



TILLAMOOK COUNTY BOARD OF COMMISSIONERS

Erin Skaar - Paul Fournier - Mary Faith Bell

BOARD MEETING

Wednesday, April 2, 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 - 2025-04-02 BOCC MEETING AUDIO.MP4

CALL TO ORDER – April 2, 2025 9:00 a.m.

1. [Welcome & Request to Sign Guest List](#)
02:29
2. [Pledge of Allegiance](#)
02:34
3. [Public Comment](#): There were none.
02:56
4. [Non-Agenda Items](#): There were none.
02:57

PRESENTATIONS AND REPORTS

5. [Employee Recognition for April 2025 - Continuous Years of Service/Makenzi Weir, Human Resources Technician, Human Resources Department](#)
03:08
6. [2024 Housing Production Solutions Fund Allocation Housing Commission Recommendations/Parker Sammons, Housing Coordinator, Department of Community Development](#)
09:49

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

LEGISLATIVE - ADMINISTRATIVE

7. Consideration of a Resolution in the Matter of Proclaiming April 2025 as "Alcohol Awareness Month" in Tillamook County, Oregon/Sarah Ermer, Prevention Specialist; Joseph LaMartina, Addictions Counselor, Tillamook Family Counseling Center

29:52

A motion was made by Vice-Chair Fournier and seconded by Commissioner Bell. The motion passed with three aye votes. The Board signed #R25-004.

8. Consideration of a Memorandum of Agreement with Portland Adventist Medical Center for a Tillamook County Decedent Storage Trailer/Randy Thorpe, Director, Emergency Management

45:29

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

9. Consideration of a Memorandum of Agreement with Northwest Medical Foundation for a Tillamook County Decedent Storage Trailer/Randy Thorpe, Director, Emergency Management

52:03

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

10. Consideration of Large Grant Agreement Number 500115 with Columbia Pacific Coordinated Care Organization for the Funding of a Clinical Pharmacist Position/Marlene Putman, Administrator, Health and Human Services

52:26

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

11. Consideration of Change Order #1 to Agreement #6607 with WTI Technologies for the Tillamook County Library Roof Replacement Project/Don Allgeier, Library Director

01:00:38

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

12. Board Concerns

1:02:33

Representative Javadi's Sustainable Harvest House Bill 3103 Headed to Senate/Commissioner Erin Skaar

OTHER MEETINGS AND ANNOUNCEMENTS

1:05:12

The Commissioners will hold a Board Briefing on Wednesday, April 2, 2025 at **2:00 p.m.** to discuss weekly Commissioner updates. 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: 866 914 607#.

The Commissioners will hold an executive session on Friday, April 4, 2025 at **3:00 p.m.** pursuant to ORS 192.660(2)(a), to consider the employment of a public officer, employee, staff member, or individual agent. The executive session will be held in the Commissioners' Meeting Room 106 in the Tillamook County Courthouse, 201 Laurel Avenue, Tillamook. The executive session is not open to the public.

A public workshop of the Tillamook County Budget Committee will be held on Tuesday, April 8, 2025 at **9:00 a.m.** The workshop will be held in the Board of Commissioners' Meeting Room 106 in the Tillamook County Courthouse, 201 Laurel Avenue, Tillamook. Additional budget workshop meetings will be held on Wednesday, April 9, 2025 at **1:00 p.m.**, and Thursday, April 10, 2025 at **10:00 a.m.** The teleconference number is 1-971-254-3149, Conference ID: 866 914 607#.

There is **NO** Board Briefing scheduled for Wednesday, April 9, 2025.

ADJOURN – 10:05 a.m.

BOARD OF COMMISSIONERS' BOARD MEETING

Wednesday, April 2, 2025

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

PLEASE PRINT

<u>Name</u>	<u>Email or Address</u>	<u>Item of Interest</u>
Sarah Ermel	Saraher@fer.org	#7
Joseph LaMarbino	jjsr1333@yahoo.com	#7
Caitlin Munoz		#5
Christy Nyseth		#5

(Please use reverse if necessary)

TILLAMOOK COUNTY BOARD OF COMMISSIONERS' MEETING

WEDNESDAY, APRIL 2, 2024

PUBLIC COMMENT SIGN-IN SHEET

PLEASE PRINT

[illegible]



