TILLAMOOK COUNTY
BOARD OF COMMISSIONERS
Erin Skaar - Paul Fournier - Mary Faith Bell

BOARD MEETING
Wednesday, February 12, 2025, 9:00 AM

Join In Person:
County Courthouse, Board of Commissioners' Meeting Room 106, 201 Laurel Avenue, Tillamook

Join Virtually:
tillamookcounty.gov/bocc/page/meetings-agendas-minutes or 1-971-254-3149, ID: 866 914 607#

Additional viewing options are available at tctvonline.com. Closed captioning and translation options are available for recorded videos at *www.youtube.com/@tillamookcounty1434*.

More detailed *meeting instructions* are available at *tillamookcounty.gov/bocc/page/meetings-agendas-minutes*. Call 503-842-1814 or send an email to *helpdesk@tillamookcounty.gov* regarding any meeting technical issues.

MEETING - 2025-02-12 BOCC MEETING AUDIO ,MP4

CALL TO ORDER – February 12, 2025 9:01 a.m.

1. Welcome & Request to Sign Guest List
   02:09

2. Pledge of Allegiance
   02:16

3. Public Comment: There were none.
   02:38

4. Non-Agenda Items: There were none.
   02:40

LEGISLATIVE - ADMINISTRATIVE

5. Consideration of Amendment No. 1 to the Oregon State Fire Marshal Sub-Recipient Grant Agreement No. 2025-HMEP-013 for the Hazardous Materials Emergency Preparedness (HMEP) Grant Program/ Randy Thorpe, Director, Emergency Management
   02:42

   A motion was made by Commissioner Bell and seconded by Vice-Chair Fournier. The motion passed with three aye votes. The Chair signed the amendment.

6. Consideration of Authorizing the Public Works Director to Serve as a Certifying Official for Federal Highway Administration Aquatic Organism Passage Grants/Chris Laity, Director, Public Works
   06:42

   A motion was made by Commissioner Bell and seconded by Vice-Chair Fournier. The motion passed with three aye votes. The Board approved the authorization.

7. Consideration of Modification #1 to Professional Services Agreement #6543 with DOWL for the Rehabilitation of Prospect Creek Bridge #57C54 on Slab Creek Road/Chris Laity, Director, Public Works
10:00

A motion was made by Commissioner Bell and seconded by Vice-Chair Fournier. The motion passed with three aye votes. The Board signed the modification.

8. Consideration of Grant Agreement #2025-MHF-8 with Seagulls Rest LLC for a Multi-Family Rental Housing Project/Parker Sammons, Housing Coordinator, Department of Community Development
12:25

A motion was made by Commissioner Bell and seconded by Vice-Chair Fournier. The motion passed with three aye votes. The Board signed the grant agreement.

9. Consideration of Grant Agreement #2025-MHF-9 with Anchor Two Eight Two, LLC for a Multi-Family Rental Housing Project/Parker Sammons, Housing Coordinator, Department of Community Development
14:45

A motion was made by Commissioner Bell and seconded by Vice-Chair Fournier. The motion passed with three aye votes. The Board signed the grant agreement.

Chair Skaar recessed the meeting at 9:20 a.m.

Chair Skaar reconvened the meeting at 10:00 a.m.

10. **10:00 a.m.**
Third Public Hearing: Concerning a Third Amendment to Ordinance #74 Imposing a 14% Transient Lodging Tax (TLT) Within Tillamook County; Providing for up to a 13% TLT Credit within Cities; Creating a Promotion and Tourism Fund; Providing for Collection and Enforcement; and Establishing Penalties/Rachel Hagerty, Chief Administrative Officer
20:50

21:24 Staff Report and Presentation/Rachel Hagerty, Chief Administrative Officer

29:28 Opened Public Hearing

30:35 Misinformation Being Spread/Heather Crawford

33:23 Revenue Lost/James Coke

36:40 Increased Taxes ConcernU

38:36 Open Up STR Waiting List/Dusty Muth

41:54 Increased Taxes Impact on STRs/Annie Bishop

45:47 Request to Push Increase Out Further/Jessie Mersereau

50:45 Closed Public Hearing

11. Consideration of a Third Amendment to Ordinance #74 Imposing a 14% Transient Lodging Tax (TLT) Within Tillamook County; Providing for Up to a 13% TLT Credit within Cities; Creating a Promotion and Tourism Fund; Providing for Collection and Enforcement; and Establishing Penalties/Rachel Hagerty, Chief Administrative Officer
    51:06

    A motion was made by Commissioner Bell and seconded by Vice-Chair Fournier. The motion passed with three aye votes. The Board signed Amendment #3 to Ordinance #74.

