

**NOTICE OF EMERGENCY BOARD MEETING  
of the  
TILLAMOOK COUNTY BOARD OF COMMISSIONERS**

Also sitting as the Board of the  
SOLID WASTE SERVICE DISTRICT,  
THE 4-H AND EXTENSION SERVICE DISTRICT  
AND COUNTY ROAD DISTRICT  
to be held

FILED  
APR 8 2015  
TASSI O'NEIL  
COUNTY CLERK

**Wednesday, February 4, 2015**

**Commissioners' Meeting Room A**  
County Courthouse, 201 Laurel Avenue, Tillamook, Oregon

**BOARD OF COMMISSIONERS**

Tim Josi, Chair  
E-mail: [tjosi@co.tillamook.or.us](mailto:tjosi@co.tillamook.or.us)

Mark Labhart, Vice Chair  
E-mail: [mlabhart@co.tillamook.or.us](mailto:mlabhart@co.tillamook.or.us)

Bill Baertlein, Commissioner  
E-mail: [bbaertle@co.tillamook.or.us](mailto:bbaertle@co.tillamook.or.us)

201 Laurel Avenue  
Tillamook, Oregon 97141  
Phone: (503) 842-3403 FAX: (503) 842-1384

ANY QUESTIONS? Contact  
Paul Levesque (503) 842-1809  
E-mail: [plevesqu@co.tillamook.or.us](mailto:plevesqu@co.tillamook.or.us)

COUNTY WEBSITE: <http://www.co.tillamook.or.us>

WATCH THIS MEETING ON TV: TCTV Channel 4

Friday – 1:00 p.m.  
Monday – 7:00 p.m.  
Thursday – 9:30 a.m.

Saturday – 3:30 a.m.  
Tuesday – 10:00 p.m.

Sunday – 7:00 p.m.  
Wednesday – 7:00 a.m.

**NOTE:** The Board of Commissioners reserves the right to recess to Executive Session as may be required at any time during this meeting, pursuant to ORS 192.660(1).

**NOTE:** The Tillamook County Courthouse is accessible to persons with disabilities. If special accommodations are needed for persons with hearing, visual or manual impairments who wish to participate in the meeting, please contact (503) 842-3403 at least 24 hours prior to the meeting so that the appropriate communications assistance can be arranged.

## AGENDA

### **EMERGENCY BOARD MEETING – AUDIO02-04-2015A.MP3**

CALL TO ORDER: Wednesday, February 4, 2015 9:39 a.m.

1. Welcome & Request to Sign Guest List
2. 0:28 Public Comment – Non-Agenda Items – There were none.
3. 0:33 Discussion and Consideration of Matters Relating to Oregon State University (OSU) Extension Campus at Tillamook Bay Community College (TBCC)/Mark Labhart, Connie Green  
Vice Chair Labhart read the letter. A motion was made by Vice Chair Labhart and seconded by Commissioner Baertlein. The motion carried with three aye votes.
4. 23:33 Public Comments – There were none.

**ADJOURN – 10:04 a.m.**

## AGENDA

### EMERGENCY BOARD MEETING

CALL TO ORDER: Wednesday, February 4, 2015 9:30 a.m.

1. Welcome & Request to Sign Guest List
2. Public Comment – Non-Agenda Items
3. Discussion and Consideration of Matters Relating to Oregon State University (OSU) Extension Campus at Tillamook Bay Community College (TBCC)/Mark Labhart
4. Public Comments

### ADJOURN

### BOARD MEETINGS AND ANNOUNCEMENTS

The commissioners will hold a workshop on **Thursday, February 12, 2015** at **10:00 a.m.** with John Upton for a quarterly report on Tillamook County's Retirement Plan. The workshop will be held in the Nehalem Conference Room in the basement of the Tillamook County Courthouse, 201 Laurel Avenue, Tillamook.

