



TILLAMOOK COUNTY BOARD OF COMMISSIONERS

Mary Faith Bell - Doug Olson - Erin Skaar

BOARD MEETING

Wednesday, December 4, 2024, 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 - 2024-12-04 BOCC MEETING AUDIO.MP4

CALL TO ORDER – December 4, 2024 9:00 a.m.

1. [Welcome & Request to Sign Guest List](#)
01:50
2. [Pledge of Allegiance](#)
01:52
3. [Public Comment](#): There were none.
02:14
4. [Non-Agenda Items](#): There were none.
02:15

CONSENT CALENDAR

5. [Consideration of a New Liquor License Application for Retail Off-Premises Sales for Your Choice Food Mart](#)
02:20

A motion was made by Commissioner Skaar and seconded by Vice-Chair Olson. The motion passed with three aye votes. The Board approved the consent calendar.

LEGISLATIVE - ADMINISTRATIVE

6. Consideration of a Subaward Agreement with Northwest Medical Foundation of Tillamook dba Adventist Health of Tillamook for Expansion of an Opioid Use Response Program/Melody Ayers, OUR Tillamook Opioid Use Response Project Director, Adventist Health Tillamook

02:49

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

7. Consideration of a Reimbursement Agreement with Northwest Medical Foundation of Tillamook dba Adventist Health Tillamook for Reimbursement of Expended Funds Supporting the Opioid Substance Abuse Disorder Program/Melody Ayers, OUR Tillamook Opioid Use Response Project Director, Adventist Health Tillamook

15:14

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

8. Consideration of a Tourism-Related Facilities Project Award for the North Coast Recreational District Pool/Michael Howes, Chair, North Coast Recreational District

21:01

A motion was made by Chair Bell to award the North County Recreation District a project award of 1.7 million total, 550,000 in cash, and \$230,000 annually for five years, and seconded by Commissioner Skaar. The motion passed with two aye votes. Vice-Chair Olson voted nay.

9. Consideration of an Order in the Matter of the Appointment of a Building Official for Tillamook County/Sarah Absher, Director, Department of Community Development

1:00:23

A motion was made by Commissioner Skaar and seconded by Vice-Chair Olson. The motion passed with three aye votes. The Board signed Order #24-069.

10. Consideration of a Tax Deed in Favor of William Lamear for Tax Foreclosed County Owned Property Previously Offered at the February 13, 2023 Land Sale Auction, Parcel #11, Township 4S, Range 9W, Section 30A, Tax Lot # 4100/Isabel Gilda, Executive Assistant

1:05:56

A motion was made by Commissioner Skaar and seconded by Vice-Chair Olson. The motion passed with three aye votes. The board signed the deed.

11. Consideration of an Order in the Matter of a Notice of Intent to Award a Contract for Prevailing Wage Rate Contract for Construction for Courthouse Interior Lighting Upgrade/Isabel Gilda, Executive Assistant

1:08:16

A motion was made by Commissioner Skaar and seconded by Vice-Chair Olson. The motion passed with three aye votes. The Board signed Order #24-070.

12. Board Concerns

1:11:02

There were none.

OTHER MEETINGS AND ANNOUNCEMENTS

1:11:13

The Commissioners will hold a Board Briefing on **Wednesday, December 4, 2024** 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 Commissioners will attend an Oregon Coastal Zone Management meeting on **Friday, December 6, 2024** at **10:30 a.m.** The meeting will be held at 2120 SE Marine Science Drive, Newport.

The Commissioners will attend Part I of a Local Public Safety Workshop by Portland State University on **Tuesday, December 10, 2024** at **10:00 a.m.** The Commissioners will attend Part II of this workshop on **Thursday, December 12, 2024** at **12:30 p.m.** The Commissioners will attend Part III of this workshop on **Tuesday, December 17, 2024** at **12:30 p.m.** The workshop segments will be held in the Board of Commissioners' Meeting Room 106 in the Tillamook County Courthouse, Tillamook.

The Commissioners will attend a Budget Committee meeting on **Wednesday, December 11, 2024** at **1:00 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: 866 914 607#.

Commissioner Bell recessed the meeting at 10:15 a.m. to go into executive session pursuant to ORS 192.660(2)(h).

Commissioner Bell reconvened the meeting at 10:45 a.m.

ADJOURN – 10:45 a.m.

Wednesday, December 4, 2024

PLEASE PRINT

Michael Hawes	michaelh@ncrdnehalam.org	NCRS pool
Melody Ayers	ayersme@oh.org	Animal Agreements
Ed Gally	merryeddy@gmail.com	NCRD
Barbara McCann		NCRD
Mary Gallagher	maryg@ncrdnehalam.org	NCRD

(Please use reverse if necessary)

TILLAMOOK COUNTY BOARD OF COMMISSIONERS' MEETING

WEDNESDAY, DECEMBER 4, 2024

PUBLIC COMMENT SIGN-IN SHEET

PLEASE PRINT

[illegible]



