

# HERMISTON CITY COUNCIL

Regular Meeting

February 10, 2020

Mayor Drotzmann called the regular meeting to order at 7:00pm. Present were Councilors Hardin, Myers, Barron, Smith, Davis, Primmer, Gutierrez, and Kirwan. In attendance was Judge Creasing, as well as City staff to include: City Manager Byron Smith, City Attorney Gary Luisi, Assistant City Manager Mark Morgan, Chief Edmiston, Mark Krawczyk, Clint Spencer, Mollie Croisan, and Lilly Alarcon-Strong. Media present were Jade McDowell of the East Oregonian. The pledge of allegiance was given.

## **Presentation- Hermiston School District Updates**

Special Programs Director, BJ Wilson, gave information regarding: current enrollment, there are 73 more students this year than during the same time frame last year for a total of 5,724; architect selection for the new school bond; asked the community to participate in the School District Survey; winter school updates; Educator of the Year Recipients at the Distinguished Citizen Award Banquet; Exclusion Day.

## **Citizen Input on Non-Agenda Items**

Jackie Linton, 111 W Beech Ave- Asked that the City consider stop lights for the Gettman Road Reconstruction area instead of other options previously presented.

Virginia Rome, 435 E Sunset Drive- Stated on behalf of the Hermiston Senior Center Board, they would like invite the City Council to host a meeting in the facility.

City Manager Byron Smith stated the grant received to help build the Harkenrider Senior Center does not allow events to be held in the facility unless all attendees are over a certain age for the first five years after construction. Because City Council Meetings are open to all members of the public, we would not be able to meet in that space.

## **Consent Agenda Items**

Councilor Davis moved and Councilor Hardin seconded to approve Consent Agenda items A & B, to include:

- A. Minutes of the January 27, 2020 Public Infrastructure Committee meeting
- B. Minutes of the January 27, City Council regular meeting

Motion carried unanimously.

## **Resolution No. 2143- Appointing an additional Hermiston Municipal Court Judge Pro-tem**

City Manager Smith stated the City Council, in 2015, adopted a resolution appointing three Municipal Court Judges Pro-tem as directed in the 2015 Hermiston City Charter. However, these three Pro-tem Judges currently have conflicts of interest and availability, therefore the Hermiston Municipal Court needs an additional Municipal Court Judge Pro-tem to hear a particular case and possibly future cases as well if this situation arises again. Court Manager, Mollie Croisan, was able to connect with Samuel E. Tucker who is available to hear this particular case and is qualified based on his 35 years of service on the Milton-Freewater Municipal Court bench.

Councilor Primmer moved and Councilor Gutierrez seconded to adopt Resolution No. 2143 and lay upon the record. Motion carried unanimously.

## **Ordinance No. 2295- Amending Chapter 132 of the Hermiston Code of Ordinance Entitled "Drug Paraphernalia"**

City Manager Smith explained that the City is in the process of reviewing and updating ordinances to make current with city practices, as well as state and federal law; updates to this ordinance include appropriate language changes related to marijuana and hemp, etc.

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Mayor Drotzmann requested that the first reading be by title only. Hearing no opposition, City Attorney Gary Luisi read the ordinance by title only. Council President Hardin requested that the ordinance be put on for final adoption at this meeting and that the second reading be by title only. After City Attorney Gary Luisi read the ordinance by title only for the second reading. Councilor Davis moved and Councilor Myers seconded that Ordinance 2295 be adopted and become effective 30-days after adoption by the City Council. 8 votes for; none against. Motion carried unanimously.

**Ordinance No. 2296- Amending Chapter 134, of the Hermiston Code of ordinances entitled “Chronic Nuisance Property”** City Manager Smith explained that the City is in the process of reviewing and updating ordinances to make current with city practices, as well as state and federal law. This ordinance was recently updated so only minor changes are being recommended to correct ORS’s and clarify definitions.

Mayor Drotzmann requested that the first reading be by title only. Hearing no opposition, City Attorney Gary Luisi read the ordinance by title only. Council President requested that the ordinance be put on for final adoption at this meeting and that the second reading be by title only. After City Attorney Gary Luisi read the ordinance by title only for the second reading. Councilor Primmer moved and Councilor Davis seconded that Ordinance 2296 be adopted and become effective 30-days after adoption by the City Council. 8 votes for; none against. Motion carried unanimously.

