	\$ 580,000.00

*NOTE: Estimates are based on engineering expertise and the current bidding environment. Final assessments may be higher or lower than the estimate, but the scope of work will not change.



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of May 27, 2025

Title/Subject

Parks & Recreation Committee recommendation to name the new park in the Cimmaron Development, Sherman Park.

Summary and Background

Hermiston's newest park, located in the Cimmaron Development off NE 8th Place near E. Oregon Avenue, spans 9.22 acres. Of this, 0.46 acres are dedicated to future development with recreational amenities, while the remaining 8.61 acres consist of wetlands, complemented by a gravel trail system.

To support the renaming process, the Hermiston Parks and Recreation Committee conducted a community-wide survey, along with targeted outreach to students at Loma Vista, Highland Hills, and Sunset Elementary Schools in early 2025. Respondents were asked to select a preferred naming category (e.g., person, geographical feature, plant/animal). The majority supported naming the park after an individual.

At its April 17, 2025 meeting, the Committee reviewed proposed names in accordance with established criteria, which emphasize significant, long-term, and unpaid community contributions. After thorough consideration, the Committee unanimously recommended the name Sherman Park, in recognition of Rick Sherman, based on the nomination submitted by Carlisle Harrison. Notable contributions include:

- Over 50 years leading the Christmas Express program, delivering toys and food to local children.
- Coordinating access and transportation for over 300 children to receive care through Shriners Hospital.
- Serving pro bono as Fire Board Chairman since 1998.

These efforts were found to significantly reflect the values and impact recognized in the naming criteria.

Tie-In to Council Goals

Goal 2: Wellness, a safe and healthy Hermiston.

Fiscal Information

None

Alternatives and Recommendation

Alternatives

The city council may choose to approve or deny the name, sending this back for another recommendation by the Parks & Recreation Committee.

Recommended Action/Motion

The Parks & Recreation Committee and Staff recommends City Council approve of the name "Sherman Park".

Submitted By:

Brandon Artz, Parks & Recreation Director



RESOLUTION NO. 2369**A RESOLUTION TO NAME THE PARK LOCATED WITHIN THE CIMMARON TERRACE DEVELOPMENT AS SHERMAN PARK**

WHEREAS, as part of a new residential neighborhood within the City of Hermiston known as the Cimmaron Terrace Development, the developer dedicated land to the City and the City purchased additional lots to be used as a park inside of the new neighborhood; and

WHEREAS, the new park spans 9.22 acres and is located off NE 8th Street near E. Oregon Avenue; and

WHEREAS, the City's Parks Department and Parks and Recreation Committee ("Committee") held a community open house, conducted a community on-line survey, and sent surveys to the children at Loma Vista Elementary School, Highland Hills Elementary School, and Sunset Elementary School for the purpose of developing a preferred naming category for the new park with the majority supporting naming the park after an individual; and

WHEREAS, the Committee reviewed proposed names in accordance with established criteria and after thorough consideration the Committee unanimously recommends that the new park be named "Sherman Park" in recognition of Rick Sherman and his notable contributions to the City.

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

1. That the new park situated off NE 8th Place near E. Oregon Avenue, within the neighborhood known as the Cimmaron Terrace Development, shall be a public park and be named "Sherman Park."
2. That this resolution is effective immediately upon its passage.

PASSED by the Common Council this 27th day of May 2025.

SIGNED by the Mayor this 27th day of May 2025.

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 April 27, 2025

Title/Subject

Resolution 2370 – Airport RPZ Agreement to Purchase Real Property

Summary and Background

This resolution will authorize the City Manager to execute an agreement to purchase (ATP) real property for \$2,100,000 to acquire 140.06 acres of agricultural land which includes a portion of the airport's Runway Protection Zone (RPZ). The resolution will also authorize staff to carry out the full execution of the purchase according to the terms of the ATP.

This purchase has been in process, with city consulting representatives coordinating with the property owners, since at least 2017. The FAA has been actively funding various environmental and design reviews since that time, and has funding included in its current year budget to pay for 90% of the real market value of the purchase.

The figure of \$2,100,000 has been established through a thorough appraisal process, and verified by an independent third-party appraisal review. Therefore, the FAA is prepared to cover \$1,890,000 of the purchase price.

The purchase includes a first right of refusal for the seller to lease back the property. Upon closing of the sale, the property will be appraised for Fair Market Value as agricultural rental property by AgVantage Appraisals, LLC out of Pendleton. Based on that expert opinion of the best lease rates and terms to maximize the financial value to the City, then the current owner will have the first option to execute a lease according to those terms.

Tie-In to Council Goals

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

Fiscal Information

The FAA is slated to cover 90% of the property purchase (\$1.89M). The Oregon Department of Aviation is slated to cover another \$150,000 of the property purchase.

Consulting fees by the end of this process will have totaled approximately \$400,000; with FAA paying \$360,000 of that. Which will bring the City's total out of pocket cost to approximately \$100,000.

It is intended that this property will be simply leased back out as farm land, and will generate revenue back to the airport. Based on preliminary market data, it is anticipated that the City will earn back it's local out of pocket portion of the investment within 3-5 years.

Leasing the property as farmland is considered the most financially beneficial use of the property; however, as a local public agency, the City is sure to be approached by various interested parties who may ask for utilization of any of the rights associated with the property (i.e. land, water, mineral, etc.). Meanwhile, the airport, in accepting FAA grant funding, agrees to a long list of "Grant Assurances," which protect the airport, and the federal government's investments; one of those being the airport's fee & rental structure, which must be managed in a way to make the airport as self-sustaining as possible without generating net profit for the airport owner. Therefore, long-term, future councils will need to ensure that any potential use requests for the property (i.e. temporary parking) must compensate the airport at least as well as a farmland lease.

For reference, there is an existing precedent for temporarily utilizing airport property for temporary parking during the Umatilla County Fair. It should be noted that the area which is currently accommodating that parking, has very little other short-term value, since it cannot be farmed due to a lack of irrigation water. Therefore, that area is allowed to be used for parking on a year to year basis at a very low price unless and until it becomes attractive for commercial/industrial development; at which point, the parking users will need to either compensate the airport at market prices, or find an alternative. Failure to protect the airport in this way can lead to actions ranging from a prohibition on future grant funding to demands for repayment from the FAA.

