

MINUTES - TILLAMOOK COUNTY BOARD OF COMMISSIONERS MEETING

Wednesday, June 16, 1999

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COMMISSIONERS PRESENT:

Sue Cameron, Chairperson
Tim Josi, Vice Chairperson
Gina Firman, Commissioner

STAFF PRESENT:

William K. Sargent, County Counsel
Paul Levesque, Management Analyst

STAFF PRESENT FOR PORTIONS OF MEETING: Jon Oshel, Public Works Director; Dan Bradley, Parks Department; Pat Oakes, Engineering Project Supervisor; Tom Manning, Emergency Management Director; Lt. Pickett, Sheriff's Department.

GUESTS: John Sandusky, CARE, Inc.; Chuck Hurliman; Ken Werner, Werner Gourmet Meat Snacks, Inc.; Mike Pierce, CARE Board and TLC Credit Union; Roger Tracey, Pacific City Chamber; Tonya Dimmitt, Nestucca Family Foundation; Jack Carriger, Nestucca Rural Fire Protection District; Mary Jones; Shirley Kalkhoven, Nehalem City Council; Mary Cramer, Road Finance Committee; Jack Thayer, Sunset Drainage District; Stevie Burden; TFCC Prevention/Intervention Coordinator; Jim Walsh, Manzanita Fresh Foods. (See attached list)

CALL TO ORDER: By Chair Cameron at 9:00 a.m. in the Commissioners' Meeting Room.

Chair Cameron explained the two-part meeting here and in Nehalem in the evening.

ITEM NO. 1: PUBLIC HEARING: CONSIDERATION OF A LAND EXCHANGE BETWEEN TILLAMOOK COUNTY AND KEN & KARLA WERNER:

Mr. Levesque outlined the proposed land exchange, the procedural requirements and the process used for equalizing values. Commissioner Firman asked if more than 21 months was needed for the County lease and whether it could be extended if necessary. Mr. Levesque said the lease provided for an extension.

Chair Cameron opened the public hearing. Mr. Sandusky testified in favor of the exchange with reference to a letter in the record which he had submitted the prior day. He described efforts underway for upgrading the sewer system. He also addressed property tax differentials stating that more tax revenues would be gained by placing the Tillamook property on the rolls than would be lost by removing the lower valued Hebo property from the rolls even if tax exemptions were granted. He also addressed how the individual partners would finance and operate the community facilities. He urged approval.

Mr. Hurliman asked for clarification on some issues which were provided. He said there was inconsistency with land use and economic planning. He said the County needed jobs. He was concerned about the zone change issues. He objected for those reasons.

Mr. Werner described his operations. He said he currently employs 24 people and unless the exchange can be completed, he would not be able to expand, therefore unable to add 15-24 new jobs.

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Mr. Pierce, CARE Board and TLC Credit Union, stated Oregon was one of the lowest income states and thought the exchange would help all of Tillamook County. The Board discussed with Mr. Pierce how the proposed uses would have a positive financial impact for the County.

Mr. Tracey, Pacific City Chamber of Commerce, spoke about the economic and social benefits the proposed exchange could bring about.

Ms. Dimmitt, Nestucca Family Foundation, described proposed plans if the exchanged occurred. She described funding plans and a pending donation worth \$40,000. She spoke in favor of the exchange.

Mr. Carriger, NRPFD, described how he went to every Hebo business and they all were in favor of the proposal. He described the building problems with the existing Cloverdale Fire Hall. He also spoke about jobs that would be created. He thanked the Board.

Ms. Jones spoke as a parent. She introduced three children which she said were the most important reason for going forward today.

Chair Cameron closed the public hearing. Commissioner Josi said it was important that the Board get the message there was a ground swell of support for the exchange. Commissioner Firman said as Governor appointee for Juvenile Crime Prevention, she was thrilled about the opportunity the exchange presented. She said she had not heard anything that would cause her to vote against the exchange.

Chair Cameron said the exchange was an opportunity for children and she commended the proponents. She said south county has always had the highest needs.

Commissioner Firman moved that the Board sign the order for the exchange, Commissioner Josi seconded, passed with three aye votes.

The Board signed Order #99-78 exchanging property with Ken & Karla Werner.

Commissioner Firman moved that the Board sign the Quitclaim deed to Ken Werner, Commissioner Josi seconded, passed with three aye votes.

The Board signed the Quitclaim Deed to Ken & Karla Werner.

Commissioner Firman moved that the Board sign the lease, Commissioner Josi seconded, passed with three aye votes.

The Board signed the lease for a portion of the former Video Ventures building with Ken & Karla

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Werner.

Chair Cameron thanked the participants.

Chair Cameron recessed the meeting at 9:48 a.m. and reconvened at 6:32 p.m. at the Nehalem Bay Recreation Center.

Chair Cameron recapped the proceedings by the Board earlier that day.

ITEM NO. 2: PRESENTATION BY CITY OF NEHALEM: Ms. Kalkhoven presented to the Board a framed memorial poster commemorating the 100th Anniversary of Nehalem.

ITEM NO. 3: CONSENT CALENDAR:

Board of Commissioners' Meeting Minutes for April 26, 28 & May 5, 1999.

