

HERMISTON CITY COUNCIL

Regular Meeting

March 9, 2020

Mayor Drotzmann called the regular meeting to order at 7:00pm. Present were Councilors Primmer, Myers, Barron, Smith, Gutierrez, and Kirwan. Councilors Davis and Hardin were excused. In attendance was City staff to include: City Manager Byron Smith, City Attorney Gary Luisi, Assistant City Manager Mark Morgan, Chief Edmiston, Finance Director Mark Krawczyk, City Planner Clint Spencer, Court Manager Mollie Croisan, and City Recorder Lilly Alarcon-Strong. Media present was Jade McDowell (arrived at 7:05pm) of the East Oregonian. The pledge of allegiance was given.

Presentation- Hermiston School District Updates

Human Resources Director David Marshall, reviewed district wide events as provided to Council (attached) and addressed specific measures the School District is taking regarding the Coronavirus. Mr. Marshall thanked Mayor Drotzmann and all members who are volunteering to participate in the Bond Oversight Committee.

Consent Agenda Items

Councilor Primmer moved and Councilor Gutierrez seconded to approve Consent Agenda items A-E, to include:

- A. Committee Vacancy Announcements
- B. Recommendation to the Budget Committee: Position #1, Anton Wanous, term from 03/24/2020 to 12/31/2022
- C. Confirmation to the Budget Committee: Position #2, Jason McAndrew, term from 03/10/2020 to 12/31/2022
- D. Confirmation to the Eastern Oregon Trade & Event Center Advisory Committee: Position #3, Representing the Greater Hermiston Hospitality and Tourism Committee, Jessica Narain, term from 03/10/2020 to 06/30/2023
- E. Minutes of the February 24, City Council work session and regular meeting

Motion carried unanimously.

Mayor Drotzmann thanked Jason McAndrew and Jessica Narain for their commitment to volunteer and asked the public to consider applying and volunteering in open Committee positions and becoming more involved in their community.

Ordinance No. 2297- Annexation 4N2802BA Tax Lot 400, 20 acres - 498 E Punkin Center Road

Mayor Drotzmann polled the Council to affirm they had reviewed the record prior to voting on Ordinance No. 2297 as two Councilors, of which only one is present, were not present during the public hearing on February 24, 2020. All Councilors affirmed they had reviewed the record.

City Planner Clint Spencer reviewed information presented during the public hearing on February 24th, 2020 regarding Ordinance No. 2297 which would annex 20 acres of land on E Punkin Center Road for housing and recreation development. The Council will be considering whether or not to annex the property and not development layout as the Planning Commission has already evaluated and established that the six areas in and out of the development meet requirements to be considered safe movement for vehicles and pedestrians, as well as requiring additional stipulations to the developer, to include: building single story dwellings in certain areas, widening the street on E Punkin Center Rd abutting the new development, and more. Mr. Spencer reminded the Council that although the Council will take public comment, the Public Hearing is closed.

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Councilor Kirwan stated from what he understands, the starting price for homes in this development are \$50,000 to \$60,000 less than other homes; starting out at \$260,000 instead of \$310,000. This is going to fill a niche for entry level homeowners.

Public Comment

Luke Pickerill, President and Owner of MonteVista Homes, Bend OR- explained and presented how MonteVista Homes designed the layout of the subdivision (handouts attached) that will also include a park and trails to add open spaces in the community, all of which have been established Council Goals and high priority items selected by the community in the 2016 Community Livability Study conducted by the City. All lots are a minimum of 5,000 sqft and up, as allowed in the R-3 zone, no density adjustments are being asked of the City, all roads and transportation plans have been built to support the subdivision at full layout. MonteVista Homes and the Planning Commission have established that all requirements have been completed and would like support to move forward with this project.

Steve Wilson, Director of Sales and Marketing for MonteVista Homes, Bend OR- stated although he lives in Bend he works in Hermiston a lot as MonteVista continues to build high quality affordable homes in other areas of the City. This subdivision would fill a vital housing need which this subdivision would provide, along with providing homes for those who work in Hermiston but live outside of the community, as well as new families coming into the area. MonteVista Homes reached out to the City, through the Parks and Recreation Department, to include the park and trails to add to Hermiston's livability and hopes the Council will approve this project.