## **City Hall Information Report**

City Manager Smith stated since being hired in 2014, Councilors have brought up the need for a new City Hall building. This idea was again asserted at following City Council Goal Setting Sessions. In 2016, Assent Architects were hired to do a space needs analysis for City Hall while focusing on ADA concerns as the building has five stories, some without ADA accessibility. In 2017-2018 RFP’s were published and Architects West was hired to analyze other spaces in the City with cost estimates of those other spaces. All the following results came within 10% of each other: rebuilding a new City Hall, repurposing the Library and Community Center as the new City Hall and renovating the current City Hall.

City staff had started discussions on renovating the lower level of the Library to allow for better more frequent use and to expand children space for programs and kid activities, as well as Spanish language growth and to rebuild on the current City Hall site as there was mutual consensus this was the best option, when the fire happened. City Manager Smith introduced Marcus Valentine from Architects West to view the proposed Library and City Hall changes.

Mr. West stated he assessed the existing facilities, interviewed many staff members from all different departments, worked through many different potential plans and presented the final proposed draft plans of the Library and City Hall (attached) to the Council.

The Council asked questions regarding: If the space accomplishes everything that the City needs with added long-term growth opportunities, what the life span of the building will be, time frame anticipated to renovate the Library and build a new City Hall if that is what is decided, safety concerns, and questions regarding the future of the Carnegie Building.

City Manager Smith and Mr. West stated the space does accomplish all needs. All three floors have space to accommodate future growth specifically the lower level of the building. The City is currently working with another government entity to rent this space, until the time comes when the City will need it. This will grow government partnerships and allow the public to have a more “one-stop shop” for government needs. The

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building life span is a minimum of 50 years, with proper upkeep, the building can last many more years after. The Library renovation could be complete in three months and the construction of a new City Hall in about 18 months. Planter style bollards would be placed at the exterior of the building, bullet proof glass would be installed at the customer service counter and office use passages would be locked with employee key access only. The City would no longer utilize the Carnegie Building and would ask the public for recommendations for its use.

Councilor Kirwan stated besides the Harkenrider Senior Center and the current Library, the City has not built any purposely built buildings. The City has always repurposed existing buildings and this is one of the reasons why we are in this situation.

Councilor Myers and Davis agreed stating the current City Hall was previously a bank, it was renovated many years ago to make it as ADA accessible as possible but is still missing the mark in many areas.

Councilor Barron stated he is happy to hear that the City is working to partner with other agencies to help provide more expanded services to the community. Being new to the area, he was surprised to see what the City Hall building looked like as it should be more attractive. City Hall is the “People’s House” and should be an inclusive building accommodating to all people. He was also disappointed when he entered the Library as both entrances are very disjointed and confusing.

City Manager Smith stated the new City Hall would also have long-term efficiencies and saving as the City will need to hire less staff, as employees will be cross trained; have longer open hours, as offices will not need to close for lunch breaks; Spanish speaking employees will be on each floor in the same building better able to help customers in each department; share technology and utility costs, and the Police Department would be able to expand, into the current Municipal Court space, as they continue to grow as well.

City Manager Smith verbally shared the current survey results regarding city services. The survey is still open for the public to participate in and final survey results will be shared at the Feb 24<sup>th</sup> City Council meeting.

City Manager Smith shared interest rate information stating current rates for Full Faith and Credit Bonds are: 2.15% for a 15-year loan, 2.3% for a 20-year loan, and 2.7% for a 30-year loan. Construction costs are estimated a \$9 million. The estimate is including the library renovation, not including phase two- the exterior remodel. Enterprise Zone funds from Lamb-Weston, Amazon and another development that cannot be disclosed at this time, would cover a majority of the costs to fund these projects, including the insurance settlement and utility funds, without adding additional costs to customers.

Councilor Kirwan stated the City could obtain a 30-year loan and pay it off sooner. The City is growing and positive things are coming into the City that could allow us to pay it down faster. The City needs to decide whether we want to put a patch on City Hall until eventually we have no choice but to build a new, or build now. The longer we wait to do the inevitable, which is building a new City Hall, the more expensive it will be as construction costs continue to rise. The fire pushed this decision to the forefront, but Hermiston is representing the largest growing community in Eastern Oregon, and its City Hall should reflect this. A new City Hall should be built sooner rather than later.

Mayor Drotzmann agreed and stated City Hall should be something inclusive, that we take pride in, appreciate, and a statement to other agencies, both governmental and private, that the City of Hermiston is to be taken seriously. It’s important to do this soon as to not burden future generations with this same issue as well. Mayor

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Drotzmann asked that City Manager Smith present the verbal information, in writing, at the next City Council Meeting.

