

HERMISTON CITY COUNCIL

Regular Meeting

August 10, 2020

Mayor Drotzmann called the regular meeting to order at 7:00pm and announced the meeting was streaming live on YouTube and the public can also listen to the meeting and/or offer comment remotely by phone with the call-in information. Present were Councilors Hardin (via phone), Myers, Barron, Smith, Gutierrez, Primmer, and McCarthy. Councilor Davis was excused. In attendance were 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, Zoning Clerk Heather LaBeau, Recycled Water Superintendent Bill Schmittle, and City Recorder Lilly Alarcon-Strong. The pledge of allegiance was given.

Consent Agenda Items

Councilor Gutierrez moved and Councilor Smith seconded to approve Consent Agenda items A-C, to include:

- A. Committee Vacancy Announcements
- B. Confirmation to the Planning Commission: Position #5, Josh Burns, term from 08/11/2020 to 03/31/2023
- C. Minutes of the July 27, City Council work session and regular meeting

Motion carried unanimously.

Resolution No. 2163 – Authorization to execute and deliver a Full Faith and Credit Financing Agreement

City Manager Smith and Finance Director Mark Krawczyk gave information regarding authorizing this Resolution which will allow for the issuance of Full Faith and Credit bonds for \$9,600,000 to renovate the basement of the Library as a "temporary City Hall" and to allow better use of the space for future Library programs, as well as to build a new City Hall.

Councilor Barron moved and Councilor Gutierrez seconded to adopt Resolution No. 2163 and lay upon the record. Motion passed unanimously.

Resolution No. 2164 – Park Plan Adoption

Parks and Recreation Director Larry Fetter and Colin McArthur from Cameron McCarthy Landscape Architecture and Planning gave information regarding updates made to the Parks, Recreation and Open Space Master Plan as requested by Council at the July 13, 2020 City Council work session meeting.

Councilor Myers moved and Councilor Smith seconded to adopt Resolution No. 2164 and lay upon the record. Motion passed unanimously.

Green Property Strategic Surplus Plan

Assistant City Manager Mark Morgan presented a PowerPoint Presentation (attached) regarding the proposal to strategically advertise 8 acres of the 20 acre Green Property to developers, for as low as free, to develop Senior Housing, in order to create housing, permanent healthcare job creation, and generate substantial property tax revenues to the City. The property will be proposed for as low as free to develop it into this type of property as the City would lose money if it was sold for residential purposes and is costly for developers due to negative connotations due to its location next to the Recycled Water Treatment Plant and potential DEQ and other tests that would need to be done on the property as treated sewer effluent was applied to the property for testing to allow it to penetrate through the soil and cool down

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before reaching the Umatilla River in order to improve salmon survival, regardless that the treated water was never applied to the ground in the proposed 8 acres.

Public Comment

Jackie Linton, 111 W Beech Ave- stated she feels that the City should not give the property away as it was bought with tax payer money; the property should not be limited to development of senior housing; and she would like to consider purchasing the property if given the opportunity.

May Gill, 1242 McConnell Lane- stated her and her children own the properties neighboring the 8 acres being discussed and her family would like the opportunity to purchase the property and reestablish it to be outside city limits. She knows the City would lose money on this option but does not want duplexes on the property.

After some discussion, Councilor Barron thanked the public for their participation in the meeting and stated it would be irresponsible for the City to allow the property to go back to the County, the Council must do what is responsible and best for its residents. Councilor Primmer moved and Councilor Myers seconded to direct staff to advertise the southern 8 acres of the Green Property to maximize the financial, economic, and community development return to the City as presented. Motion carried unanimously.

Presentation- Hermiston School District Updates

Hermiston School District Superintendent, Dr. Tricia Mooney gave information regarding: the potential name for the new elementary school on E. Theater Lane: Artemisa, meaning sagebrush in English, Loma Vista, meaning Hill View in English, and La Senda, meaning the path in English. A Spanish geographical site was chosen for a name to reflect the demographics in Hermiston, as well as community survey results; Another survey, with these three names, will be pushed out to the public soon; Staffing duty changes for Maria Duron and Brianna Cortaberria that would allow Mrs. Duron specific duties for Hispanic community engagement; Continued changes and guidelines for comprehensive distance learning and the possibility of continuing distance learning, for an entire year, if guidelines do not change and how the day/curriculum for students and teachers will look like for distance learning; Internet access for all students; Childcare; Activities and Athletics; Children/school registration numbers are down, etc.