Tillamook County

Employee Recognition

for continuous years of service

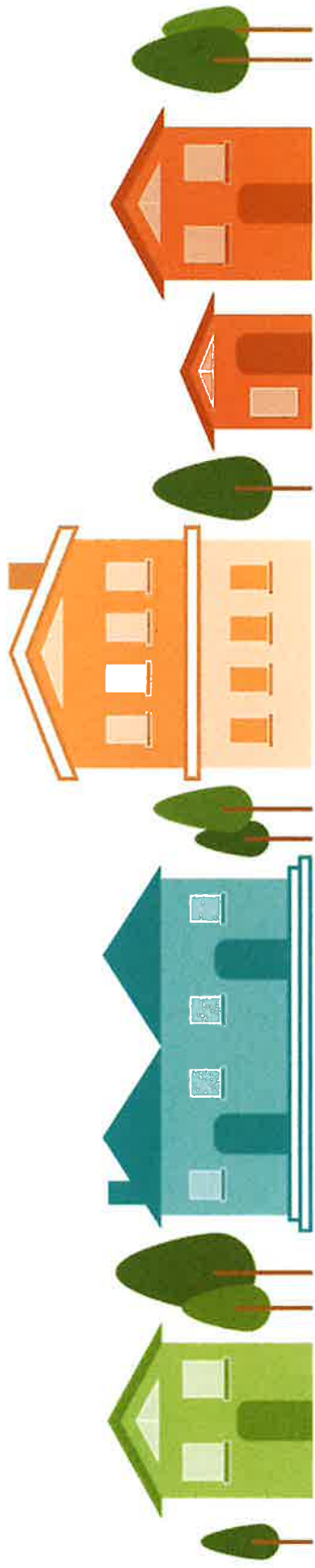
April
2025

Amy Lake	Public Health Program Representative – Health & Human Services	27
Jana Prock	Civil Program Manager – Sheriff's Office	17
Tonya Owens	Legal Assistant 1 – Justice Court	17
Caitlin Munoz	Chief Deputy Clerk – Clerk's Office	15
Sheila Shoemaker	Land Use Planner 1 – Community Development	13
Roxanne Ruhl	Transfer Station Attendant – Solid Waste	13
Gregory Cickavage	Engineering Technician 2 – Public Works	12
Joseph Boyd	Corrections Deputy – Sheriff's Office	5
Matthew Amazing	Assessment Technician – Assessor's Office	3
Jeremy Walker	Road MEO 1 – Public Works	3
Marisa Graham-Collier	Library Assistant 3 – Library	3
Jennifer Gridley	EMR Specialist – Health & Human Services	2
Mackenzie Schmitz	Corrections Technician – Sheriff's Office	2
Daniel Trescott	Library Assistant 2 – Library	2
Brandi Pierson	Parks Office Manager – Parks	1
Monte Van Valin	Park Maintenance & Operations Technician 1 – Parks	1
Danielle Meininger	Systems Librarian – Library	1

*Please note recognition is based on continuous years of service for current full-time employees. Some employees may have started as part-time/temp and then promoted.