The Tillamook County Courthouse will be **closed** on **Monday, February 16, 2015** in observance of Presidents' Day. The State Circuit Courts, Tillamook Library, administrative offices in the jail and justice facility, Tillamook County Road Department, Tillamook County Community Development Department, Tillamook County Surveyor's office and health department and clinics will also be closed.

The commissioners' evening board meeting schedule is as follows:

February 18, 2015	New Nehalem City Hall
March 18, 2015	Kiawanda Community Center
April 15, 2015	County Courthouse
May 20, 2015	Manzanita City Hall

The evening meetings will begin at 6:30 p.m.

# BOARD OF COMMISSIONERS' EMERGENCY MEETING

OSU Extension Campus at TBCC  
Wednesday, February 4, 2015

	<b>Present</b>	<b>Absent</b>		<b>Present</b>	<b>Absent</b>
Mark Labhart	<u>✓</u>	<u>    </u>	Bill Baertlein	<u>✓</u>	<u>    </u>
Tim Josi	<u>✓</u>	<u>    </u>			

PLEASE PRINT

Name	Address	Item of Interest
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<i>JOHN GETMANN</i>		<i>GEN</i>
<i>Ann Meyer</i>		<i>General</i>
<i>Sayde Moser</i>		<i>TBCC</i>
<i>Cynthia Green</i>		<i>TBCC</i>
<i>Emily Henry</i>		<i>TBCC/OSU</i>
<i>Tom Dawkins</i>		<i>OSU</i>
<i>Deb Clark</i>		
JAMES R. BELCRAFT		<i>TBCC</i>

(Please use reverse if necessary)

## **#14 Tillamook Bay Community College: Career and Technical Workforce Building**

### **1) Statement of Need:**

Tillamook Bay Community College's Career and Technical Workforce facility will be named the Partners for Rural Innovation Center. The vision prompting this innovation and entrepreneurship effort is the opportunity to bring more economic health to Tillamook County by providing postsecondary learning options from Oregon State University Open Campus, Tillamook OSU extension services, Regional Solutions, Tillamook County's Economic Development and Tillamook Bay Community Colleges Small Business Development together in one location.

### **2) Serving Students Better Through 40/40/20:**

TBCC's second building will serve students and community members in five important areas: 1) bring a focus to innovation and economic development at the micro and macro level; 2) provide a shared location for all the postsecondary learning partners in Tillamook County, so individuals can access, credit, workforce or consulting for their small businesses all in one location; 3) support those beginning their bachelors level work at TBCC and then transferring to OSU with the Degree Partnership programs; 4) create flexible space for career, technical and workforce training, and 5) allow increased space in the main campus building for career coaching and advising that can assist student progression and completion.

The first floor of the Partners for Rural Innovation Center brings together the OSU Extension services, OSU Open Campus, Regional Solutions, Tillamook Economic Development and TBCC Small Business Development. Individuals in the community will be able to move easily between the services and the partners, significantly enhancing the ability of community members to achieve their goals. Rural communities that have had an economic base in forestry need to move into areas of innovation and entrepreneurship; the partners can meaningfully support this effort. The partners can also begin to better identify workforce training needs and assist as the community employers' needs are identified.

The second floor will offer flexible space for career technical and workforce training identified by the partners and the local employers. It will also have a flexible lab space for agriculture and natural resource degrees, hospitality and tourism and entrepreneurship. The Agriculture and Natural Resource certificates and degrees will be presented for approval in spring 2014 when TBCC receives its own accreditation.

For this rural county of 26,000, with 15,000 between ages 18 to 65, this is the closest training location within 1.5 hours of driving. The partners view the facility as a means to support long-term economic development and to meet long term educational needs. Each year these partners will serve an additional 20 to 30 full time students, 100 individuals taking one class or more, an additional 50 taking noncredit workforce training, and over

700 coming through industry sponsored trainings from Hampton, Tillamook Creamery, Public Utility District (PUD) and others. The number may appear small compared to the metro areas. The increased FTE would be 20 to 40 FTE each year. TBCC generates around 550 FTE per year thus the increase is about a 4 to 7 percent increase.