City Manager Smith stated Public Forum meetings will be held Tuesday, February 18<sup>th</sup> at 12:30pm at the Harkenrider Senior Center and at 6pm in the Lanham Room of the Library.

## **Committee Reports**

**EOTEC Committee-** Councilor Barron stated he attended his first EOTEC meeting where he heard very strong opinions. The Committee also reviewed the preliminary masterplan. He looks forward to gaining more knowledge about EOTEC.

**Hispanic Advisory Committee-** Councilor Gutierrez and Barron stated the Committee will meet Tuesday, Feb 18<sup>th</sup> as Monday is Presidents Day Holiday.

## **Mayors Report**

Mayor Drotzmann spoke regarding:

- Thanked Council President Hardin for filling in for him during his absence at the last meeting
- City of Pendleton's appreciation of the condolence letter and flowers sent from the City of Hermiston for the passing of Councilor Scott Fairley
- Distinguished Citizen Awards Banquet on February 18<sup>th</sup>
- Gordmans Ribbon Cutting on March 31<sup>st</sup> at 9:00am. Retail store replacing Beals
- Committee members are needed for the LOC Community Development Policy Committee to represent Central and Eastern Oregon
- Asked that the Council and Community be involved in the Legislative Session and pay attention to bills that are being presented. There is a lot going on and it needs community involvement regardless if you're in support or opposition. Planning Director Clint Spencer, Commissioner Ben Doherty and I attended a Department of Land Conservation and Development (DLCD) meeting regarding HB2001 and HB2003. These bills essentially remove single-family zones by allowing multi-family housing to be built in single-family zones. The DLCD is seeking people in eastern and southern areas of the state to represent their area. Participation can be done via phone as well.

## **Adjournment**

There was no other business and Mayor Drotzmann adjourned the regular meeting at 8:41pm.

SIGNED:

/s/Dr. Dave Drotzmann

Mayor

ATTEST:

/s/Lilly Alarcon-Strong, CMC

City Recorder





Basement Level 9,125 SF



2-10-2020

# Hermiston City Hall | Lower Level Floor Plan





Main Level 9,434 SF



1-8-2020

# Hermiston City Hall | Main Level Floor Plan





Upper Level 5,920 SF



1-8-2020

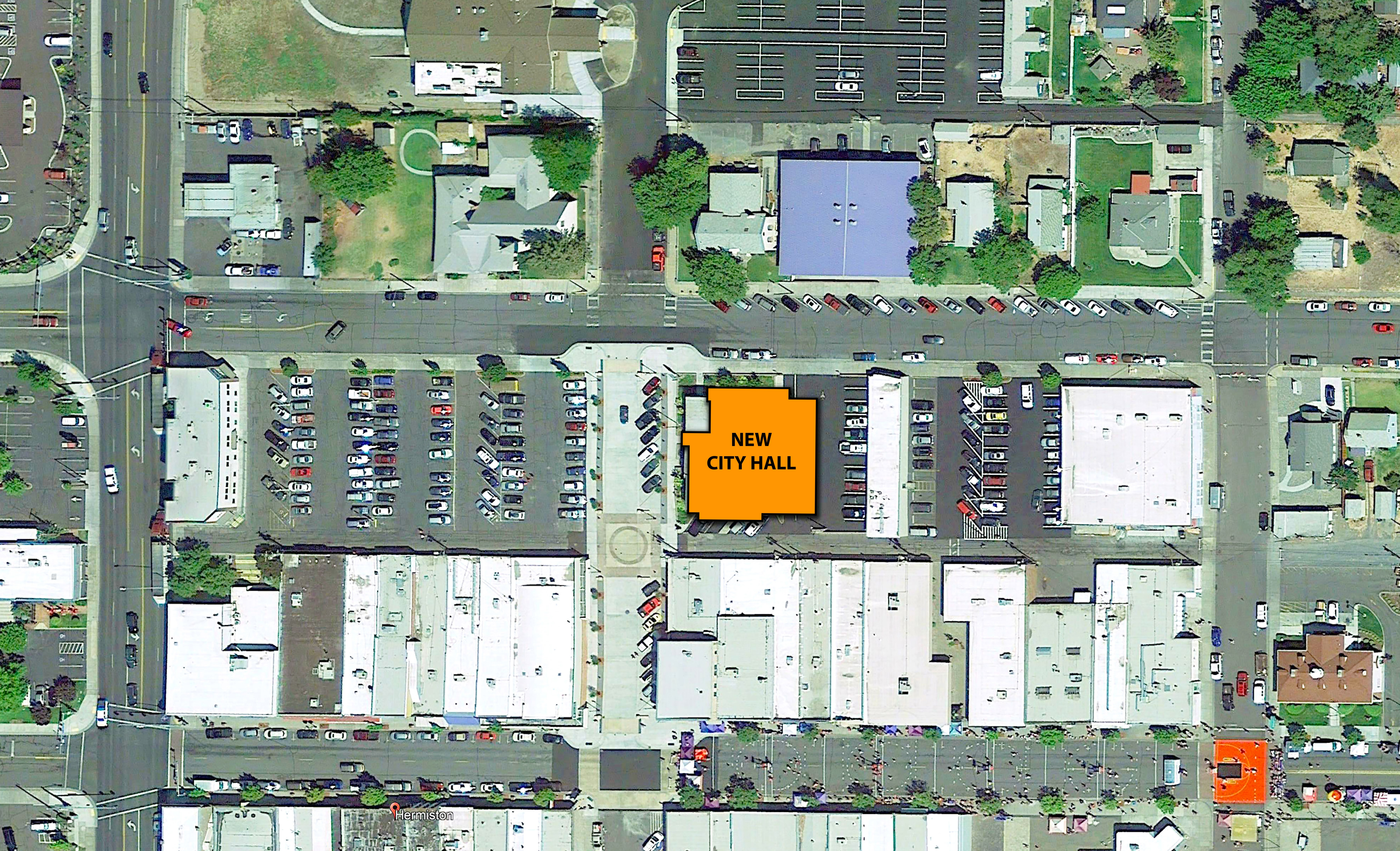
# Hermiston City Hall | Upper Level Floor Plan