Jeff Stroll, 544 E Punkin Center Rd- stated he lives right next to proposed development and has concerns with development plans as lots are only 5,000 sqft and does not leave room for parking and creates a condensed crowded area that does not fit in with the current area; for the betterment of the community, he proposes the City not make exceptions for lot sizes and that the developer make the lots bigger by taking away the park and trails. Mr. Stroll also has concerns regarding the number of fatalities on E Punkin as it is a hazardous area; creating more traffic will only add to this safety issue, and the City should take this into consideration.

Luke Pickerill, reiterated that exceptions have not been made because they are building trails and a park.

Steve Wilson, stated the homes will be built on narrower lots, but there will still be plenty of parking.

Councilor Gutierrez and Myers expressed concerns with safety on E. Punkin Center Rd and children playing in the established area of NE 6th St. They encouraged the City to work with the County to widening Punkin Center Rd and add turn lanes in that area to make it safer.

Councilor Barron stated he was bothered by comments stating they did not want smaller lots and more affordable housing in that area. The City's number one priority, for many years, has been additional housing. People need to be able to have nice affordable housing and it would be a mistake for the City to turn this away.

Councilor Kirwan stated Hermiston development has changed and we can no longer have the size of lots we used to, so when developers want to invest in our community, we need to take advantage of it. Developers will not want to invest in Hermiston if we keep turning them away.

Mayor Drotzmann stated a couple of years ago, the City held a meeting with developers, realtors, and other community leaders to find ways to help get developers to invest in Hermiston as we had an influx of jobs, but

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no housing. From that meeting, it was determined that a way to help housing development was to make lot sizes smaller, like our surrounding neighbors in Tri-Cities, as land development is expensive. Hermiston needs housing; and the City needs to have a way to help its constituents find housing and stay in the community. MonteVista Homes has been a good partner and has developed good quality homes throughout Hermiston. There is a way to develop this property, while working with the County and Hermiston School District as a new school is built in that area, to make this area safe.

Mayor Drotzmann requested that the first reading be by title only. Hearing no opposition, City Attorney Gary Luisi read the ordinance by title only. Mayor Drotzmann requested that the ordinance be put on for final adoption at this meeting and that the second reading be by title only. After City Attorney Gary Luisi read the ordinance by title only for the second reading. Councilor Barron moved and Councilor Kirwan seconded that Ordinance 2297 be adopted and become effective 30-days after adoption by the City Council. Motion carried unanimously.

Ordinance No. 2298- Amending Chapter 10 of the Code of Ordinance Dealing with General Provisions

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: general definitions and a lot of general language that applies to the rest of the code. This chapter has no major policy changes.

Mayor Drotzmann requested that the first reading be by title only. Hearing no opposition, City Attorney Gary Luisi read the ordinance by title only. Mayor Drotzmann requested that the ordinance be put on for final adoption at this meeting and that the second reading be by title only. After City Attorney Gary Luisi read the ordinance by title only for the second reading. Councilor Primmer moved and Councilor Gutierrez seconded that Ordinance 2298 be adopted and become effective 30-days after adoption by the City Council. Motion carried unanimously.

Ordinance No. 2299- Amending the Code of Ordinances by Adding Chapter 138- Uniform Citation Procedures

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: adding a chapter that delineates the process for writing citations from the City Code. Although it is all new language, it reflects the current practices and brings the City current with the state limitations for fines and fees. This provides a much clearer process for enforcing the City Code.

Mayor Drotzmann requested that the first reading be by title only. Hearing no opposition, City Attorney Gary Luisi read the ordinance by title only. Mayor Drotzmann requested that the ordinance be put on for final adoption at this meeting and that the second reading be by title only. After City Attorney Gary Luisi read the ordinance by title only for the second reading. Councilor Myers moved and Councilor Primmer seconded that Ordinance 2299 be adopted and become effective 30-days after adoption by the City Council. Motion carried unanimously.