Finally, just because I think it helps ground us in context, as history, the existing 260 acre airport property was purchased by the Hermiston Chamber of Commerce's Airport Committee in 1946 from the Stanfield Irrigation District at a price of \$3 per acre. While that price is hard to comprehend now 79 years later, although I don't know what the price of irrigated farmland will be in Hermiston in another 79 years, I feel quite confident that the current price of \$15,000 per acre will appear similarly incomprehensible.

Alternatives and Recommendation

Alternatives

1. Approve resolution 2370
2. Reject resolution 2370

Recommended Action/Motion

Motion to approve Resolution 2370

Submitted By:

Mark Morgan

RESOLUTION NO. 2370**A RESOLUTION APPROVING A REAL ESTATE PURCHASE AGREEMENT TO PURCHASE CERTAIN PROPERTY ADJACENT TO THE HERMISTON MUNICIPAL AIRPORT AND AUTHORIZING THE CITY MANAGER TO SIGN ALL NECESSARY DOCUMENTS ON BEHALF OF THE CITY**

WHEREAS, ORS 271 authorizes the City of Hermiston (“City”) to enter into financial agreements for the purpose of acquiring real or personal property; and

WHEREAS, the City has been in negotiations with the owners of 140.06 acres of real property located adjacent to the east side of the Hermiston Municipal Airport (the “Property”); and

WHEREAS, City Staff has proposed the City Council consider a Purchase Agreement (“Agreement”), attached as Exhibit A, for such possible acquisition; and

WHEREAS, the Agreement contains various conditions and contingencies to the closing of such acquisition.

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

1. The City hereby approves the Real Estate Purchase Agreement for the acquisition of 140.06 acres of real property located adjacent to the east side of the Hermiston Municipal Airport, Hermiston Oregon as in substantial conformity with the Agreement as attached Exhibit A, but with any changes the City Manager may approve.
2. The City Manager is hereby authorized, on behalf of the City and without further action by the City Council, to make the offer to purchase the Property upon the terms and conditions specified in the Real Estate Purchase Agreement and to negotiate with the seller any additional terms related thereto without further action by the City Council.
3. The City Manager is hereby authorized, on behalf of the City and without further action by the City Council, to execute the Real Estate Purchase Agreement and to perform all necessary acts, sign all necessary documents, and complete any other necessary matters in order to purchase the subject property.
4. That this resolution is effective immediately upon its passage.

PASSED by the Common Council this 27th day of May 2025.

SIGNED by the Council President this 27th day of May 2025.

Doug Primmer, MAYOR

ATTEST:

Lilly Alarcon-Strong, CMC, CITY RECORDER

AGREEMENT TO PURCHASE REAL PROPERTY
[REVISED May 14, 2025]

Seller: J & M Walchli Land, LLC, an Oregon limited liability company
79937 S. Edwards Road
Hermiston, OR 97838

Buyer: City of Hermiston
180 NE 10^{2nd} Street
Hermiston, OR 97838

RECITAL

City of Hermiston (*Buyer*) wishes to acquire from J & M Walchli Land, LLC (*Seller*) that real property, improvements, water rights, and personal property, altogether *the Property*, described as:

The West Half of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter of Section 18, Township 4 North, Range 29, East of the Willamette Meridian, Umatilla County, Oregon. Excepting therefrom the East 267.70 feet thereof; Also, excepting therefrom any portion lying within the County Road right-of-way (*Tax Lot 500*);

Including all irrigation equipment, piping, wiring, pumps installed thereon;

(AND)

That easement appurtenant to Tax Lot 500 conveyed to Seller May 29, 1975 and recorded in Book 346 Page 592 Umatilla County Records including all irrigation equipment, piping, wiring, pumps, and structures attached thereon (*the Appurtenant Easement*), and any part of this equipment or structures that may lie immediately adjacent to the Appurtenant Easement.

(AND)

All water rights appurtenant to Tax Lot 500.

(AND)

The hand-line irrigation equipment (personal property) used to irrigate the corners of Tax Lot 500.

AGREEMENT

Buyer agrees to purchase the Property from Seller, and Seller agrees to sell the Property to Buyer, for the sum of \$2,100,000 (the "*Purchase Price*") subject to terms in this Agreement.

The Purchase Price includes compensation for any impacts to Seller's remaining land resulting from the acquisition of the Property, and includes compensation for personal property described herein.

The Purchase Price does not include compensation for crops located on the Property at the time of Closing. This Agreement does not convey Seller's ownership or possession of any crops.

PAYMENT OF PURCHASE PRICE

The Purchase Price shall be paid in cash as follows:

- (a) Purchase Price of \$2,100,000 paid at Closing.

CONDITION OF TITLE

Buyer has reviewed that Preliminary Title Report issued by Pioneer Title Company of Umatilla County dated January 27, 2025 (*PTR*) and accepts title subject to all listed exceptions, including the easements listed as Exception 5, 6, 7, 8, 9, 10, 11, and 12.

ESCROW/CLOSING

Buyer shall open escrow promptly following full execution of this Agreement at Pioneer Title Company (*Escrow*), 115 E Highland Ave, Hermiston, OR 97838. The Closing Date shall be selected by Buyer but shall be no later than 60 days following full execution of this Agreement.

Buyer shall deliver to Escrow:

- (b) Purchase Price of \$2,100,000.
- (c) Prorated taxes.
- (d) Costs of escrow (Buyer and Seller), title insurance, and recording fees.

Seller shall deliver to Escrow:

- (a) Statutory Special Warranty Deed to be executed at Closing conveying title of Tax Lot 500 and the Appurtenant Easement to Buyer subject only to non-delinquent property taxes, and free and clear of all liens, encumbrances, easements and restrictions except for those identified in the Preliminary Title Report dated January 22, 2025.
- (b) Non-Foreign Certification: a certification of non-foreign status in the form required by Internal Revenue Code §1445.
- (c) Prorated taxes.
- (d) Prorated water charges due to Stanfield Irrigation District through Aug. 15, 2025

Each party shall be responsible for any attorney's fees or real estate fees they incur in relation to this Agreement.

TITLE INSURANCE

Buyer shall obtain at Buyer's cost title insurance in the amount of Purchase Price insuring Buyer as the owner of Tax Lot 500 and of the Appurtenant Easement subject to the above-described conditions of title that are acceptable to Buyer.