Hermiston City Hall | 3d Renderings





# Hermiston City Hall | Site Aerial Plan





**BASEMENT DEMO PLAN - PHASE 1**  
SCALE: 1/8" = 1'-0"

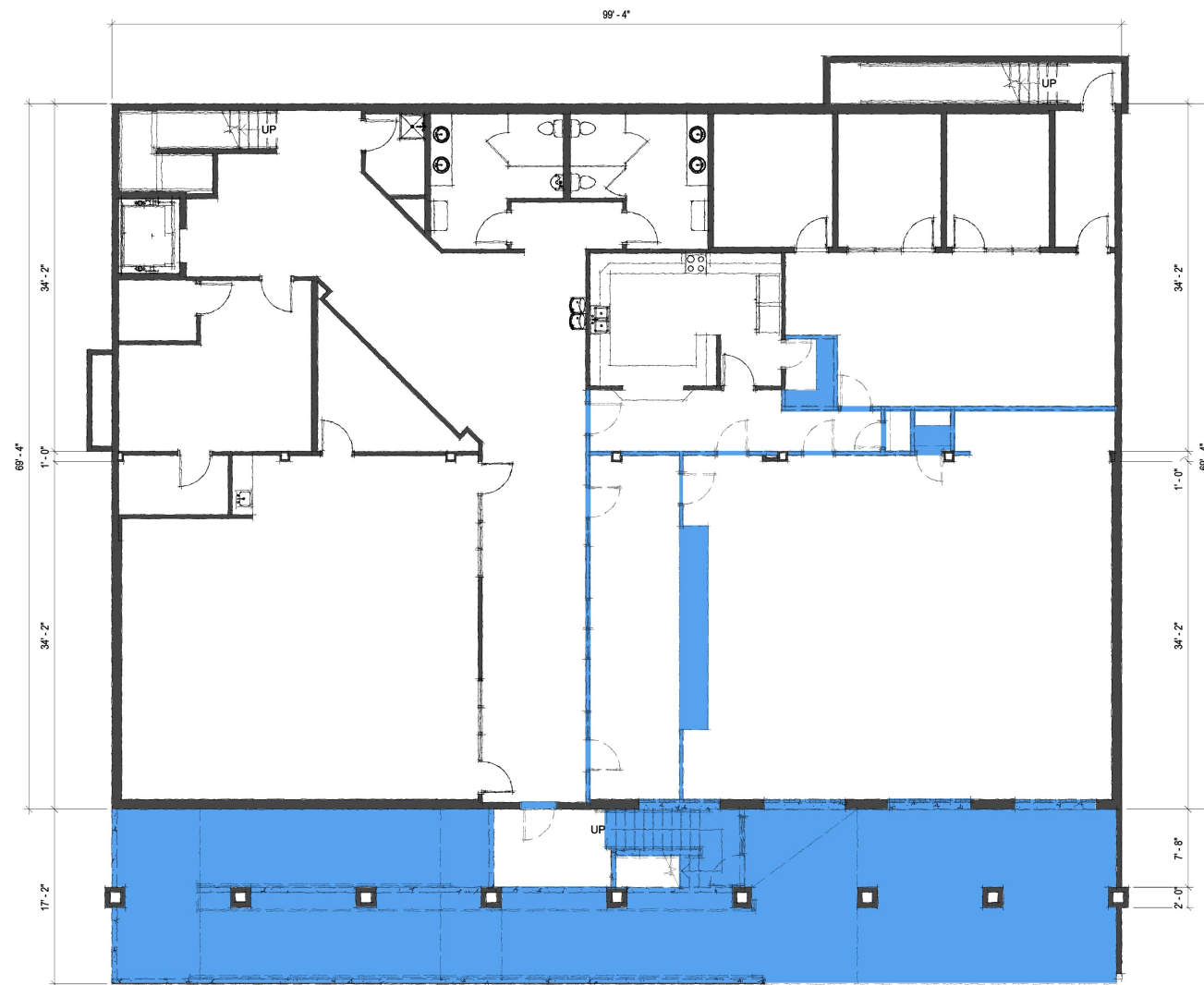
**LEGEND**

- Demolition
- New Construction



**BASEMENT FLOOR PLAN - PHASE 1**  
SCALE: 1/8" = 1'-0"