There was discussion from Dr. Mooney and the Council regarding concerns for at-risk children and the importance of following recommendations, ie wearing masks, social distancing, etc, so COVID-19 numbers are able to decrease and kids can get back to school and our economy can grow, as well as encouraging employers to allow flexibility for their staff when they are infected and to help their children with school.

Committee Reports

Recreation Projects Fund Advisory Committee- Councilor Barron stated the Committee reviewed and recommend TRT funds disbursement to be used for local recreation projects.

Eastern Oregon Trade and Event Center Committee- Mayor Drotzmann stated the Committee will meet in September.

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Mayors Report

Mayor Drotzmann spoke regarding homelessness in Hermiston and stated he has noticed new faces which have brought up previous community concerns regarding Hermiston being a “homeless magnet” to our community. Mayor Drotzmann asked Chief Edmiston if he knew if there was an increase of homeless people coming into the area or if they were already from the area but have recently become homeless. And asked for information regarding a recent car chase in Hermiston.

Chief Edmiston stated there has been an increase of about 35% of transient related calls and officer contact since August 1; however, this does not account for all officer-initiated activity. There is an influx of new people coming into the area, one specific transient individual, arrested for robbery, stated he traveled from Washington and is waiting for a hut.

The pursuit was on Saturday at 3:00pm involving officers from another agency and did not involve Hermiston Police Officers. Chief Edmiston has expressed his frustration with the leader of that agency as the pursuit reached speeds of 80mph in a 25mph area in construction and school areas. Minor injuries did occur. Hermiston PD does not engage in pursuits of this manner in order to ensure the safety of the public, especially when the perpetrator is a known offender and can be arrested at a later time.

Mayor Drotzmann and Chief Edmiston discussed the lack of mental health and addiction services to help many homeless individuals.

Council Reports

Councilor Barron asked Chief Edmiston if he knew specifically what the new homeless numbers are and if it could be possibly from persons in the area being evicted for non-payment of rent due to the pandemic.

Chief Edmiston stated there is not a way to track specific transient numbers; the PD relies on the information provided by the person they are having contact with to divulge transient information, but does not believe the homelessness increase is due to recent displacement.

Mayor Drotzmann and City Manager Smith stated there are opportunities to help people in need pay for rent, utilities and other necessities, for both individuals/families and business, through Capeco, Oregon Worker Relief Fund, and more.

Councilor Barron stated he understands homelessness is an emotional topic, however, the City must get facts and make a decision that is best for the community.

Councilor Gutierrez stated he will not be running for another term as Councilor as he has plans to move out of City limits. Councilor Gutierrez thanked the community for the privilege of serving them for the last eight years. He is proud of the accomplishments he has helped make come into fruition as a Councilor, both in these last eight years and during his time as a Councilor in 2008, such as the Higher Education Center and Riverfront Park, he is excited to see the community continue to grow and offer more amenities like an indoor swimming pool.

Mayor Drotzmann thanked Councilor Gutierrez for his time service, leadership, engagement, and unique perspectives that he contributed to the Council and community.

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Manager's Report

City Manager Smith spoke regarding:

- Zoning Code Amendments to address homeless shelters not specifically the Stepping Stones Project
- Funland Park progression
 - Completion delay- possibly in October as materials being made and delivered are delayed due to COVID-19
 - Construction timeline photos
 - Working with ODOT and UEC to install a rapid flashing crosswalk on W. Elm to encourage safer park access

Adjournment

There was no other City business and Mayor Drotzmann adjourned the regular meeting at 9:07pm.

SIGNED:

/s/Dr. David Drotzmann

Mayor

ATTEST:

/s/Lilly Alarcon-Strong, CMC

City Recorder

RESOLUTION NO. 2164

A RESOLUTION TO ADOPT THE HERMISTON PARKS, RECREATION AND OPEN SPACE PLAN TO GUIDE THE FUTURE DEVELOPMENT OF PARKS, TRAILS AND RECREATION.

