

HERMISTON CITY COUNCIL

Regular Meeting

May 26, 2020

Mayor Drotzmann called the regular meeting to order at 7:00pm. Present were Councilors Hardin, Myers, Barron, Smith, Gutierrez, and Davis. Councilor Primmer was absent. In attendance was Judge Creasing (via phone), as well as City staff to include: City Manager Byron Smith, City Attorney Gary Luisi, Assistant City Manager Mark Morgan, Chief Edmiston, Finance Director Mark Krawczyk, Planning Director Clint Spencer, Court Manager Mollie Croisan, and City Recorder Lilly Alarcon-Strong. Mayor Drotzmann announced the meeting was live on YouTube, gave the call-in information for those wishing to provide comment during the meeting and thanked Amazon for their partnership in providing Amazon Chime. The pledge of allegiance was given.

Mayor Drotzmann stated he will be reorganizing the agenda to better accommodate groups in the audience as the agenda is large and this will be a late meeting. Items 12, A & B, will be presented after Item 7.

Presentation- Hermiston School District Updates

Hermiston School District Athletic Director Larry Usher gave updates regarding changes in the School District to address regulations associated with COVID-19, to include: student online learning and student participation, meals provided for children 18 and under, summer lunch program, different ways teachers and district employees are connecting with children to make sure they are safe, athletic challenges and upcoming changes, and gave specific information regarding recognizing senior's graduating on June 4th, to include a parade, a fireworks show at Butte Park, and an actual ceremony at the High School for the graduate to receive their diploma with two guests present.

Mayor Drotzmann thanked the School District for their continued efforts to provide food and safety for those children that are at risk and depend on their school for those items and all the work the District is doing moving forward for the community, specifically all their work recognizing seniors graduating this year.

Citizen Input on Non-Agenda Items

Dick Sargent, 915 E Pine Ave- Presented the Council with a neighborhood petition (attached) asking that the City and Council help the neighborhood with cleanup efforts to 820 E Pine Ave. The property is in foreclosure and a blight to the nice neighborhood. He has had contact with the City's Code Enforcement Officer and she has been a good resource, but more needs to be done and is asking for the City to step in.

City Manager Smith stated the City is aware of this property and will be continuing efforts to clean it up.

EOTEC General Manager, Al Davis, gave a brief EOTEC Report to the Council with information regarding: continuing to host events while staying in compliance with COVID regulations, EOTEC bringing in people from all over Oregon, Washington, Idaho, Montana and other states, working with the EOTEC Committee and moving forward with master planning projects, etc.

Leann Blake, 1698 Diagonal- Stepping Stones Board member stated she will be doing community outreach to give area business owners and the community information regarding Stepping Stones. They will be creating a website and have a Frequently Asked Questions page that addresses questions and concerns they hear the most of, as well as hosting a public forum. For starters, her research has shown that there will not be an increase of crime or negative impact on property values. There is a significant housing

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shortage and waiting lists for low-income housing, according to the Umatilla County Housing Authority, can be months to years long. There is a 67% success rate from the guests that stay at the Walla-Walla site that are self-sufficient and have found permanent housing. She encouraged the Council to tour Walla-Walla's facility and thanked Councilor Hardin for his willingness to be on the Board.

Cathy Lloyd- Stepping Stones Board- stated she has answers to questions raised at the last meeting she attended. She has spoken to their legal representation regarding legal ramifications regarding disposing of personal belongings, left on-site, and how to properly and legal deal with this situation. The Board needs \$139,650 to open the facility, without the shower and laundry facility; without advertising, receiving grants, etc, they have raised \$73,750 and are in need \$65,900. There are also businesses and individuals who have pledged funding to this project. Cathy Putnam, Interim Executive Director of Agape House, is still supportive of the project and is interested in helping build a shower and laundry facility for shared use of Agape House and Stepping Stones. Mrs. Lloyd thanked Councilor Hardin for his willingness to be on the Board and reminded the Council there will be a Project Manager that will work directly with guests to help them succeed.