One important feature is that future classes will be responsive to the local need and future needs. Another is that this project strengthens a strong degree partnership with OSU in Agriculture and Natural Resources, entrepreneurship, and other identified OSU programs. Students will begin in Tillamook and complete at OSU. This is important for the limited resources of the community, where the poverty rate ranks in the top ten of the 36 Oregon counties. The completion of this dedicated partner-driven building will forge a strong start with strong partners.

# Tillamook Bay Community College

## Career and Technical Workforce Building



The new Partners for Rural Innovation Center building promotes innovation and entrepreneurship, jobs and more degrees in Tillamook County. This will be the second building on the Tillamook Bay Community College campus.

### Key partners:

- Oregon State University Open Campus and Extension Service
- Oregon Coastal Regional Solutions
- Tillamook Economic Development
- Small Business Development Center



### Facility includes:

- Career and technical workforce classrooms for entrepreneurship, agriculture & natural resource degrees
- Offices and meeting space for all partners

Tillamook Bay Community College  
Board of Education  
Executive Session  
January 15, 2015

**Brief Project Summery**

Following the passage of the Colleges General Obligation Bond Measure in 2007, which met the State Capital Construction match, the College submitted another Capital Construction Request to the state. It generally takes a number of years to work through the community college priority list and Tillamook Bay wanted to be considered for future capital funds. The request was for \$2,000,000, which would require matching local funds. During the 2013 legislative session the State Legislature reviewed the Oregon Community College capital construction requests for funding. Tillamook Bay was #14 on the list of seventeen projects. At the end of the session the Legislature approved the entire list of community college capital projects for funding. First year funding will be available in 2015 with extensions available through 2017. Tillamook Bay Community Colleges match to receive this funding is \$2,000,000, which would allow a minimum project of \$4,000,000.

The College did its due diligence beginning with the Colleges Facility Master Plan, which calls for a Phase II Building on the property remaining on the main campus site. The property remaining south of our current building will allow for a building of approximately 20,000 square feet with footprint of approximately 10,000 square feet. This will allow for the necessary parking and infrastructure. The College developed a schematic design of a new building that met the long-term future needs of the college and had a cost estimate completed. The estimate cost at today's value would be approximately \$8,000,000, which would require a \$6,000,000 local contribution.

The Executive Committee of the Board met to discuss the due diligence report and the general consensus was that it would be difficult to raise that level of local contribution at this time. Further, there was a general consensus that we should not use the only remaining property on our site to build a smaller building and limit our future expansion opportunities on the main campus.

In order for the college and community to take advantage of the state capital construction funds, the executive committee of the board asked Dr. Green and Mr. Carnahan, the college consultant on capital projects, to look at other opportunities and sites to build a smaller building that would house the colleges new Agriculture and Natural Resource Program, OSU Open Campus, OSU Extension and other partners.



The College recently determined that neither the state capital construction funds nor the local matching funds could be used for the purchase of property without an amendment to the project and approval by the State Legislature. It appears that Tillamook Bay Community College would not be the only college asking for a project amendment bill. Therefore, without an approved amendment, the cost to purchase property would be beyond the state and local match of \$4,000,000.

President Green and Mr. Carnahan are looking at a number of properties as outlined below and alternatives of obtaining the ownership of property. Our final due diligence on the size and location of the new building is still ongoing and with permission of the Board of Education, Dr. Green and Mr. Carnahan will continue looking at different options and opportunities for the benefit of the College and Community.

### **Current Main Campus Site**

The current campus site of 4.328 acres was purchased from Tillamook County in 2008 for \$750,000. With wetland mitigation costs of \$136,686, the total cost per acre was \$204,871.