TILLAMOOK COUNTY HOUSING COMMISSION



TILLAMOOK COUNTY HOUSING COMMISSION

2024 Housing Production Solutions Fund

- Allocation Recommendations -

ALDER CREEK COMMONS

Nehalem Bay House

35385 Tohl Ave.
Nehalem, OR



NORTH DEVELOPMENT GROUP



HOME IN THE HEART OF TILLAMOOK

NATIONAL BANK BUILDING APARTMENTS

2025
TILLAMOOK COUNTY HOUSING COMMISSION
HOUSING PRODUCTION FUND



Tillamook Bay Commons

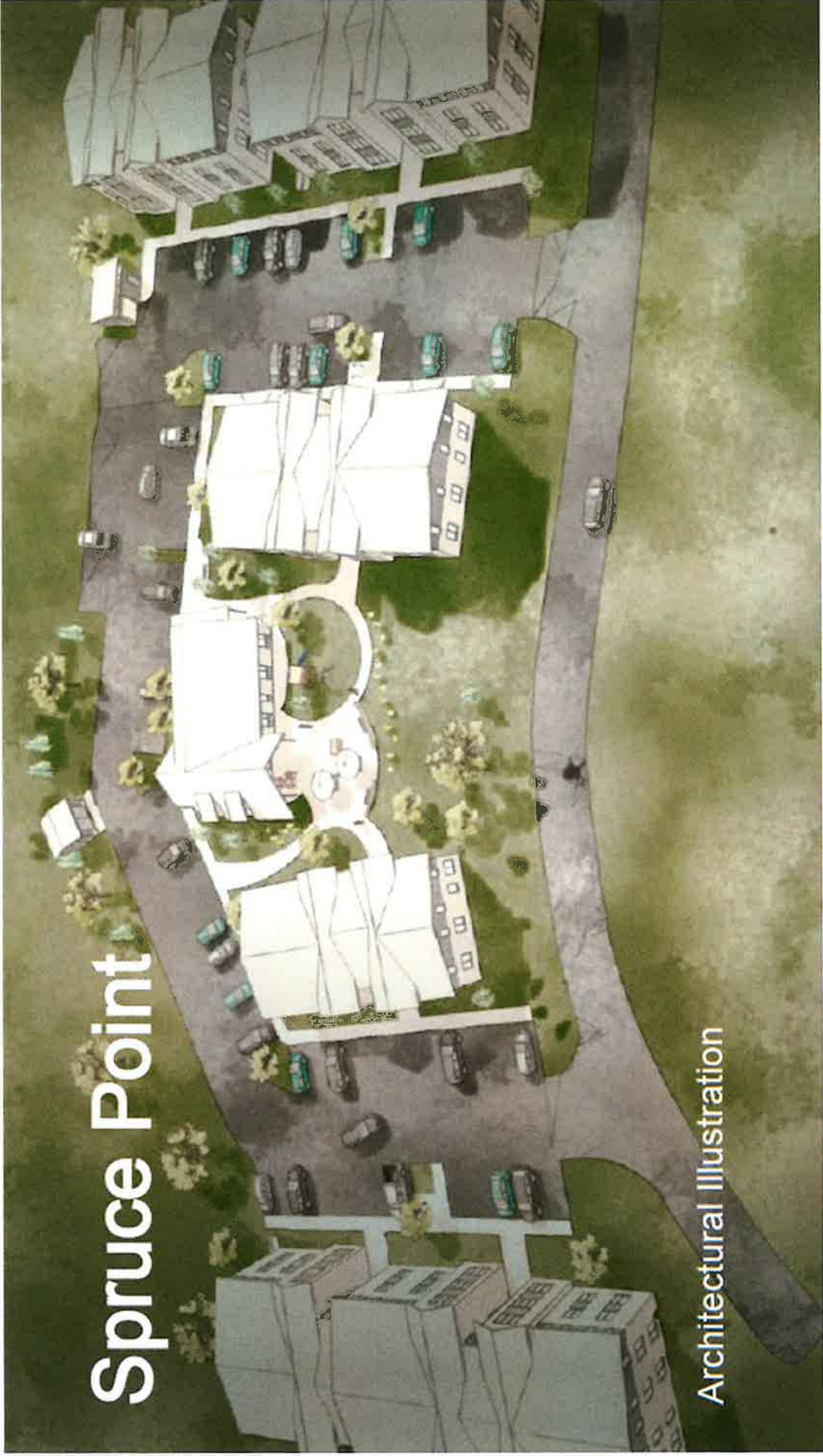
, Tillamook, OR

September 5, 2024
Design Concept Package



Spruce Point

Architectural Illustration



Rockaway Beach Workforce Housing *Potential Design*



Thompson Springs

Project Team

Sammy's Place - Project Sponsor

Owen Gabbert, LLC - Development Consultant + General Contractor

Jones Architecture - Project Architect

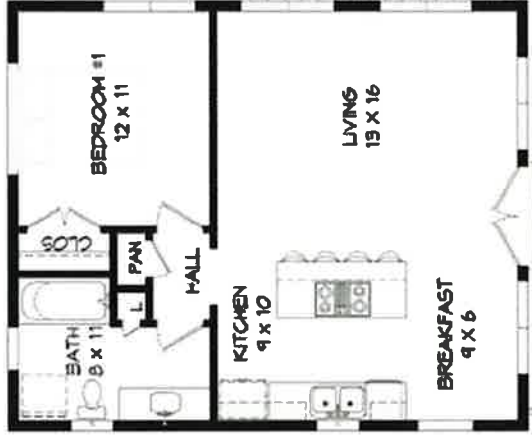
Proud Ground - Community Land Trust Partner