City Manager Smith stated the City is continuing to work on zoning amendments to accommodate the Stepping Stones potential site.

The Council thanked Mrs. Blake and Mrs. Lloyd for information updates.

Consent Agenda Items

Councilor Davis moved and Councilor Gutierrez seconded to approve Consent Agenda items A-D, to include:

- A. Committee Vacancy Announcements & EOTEC Resignation
- B. Minutes of the April 27, City Council Work Session and Regular Meeting
- C. Liquor License Application for "Additional Privilege, Off-Premises", sales for Shiki Hibachi Sushi located at 1240 N. 1st Street.
- D. Liquor License Application for "Additional Privilege, Off-Premises", sales for Ixtapa Mexican Restaurant located at 115 E Oregon Ave.

Motion carried unanimously.

Mayor Drotzmann thanked EOTEC Committee Chair Steve Williams for his time and dedication to EOTEC and congratulated him on his new venture.

Acceptance of John Kirwan Resignation

City Manager Smith stated at the last City Council meeting, Councilor John Kirwan resigned from the Council for personal reasons. According to the Council Rules, the City Council must formally accept a resignation from a Councilor.

Councilor Myers moved and Councilor Gutierrez seconded to accept the resignation of Councilor John Kirwan. Motion carried unanimously.

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Consideration of Appointment to Fill Council Vacancy

City Manager Smith stated Councilor John Kirwan resigned his At-Large Council position at the April 27th, 2020 City Council meeting. His term expires on December 31, 2020. Per Council Rules, the City Council may appoint a member at-large to fill the vacancy until the next election. The City advertised filling this term and received an application (attached) from Mr. David McCarthy. Mr. McCarthy has been an active member in the community and feels he is a good candidate to fill this position.

Mr. David McCarthy stated he was previously living in Spokane Washington where he and his wife were actively involved in theater, specifically in acting and musicals. Since moving to Hermiston, he has been active in church and community organizations and projects, and is the Sales Manager at KOHU. He and his wife are foster parents and are in the process of adopting a one-year old little girl. He is excited to continue serving the community and feels that this would be a great next step.

The Council thanked Mr. McCarthy for his interest in wanting to be more involved in his community. Councilor Gutierrez thanked Mr. McCarthy and his wife for fostering children as there are many children in need of good homes.

Council Hardin moved and Councilor Smith seconded to appoint Mr. David McCarthy for the remainder of Councilor John Kirwan's term, ending December 31, 2020. Motion carried unanimously.

Recess for Executive Session

Mayor Drotzmann announced the City Council of the City of Hermiston will now meet in Executive Session in the EOTEC Board Room for the purpose of discussing preliminary negotiations involving matters of trade or commerce.

The Executive Session is held pursuant to ORS 192.660 (2) (g) which allows the Council to meet in Executive Session to consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations.

Representatives of the news media and designated staff shall be allowed to attend the executive session. All other members of the audience are excluded. Representatives of the news media are specifically directed not to report on any of the deliberations during the executive session, except to state the general subject of the session as previously announced. No final decision may be made in executive session. At the end of the executive session, the council will return to open session which the audience may attend. The executive session will last approximately 20 mins.

Meeting adjourned at 8:03pm.

Reconvene

Mayor Drotzmann reconvened the City Council meeting at 8:32pm.

Public Hearing- Right-of-Way Vacation- E Ridgeway Ave (Ordinance No. 2304)

Hearing no declarations of conflict of interest from the Council, Mayor Drotzmann read the hearing guidelines and opened the hearing at 8:32pm.

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City Planner Spencer gave information regarding the proposed vacation of a portion of E Ridgeway Ave lying between the County right of way of NE 8th Street and the North right of way of E Diagonal Blvd, a public street as described in the agenda packet.

There were no proponents, opponents or neutral parties who wished to address the Council.

Councilor Davis moved and Councilor Myers seconded to close the public hearing, move to adopt the finds of fact as presented in the agenda packet, and move to adopt Ordinance No 2304. Motion carried unanimously.