POSSESSION/CROPS

Buyer shall obtain possession of the Property on August 15, 2025 or 60 days after Closing, whichever is later. Seller may irrigate crops and do all things necessary without interference from Buyer prior to possession.

Seller shall deliver the hand-line equipment used to irrigate the corners of Tax Lot 500 by this date.

Seller shall retain ownership and right to harvest crops on Tax Lot 500 after Closing.

WATER RIGHTS

Buyer and Seller acknowledge that water rights evidenced by Certificate of Water Right No. 94238 (the Water Right Certificate) are appurtenant to Buyer's Property (Tax Lot 500) and to Seller's property (Tax Lot 1300 and Tax Lot 400) and that Buyer will acquire those water rights appurtenant to Tax Lot 500 when Buyer acquires Tax Lot 500.

Seller conveys all rights or interest in water rights appurtenant to Tax Lot 500 and has no duties of any kind to maintain those water rights.

Seller retains water rights appurtenant to Tax Lot 1300 and Tax Lot 400. Buyer has no rights or interest in Seller's water rights, and Buyer has no duties of any kind to maintain those water rights.

Buyer shall acquire Pump 162 and associated equipment in the Appurtenant Easement, as provided in this Agreement.

Seller shall retain ownership of Pump 157 and associated equipment.

LEASE BACK

Buyer shall estimate the fair market value to lease the Property. Buyer shall offer to Seller the first right of refusal to lease back the Property for the rent and terms estimated by Buyer before offering to lease to other lessees.

SELLER'S REPRESENTATIONS

Seller represents and warrants to Buyer that:

1. Seller has not received any notice from any government agency that Tax Lot 500 is in any violation of any statute, law, ordinance, rule, regulation or deed restriction affecting Property.
2. No other party has any right, title, or interest in Tax Lot 500.
3. There is no pending litigation affecting Tax Lot 500, nor an agreement to convey any portion or interest in Tax Lot 500.

AS IS CONDITON

Buyer has conducted examinations of the Property and accepts it “As Is.”

Seller has made no representations, warranties, or other agreements regarding the Property except those represented in this Agreement.

Buyer acknowledges that Buyer has assessed, or has had the opportunity to assess, the size, configuration, utility service, environmentally sensitive areas, means of access, permitted uses, status of title, value, condition, and all other material aspects of the Property, and, except as specifically stated herein, Buyer is not relying on, nor has Buyer been influenced by, any statement or representation of Seller or any agent or representative of Seller regarding any of such items. Buyer’s acceptance of the Property and the satisfaction or waiver of all Buyer’s conditions to closing will be evidenced solely by the closing of this transaction and without any other act or confirmation by Buyer. Buyer does not have the option to close this transaction without accepting the Property in its then current condition, and Buyer acknowledges that except for any Seller’s breach of an express warranty stated in this Agreement, Buyer is acquiring the Property “AS IS, WHERE IS” in its current condition existing as of the Closing Date, without any representation or warranty of any kind or nature by Seller.

Seller has no obligation to maintain, repair, alter, reconstruct, or replace any portion of the Property or preserve or enter into any existing or new leases or service contracts, and Buyer acknowledges that there exist no express or implied representations or covenants to do so.

As part of the consideration for this Agreement, Buyer agrees that Seller has no liability, and Buyer hereby waives any claims and releases Seller for all liability, for any title, physical condition, or any other aspect of the Property, whether direct or indirect, absolute or contingent, foreseen or unforeseen, and known or unknown. The waiver and release extend to Seller and Seller’s affiliates, successors, members, partners, shareholders, directors, officers, employees, and agents, and their respective heirs, successors, and assigns. Without limiting the generality of the foregoing, Buyer waives all rights to contribution, offsets, and damages that in any manner relate to the compliance of the Property with any law or regulation applicable thereto, including, without limitation, the Americans with Disabilities Act, 42 USC §§12101–12213; the Fair Housing Act, 42 USC §§3601–3631; the Comprehensive Environmental Response, Compensation, and Liability Act, 42 USC §§9601–9675; the Resource Conservation and Recovery Act, 42 USC §§6901–6992k; the Clean Water Act, 33 USC §§1251–1387; the Safe Drinking Water Act, 42 USC §§300f–300j-26; the Hazardous Materials Transportation Act, 49 USC §§5101–5128; the Toxic Substances Control Act, 15 USC §§2601–2692; and any and all other federal, state, and local personal disabilities and environmental laws or regulations.”

DISCLOSURE

It is agreed that Property is not residential property and does not qualify under ORS105.465 and Seller’s Property Disclosure Statement is not required.

BINDING EFFECT

This Agreement is binding and will inure to the benefit of Buyer and Seller and their successors and assigns.

SURVIVAL OF RIGHTS AND OBLIGATIONS

The rights and obligations of the parties as set forth in this Agreement shall survive the execution and delivery of the deed(s). The parties intend that this Agreement shall not merge into the deed but shall remain separate and distinct.

AGENCY

William N Werner of Will Werner, LLC is an agent of the Buyer exclusively. Seller has not identified an agent. Buyer and Seller have read the Oregon Agency Disclosure Brochure. The sale of the Property pursuant to this Agreement will not result in any commissions being paid to any agent.

NOTICES

All notices shall be delivered to Buyer or Seller at the addresses listed above.

ATTORNEY FEES

If a party to this Agreement brings any action or suit against another party to this Agreement by reason of any breach of any of the covenants, agreements, or provisions on the part of the other party arising out of this Agreement, then the prevailing party shall be entitled to have and recover from the other party all costs and expenses of the action or suit, including actual attorney fees, at trial and on appeal.

STATUTORY DISCLAIMER

“THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, 277 CHAPTER 424, OREGON LAWS 2004, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FREE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.”

ENTIRE AGREEMENT

This Agreement (including any exhibits attached to it) is the final expression of, and contains the entire agreement between, the parties with respect to the subject matter of the Agreement and supersedes all prior understandings. This Agreement may not be modified, changed, supplemented, or terminated, nor may any obligations under it be waived, except by written instrument signed by the party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted here. The parties do not intend to confer any benefit on any person, firm, or corporation other than the parties hereto and their respective successors and assigns.