Coyote Gardens - Landscape Architect

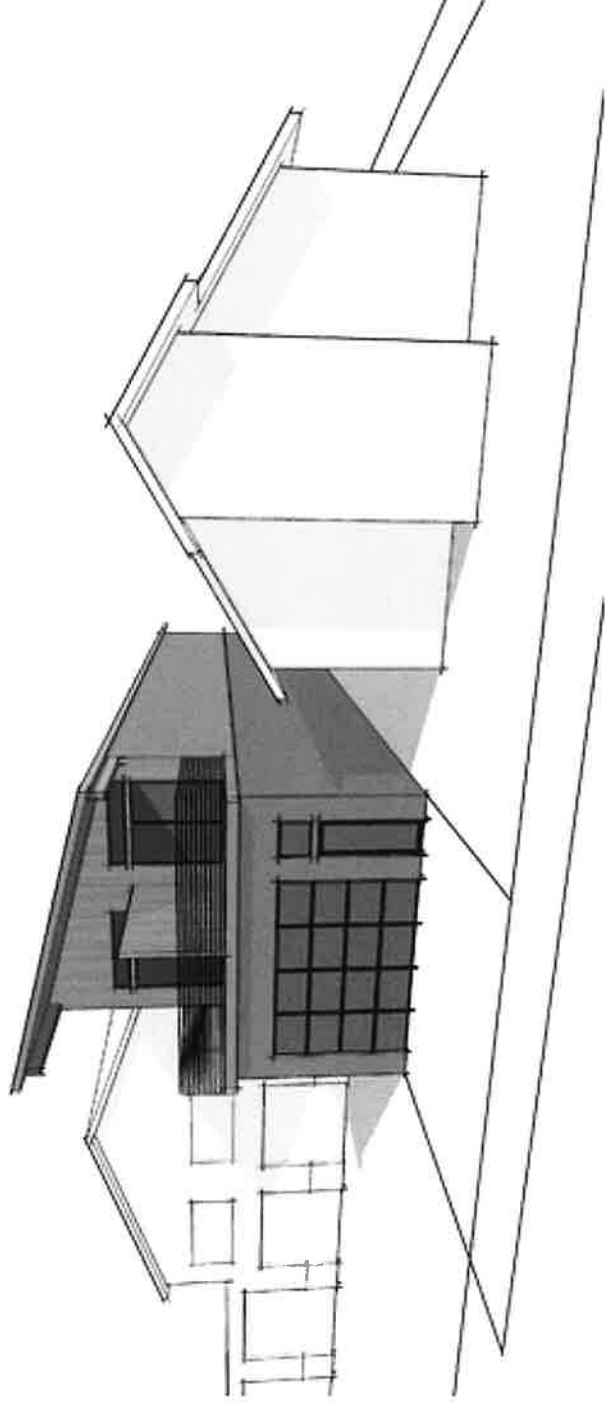
HHPR - Civil Engineer



Alder Ridge



Anchor St.



2024 Housing Production Solutions Fund - Project Descriptions					
Project	Units	AMI Range	Unit Mix	Unit Type	Location
#1 Alder Creek	24	30-60%	Studio(6) 1BD(16) 2BD(2)	Renovated - 55+ apartments	Nehalem
#2 National Building	8	80-100%	1BD(8)	Renovated - downtown apartments	Tillamook
#3 Tillamook Bay Commons	36	80-100%	1-2BD (to fit)	New - large footprint apartments	Tillamook
#4 Spruce Point	60	>60%	1-3BD	New - large footprint apartments	Manzanita
#5 B'Nai B'rith	56	60-80%	2-3BD	New - Townhouses	Rockaway
#6 Thompson Springs	10	40-120%	1BD(4) 2BD(6)	New - cottages for ownership	Nehalem
#7 Alder Ridge	15*	60-120%	1-2BD	New - medium footprint apartment building	Bay City
#8 Anchor St.	4	80-120%	1 BD	New - WFH / mixed use	Rockaway

Quantitative

<u>Project</u>	<u>Score</u>	<u>Rank</u>
#1 Alder Creek	73%	1
#4 Spruce Point	73%	1
#5 B'Nai B'rith	66%	2
#6 Thompson Springs	66%	2
#3 T Bay Commons	60%	3
#2 National Building	50%	4
#7 Alder Ridge	41%	5
#8 Anchor St.	23%	6

Qualitative

<u>Project</u>	<u>Qual Score</u>	<u>Qual rank</u>
#6 Thompson Springs	87%	1
#4 Spruce Point	82%	2
#2 National Building	80%	3
#1 Alder Creek	79%	4
#3 T Bay Commons	75%	5
#8 Anchor St.	74%	6
#5 B'Nai B'rith	68%	7
#7 Alder Ridge	58%	8

2024 Housing Production Solutions Fund Allocation Recommendations - Final Housing Commission Recommendation

<u>Project</u>	<u>Award</u>	<u>Quantitative Score</u>	<u>Quantitative Rank</u>	<u>Qualitative Score</u>	<u>Qualitative rank</u>	<u>Ask</u>	<u>Technical Assistance/ Contingency</u>
#1 Alder Creek	\$0	73%	1	79%	4	\$120,000	Contingency - Housing costs only
#2 National Building	\$100,000	50%	4	80%	3	\$160,000	
#3 Tillamook Bay Commons	\$100,000	60%	3	75%	5	\$400,000	Contingency - Second 40k after earnest money
#4 Spruce Point	\$40,000	73%	1	82%	2	\$400,000	Technical Assistance
#5 B'Nai B'rith	\$0	66%	2	68%	7	\$198,000	
#6 Thompson Springs	\$40,000	66%	2	87%	1	\$200,000	Technical Assistance
#7 Alder Ridge	\$40,000	41%	5	58%	8	\$140,000	
#8 Anchor St.	\$80,000	23%	6	74%	6	\$80,000	Contingency - AWHTC Failure



TILLAMOOK COUNTY HOUSING COMMISSION