The public hearing was closed at 8:43pm.

Ordinance No. 2304- E Ridgeway Ave Right-of-Way Vacation

City Manager Smith stated this information was presented during the public hearing.

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 Hardin moved and Councilor Davis seconded that Ordinance 2302 be adopted and become effective 30-days after adoption by the City Council. 7 votes for; none against. Motion carried unanimously.

Ordinance No. 2305- Repealing and Amending Certain Sections in Chapters 31 and 33 of the Municipal Code and Declaring an Emergency- 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 clears up some contradictions and redundancy in the existing code and clarifies the role of the Court for better public transparency.

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 Smith moved and Councilor Barron seconded that Ordinance 2303 be adopted and become effective immediately after adoption by the City Council. 7 votes for; none against. Motion carried unanimously.

Resolution No. 2151- Support Hermiston Grant Applications

City Manager Smith stated during the 2019 legislative session the state adopted two bills which require cities to perform additional land use planning tasks. HB 2001 requires cities larger than 10,000 and smaller than 25,000 to adopt new zoning standards allowing duplex dwellings in all zones that allow a single-family dwelling and HB 2003 requires all cities larger than 10,000 to adopt a new housing needs analysis.

The state offers grant assistance through DLCD for both of these requirements, and offers a selection of pre-approved contactors rather than the City perform the work in-house. The City applied for two applications for assistance to DLCD and were approved by the state. In order to receive these grants, the City Council must make a motion in support of the applications.

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Councilor Davis moved and Councilor Hardin seconded to adopt Resolution No. 2151 and lay upon the record. Motion passed unanimously.

Resolution No. 2152 – US EDA Grant

Assistant City Manager Morgan stated approval of the Resolution will direct City Manager Smith to apply for US Economic Development Administration grant funding and commit up to \$600,000 as local match.

Councilor Davis moved and Councilor Smith seconded to adopt Resolution No. 2152 and lay upon the record. Motion passed unanimously.

Resolution No. 2153- Establishing that the City of Hermiston is Essential: In Support of Fair, Direct Federal Emergency Support to Reopen and Rebuild Local American Economies. - City Manager Smith stated this Resolution calls upon Congress and the State to allocate fair and direct federal funding to all communities impacted by COVID-19, regardless of population size.

Councilor Barron moved and Councilor Hardin seconded to adopt Resolution No. 2153 and lay upon the record. Motion passed unanimously.

April, 2020 Financial Report

Councilor Davis moved and Councilor Smith seconded to accept the April 2020 Financial Report as presented by Finance Director Mark Krawczyk. Motion passed unanimously.

Discussion and Possible Action of City Hall Construction

City Manager Smith asked that the Council consider moving forward with the renovations to the Library and construction of a new City Hall. State economist predict the region will have a minimum impact from this recession, similar to the 2008 recession, and rebound strongly as the City is not dependent on and has minimal food service, arts, recreation and tourism. The City's economy continues to grow with large water projects creating thousands of acres of irrigated agriculture, more food processing plants, and continued development of data centers. This is a strong sign for our economy.

Umatilla County Commissioners will also be contributing \$3 million to the building and occupying the bottom floor of the new City Hall with County services. Besides this contribution, that they will be making through their long-term enterprise zone money, they will also be contributing a building maintenance fee as well.

Final plans for the Library, to provide more space for child and youth programs, as well as Spanish language programs, should be completed this week with bidding in June and construction in August. Awarding of bids must be approved by the Council. The Council could approve the City to continue to move forward with this project, and can place stops at any time if something changes in City's economy. As a reminder, interest rates are historically low.

After some discussion, Councilor Gutierrez moved and Councilor Hardin seconded to allow the City to move forward with the improvements to the Library and progression of the new City Hall. Motion Carried unanimously.

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Committee Reports

Public Infrastructure Committee- Mayor Drotzmann stated the Committee met and reviewed City updates.