Goal Setting Report

City Manager Smith went over the established goals from the January Council Goal Setting Session and stated staff will update the Council quarterly on progress as it has done in the past.

Mayor Drotzmann thanked facilitator, Sara Singer-Wilson, for helping the City with this process.

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Councilor Gutierrez moved and Councilor Barron seconded to approve the Goal Setting Report as presented. Motion carried unanimously.

Committee Reports

EOTEC- Mayor Drotzmann and Councilor Barron stated the Committee is working on addressing shade, beautification and parking; indoor arena/multipurpose facility; and a community garden and landscaping options to demonstrate low water usage techniques to help reduce watering not just for EOTEC, but for community as well. The Committee is working to present their recommendations to the Council in the near future.

Community Accountability Board- Councilors Primmer and Gutierrez stated the Board met with two participants. The Board is a partnership between the City and School District to work with juvenile offenders to dissolve their discretions, learn from their mistakes, and improve themselves so their offences do not stay on their permanent record.

Mayor Drotzmann stated this is a great program with great collaboration between the City and School District.

Mayors Report

Mayor Drotzmann and City Manager Smith attended a meeting in La Grande to represent the City in conversations with DEQ regarding recycling, impacts with the lack of recycling opportunities, and ways to find a successful way to recycle. Hermiston was the only participant in the County. As many decisions come from the west side of the state, it's important for the east side of the state to participate when we can so we have a voice in the decisions being considered.

Mayor Drotzmann also spoke regarding:

- Conversations being had regarding forming an Opportunity Zone Development
- Funland Park Fashion Show Fundraiser on Saturday at 2pm at the Community Center
- Rogers Toyota is doing a ground breaking on the corner of N. HWY 395 and Punkin Center Rd on Thursday at 11am
- Gordmans Grand Opening is March 31
- Grocery Outlet and Sherwin Williams Paint have opened as well
- There are many fundraisers going on at EOTEC. Hermiston's Sports Booster's Fundraiser event attracted 670 people on Saturday. Some people thought EOTEC was built too large, and was unnecessary; however, this event's participants were packed in and the event sold out.

Mayor Drotzmann thanked the very giving and generous community for contributions to these fundraisers and congratulated all the businesses that are opening and developing in Hermiston.

Councilors Report

Councilor Primmer stated Kayak Transit will be holding three public meetings to review their service plan.

Mayor Drotzmann thanked Kayak for their great partnership with the City and providing free transportation.

Councilor Myers stated the Parks Master Plan will be presented at 5:30pm on Thursday at the Community Center.

Councilor Barron asked that the Council consider passing a resolution supporting a Caucus of Color Committee through the League of Oregon Cities.

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Mayor Drotzmann asked Councilor Barron to work with City Recorder Lilly Alarcon-Strong to draft a resolution, and asked that the Inclusivity sign on S. HWY 395 be addressed as it is difficult to read.

City Manager Report

City Manager Byron Smith spoke regarding:

- The City will be conducting a Service Satisfaction Survey by phone that will begin tomorrow
- After testing, DEQ found no contamination in the Columbia River from the recent sunken barge
- The City is working with a nonprofit called Rural Development Initiative to sponsor a training in April and May called Making Local Government Work for You
- Anderson Perry Engineering is accept applications to award a Hermiston High School Senior with a Scholarship

Adjournment

There was no other business and Mayor Drotzmann adjourned the regular meeting at 8:08pm.

SIGNED:

/s/Dr. Dave Drotzmann

Mayor

ATTEST:

/s/Lilly Alarcon-Strong, CMC

City Recorder



Hermiston School District 8R

305 S.W. 11th Street, Hermiston, Oregon 97838

Phone: (541) 667-6000 Fax: (541) 667-6050

www.hermiston.k12.or.us

District:

Classified Employees of the Year:

March 2-6 the district celebrated Classified Employee Week. Our classified staff provide support to our administrators, educators and students. We deeply appreciate and value what they do!