WHEREAS, the City Council has established the following vision Statement "The City of Hermiston aspires to support an excellent community. We strive to provide courageous leadership to create an inclusive community while providing an affordable, livable, and growing economy;" and

WHEREAS, the City Council identifies "Livability" a key element its vision and Parks and Recreation facilities are essential to quality of life; and

WHEREAS, the City Council previously adopted the current Parks Master Plan in 2007 and desires to establish an updated plan to guide future development of Parks and Recreation facilities for the next 10 years and beyond; and

WHEREAS, the City commissioned the Architect Team of Cameron McCarthy to conduct a public outreach process to be the basis for developing an updated Parks, Recreation and Open Space Plan; and

WHEREAS, the Hermiston School District desires to coordinate with the City in future recreational facility development and participated in the development of the Parks, Recreation and Open Space Plan, and

WHEREAS, the Parks and Recreation Committee has reviewed the plan and recommends that City Council adopt the new Parks, Recreation and Open Space Plan; and

WHEREAS, the City Council has reviewed the findings of the Parks, Recreation and Open Space Plan in a public workshop held on July 10, 2020 and has commented on the plan summary; now, therefore,

~~BE IT RESOLVED BY THE COUNCIL OF THE CITY OF HERMISTON, OREGON, the adoption of the Parks, Recreation and Open Space Plan.~~

The City of Hermiston resolves as follows:

1) The Hermiston Parks, Recreation and Open Space Master Plan 2020 be, and the same is, hereby adopted.

2) This resolution is effective upon its passage.

PASSED by the Common Council this 10th day of August, 2020.

SIGNED by the Mayor this 10th day of August, 2020.

Dr. David Drotzmann, MAYOR

ATTEST:

Lilly Alarcon-Strong, CMC, CITY RECORDER
4819-1132-2802, v. 1



GREEN PROPERTY SURPLUS

August 10, 2020



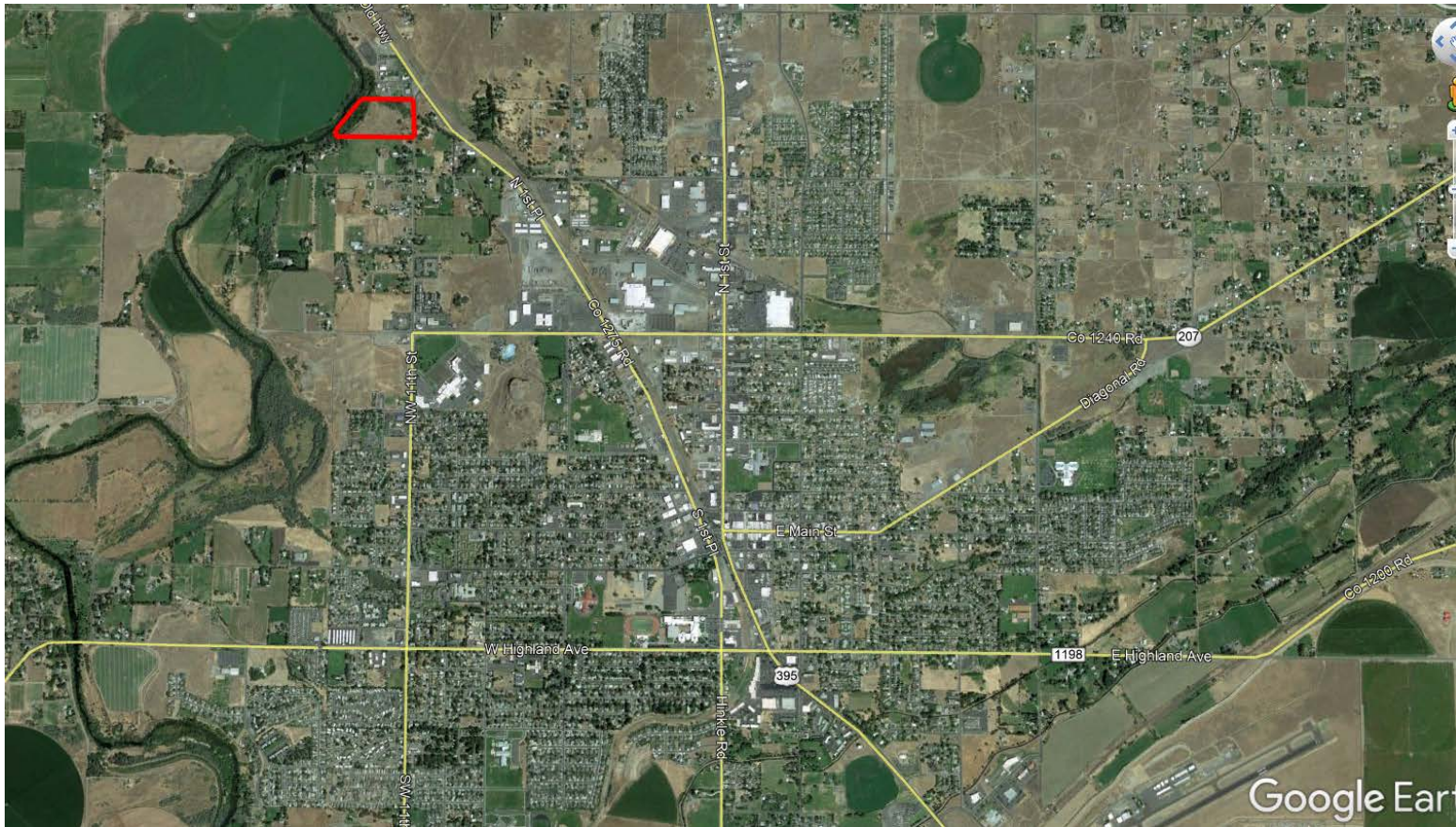


Proposal

- Advertise 8 Acres of the “Green Property” for development along the “Senior Housing” spectrum.