### **Properties Under Review**

#### **Wyss Property on Third Street**

Listed for \$695,000 with 3.35 acres; per acre cost \$207,462

#### **Tillamook City Public Works Site (next to Wyss site)**

Potential Partnerships with City

#### **Swiss Hall Property and Building**

Property not listed; total of 1.71 acres; estimated value \$300,000

Building not valued; high estimate of \$100,00

Estimated cost of \$400,000

#### **Tillamook County Public Works Site**

Property not listed; estimated 10 acres

Estimated cost from County; \$600,000

### **Construction Costs**

#### **Estimated Construction Costs of Smaller Building**

Construction Costs	\$2,286,000
Site Work (depends on site)	250,000
Architecture and Engineering	342,900
Contingency	115,000
Sub-Total	\$2,993,900

Property Acquisition

## Tillamook County



*Land of Cheese, Trees and Ocean Breeze*

Board of Commissioners  
Tim Josi. Mark Labhart. Bill Baertlein  
201 Laurel Avenue  
Tillamook, Oregon 97141  
Phone 503-842-3403  
Fax 503-842-1384  
TTY Oregon Relay Service

February 4, 2015

Tillamook Bay Community  
College Board  
Tillamook Bay Community College  
4301 Third Street  
Tillamook OR 97141

Dear TBCC Board:

The Tillamook County 4-H and Extension Service District ("District") and you have asked if the Tillamook County Board of Commissioners, sitting as the Governing Body of the District will commit to work with the college and OSU Extension to raise \$957,000 towards the building of an OSU/TBCC building at the Tillamook Bay Community College (TBCC) Campus. The total cost of the project is \$4 million. The legislature has authorized \$2 million and TBCC needs to match it with \$2 million. The college has \$1,043,000 in match left over from the bond sale for the current building. There is a need for an additional \$957,000 to make the \$2 million match by February 4, 2015.

The District understands that TBCC will use its existing capital maintenance fund of \$957,000 to "complete" the \$2 million dollar match requirement. The District will work with TBCC and OSU Extension over the next 18 months to seek reimbursement of TBCC funding for this \$957,000.

We make that commitment with this letter.

The District would plan to use the following resources to meet the commitment.

- \$300,000 – The District would sell its Extension Office in Tillamook.
- \$100,000 – The District building funds and contingency funds currently on hand.
- \$557,000 – The District would work with OSU Extension staff to seek foundation grant(s) and community donations for the remaining commitment.

Tillamook Bay Community College Board  
Page 2  
February 4, 2015

The District Board understands that TBCC needs to dedicate \$2 million as Capital Construction Funds on February 4<sup>th</sup> in order to sell the bonds in April/May. The work could begin in late summer 2015. If this time period is delayed, TBCC would be delayed a year until December 2016 to raise the necessary resources. With the District commitment now, we can move forward with this project.

**Funding scenario for \$4 million building at TBCC**

\$2 million from the State Legislature in 2013 (Committed)  
\$1, 043,000 from TBCC (Committed)  
\$957,000 from a shared funding plan


The District Board understands that the District would own approximately 30% of the building for use by OSU Extension and OSU Open Campus. The remainder of the building would be occupied by Tillamook County Economic Development, Tillamook County Small Business Development Center, Tillamook County Transient Lodging Tax staff, and Oregon Regional Solutions staff. These other partners will pay a monthly lease rate for use of the building. OSU Extension would not.

In no situation outlined in this letter would Tillamook County General funds be liable, if for some unforeseen reason, the Service District would not be able to raise the full match of \$957,000.

The District is a partner on this great endeavor and thanks the TBCC for including us in this most generous offer to "jumpstart" the project.

Sincerely,

BOARD OF COMMISSIONERS FOR  
TILLAMOOK COUNTY, OREGON

  
\_\_\_\_\_  
Tim Josi, Chair

  
\_\_\_\_\_  
Mark Labhart, Vice Chairperson

  
\_\_\_\_\_  
Bill Baertlein, Commissioner

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