The Classified Employees of the Year are:

- **Hermiston High School**— Adrian Muñiz, Attendance Secretary, 5 years and Joey Williams, Custodian, 8 years
- **Armand Larive Middle School**— Lily Ornelas, Attendance Secretary, 6 years.
- **Sandstone Middle School**— Robyn Awana, Special Education Assistant, 3 years.
- **Desert View Elementary**— Marcia Arceo, ELL Assistant, 6 years.
- **Highland Hills Elementary**— Raquel Rodriguez, Attendance Secretary, 2 years.
- **Rocky Heights Elementary**— Heidi Wilson, Special Education Assistant, 14 years.
- **Sunset Elementary**— Annabel Sosa Grimaldo, English Language Learners Assistant, 2 years.
- **West Park Elementary**— Christine Meyers, Office Assistant, 4 years.
- **District Office**— Rick Baher, Lead Warehouseman, 23 years.

District Events:

March 9, Little Moves, 5:30-7:00 p.m., West Park

March 9, Board of Education Meeting, 6:30 p.m., Boardroom

March 10, Elementary Music Festival, 5-7:30 p.m., Armand Larive.

March 10, District Jazz Night, 7-10 p.m., auditorium.

March 23, Board Work Session, 6:30 p.m., Rocky Heights Elementary

March 27, Teacher Training Day.

March 30, HHS Conferences, 4-8 p.m., ALMS & SMS Conferences 4:30-8:30 p.m.

March 31, Elementary Conferences, 3:30-7:30 p.m.

April 1, HHS Conferences, 4:30-8:30 p.m., ALMS & SMS Conferences 4:00-8:00 p.m.

April 2, No school for grades K-5, parent teacher conferences are taking place from 7:30 a.m.-7:30 p.m.

April 3, No school for all grades.

April 6-10, Spring Break.

District Enrollment:

As of February 28, our enrollment numbers are as follow:

- Desert View—576
- Highland Hills—466
- Rocky Heights—495
- Sunset—622
- West Park—558
- Armand Larive Middle School—818
- Sandstone—568
- High School—1605 **Total District Enrollment: 5,724**

**“Serving the needs of all children with rigorous program choices,
high expectations, mutual respect, and excellence in all endeavors.”**



Hermiston School District 8R

305 S.W. 11th Street, Hermiston, Oregon 97838

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Bond:

On Monday, February 10, the Hermiston School District Board approved the names of the community members who will serve on the Bond Oversight Committee. Their charge is to ensure that the district is held accountable and transparent in the use of the 2019 bond funds that the voters approved in November. They are:

- Scott Clark
- George Clough
- Thomas Ditton
- Dr. David Drotzmann
- Larry Lankford
- Kristy Pierson
- Ben Sargent
- David Smith
- John Timmons
- Dorce Tracy

On the same evening, the Board also approved the hiring of BBT Architects, a leading architectural firm based in Bend, Oregon. BBT Architects will team up with Wenaha Group to provide sustainable buildings that will benefit our students and community for years to come.

Sanitizing measures during the flu season:

All hard surfaces in all of the district buildings were heavily sanitized last week.

Desert View:

March 3, Read Across America Family Night, 6 p.m.

Highland Hills:

March 4, ELPA testing begins.

March 23, Fifth grade science testing begins.

March 26, PTO Meeting, 6 p.m. library.

Rocky Heights:

March 3, PTO Meeting, 5:30 p.m., library.

March 10, 12, 17, 19, 24, 26, Cooking Matters for Families, 5:30-7:30 p.m., Rocky Heights gym.

March 19, Rocky Science Night, 6-8 p.m. Families will explore science through hands-on experiments and receive information about science content standards.

Sunset Elementary:

March 12, PTO Meeting, 6 p.m., library.

March 20, Popcorn Day, 5:30-7:30 p.m. Wear your spirit wear, use 10 Star "bucks" or bring 50 cents.

West Park Elementary:

March 3, Migrant Parent Meeting, 5 p.m., gym.



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March 12, PTO Meeting, 4:30 p.m., library.

March 17, McTeachers Night, 5 p.m.

Armand Larive Middle School:

March 6, Battle of the Books final, 2:30-3:15., gym

March 7, Saturday Support, 9 a.m.-12 p.m., Computer Lab 150, Testing Lab 260. Free breakfast is provided, parents must provide own transportation.