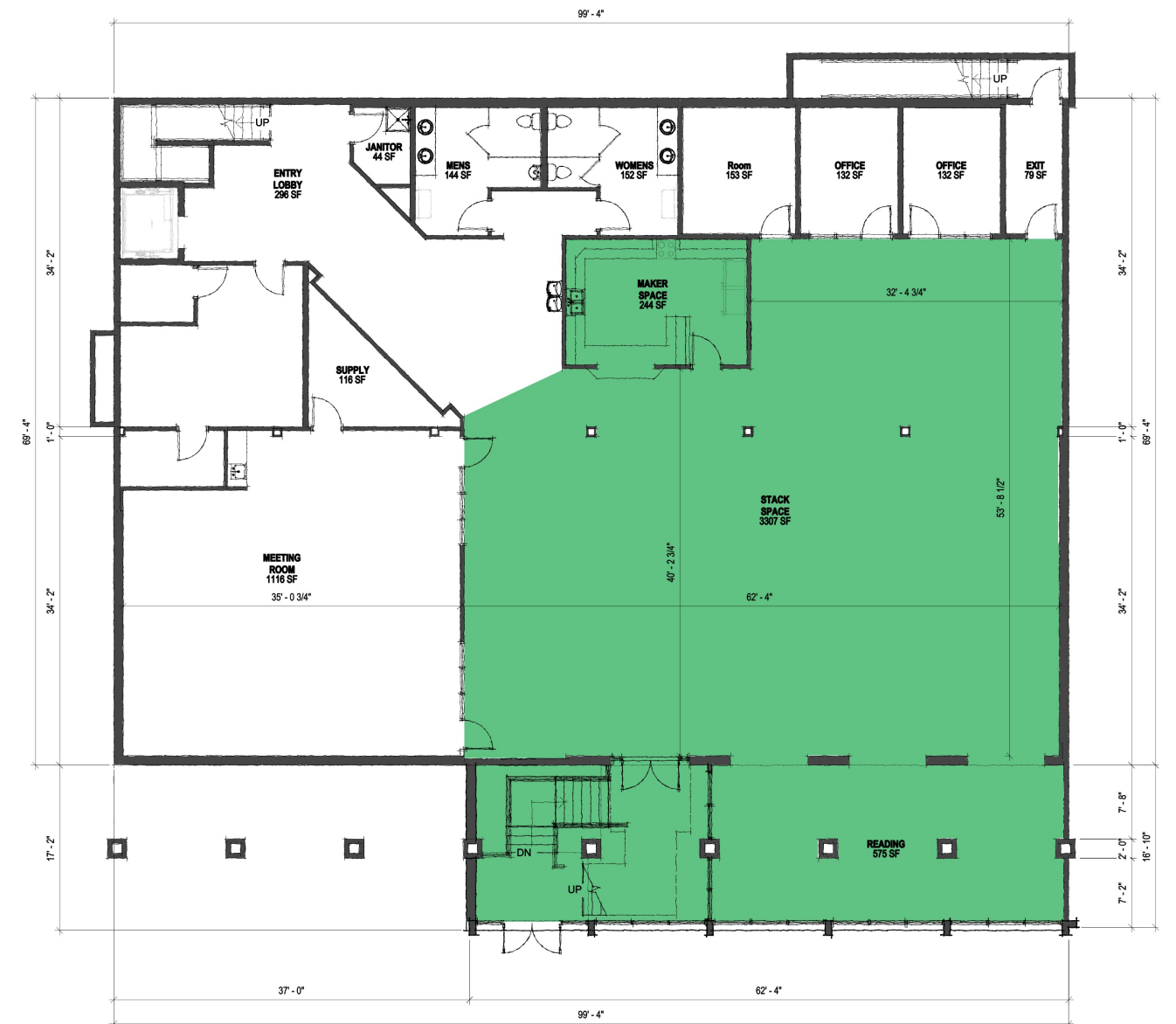




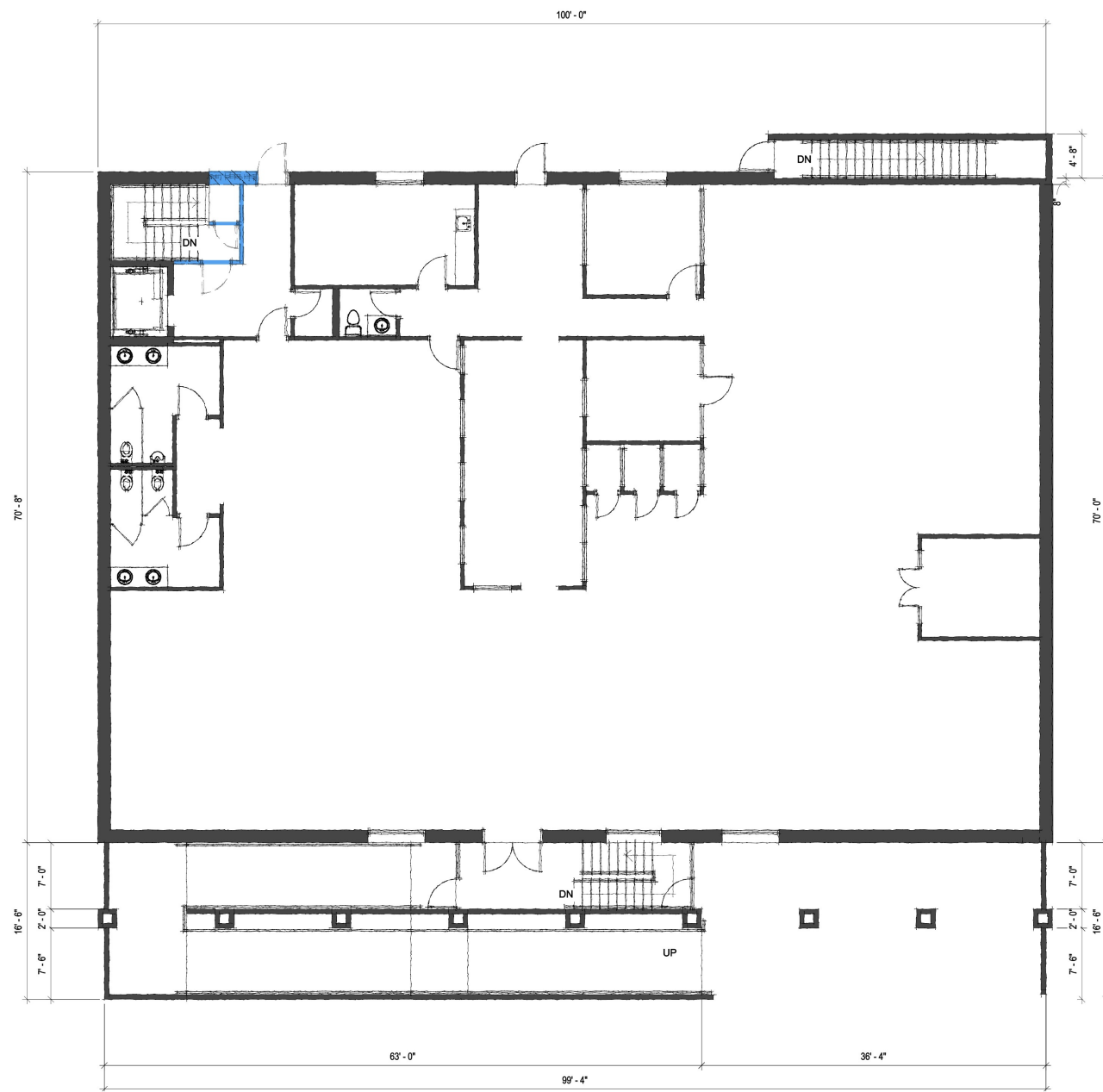
**BASEMENT DEMO PLAN - PHASE 2**  
SCALE: 1/8" = 1'-0"