Accepted:

SELLER:

For J & M Walchli Land, LLC

Date

For J & M Walchli Land, LLC

Date

For J & M Walchli Land, LLC

Date

BUYER:

For City of Hermiston

Date



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
For the Meeting of May 27, 2025

Title/Subject

April 2025 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 April 2025 Financial Report as presented.

Submitted By:

Ignacio Palacios, Finance Director

Byron D. Smith, City Manager

April 2025 Financial Report



Department of Finance
April 2025
(Unaudited)

FY2024-2025 Monthly Financial Report

Hermiston Urban Renewal Agency (HURA)

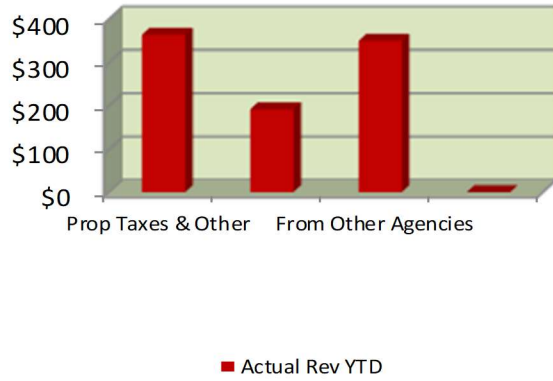
For the Month Ending April 30, 2025

Resources

Through April 30, 2025

by Category

(in \$1,000)



	Annual Proj Rev	Actual Rev YTD	% Var
Prop Taxes & Other	\$ 302	363	120%
Miscellaneous	\$ -	191	100%
From Other Agencies	\$ 904	349	39%
Cash Fwd	\$ 4,845	-	0%
Total	\$ 6,051	\$ 903	15%

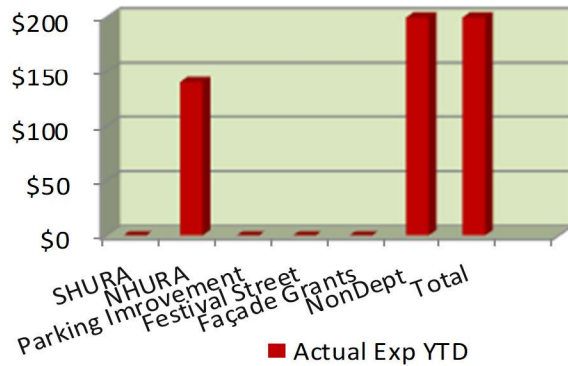
Note: Variance is calculated as % of revenue YTD

Expenditures

Through April 30, 2025

by Category

(in \$1,000)



	Annual Proj Exp	Actual Exp YTD	% Var
SHURA	\$ 600	0	0%
NHURA	\$ 4,900	140	3%
Parking Improvement	\$ 3	0	0%
Festival Street	\$ 3	0	0%
Façade Grants	\$ 60	0	0%
NonDept	\$ 485	450	93%
Total	\$ 6,051	\$ 590	10%

Note: variance is calculated as % of expenses YTD.

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

FY2024-2025 Monthly Financial Report
Hermiston Urban Renewal Agency (HURA)
HURA Capital Projects Report
For the Month Ending April 30, 2025

	Ending April 30	YTD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
North First Street Improvement Project	\$ 4,900,000	\$ 139,667	\$ 4,900,000	\$ 367,167	2.85%

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

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

Current Update: Right of way appraisals completed. Anticipate bidding for project this summer.

FY2024-2025 Monthly Financial Report

City of Hermiston, Oregon

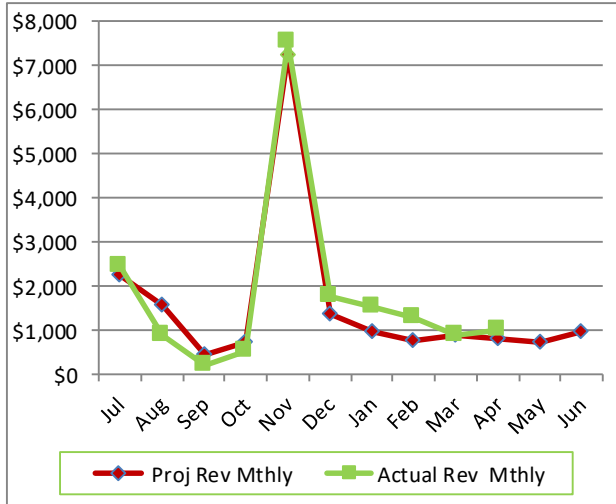
General Fund Resources

For the Month Ending April 30, 2025

General Fund Resources Summary

Through April 30, 2025

(in \$1,000)



	Proj Rev Mthly	Rev Proj Mthly	Actual Rev Mthly	Var Fav/ (Unfav)	% Var
Jul	\$ 2,249	\$ 2,249	\$ 2,429	\$ 181	8%
Aug	\$ 1,549	\$ 1,549	\$ 885	\$ (664)	-43%
Sep	\$ 462	\$ 462	\$ 228	\$ (235)	-51%
Oct	\$ 743	\$ 743	\$ 527	\$ (216)	-29%
Nov	\$ 7,256	\$ 7,256	\$ 7,541	\$ 286	4%
Dec	\$ 1,356	\$ 1,356	\$ 1,768	\$ 413	30%
Jan	\$ 950	\$ 950	\$ 1,512	\$ 562	59%
Feb	\$ 770	\$ 770	\$ 1,303	\$ 532	69%
Mar	\$ 909	\$ 909	\$ 891	\$ (18)	-2%
Apr	\$ 805	\$ 805	\$ 995	\$ 189	24%
May	\$ 739	\$ 739			0%
Jun	\$ 956	\$ 956			0%
Total YTD	18,745	18,745	18,079	1,029	5.5%
Cash Fwd	1,261	-	-	-	0%
Total	\$ 20,006	\$ 18,745	\$ 18,079	1,029	5.5%

Estimated General Fund revenues for the 2024-25 fiscal year are \$20,006,156. Projected year-to-date revenues were **\$17,050,045** compared to actual revenues of **\$18,079,241** a favorable variance of **\$1,029,196**. This is primarily due to increase in planning grant, franchise fee and building revenues.