EOTEC Advisory Committee- Mayor Drotzmann stated the Committee is seeking a new appointee, as Chair, Steven Williams, will not be seeking a new term. Mayor Drotzmann thanked Mr. Williams for being a great well informed, organized and prepared Chair.

Mayor's Report

Mayor Drotzmann congratulated all the Primary Election winners and those moving on to the General Election and is looking forward to new working relationships.

Mayor Drotzmann emphasized Eastern Oregon working together and advocating for our cities, speaking with one voice to make sure our needs are heard by the west-side of the state.

Council Reports

Councilor Hardin stated he has been attending Small Cities Meetings through Zoom and is continuing to keep up to date, on a weekly basis, with NLC and LOC.

Councilor Barron asked that Freedom Rally participants remember to be safe and be considerate of neighbors, the elderly, and those at-risk individuals. He does not want to infringe upon anyone's rights, but wants people to know that wearing masks should not be a political position. It should be about being safe and keeping those around you safe as well.

Manager's Report

City Manager Byron Smith gave information regarding:

- City Council meetings will go back to it's regularly scheduled semi-monthly meetings. The following meeting will be on Monday, June 8th at EOTEC, after which, the meetings may move back to the Library's Lanham Room.
- Officer's Elwood and McMahon have given resignations.

Mayor Drotzmann asked that Chief Edmiston thank Officer Elwood and McMahon for their service, as well as all officers for their work keeping the public safe in our community.

Adjournment

There was no other business and Mayor Drotzmann adjourned the regular meeting at 9:37pm.

SIGNED:

/s/Dr. David Drotzmann

Mayor

ATTEST:

/s/Lilly Alarcon-Strong, CMC

City Recorder

May 1, 2020 To: Hermiston, Oregon, City Code Enforcement Office

Petition regarding citizen's concerns for property at 820 E. Pine Ave, Hermiston, Oregon.

Purpose

To bring attention to the condition of a neighborhood property and it's effect on adjacent property's. The property appears to be abandoned for the past 6 years. It's condition is and has been a blight on the neighborhood's degrading conditions and values. The property appears to be under the control of City of Hermiston Code Enforcement Office regulations and/ or Wells Fargo Bank. We the undersigned bring attention to the city for action in correcting and bring this neighborhood property up to the standards of the common neighbors.

Citizen's Signatures

Name	Address	Contact Number
Stephen Broyles	900 EAST PINE	541 561 5369
Cindy Schwan	905 E. Pine Ave	541-571-1279
Phillip Janner	910 E PINE AVE	541-567-4873
Richard Sargent	915 E. Pine Ave	541-701-0066
Lynnea Sargent	915 E. Pine Ave	541-701-0066
Mary Lou	680 S.E 9th St	541-215-0630
Jetta Schat	620 SE 9th Dr.	541-701-0541
Lina Deeds	815 E Pine	541-567-3008
Lina Deeds	" "	" " "
Star Robin	865 E PINE	541 567 4423
Dan	845 E Pine	541-561-1210
Sam Mott	850 E Pine	503-897-4024
W. Mott	830 E PINE	509-627-9876
Debra Williams	825 E. PINE	541-567-0275
Amber Mott	735 E Pine	541-215-0987
Tim Mott	725 E Pine	541-571-7332
Eric Mott	725 E. Pine	541-571-2294

Submitted by: Dick Sargent

Dick Sargent

5-5-2020

(17)

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Citizen's Signatures

Name	Address	Contact Number
Jenny Langston CD	705 E Pine	541-567-9999
Andrew Match	705 E Pine	541-567-9999
Brenda Calaway	720 E Pine	541-567-2937
Catherine M Michael	730 E Pine	541-567-1096
Francine Meyers	730 E Pine Ave	541-571-3065
Waine Welle	745 E Quince Ave	541-303-5574
Danielle Homer	830 E Pine Ave	541-509-713-3586
Brian Rust	860 E Pine Ave	541-256-0223
Jordan Bemrose	860 E Pine Ave	503-428-4150
Debbie Pedro	925 E Pine Ave	541-571-3155 (11)