**LEGEND**

- Demolition
- New Construction



**BASEMENT FLOOR PLAN - PHASE 2**  
SCALE: 1/8" = 1'-0"



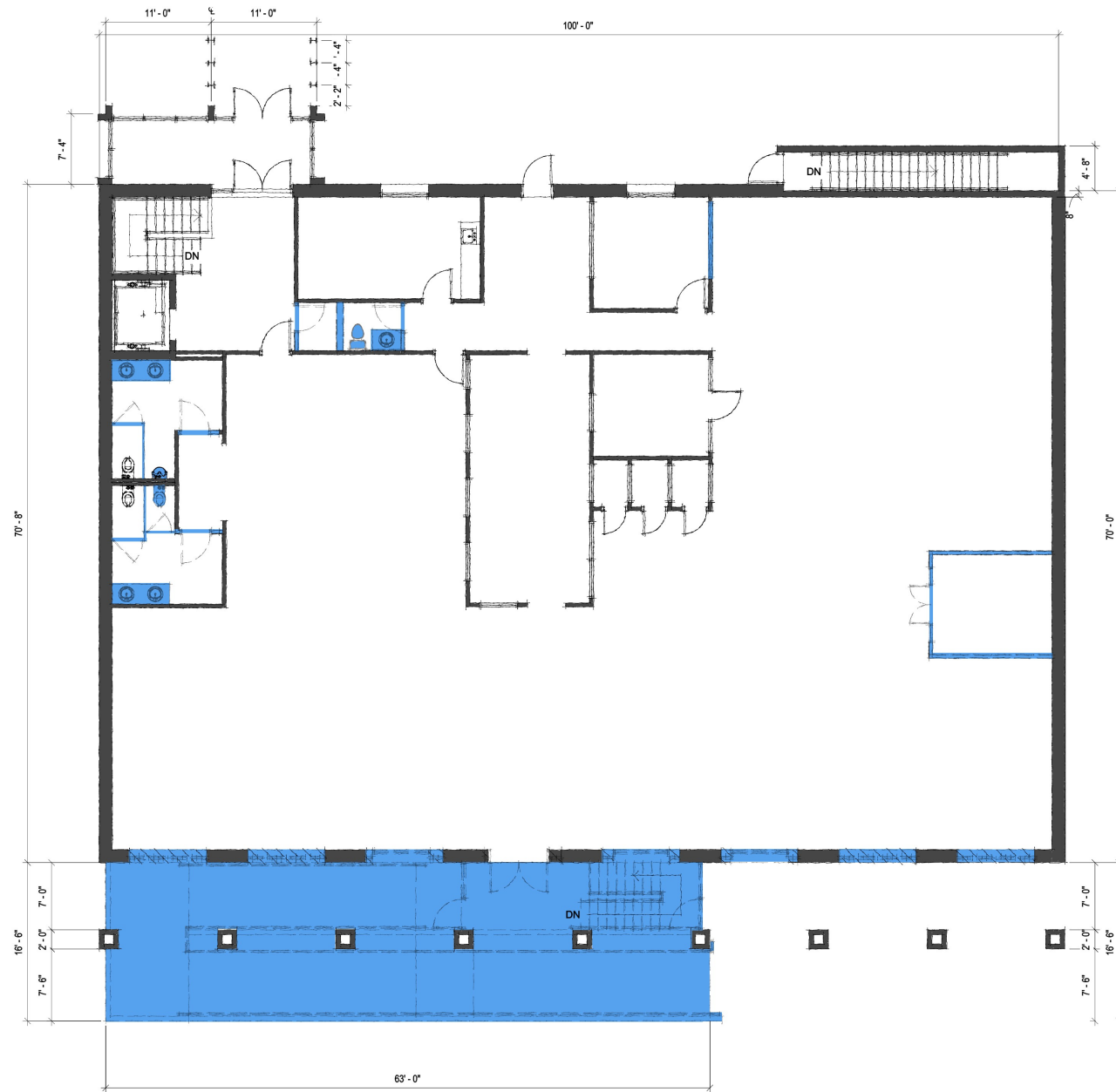
**MAIN LEVEL DEMO PLAN - PHASE 1**  
SCALE: 1/8" = 1'-0"