March 21, Saturday Support for grades 8-12, from 9 a.m. -12 p.m., Hermiston High School main commons and lab 150. Free breakfast is provided, parents must provide own transportation.

Sandstone Middle School:

March 7, Saturday Support for grades 8-12, from 9 a.m. -12 p.m., Hermiston High School main commons and lab 150. Free breakfast is provided, parents must provide own transportation.

March 12, Site Council Meeting, 3:20 p.m., library.

March 19 & 20, Beauty and the Beast Musical, 7 p.m.

March 21, Saturday Support for grades 8-12, from 9 a.m. -12 p.m., Hermiston High School main commons and lab 150. Free breakfast is provided, parents must provide own transportation.

March 21, Beauty and the Beast Musical, 3:30 p.m.

Hermiston High School:

March 7, Saturday Support, 9 a.m.-12 p.m., Computer Lab 150, Testing Lab 260. Free breakfast is provided, parents must provide own transportation.

March 7, Sadie Hawkins Dance, 7-10 p.m., main commons.

March 10, District Jazz Night, 7-10 p.m., auditorium.

March 12, Choir concert, 7-10 p.m., auditorium.

March 19, HHS Blood Drive, 7:00 a.m.-4:00 p.m., gold gym.

March 19, Drivers Education Parent Meeting, 6:00-7:30 p.m., library.

March 19 & 20, Beauty and the Beast Spring Musical, 7-10 p.m., gym.

March 21, Saturday Support for grades 8-12, from 9 a.m. -12 p.m., Hermiston High School main commons and lab 150. Free breakfast is provided, parents must provide own transportation.

March 21, Beauty and the Beast Spring Musical, 3:30-7:00 p.m., gym.

March 23, 8th Grade Fly Up Day, 8:00-2:30 p.m., auditorium

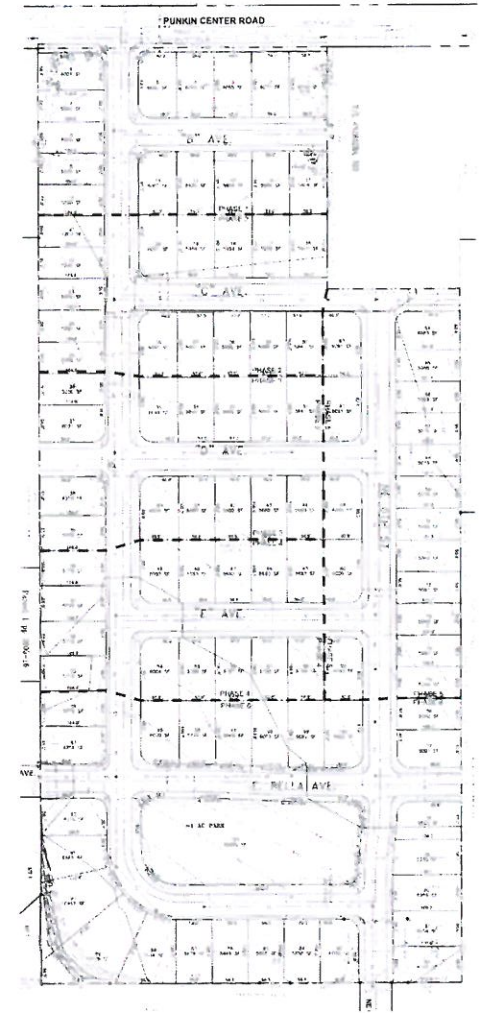
March 30, Conferences, 4-8 p.m.

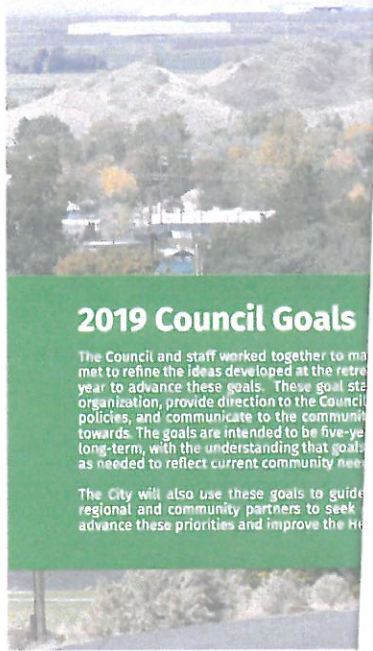
April 1, Conferences, 4:30-8:30 p.m.