FY2024-2025 Monthly Financial Report

City of Hermiston, Oregon

General Fund Resources & Expenditures

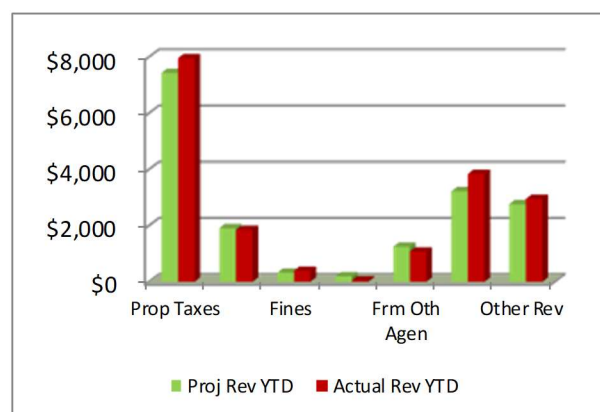
For the Month Ending April 30, 2025

General Fund - All Resources

by Category

Through April 30, 2025

(in \$1,000)



	Annual Proj Rev	Proj Rev YTD	Actual Rev YTD	Var Fav/ (Unfav)	% Var
Prop Taxes	\$ 7,643	\$ 7,424	\$ 7,948	\$ 524	7%
Lic & Fran	\$ 2,046	\$ 1,905	1,847	(57)	-3%
Fines	\$ 400	\$ 316	385	69	22%
Interest Rev	\$ 250	\$ 192	47	(145)	-75%
Frms Oth Agen	\$ 1,413	\$ 1,242	1,075	(167)	-13%
Svc Chgs	\$ 4,021	\$ 3,217	3,834	617	19%
Other Rev	\$ 2,972	\$ 2,754	2,943	189	7%
Cash Fwd	\$ 1,261	\$ -	-	-	0%
Total	\$20,006	\$ 17,050	\$ 18,079	\$ 1,029	6.0%

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

FY2024-2025 Monthly Financial Report

City of Hermiston, Oregon

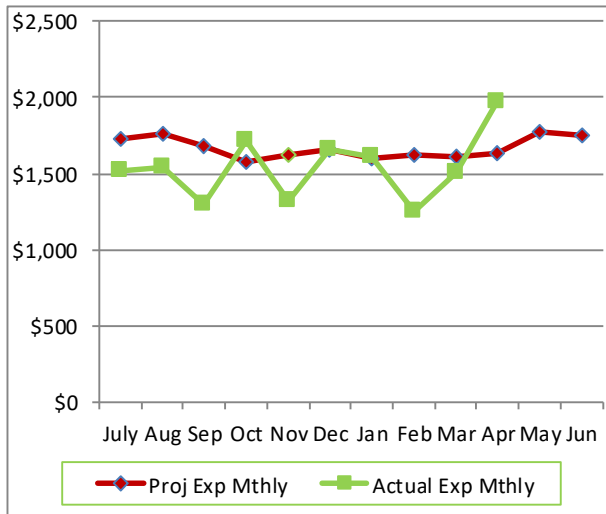
General Fund Expenditures

For the Month Ending April 30, 2025

General Fund Expenditure Summary

Through April 30, 2025

(in \$1,000)



	Proj Exp Mthly	Proj Exp	Actual Exp Mthly	Var Fav/ (Unfav)	% Var
July	\$ 1,725	\$ 1,725	\$ 1,521	\$ 204	12%
Aug	\$ 1,758	\$ 1,758	\$ 1,543	\$ 215	12%
Sep	\$ 1,676	\$ 1,676	\$ 1,292	\$ 384	23%
Oct	\$ 1,573	\$ 1,573	\$ 1,719	\$ (146)	-9%
Nov	\$ 1,627	\$ 1,627	\$ 1,320	\$ 307	19%
Dec	\$ 1,652	\$ 1,652	\$ 1,661	\$ (9)	-1%
Jan	\$ 1,599	\$ 1,599	\$ 1,606	\$ (7)	0%
Feb	\$ 1,619	\$ 1,619	\$ 1,253	\$ 366	23%
Mar	\$ 1,613	\$ 1,613	\$ 1,503	\$ 111	7%
Apr	\$ 1,634	\$ 1,634	\$ 1,969	\$ (335)	-21%
May	\$ 1,775	\$ 1,775			0%
Jun	\$ 1,755	\$ 1,755			0%
Total YTD	20,006	20,006	15,387	1,089	5.4%
Contngcy		-	-	-	0%
Total	\$ 20,006	\$ 20,006	\$ 15,387	\$ 1,089	5.4%

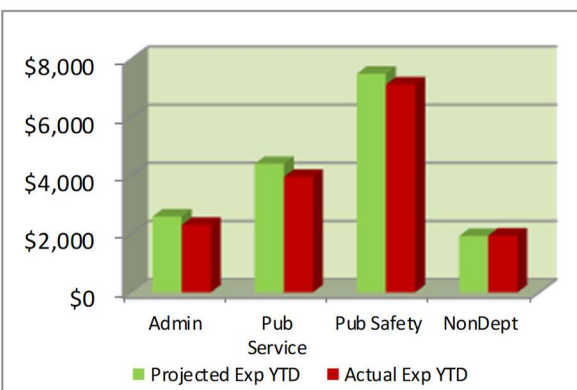
Projected General Fund year-to-date expenditures were **\$16,475,681**. Actual expenditure was **\$15,386,676** which is **\$1,089,005 less** than projected YTD for a **variance of 5.4%**. This is primarily due to differences between the projected average for the period compared to budget to actual to date.