12. Board Concerns: There were none.
    18:28

OTHER MEETINGS AND ANNOUNCEMENTS

18:30

The Local Public Safety Coordinating Council teleconference will be held on **Monday, February 10, 2025** at **12:00 p.m.** The meeting will be held in the Board of Commissioners' Meeting Room 106 in the Tillamook County Courthouse, 201 Laurel Avenue, Tillamook. The teleconference number is 1-971-254-3149, Conference ID: 155 859 952#.

The Commissioners will hold a Board Briefing on **Wednesday, February 12, 2025** at **2:00 p.m.** to discuss weekly Commissioner updates. The meeting will be held in the Board of Commissioners' Meeting Room 106 at the Tillamook County Courthouse, 201 Laurel Avenue, Tillamook. The teleconference number is 1-971-254-3149, Conference ID: 866 914 607#.

The Tillamook County Library will be closed **Thursday, February 13, 2025** for an all day staff training on a new catalog system. Libraries will return to regular hours on **Friday, February 14, 2025.**

Presidents' Day is an observed holiday for the County and the Oregon State Circuit Court. All County Offices in the Tillamook County Courthouse, the Tillamook County Library, administrative offices in the Jail and Justice Facility, Public Works Department, Department of Community Development, Surveyor's Office, Health and Human Services Department and clinics, and the State Circuit Court, will be **CLOSED** on **Monday, February 17, 2025.**

ADJOURN – 10:49 a.m.

BOARD OF COMMISSIONERS' BOARD MEETING

Wednesday, February 12, 2025

	Present	Absent		Present	Absent
Erin Skaar	______	______	Rachel Hagerty	______	______
Paul Fournier	______	______	Bill Sargent	______	______
Mary Faith Bell	______	______			

PLEASE PRINT

Name	**Email or Address**	**Item of Interest**
Joshua Long	josh@mc-long.com	
Carlos DelaTorre	carlos-delaTorre@efji.com	
Teri Maa	terimaa@efji.com	
James Cooke	jamesjcooke@comcast.net	TLT

(Please use reverse if necessary)

TILLAMOOK COUNTY BOARD OF COMMISSIONERS' MEETING

WEDNESDAY, FEBRUARY 12, 2024

PUBLIC COMMENT SIGN-IN SHEET

PLEASE PRINT

NAME	AREA OF RESIDENCE	NAME OF ORGANIZATION (IF ANY)	AGENDA ITEM
There were no sign-ups			

TILLAMOOK COUNTY BOARD OF COMMISSIONERS' MEETING

WEDNESDAY, FEBRUARY 12, 2024

PUBLIC COMMENT SIGN-IN SHEET

PLEASE PRINT

NAME	AREA OF RESIDENCE	NAME OF ORGANIZATION (IF ANY)	AGENDA ITEM
Heather Crawford	Tillamook County	Oceanside Beach Sentinel	Tax misspending
[illegible] Longa	Washington	mclaughlin-long marketing	vendors
[illegible]	[illegible]	[illegible]	

BOARD OF COMMISSIONERS' PUBLIC HEARING #3

Amendment #3 to Ordinance #74
Transient Lodging Tax (TLT) Increase

Wednesday, February 12, 2025 – 10:00 a.m.
Board of Commissioners' Meeting Room 106

Name	**Contact Information**
Annie Bishop	anniebishopemail@gmail.com
Darlene Rees	
Pete Peterson	
James Coke	jamesscoke@comcast.net
Dusty Muth	dusty-muth@hotmail.com

(Please use reverse if necessary)

PUBLIC COMMENT SIGN-IN SHEET

TILLAMOOK COUNTY BOARD OF COMMISSIONERS

PUBLIC HEARING #3– AMENDMENT #3 TO ORDINANCE #74

WEDNESDAY FEBRUARY 12, 2025 – 10:00 A.M.