Submitted by: Dick Sargent

Dick Sargent

5-5-2020

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Citizen's Signatures

[illegible]

Submitted by; Dick Sargent

mitted by Dick Sargent
Dick Sargent

5-8-2020

Total Signatures

28

CITY OF HERMISTON

APPLICATION FOR

STANDING COMMITTEE VACANCIES

Mayor Dave Drotzmann
Attn: Lilly Alarcon-Strong
City of Hermiston
180 N.E. 2nd Street
Hermiston, OR 97838

Name of Committee: City Council

Position Applied For: Councilor - At-Large

First & Last Name: David McCarthy **Email Address:** dmccarthy@westendradiogroup.com

Street Address: 963 E Hurlburt Ave, Hermiston OR, 97838 **Home Phone:** N/A

Mailing Address: Same **Cell Phone:** (509) 944-6026

Employer: Westend Radio Group, LLC (dba KOHU & The Q) **Business Ph:** (541) 567-6500

Education: High School Degree

Work History: Currently am the sales manager at AM1360 KOHU & 93.7 FM The Q in Hermiston. Have been with the company since 2016. Previously I was a web consultant with the largest website design and marketing firm for small to medium business companies in the nation.

Accomplishments: As a member of Class 21 of Leadership Hermiston I helped to successfully administer the fundraising program "Stuff the Bus," raising over \$20,000 in donated items to local charities in a day. As President of Hermiston Noon Kiwanis, I assisted in the administration of Kiwanis Kids Day utilizing strategic partnerships and sponsorships to provide activities and entertainment to well over 600 children in attendance. Also helped to support and run the Hermiston Festival of Trees, raising record high funds for both the Good Shepherd Community Health Foundation and Kiwanis. As Sales Manager at KOHU & The Q, I worked hard to bring success to local businesses and attendance to city events.

Volunteer Work:

Volunteered in Leadership Hermiston Class 21's Stuff the Bus project. As a Kiwanis member have
volunteered in highway cleanups, park construction, and city cleanup days. As a radio personality
and public speaker have been the Master of Ceremonies/Host for many local events. Also
assisted in the planning and implementation of those events. I'm also serving on the vestry
at St. John's Episcopal Church.

Please State Your Interest in Serving on this Committee:

As I look to start a family, I am very interested in being involved in Hermiston City Council.

I moved here just before getting married, and I want to give back to the community that has
been so welcoming to me. I believe I can do that by helping to make decisions that positively
affect local families, while also continuing to improve the local business climate.

I believe in setting an example to those around me as a leader. I am also quick to help make
decisions when they need to be made, and in my job I'm generally good at not just talking
to the clients I serve, but mainly in making sure they know I'm listening their needs.

Since I have a passion for helping local small and medium size businesses thrive and consider myself
a good judge of how my "audience" is receiving my message, I believe I can be of great
assistance to the city, other city officials, the mayor, and of course other council members.

Signature:

David McCarthy

Date:

05/15/20



CARES ACT EDA APPLICATION

Hermiston: COVID-19 Sewer Expansion/Resiliency

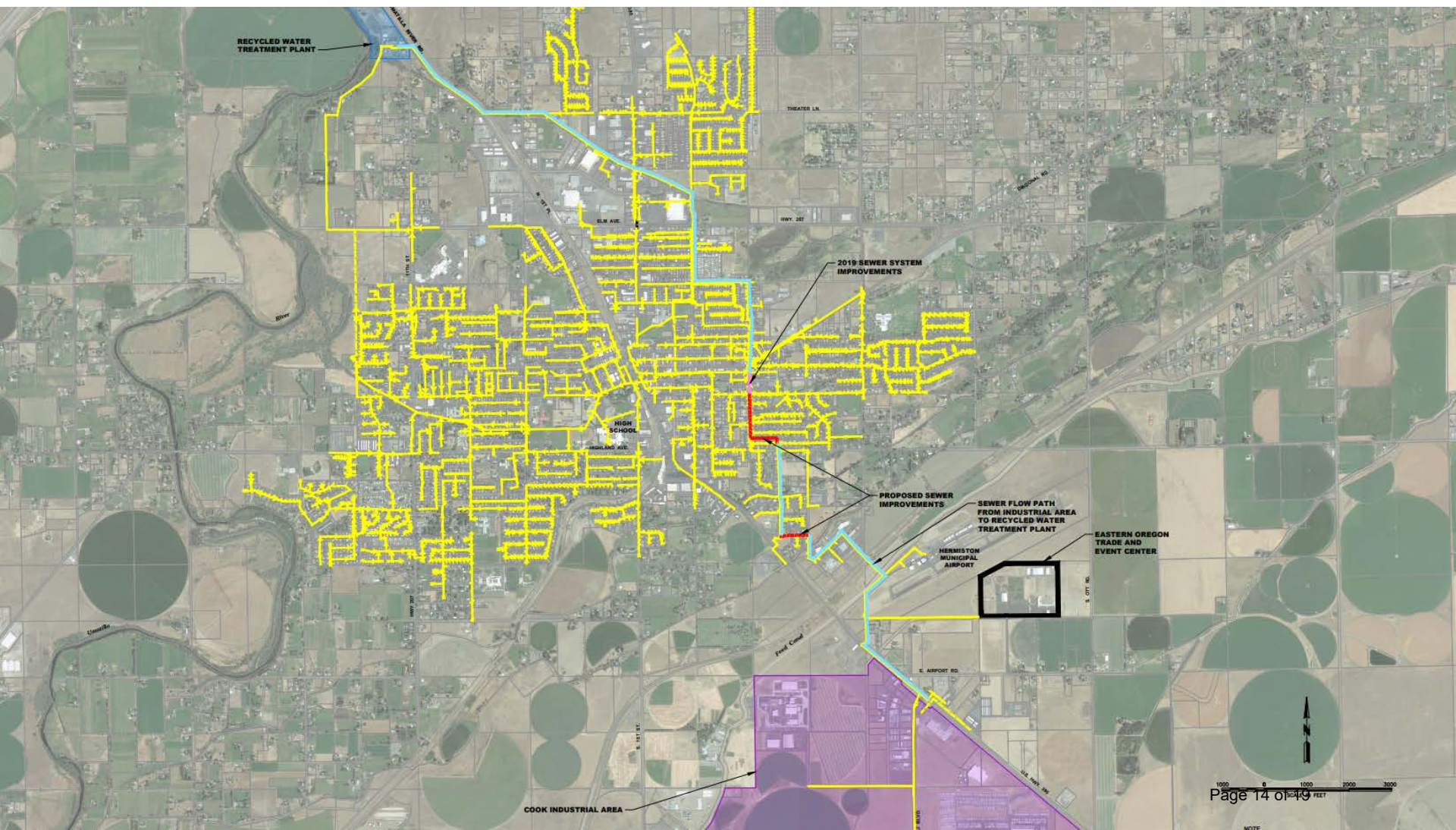


Summary

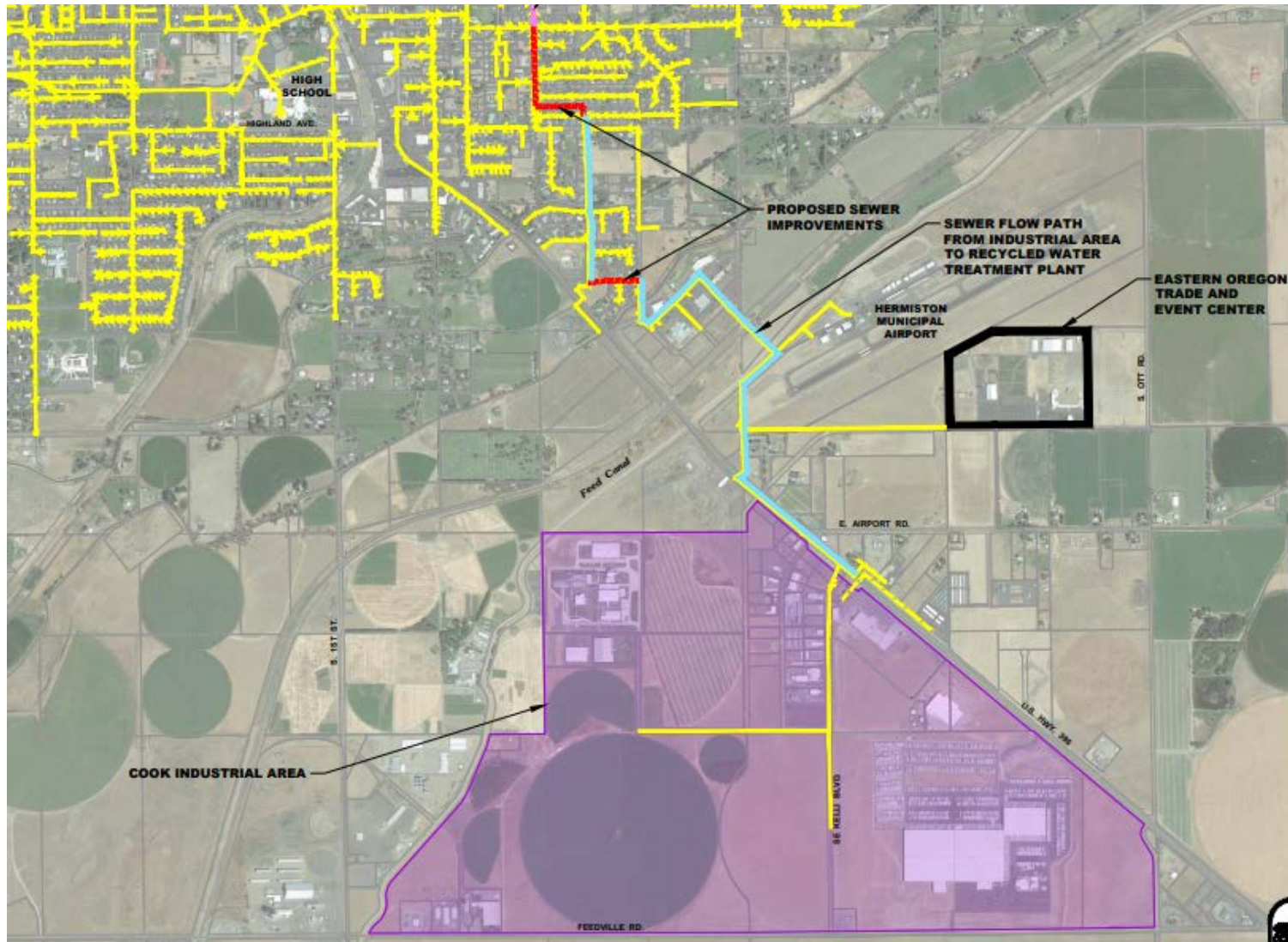
- Replace existing sewer main with larger pipe
- Grant Application: \$949,000
 - CARES Act (80%)
- Local Match: \$237,000
 - Utility fund (20%)



**Sewer Line Critical Path (Blue)
Replacement (Red)**



Benefits





Project History

- Regional Assessment of Industrial Sewer Expansion (RAISE)- 2017
- Capital Improvement Plan
 - Phase I: 2019 (Constructed)
 - Phase II: 2021 (CIP- Planned)
 - Phase III: 2022 (CIP- Planned)





Financial Benefits

- Phase II: \$610,000 (FY '21)
- Phase III: \$240,000 (FY '22)
- Full Surface Paving \$337,000 No Budget
- Total: \$1,187,000





More Bang, Less Buck

- Planned Expense: \$610,000
- Utility Fund Match: -\$237,000
- Short-Term Savings: \$373,000

FY '21 Savings Per-Customer: \$5.98/mo





Questions?

Where Life is Sweet™