General Fund Expenditures

by Consolidated Department

Through April 30, 2025

(in \$1,000)



	Annual Proj Exp	Projected Exp YTD	Actual Exp YTD	Var Fav/ (Unfav)	% Var
Admin	\$ 3,126	2,606	2,320	287	11%
Pub Service	5,478	4,416	3,967	449	10%
Pub Safety	9,081	7,519	7,147	372	5%
NonDept	2,321	1,935	1,953	(18)	-1%
Unapp	-	-	-	-	0%
Total	\$20,006	\$ 16,476	\$ 15,387	\$ 1,089	6.6%

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

FY2024-2025 Monthly Financial Report

General Fund Expenditure Detail For the Month Ending April 30, 2025

General Fund Expenditures by Department

	Annual Projected Exp	Projected Exp YTD	Actual Exp YTD	Var Fav/ (Unfav)	% Var Fav/ (Unfav)
City Council	52,874	45,346	59,699	(14,353)	-32%
City Manager/Legal	1,102,880	919,067	917,955	1,112	0%
City Planning	1,170,089	975,074	720,939	254,135	26%
Finance	800,512	666,826	620,961	45,865	7%
Total Administration	3,126,355	2,606,314	2,319,554	286,760	11%
Transportation	552,000	442,201	452,322	(10,121)	-2%
Airport	630,550	490,121	431,606	58,515	12%
Bldg Inspection	615,932	504,921	481,773	23,148	5%
Parks	753,823	611,179	638,849	(27,670)	-5%
Parks/Utility Landscaping	81,590	41,818	33,330	8,488	20%
Pool	641,337	471,947	391,346	80,601	17%
Municipal Buildings	153,238	127,698	77,046	50,652	40%
Library	936,675	777,403	718,718	58,685	8%
Recreation	779,329	675,801	556,973	118,828	18%
Community Center	244,985	198,149	121,101	77,048	39%
Harkenrider Center	88,076	74,875	64,194	10,681	14%
Total Public Services	5,477,535	4,416,114	3,967,258	448,856	10%
Court	1,034,912	849,578	794,551	55,027	6%
Public Safety Center	38,500	37,594	29,944	7,650	20%
Police Operations	8,007,401	6,631,545	6,322,518	309,027	5%
Total Public Safety	9,080,813	7,518,716	7,147,013	371,703	5%
Non-Departmental	2,321,452	1,934,538	1,952,851	(18,314)	-1%
Unappropriated	0	0	0	0	0%
Total Non-Dept	2,321,452	1,934,538	1,952,851	(18,314)	-1%
Total	20,006,156	16,475,681	15,386,676	1,089,005	6.6%

For April, FY2025

Total Administration is \$286,760 less than YTD projected. **Total Public Services** are \$448,856 less than YTD projected. **Public Safety** is \$371,703 less than YTD projected. **Non-Departmental** is \$18,314 more than YTD projected.

FY2024-2025 Monthly Financial Report

Fund Balance - General Fund

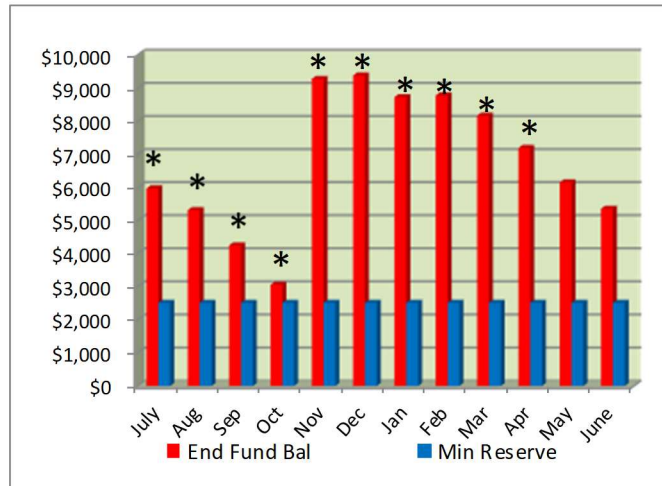
For the Month Ending April 30, 2025

General Fund

Ending Fund Balance

Through April 30, 2025

(in \$1,000)



Minimum Reserve = \$2,454,300

	Begin Fund Bal	Revenue	Expense	End Fund Bal	ACT/PROJ Fund Bal
July	\$ 5,061	\$ 2,429	\$ (1,521)	\$ 5,969	ACT*
Aug	\$ 5,969	\$ 885	\$ (1,543)	\$ 5,312	ACT*
Sep	\$ 5,312	\$ 228	\$ (1,292)	\$ 4,247	ACT*
Oct	\$ 4,247	\$ 527	\$ (1,719)	\$ 3,056	ACT*
Nov	\$ 3,056	\$ 7,541	\$ (1,320)	\$ 9,277	ACT*
Dec	\$ 9,277	\$ 1,768	\$ (1,661)	\$ 9,384	ACT*
Jan	\$ 9,384	\$ 950	\$ (1,606)	\$ 8,729	ACT*
Feb	\$ 8,729	\$ 1,303	\$ (1,253)	\$ 8,778	ACT*
Mar	\$ 8,778	\$ 891	\$ (1,503)	\$ 8,167	ACT*
Apr	\$ 8,167	\$ 995	\$ (1,969)	\$ 7,192	ACT*
May	\$ 7,192	\$ 739	\$ (1,775)	\$ 6,156	PROJ
June	\$ 6,156	\$ 956	\$ (1,755)	\$ 5,357	PROJ
Total	\$ 5,061	\$ 19,213	\$ 18,917	\$ 5,357	

The General Fund balance at the end of April 2025 is approximately **\$7,192,000** which is **2.93 times** the current Minimum Reserve requirement of **\$2,454,300**.

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

FY2024-2025 Monthly Financial Report

Special Revenue Funds Report For the Month Ending April 30, 2025

Special Revenue Funds Resources & Requirements

	2024-25 Annual Budget	Actual YTD	Remaining Budget
02 Bonded Debt Fund			
Resources	1,400,339	1,292,771	107,568
Expenditures	1,396,659	1,397,403	(744)
Unappropriated Balance	3,680	N/A	N/A
05 Transient Room Tax (TRT)			
Resources	1,301,500	1,591,135	(289,635)
Expenditures	1,301,500	1,076,711	224,789
Unappropriated Balance	-	N/A	N/A
08 Reserve Fund			
Resources	42,122,854	15,181,958	26,940,896
Expenditures	42,111,345	14,966,605	27,144,740
Unappropriated Balance	11,509	N/A	N/A
11 Miscellaneous Special Revenue			
Resources	303,000	134,748	168,252
Expenditures	303,000	134,748	168,252
Unappropriated Balance	-	N/A	N/A
19 Christmas Express Special Revenue			
Resources	58,200	28,454	29,746
Expenditures	58,200	14,824	43,376
Unappropriated Balance	-	N/A	N/A
20 Law Enforcement Special Revenue			
Resources	104,700	1,250	103,450
Expenditures	54,700	54,700	-
Unappropriated Balance	50,000	N/A	N/A
21 Library Special Revenue			
Resources	30,600	(542)	31,142
Expenditures	30,600	31,645	(1,045)
Unappropriated Balance	-	N/A	N/A
23 Enterprise Zone Project Fund			
Resources	3,469,900	-	3,469,900
Expenditures	3,469,900	2,663,674	806,226
Unappropriated Balance	-	N/A	N/A
25 EOTEC Operations			
Resources	1,607,500	1,209,929	397,571
Expenditures	1,607,500	1,523,709	83,791
Unappropriated Balance		N/A	N/A
26 IT Services			
Resources	1,549,602	1,135,345	414,257
Expenditures	1,549,602	1,047,556	502,046
Unappropriated Balance		N/A	N/A