About Legacy

- P.U.D.
- Our Goal is to create a neighborhood with a high livability factor and to create a place people will choose to live.
- Beautiful homes, in our upper tier product level, priced, starting at \$260,000.
- 8' wide paved multi use trail, beautifully landscaped.
- A block long city park encircled by a multi use trail and plans for future park expansion.





2019 Council Goals

The Council and staff worked together to meet to refine the ideas developed at the retreat year to advance these goals. These goals organization, provide direction to the Council policies, and communicate to the community towards. The goals are intended to be five-year long-term, with the understanding that goals as needed to reflect current community needs.

The City will also use these goals to guide regional and community partners to seek advance these priorities and improve the Hermiston.

Hermiston Council Goals

1. Housing

Invest in Public Infrastructure to Attract Private Investment
Award Contract for N. Hermiston Water Tower / Piping Project / March 31
Complete E. Theater Lane Construction Design / August 30
Advertise E. Theater Lane Construction / November 30

Review and Report to the Council on Available Housing Incentives / July 1

2. Economic Development

South Hermiston Business & Industrial Park (SHIP) Development
Complete SHIP Master Plan Concept / March 31
Outreach with SHIP properties Regarding Scope for potential Local Improvement District (LID) / April 30
Determine SHIP LID Feasibility / June 30
Federal Funding Application for SHIP / September 13

Retail Development
Develop and Adopt N. 395 URA Plan / December 31
Adopt N. 395 URA Feasibility Report / June 30
Begin development of N. 395 URA Plan / July 1
Adopt N. 395 URA Plan / December 31

3. Eastern Oregon Trade + Event Center (EOTEC)

Establish Parameters for Advisory Committee / April 30
Adopt Full Council Developed Strategic Plan (including Priority Projects, Funding Support Levels and Goals, Stakeholder Involvement) / July 1

4. Health, Wellness and Aquatic Center

Research Parks and Recreation District Concept and Process / November 1
Develop Funding Strategies and Potential Partners / December 31



City of Hermiston
Where Life is Sweet™

Home Government Dept

Livable Hermiston

The City of Hermiston, in conjunction with the Hermiston Futures Task Force, engaged the community about what "livability assets" could either be created, if they don't currently exist, or could be enhanced, if they already exist in some form in the community. More than 2,000 residents were engaged as a part of this process.

Through that process, the committee identified the following "livability assets" as the top projects that the community should focus on over the next 10 to 20 years. It is not expected that the community will be able to achieve these goals in the near future, but should retain these as aspirational goals and be prepared to move forward on them when opportunities present themselves.



[Read the FULL REPORT \(PDF\)](#)

Top Assets Identified

Downtown Revitalization

Implementing the existing Urban Renewal Plan, focusing dedicated urban renewal funding and other resources on developing a "Festival Street," and other projects which will attract visitors to the downtown.

Parks/Trails/Open Space

The committee's goal in developing more parks is regional equity, with adequate park space near all residents of the community. With Hermiston at only 70% of national standards for park acreage, there's room for more parks and recreation facilities. With many of the existing parks located on the West side of Hermiston, the Committee suggests looking for future opportunities on the East side.

Indoor Aquatics Center

A multi-use facility that extends Hermiston's aquatic activities year-round. This facility may also include a family/youth activity center component.