“Green” Property



“Green” Property



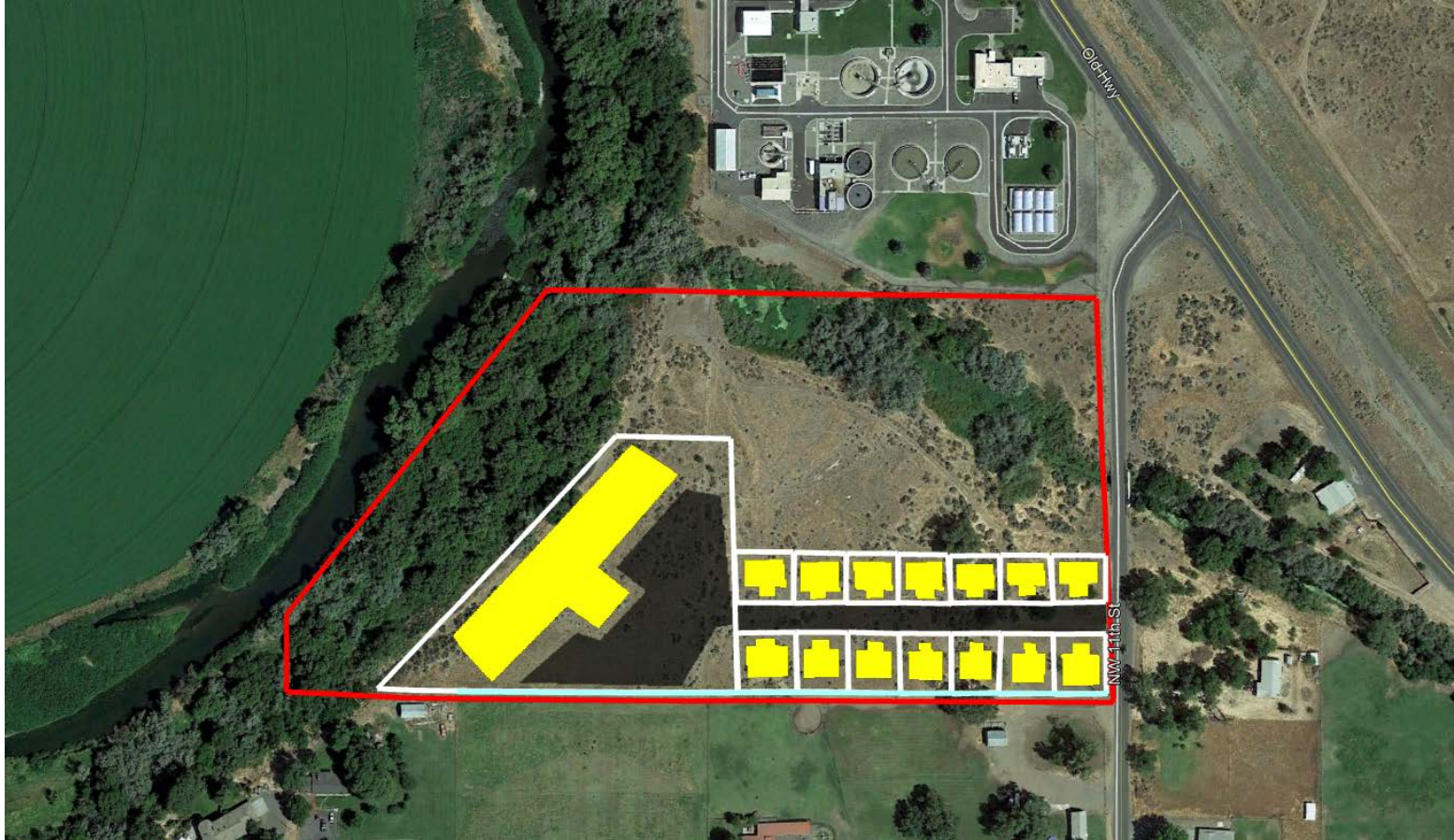


The Property

- 20 Acres Acquired in 2005 for \$420,000
- Home & Shops have been removed
- Treated Sewer Effluent Applied in Test
- Monitoring Wells Installed
- Inside City Limits, but surrounded by County
- R-1 (Low Density Residential) zoning



Surplus Southern ~8 Acres



Retain River & Drain Frontage



Council Goal: Fiscal Prudence





Damage to Property Value

- Single Family Home Demolished
- Two Barns Demolished
- 200,000 Gallons of Effluent applied to site
- Groundwater Monitoring Wells Installed
- Unlikely to recoup original \$420K if auctioning entire site





Likely Development Pattern

- Surrounding “rural residential”
- Right next to Sewer Treatment Plant
- Real Market Value of surrounding properties range between \$200K - \$500K



Likely Development Pattern





20 Year Return if Auctioned

- Avg RMV for 18 nearby similar properties inside City Limits: \$43K/ac
- Avg AV for “improvements” for surrounding properties: \$182,000