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

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

FY2024-2025 Monthly Financial Report

Eastern Oregon Trade and Event Center (EOTEC) Fund

For the Month Ending April 30, 2025

EOTEC Fund

	2024-2025		Actual YTD	Variance	
	Annual Budget	Projected YTD*		Fav/(Unfav)	% Variance
Grants	375,000	312,500	715,816	403,316	129%
Events	406,000	338,333	275,943	(62,390)	-18%
TRT/TPA	240,000	200,000	204,112	4,112	2%
Misc.	586,500	488,750	14,057	(474,693)	-97%
Total Revenues	1,607,500	1,339,583	1,209,928	(129,655)	-10%
Personnel	485,132	404,277	403,690	587	0%
Materials and Services	299,579	249,649	338,325	(88,676)	-36%
Capital	750,000	625,000	714,794	(89,794)	-14%
Transfers	66,900	55,750	66,900	(11,150)	-20%
Contingency	5,889	4,908	-	4,908	100%
Total Expenses	1,607,500	1,339,583	1,523,709	(184,126)	-14%

This fund is projected on the straight-line, 10/12th revenue or expense per month.

Projected revenues to date are **\$1,339,583** and actual year-to-date revenues are **\$1,209,928** or an **unfavorable variance of 10%**.

Projected expenditures to date are **\$1,339,583** and actual year-to-date expenditures are **\$1,523,709** or an **unfavorable variance of 14%**.

FY2024-2025 Monthly Financial Report

Utility and Street Funds Report For the Month Ending April 30, 2025

Utility and Street Funds Report

Resources & Expenditures

	2024-2025			Variance	
	Annual Budget	Projected YTD	Actual YTD	Fav/(Unfav)	% Variance
04 Street Fund					
Resources	2,268,728	1,580,607	1,684,186	103,579	7%
Expenditures	2,233,728	1,861,440	1,448,907	412,533	22%
Contingency	35,000	N/A	N/A	N/A	N/A
06 Utility Fund					
Resources	15,316,500	10,610,833	11,220,776	609,943	6%
Expenditures	13,563,666	11,303,055	11,056,537	246,518	2%
Contingency	1,752,834	N/A	N/A	N/A	N/A
13 HES Fund					
Resources	14,484,295	7,984,411	8,642,835	658,424	8%
Expenditures	12,044,482	10,037,068	9,802,157	234,911	2%
Contingency	2,439,813	N/A	N/A	N/A	N/A
15 Regional Water Fund					
Resources	1,927,600	1,155,000	1,300,659	145,659	13%
Expenditures	1,227,638	1,023,032	1,003,424	19,608	2%
Contingency	699,962	N/A	N/A	N/A	N/A

All four of these funds are projected on a straight line, 10/12th of budgeted expense or revenue per month.

Revenues for the **Street Fund** are **\$103,579 more** than projected. Expenditures are **\$412,533 less** than projected.

Revenues in the **Utility Funds** are **\$609,943 above** projected. Expenditures are **\$246,518 less** than projection.

The **HES Fund** revenue is **\$658,424 more** than projected. Expenditures are **\$234,911 less** than projected.

The **Regional Water Fund** revenues are **\$145,659 more** than projected. Expenditures are **\$19,608 less** than projected.

FY2024-25 Monthly Financial Report

City of Hermiston, Oregon

Utilities/Streets Capital Projects Report

For the Month Ending April 30, 2025

	2024-25 Budget	YTD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
Geer & Harper Re-alignment	\$ 1,000,000	\$ 8,914	\$ 1,500,000	\$ 148,465	9.90%
Gettman Road Extension ROA	650,000	76,230	650,000	428,239	65.88%
N. 1st Place Reconstruction	2,110,390	179,305	4,110,390	2,976,187	72.41%
RWS Backup Generators	400,000	-	400,000	-	0.00%
AWS System Expansion - RWS	15,449,400	9,776,624	20,949,400	19,436,055	92.78%
Aquifer Recharging Project	4,490,000	-	4,490,000	-	0.00%
Well #6 Chlorination	500,000	8,029	500,000	30,029	6.01%
Well #4 Control System	410,000	17,620	410,000	41,620	10.15%
Lift Station #5 Rebuild	150,000	-	150,000	-	0.00%
E. Evelyn Avenue Gravity SL Replacement	380,000	24,000	380,000	24,000	6.32%
AWS Cooling Discharge	805,000	36,570	805,000	437,920	54.40%
Total	\$ 26,344,790	\$ 10,127,292	\$ 34,344,790	\$ 23,522,515	68.49%

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

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

Current Update: Preliminary Design Comments received from Rail-Pros (UPRR) in February. Full Design anticipated to begin in Spring.

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%.

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.

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

To provide backup power supply to the regional water system.

Current Update: Anderson Perry is finalizing the design scope. Finance has begun to collect monthly assessment charges from the users to cover their portions.

FY2024-25 Monthly Financial Report

City of Hermiston, Oregon

Utilities/Streets Capital Projects Report

For the Month Ending April 30, 2025

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RWS Backup Generators	400,000	-	400,000	-	0.00%
AWS System Expansion - RWS	15,449,400	9,776,624	20,949,400	19,436,055	92.78%
Aquifer Recharging Project	4,490,000	-	4,490,000	-	0.00%
Well #6 Chlorination	500,000	8,029	500,000	30,029	6.01%
Well #4 Control System	410,000	17,620	410,000	41,620	10.15%
Lift Station #5 Rebuild	150,000	-	150,000	-	0.00%
E. Evelyn Avenue Gravity SL Replacement	380,000	24,000	380,000	24,000	6.32%
AWS Cooling Discharge	805,000	36,570	805,000	437,920	54.40%
Total	\$ 26,344,790	\$ 10,127,292	\$ 34,344,790	\$ 23,522,515	68.49%

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

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

Current Update: One rail boring remains for the pipelines project. Significant progress at the River Intake Station for the Pumps & Motors Project.