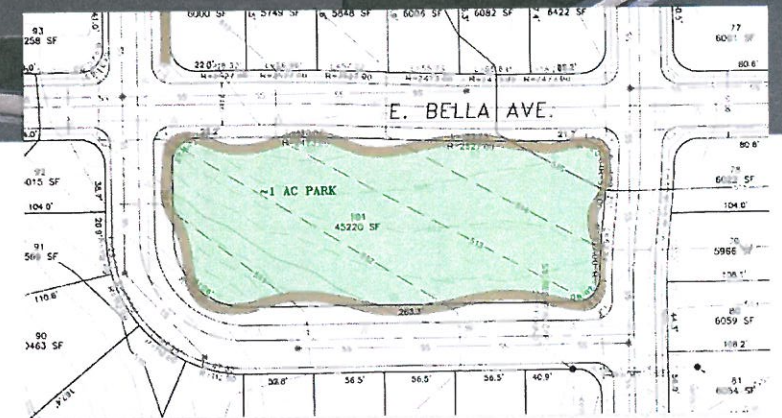
Youth/family activity center

A Boys & Girls Club, YMCA or similar type of center to host affordable programs and activities for youth and their families that are also open to the entire community. This can be developed as a stand-alone facility, but the Committee strongly recommends it be combined with the aquatics center.