Intergovernmental Agreement with the Oregon Department of Corrections for County Corrections Grant-in-Aid for 1999-2001.

1999-2000 Map Maintenance Agreement with the Oregon Department of Revenue.

Local Agency Agreement, Emergency Relief Project - Sandlake Road Slide with the Oregon Department of Transportation.

Change Order #8 to the Tillamook Transfer Station Operations Contract with Don Averill to Change the Landfill Disposal Site to the Coffin Butte Landfill: Commissioner Josi moved that the Board sign the consent calendar items, Commissioner Firman seconded, passed with three aye votes.

The Board signed the items the next day.

ITEM NO. 13: UPDATE ON PROPOSED THREE WAY EXCHANGE INVOLVING SIMPSON TIMBER COMPANY, NORTH COUNTY RECREATION DISTRICT AND THE NEAH-KAH-NIE SCHOOL DISTRICT: Mr. Levesque described the nature of the land exchange, the needs of the parties to the exchange and the benefits to the community. This was echoed by guests present. The issue of access to the Rockaway Beach parcel was addressed.

ITEM NO. 9: MISCELLANEOUS PUBLIC WORKS: Mr. Oshel gave a history of Laneda Avenue and how such county roads were transferred to cities. A proposed improvement to the road in 1988 was canceled by the County Commissioners. Mr. Oshel described the current financial crisis faced by the Road Department. He encouraged planning by the city as to what level of improvement they desired. Ms. Kramer described the efforts by the Road Finance Committee. The Board thanked Ms. Cramer for her involvement. Chair Cameron read a letter from Frank Schumaker, Chair of Manzanita Committee, with recommendations on Laneda Avenue (See attachment). Commissioner Josi discussed an idea for financing separate road districts. Ms. Morgan suggested a local option tax. One guest said the people of Manzanita already paid a lot of property tax. Mr. Schumaker said the City would create a LID for the sidewalk and curbs. Mr. Oshel

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described revenue sources. Commissioner Firman reported on her visits last fall to the cities to discuss road funding. The Board discussed logistics of resolving the finance issue.

ITEM NO. 12: DISCUSSION CONCERNING CAMPING ON BEACHES AT NEAH-KAH-NIE & NEDONNA: Mr. Levesque outlined the procedure for the State Parks Commission to designate an area of the beach as "No Camping." Mr. Oshel and Mr. Bradley outlined an interim measure for "No Parking" along the beach roads. Ms. Cramer described documentation efforts she and neighbors were undertaking. A discussion about law enforcement also took place. Mr. Oshel would identify particular sections of the road for posting parking restrictions.

The Board requested that the Mr. Oshel and Mr. Oakes look at all roads along the beach in north county and come back to the Board with a recommended order.

The Board also requested that Mr. Levesque work with the north county community to assemble documentation and initiate the request.

ITEM NO. 14: UPDATE ON SUNSET DRAINAGE DISTRICT SETBACK LEVY: Mr. Manning described the evolution of the Sunset Drainage District levy project. Mr. Thayer stressed the importance of getting the project completed before winter. Mr. Felley discussed a meeting where concerns were brought up about downstream effects. All present discussed the importance of the project.

ITEM NO. 11: DISCUSSION CONCERNING PROPOSED ADMINISTRATIVE CHANGES IN TRASK RIVER PARK: Mr. Bradley described the problems at Trask Park over Memorial Day Weekend. Commissioner Firman described a meeting last week as well as the prior days and the changes for the 4th of July weekend.

Mr. Welsh, Manzanita Fresh Foods, reported on an incident where a 50 year old woman bought a case of beer for three minors and the difficulties with enforcement and response in a timely fashion for this and other incidents in the last two years. The Board asked Lt. Pickett to investigate and report back to the Board and Mr. Welsh.

ITEM NO. 9: MISCELLANEOUS PUBLIC WORKS: Mr. Oshel discussed a road vacation as part of the Pine Beach Plat and submitted an order that stated it was provisional upon recording of a plat. Mr. Oakes indicated he had filled out an agenda slip for the item.

Commissioner Josi moved that the Board sign the order for the vacation, Commissioner Firman seconded, passed with three aye votes.

The Board signed Order #99-79 vacating Second Avenue and a portion of Ocean Boulevard in the Pine Beach Subdivision vicinity of the community of Watseco, Tillamook County, Oregon

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Mr. Oshel reported that Sandlake Road would be opening Saturday June 19, 1999, morning.

ITEM NO. 10: MISCELLANEOUS SOLID WASTE SERVICE DISTRICT MATTERS: None.

ITEM NO. 15: PUBLIC INPUT, NON AGENDA ITEMS & BOARD CONCERNS: Ms. Burden, TFCC Prevention/Intervention Coordinator, appreciated Mr. Welsh's reporting the incident on alcohol and stated that everyone needed to interfere with behavior such as that and urged the Board to increase enforcement on such issues.

Chair Cameron thanked the public for attending and adjourned the meeting at 8:10 p.m.

RESPECTFULLY submitted this ____ day of _____, 199__ .

County Clerk: Josephine Veltri

Mary Wujcik, Recording Secretary
& Special Deputy

APPROVED BY:

Chairperson

Vice Chairperson

Commissioner