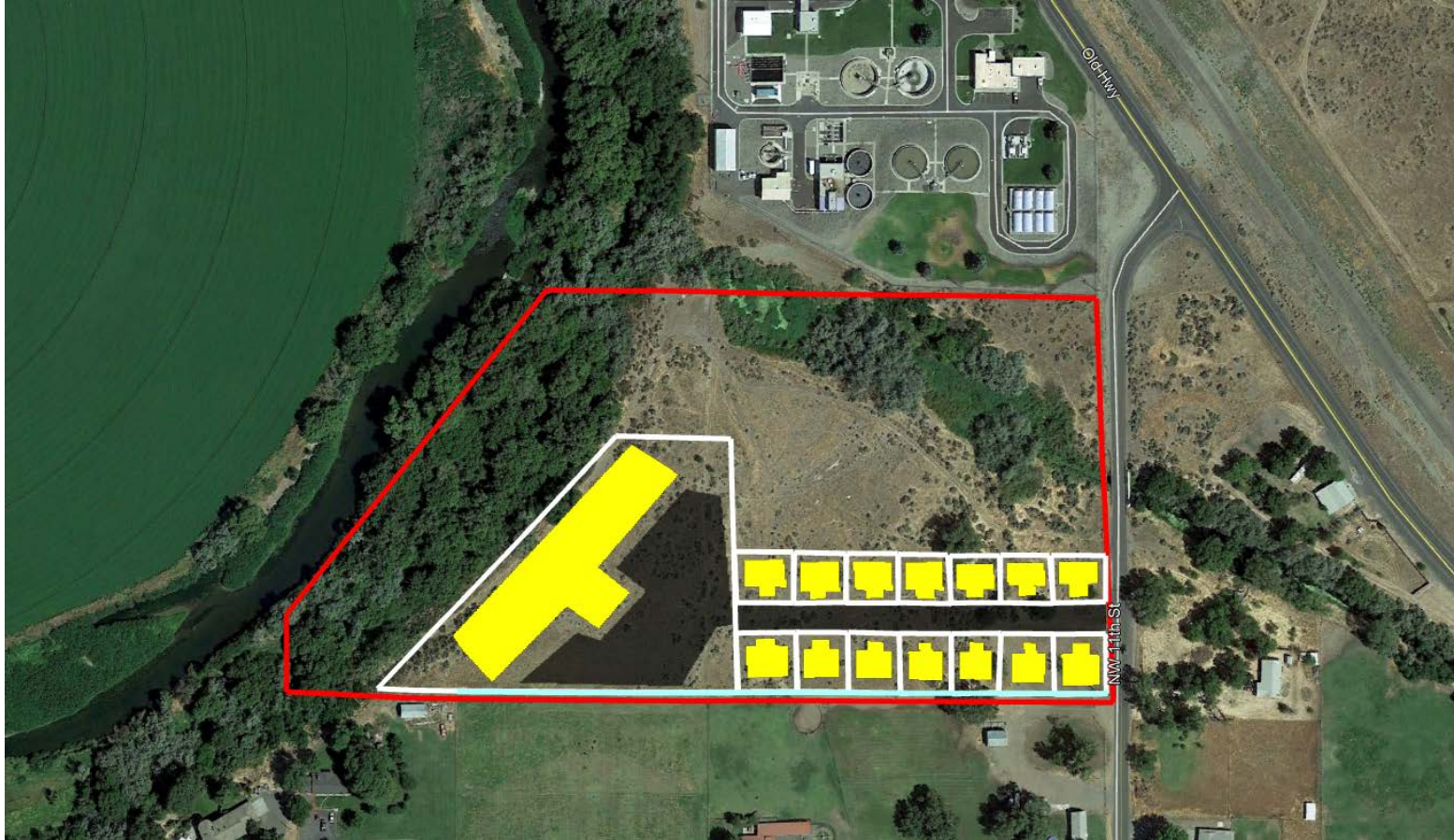


20 Year Return if Auctioned

- Sale Price (8ac): \$325,000
- 20 Yr Property Taxes to City: \$58,000
 - Assumes \$300K Home
- Utility Base Fees: \$15,000
- Total Revenue to City (20 Yr) \$398,000



Potential Development Pattern





20 Year Return if Targeted

- Existing Assisted Living Facilities Avg Assessed Value: ~\$3M+
- 28 New Construction Duplex Units total Assessed Value: \$4.2M





20 Year Return if Targeted

- Sale Price: \$0
- 20 Yr Property Taxes to City: \$1,143,000
— Assumes \$7M AV
- Utility Base Fees: \$1,800,000
- Total Revenue to City (20 Yr) \$2,943,000





Council Goal: Housing



UGB Infill & Spatial Barrier



City Council Goal: Economic Development





Senior Living Healthcare Jobs

- Elder Care is Growing Industry
 - Baby Boomers Need Living/Care
- Labor Intensive Depending on type of Care
- Spinoff Inducement of Higher-Level medical jobs





Livability for Working Professionals

- Millennials to care for “Boomer” parents
- Millennials reaching prime wealth-building age
- Option for millennials to stay in Hermiston, and stay close to parents.



Alternatives Considered





Recycled Water Treatment

- Original Purpose for Acquisition Obsolete
- Current RWTP Operating at 50% Capacity
- Current RWTP Using <50% of existing site
- Current Site capable of handling 72,000+ Population
- PSU Estimates 2066 Population: 41,000





Stormwater Wetland





Recreational Amenity

- Steep High (20'-30') bank makes river inaccessible
- Topography ill-suited for sports fields
- 70% of Parks Acreage already on W Side of town
- Vehicular access only
- Proposal still allows passive/open space use





Questions?

Where Life is Sweet™