Aquifer Recharging Project (\$8,500,000)

Current Update: Drilling has been proceeding as planned.

Well # 6 Chlorination (\$500,000)

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

Current Update: As design neared completion, a scope expansion request from Water Department Staff has pushed advertisement to late Fall.

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: Contract Awarded. Initial onsite may begin in June, but significant work will be held off until after the peak summer demand season.

FY2024-25 Monthly Financial Report

City of Hermiston, Oregon
Utilities/Streets Capital Projects Report
For the Month Ending April 30, 2025

	2024-25 Budget	YTD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
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Gettman Road Extension ROA	650,000	76,230	650,000	428,239	65.88%
N. 1st Place Reconstruction	2,110,390	179,305	4,110,390	2,976,187	72.41%
RWS Backup Generators	400,000	-	400,000	-	0.00%
AWS System Expansion - RWS	15,449,400	9,776,624	20,949,400	19,436,055	92.78%
Aquifer Recharging Project	4,490,000	-	4,490,000	-	0.00%
Well #6 Chlorination	500,000	8,029	500,000	30,029	6.01%
Well #4 Control System	410,000	17,620	410,000	41,620	10.15%
Lift Station #5 Rebuild	150,000	-	150,000	-	0.00%
E. Evelyn Avenue Gravity SL Replacement	380,000	24,000	380,000	24,000	6.32%
AWS Cooling Discharge	805,000	36,570	805,000	437,920	54.40%
Total	\$ 26,344,790	\$ 10,127,292	\$ 34,344,790	\$ 23,522,515	68.49%

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

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

Current Update: Design will begin soon.

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

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 will begin soon.

AWS Cooling Discharge (\$805,000)

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

Current Update: DEQ Permitting appears close to the issuance of an initial draft. Final outfall structure awaiting final permitting.

**FY2024-25 Monthly Financial Report
City of Hermiston, Oregon
Other City Capital Projects Report
For the Month Ending April 30, 2025**

	2024-25 Budget	YTD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
Airport Improvements	\$ 4,015,000	\$ 44,786	\$ 4,015,000	\$ 247,589	6.17%
Hangar Replacement	1,300,000	372,859	1,300,000	524,907	40.38%
Urban Tree Project (Grant)	850,000	38,535	1,000,000	54,641	5.46%
Cimmaron Park Project	420,000	2,040	420,000	2,040	0.49%
Library Remodel	3,700,000	1,117,877	4,500,000	1,588,727	35.31%
ARC Remodel	375,000	339,638	750,000	343,417	45.79%
Public Safety Building Remodel	5,000,000	2,302,598	7,500,000	2,929,821	39.06%
Total	\$ 15,660,000	\$ 4,218,333	\$ 19,485,000	\$ 5,691,142	29.21%

Airport Improvements (\$4,015,000)

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

Current Update: Offeres were presented to property owner(s) with good progress.

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: Foundation construction began.

Urban Tree Project Grant (1,000,000)

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

Current Update: Some initial planning work is moving forward on this grant. Reimbursements have taken place for the intial work. Additional planning and some targeted planting are on the schedule for the summer.

Cimmaron Park Project (\$420,000)

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

Current Update: Design of the park is on-going. A community engagement effort is taking place to name the park.

**FY2024-25 Monthly Financial Report
City of Hermiston, Oregon
Other City Capital Projects Report
For the Month Ending April 30, 2025**

	2024-25 Budget	YTD Expenditures	Project Budget	Project To-Date Expenditures	% Complete
Airport Improvements	\$ 4,015,000	\$ 44,786	\$ 4,015,000	\$ 247,589	6.17%
Hangar Replacement	1,300,000	372,859	1,300,000	524,907	40.38%
Urban Tree Project (Grant)	850,000	38,535	1,000,000	54,641	5.46%
Cimmaron Park Project	420,000	2,040	420,000	2,040	0.49%
Library Remodel	3,700,000	1,117,877	4,500,000	1,588,727	35.31%
ARC Remodel	375,000	339,638	750,000	343,417	45.79%
Public Safety Building Remodel	5,000,000	2,302,598	7,500,000	2,929,821	39.06%
Total	\$ 15,660,000	\$ 4,218,333	\$ 19,485,000	\$ 5,691,142	29.21%

Library Remodel (\$4,500,000)

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

Current Update: Nearly all the drywall has been installed. New window and door openings have been cut into the front of the library.

ARC Remodel (\$750,000)

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

Current Update: Interior painting has taken place and final punchlist items are being completed.

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: Interior framing is nearly completed. The walls of the Sallyport addition are nearly complete. New roofing is beginning to be installed on both the fire and police sides of the project.



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of May 27, 2025

Title/Subject

City Committee Review

Summary and Background

The council has taken two work sessions to review the various city committees functioning (or not) within the city. There has been good engagement with the committee leadership.

Tie-In to Council Goals

4.4 Re-examine Council Committees, Boards + Advisory group structure

Fiscal Information

N/A

Recommendation

<i><u>Public Committees</u></i>	<i><u>Possible Action</u></i>
Budget Committee	No Change
Planning Commission	No Change
Airport Board	
Eastern Oregon Trade & Event Center (EOTEC) Advisory	
Faith-Based Advisory Committee	
Hispanic Advisory Committee	No Change
Library Board	
Parks & Recreation Committee	
Recreation Projects Fund Advisory Committee	
Community Enhancement Committee	Discontinue

<u><i>Council Sub-Committees</i></u>	
Public Infrastructure Committee	Formally Create in Rules
Public Safety Committee	Formally Create in Rules
Community Accountability Board	Formally Create in Rules
Public Transit Committee	Formally Create in Rules
Sanitary Disposal Committee	Formally Create in Rules
Vacancy Review Board	Potentially Add Committee Rep

Create a Council Sub-Committee Finance Committee.

Submitted By:

Byron D. Smith, City Manager