PLEASE PRINT

NAME	AREA OF RESIDENCE	NAME OF ORGANIZATION (IF ANY)	AGENDA ITEM
Heather Crawford	Tillamook	Oceanside Beach Rentals	Tax
~~Annie Bishop~~	~~Tillamook~~		~~TLT Tax~~
~~Darlene Rees~~	~~Beaver~~		TLT Tax
James Coke	Rockaway	Rockaway Beach Resort	TLT
PETE PETERSON	Till.		TLT TAX
~~Jerry Keene~~	~~Tillamook~~		
Dusty Muth	Rockaway		TLT Tax
Annie Bishop	Tillamook		TLT Tax

Received

FEB 0 3 2025

Tillamook County
Board of Commissioners

January 25, 2025

Tillamook County Board of Commissioners
201 Laurel Avenue
Tillamook, OR 97141

Dear Commissioners,

We are very much against the rise in the TLT taxes for the following reasons:

1. Short term lodging reservations are down. You have, in short term rentals, a income producing aspect of Tillamook County that you do not have to support . We pay for the maintenance and improvements of our properties that you gain income from. There will be some of us who will drop out of the Short Term offerings with this tax raise. Are you trying to put us out of business?

2. More public bathrooms, trailheads, conference center amenities just make Tillamook County seem more commercial and detract from its natural beauty. Our guests have raved about the natural areas and have not visited the more commercialized areas in Tillamook County. Why do you want to increase the look of commercial tourism in Tillamook County? We simply want good roads and basic amenities which are already funded.

3. It is not short term rentals' obligation to replace waning timber revenues. Placing that obligation on a small segment of Tillamook County residents is unfair. Find ways to tax visitors who use the servicers you want to add.

Our beach house was built in 1916 by my grandfather , father, and a carpenter/uncle. They came to Pacific City by horse and carriage from McMinnville, taking 2 days to make the trip. The Air BnB use of the cabin has enabled us to maintain It and share the history of it with our guests. It has enabled us to insulate it last winter and for the first time in its 108 year history, it has been able to be used during the winter months, October through April. The owners paid for those improvements, but the Winter use meant increased revenue for Tillamook County.

The TLT tax, at 10% is ample for the zero investment Tillamook County puts into these dwellings. Please don't raise it. We add a lot to the choices for lodging in Tillamook County and the dollars spent by our guests already contribute to the county revenues.

Tillamook County has great beauty. It will have a longer-lasting tourist industry If it is more careful about monetizing everything.

Sincerely,

Mary Vinton Folberg

Mary Vinton Folberg

To: The Tillamook County Commissioners

Received

FEB 10 2025

Tillamook County
Board of Commissioners

January 30, 2025

As owners of STR we received the latest letter you regarding a proposal for the increase od lodging transit taxes and your "EXCITING" ideas of how for the new revenue that would add another burden to our over taxed, permit, license, costs your department keeps adding to us.

Hey, there's a thought: Ask all the property, businesses, to share the burden? After all they must share your TREMENDOUS" with this plan.

It is up to Tillamook County to budget for the expenses that occur for the departments that are included in their budget. As you are well aware many STR owners DO NOT reside in Tillamook County therefore we are not included in the voting process of the newly added ordinances thATtarget the STR owners that are predjudised for trying to cover the costs of maintaining their rentals.Tillamook County isn't the only county that lost income from the timber tax revenue. HOWEVER rather then continually creating ordinances to punish owners of STR they actually got creative and found grants that could add their counties to help with their budgets. Considering the salaries that each Tillamook makes we think that they could figure out a plan that could help Tillamook stay within their budget.

In case the Commissioner haven't read the writing on the wall there has been a DECREASE in visitors to tourism in Tillamook. Many vacation rentals are sitting empty for MONTHS at a time mostly because the properties can't keep up with the rising costs of the increased burdens of your ordinance fees! Some have stopped renting their STR's selling their homes at a loss, and giving up their dreams.

In the period of 1 ½ years you lied on Ordinance # 84 regarding the 5% annual increase from 5 % annually to 20% without any notification to the STR owners.

We rent our STR and pay dearly for the luxury of being able to enjoy it occasionally while paying for it through all the demands of the hoops that we have had to jump through brought on by the ordinances.

We put up with a street tax that has not done a thing for our streets for the past 30 years. When questioned to the county we were told the tax help for ALL the streets in Tillamook County.

You are hurting yourselves due to the money STR owners are not getting due to your one sided restrictions placed to the STR owners. As it was suggested: "Tillamook County is slowly strangling the Golden Goose the county has with all the ordinances and fees they have imposed on those how own and operate STR's"

You might think you greed will help Tillamook County achieve to meet your failing budget by imposing that predudism displayed against citizens who own STR but when you have driven us away who do you plan to Target to meet to money you have failed to allow for?