**LEGEND**

- Demolition
- New Construction



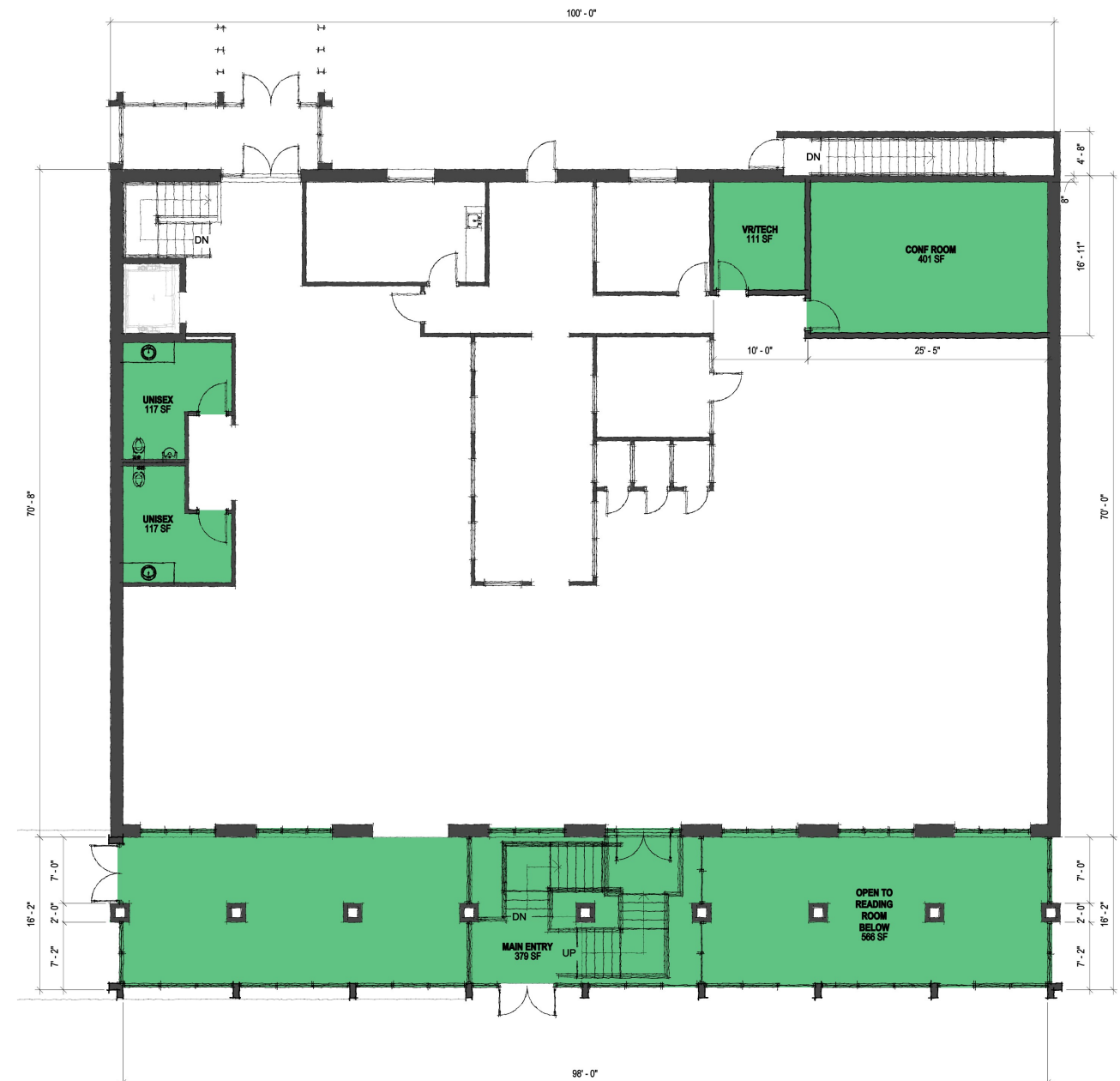
**MAIN LEVEL FLOOR PLAN - PHASE 1**  
SCALE: 1/8" = 1'-0"



**MAIN LEVEL DEMO PLAN - PHASE 2**  
SCALE: 1/8" = 1'-0"

**LEGEND**

- Demolition
- New Construction



**MAIN LEVEL FLOOR PLAN - PHASE 2**  
SCALE: 1/8" = 1'-0"





# Hermiston Library | Concept Renders