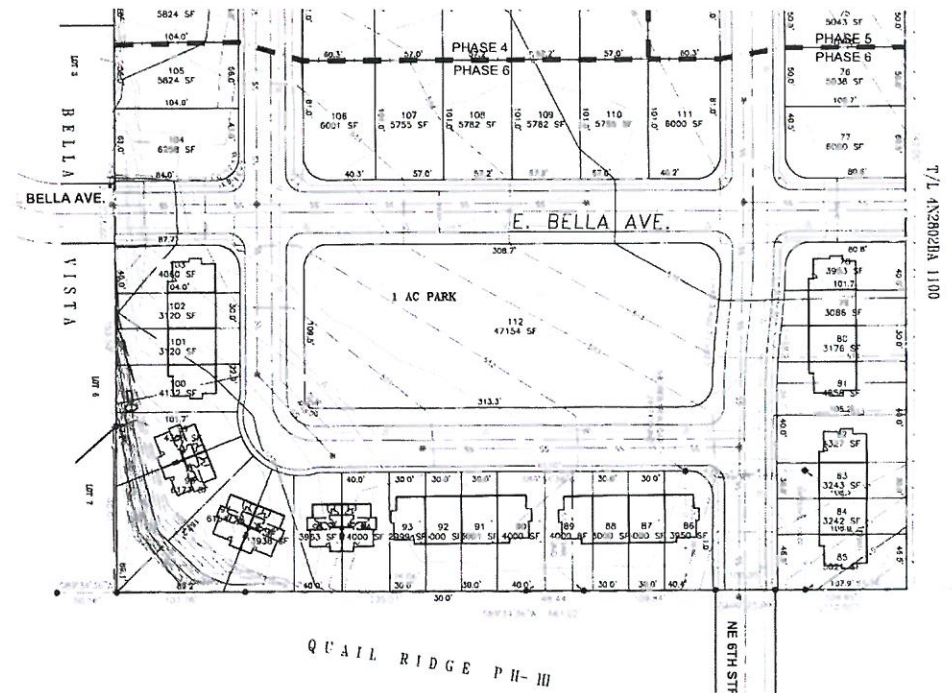


Community Park

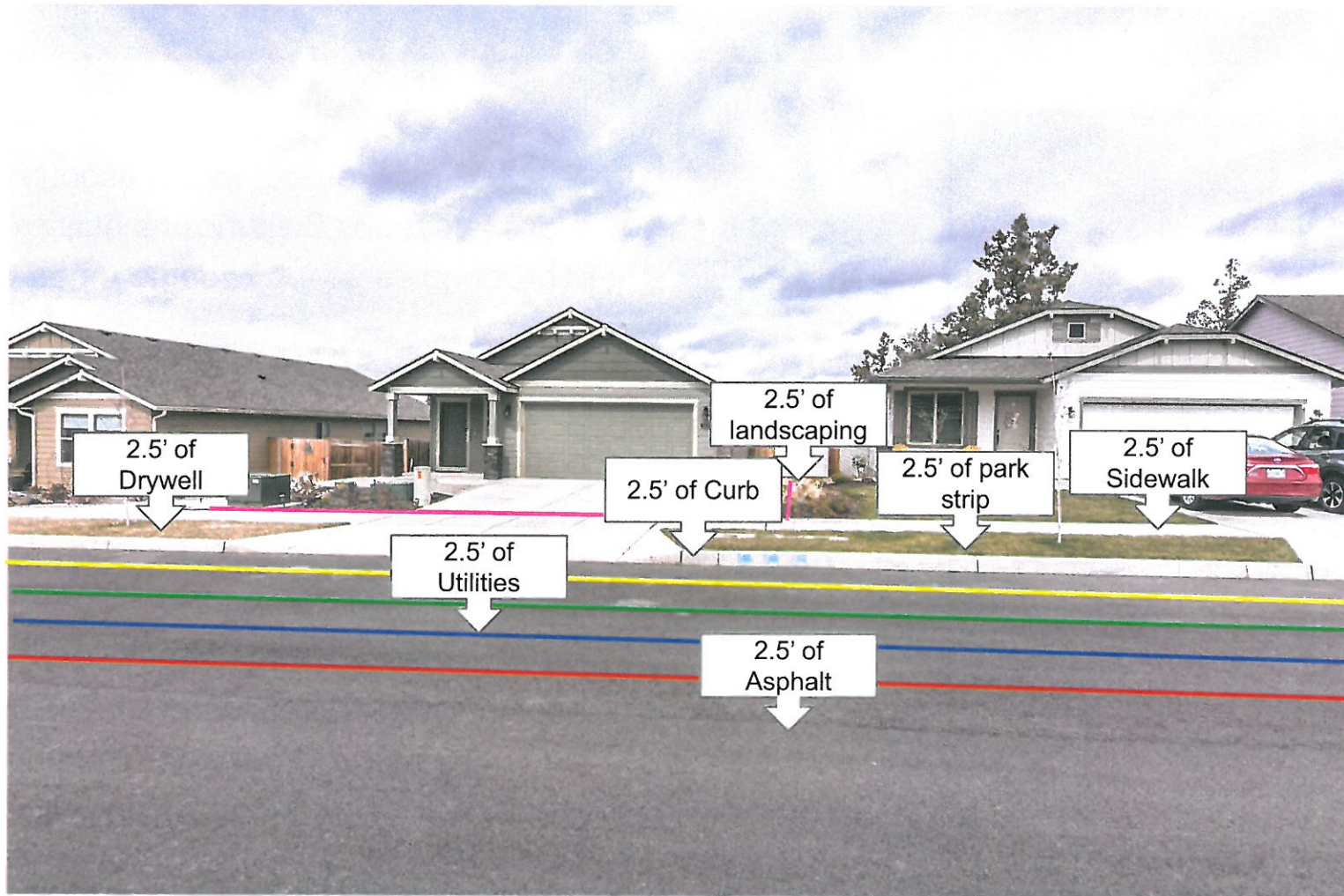


Community Design

- This is not the first design, we have spent considerable effort attempting to put forth a design that meets the goals of the city along with the requests from its residents.
- Multifamily layout was an early concept.
- Park concession has already occurred, where we gave up two additional lots.







Place Makes a Difference!

Place triggers action. People's love of place and sense of place leads to a desire to fight for their place. The impact on public health, civic pride and economic well-being is imperative to building thriving communities.

Place is also unique. Every community, large or small, has a distinctive character. Natural and man-made physical elements, social makeup, and combinations of public and private institutions both create and constrain opportunities for expanding and maintaining quality of life.

Legacy will be an amenity driven neighborhood that will not only serve the existing surrounding communities but will be a place people will choose to call “home”.



R-3: MULTIPLE-FAMILY RESIDENTIAL ZONE

WHAT CODE ALLOWS:

- Multifamily is an outright use.
- 2,000 square feet per unit.
- Could be many hundreds of units in a multifamily layout.
- R3 allows single family lots of 5,000 square feet.
- Could be 110-120 lots in a single family layout.

OUR PROPOSAL:

- Meets R3 code for density - 5,000 square foot lots.
- **NO ADDITIONAL DENSITY REQUESTED**
- Dedicated an acre of improved land - giving up 8 lots
- Building and dedicating a multi use trail -
- Creating a place people will want to choose to call home.