Gregory/Deborah Darr

Neskowin, Orgon

From:	JEFFIE MERSEREAU
To:	Erin Skaar; Paul Fournier; Mary Faith Bell; Sarah Absher; Public Comments
Subject:	EXTERNAL: Tourism funds for Security of New Tourism Facilities
Date:	Tuesday, February 4, 2025 11:29:38 AM

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Dear Commissioners,

After listening to the perspective shared by a retired officer during the recent meeting, I was prompted to reflect on an important issue: why are we unable to allocate funding for security measures within the tourism facilities and amenities developed using the 70% tourism fund?

It has been mentioned in the meetings that we have been using the 70% tourism fund to enhance our community's appeal to visitors, such as creating trails, parks, and other facilities. However, it's frequently noted that the influx of tourists places additional strain on our Sheriff's Department during the busy season which is why the tax hike should help fund the Sheriff's office through the general fund portion of the 30%. It raises the question: why can't a portion of the 70% tourism fund be directed toward ensuring the safety and security of both visitors and residents during these high-occupancy periods?

If the fund is restricted to off-season tourism initiatives, could we not position our County as a premier destination by emphasizing the safety of our facilities? For instance, promoting our parks, trails, and visitor areas as the safest and best-policed in the region could attract even more visitors. Wouldn't an investment in security measures—whether through increased staffing, advanced technology, or enhanced surveillance—align with the mission of driving tourism by making our County an even more desirable and secure vacation spot?

Furthermore, as the retired officer highlighted, without proper security measures, our new facilities could become unintended hotspots for issues such as drug activity or encampments, further straining the Sheriff's Office. Would it be possible to use some of these funds for preventative measures, like installing trail cameras, park surveillance systems, or other technology that could alleviate the burden on our Sheriff's Department?

Given that the primary reason for the 5% tax hike is to support our law enforcement, I believe there must be a way to creatively demonstrate that enhanced public safety is tourism-related. This approach could enable us to use a portion of the 70% tourism fund to address these critical concerns while continuing to position our County as a safe and attractive destination for visitors.

Sincerely,

Jeffie Mersereau

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From:	JEFFIE MERSEREAU
To:	Erin Skaar; Paul Fournier; Mary Faith Bell; Sarah Absher; Oregon Coast Hosts; Public Comments
Subject:	EXTERNAL: Tax hike and effective date for implementation
Date:	Tuesday, February 4, 2025 11:02:55 AM

Dear Commissioners,
I have been unable to locate the public comments section on the website, so I apologize if my points echo concerns already raised by other STR managers or owners. I would like to address two key issues regarding the proposed tax hike.

1. Increasing the tax in increments

If the tax hike is to go through, I believe that going in increments is the fairest way to implement them. Having said that, I believe it should be written that if and only if the STR bookings are not affected by the first hike the additional planned hikes must be delayed.

I believe that the increments must be at least 2 years apart in order to make the record-keeping and impact study to be accurate. The impact study should be based on occupancy rates not total TLT tax. Why continue a hike if it is detrimental to the industry? Why continue to push people to other beach communities with LESS taxes.

2. Implementation date of the tax hike

It is my understanding that the commissioners have been made aware of the dramatic financial effect the implementation of the tax hike in July would have to the entire STR community. Since we have contracts with all currently booked reservations we are unable to change fees for any of those pre booked reservations. So my suggestion would be to implement it on January 1, 2026.

That would allow all STR owners/managers to inform their guests that the change is coming and that their reservations will be higher due to a tax increase.

This will also allow us to see how the tax will affect bookings in 2026 allowing for a clear picture of what the effects on the STR industry.

It is concerning that no comprehensive impact study appears to have been conducted to fully assess how such a large tax hike will affect the STR industry and the livelihoods of those involved. Given the potential long-term consequences for local businesses, employees, and communities, it is essential that we are provided with the time and data needed to make informed decisions.

Thank you for your time and consideration. I hope that the concerns of the STR community will be taken into account as the commission moves forward with this measure.

Sincerely,
Jeffie Mersereau

From: Tommy Steiber
To: Debra Garland; Sarah Absher
Subject: FW: EXTERNAL: Re: EXTERNAL: Re: EXTERNAL: TLT
Date: Tuesday, January 28, 2025 9:09:48 PM

TLT increase question...

Tommy Steiber | Transient Lodging Tax
TILLAMOOK COUNTY | Department of Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x1827
Tommy.Steiber@tillamookcounty.gov (New email address)

From:
Sent: Tuesday, January 28, 2025 7:55 PM
To: Tommy Steiber <tsteiber@co.tillamook.or.us>
Subject: EXTERNAL: Re: EXTERNAL: Re: EXTERNAL: TLT

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hi Tommy,
For the proposed TLT's effective date of July 1, 2025 how would reservations made before the increased TLT is approved be exempted? I've already entered into contracts with guests with 10% TLT and I am unable to retroactively collect & remit a higher tax for reservations after July 1 (we have bookings through Dec 2025 at this point).

Thank you for the info - I asked the BOCC but they have not replied.
Appreciate it!
Hillary Gibson

On Jan 24, 2025, at 9:37 AM, Tommy Steiber <tsteiber@co.tillamook.or.us> wrote:

Could happen – it would be their choice.

<image001.jpg>

Tommy Steiber | Transient Lodging Tax
TILLAMOOK COUNTY | Department of Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x1827
Tommy.Steiber@tillamookcounty.gov (New email address)

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From:
Sent: Friday, January 24, 2025 8:14 AM
To: Tommy Steiber <tsteiber@co.tillamook.or.us>
Subject: EXTERNAL: Re: EXTERNAL: TLT

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Ah, I see - thank you! Is it likely that cities will simply raise their taxes to maximize the 14% credit?

On Jan 24, 2025, at 8:12 AM, Tommy Steiber <tsteiber@co.tillamook.or.us> wrote:

Hi Hillary,

The increase applies to all, minus any city tax. So if the city tax is 10%, the county tax will be 5%.

Thank you. Let me know if you have any other questions.

Tommy Steiber | Transient Lodging Tax
TILLAMOOK COUNTY | Department of Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x1827
Tommy.Steiber@tillamookcounty.gov (New email address)
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-----Original Message-----
From: info@breakersend.com <info@BreakersEnd.com>
Sent: Thursday, January 23, 2025 7:22 PM
To: Tommy Steiber <tsteiber@co.tillamook.or.us>
Subject: EXTERNAL: TLT

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Tommy,

Following up with a quick question for the proposed TLT increase...

Is is accurate to say that while the ordinance applies to all lodging in Tillamook County, including cities, the increased TLT essentially only applies to the unincorporated areas due to the 14% credit given to lodging in cities/incorporated areas?

Thank you!
Hillary

<~WRD0002.jpg>

<~WRD0002.jpg> **HILLARY GIBSON**

HILLARY GIBSON
BREAKERS END LLC, **VACATION RENTAL HOME**

503-568-9133

@neskowinbeachcottage on instagram

info@BreakersEnd.com

Date: 12 February 2025

To: Tillamook County Board of County Commissioners

From: James Coke, Proprietor
Rockaway Beach Resort (RBR)

Re: Testimony Regarding Proposed TLT Increase

The proposed TLT increase raises the total customer cost for lodging – regardless of County location, regardless of season, regardless of tourism channel, and regardless of lodging property type. The impacts will be differential for each unique combination thereof.

To wit: RBR operates as a retail hotel in the high season with inelastic demand that supports some upward migration of total cost if applied equally to all venues. But it also operates as an event venue targeting corporate retreats and affinity group meetings during the shoulder and low seasons. It competes with inland venues at a total package price including lodging, services, and taxes.

We are aware that the County has seen academic studies suggesting that tourism in Oregon coastal cities is price inelastic. That may be true to a degree in the high season, but it is certainly not our real-world experience the rest of the year. When we reduced our rates by 15% this January, we drove a six-fold increase in occupancy compared with the same period last year. Had we increased our rates 5%, we would have reduced our relative occupancy. We are using promotions *because they work* to entice customers with elastic pricing preferences to act.

In order to support higher taxes, we must lower our daily room rate to maintain the same total competitive price. The tax is therefore a transfer to the County from our pocket, not that of the customer. This is true regardless of channel in anything but the high season. The table below summarizes this elasticity effect:

	Season	
	High	Low
Retail Tourist	Inelastic	Elastic
Business Conf	N/A	Elastic
Affinity Grp	Inelastic	Elastic

We regularly lose bids to host business events to inland venues offering closer proximity, more parking, and better wraparound services. Our prices need to be significantly *below* that of our competition to entice the customer to select the coast. Raising taxes further constrains our ability to compete.

Business retreats and formal affinity group gatherings are a desirable demographic. Attendees have a higher average spend on local shops and restaurants, are well behaved since they are accountable to the event organizer, and leverage lots of wraparound services like catering, entertainment, and transportation. They are a significant economic development multiplier both from direct spend and from group awareness leading to future individual travel choices.

We urge the County to carefully consider the negative impact on this economic multiplier stemming from loss of competitiveness we will experience with the proposed change to Ordinance 74. At the very least, consider a differential tax increase based on demand elasticity.