NCRD

Tillamook County Board of Commissioners

December 4, 2024

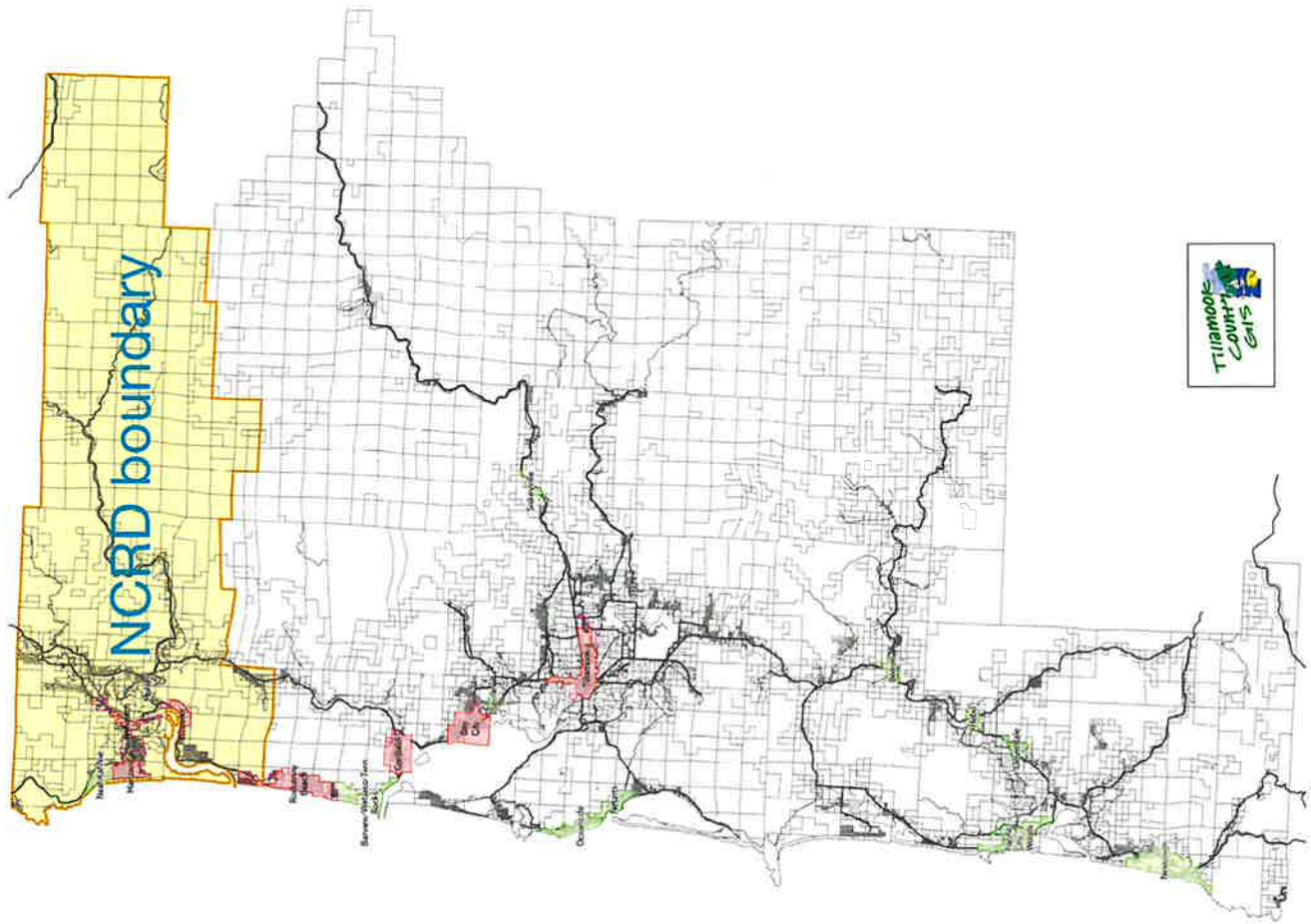
District Value



	Tillamook County	NCRD
Assessed Value	\$6.55B	\$1.65B 25.4%

NCRD’s physical boundaries contain 25.4% of Tillamook County’s Assessed Value.

from: 2024-2025 Summary of Assessment and Tax Roll Tillamook County, OR



Project Phases



Phase 3 - Quoted costs; contract signing deadline 12/16/2024

Phase 3 (January - May 2025)	Aquatic Center ready to occupy. - finish both pools (plaster and tile work) - all mechanical work complete
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\$1,700,000

Phase 4 - Estimated costs; quotes expected early 2025

Phase 4a (April - June 2025)	Prepare Aquatic Center for First Swim. - Commissioning of pools/staff/equipment - Procure and install essential equipment
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~\$200,000

Phase 4b (Deferrable until funded)	Procure and Install Non-essential Items: - Acoustic Treatment - Water Slide - Bleachers
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~\$200,000

< \$350,000

Decommission Legacy Pool

Summary: Completion of Phases 3 and 4a required before public opening.

Financing Update



NCRD is working with a municipal advisor through the Special Districts Association of Oregon (SDAO). Our credit has been approved by a lender for a loan with the following terms and conditions:

- **Amount:** up to \$2,000,000
- **Interest Rate:** 4.99%
- **Term:** 10 years (no early pay-off penalty)
- **Security:** Full faith and credit obligation pursuant to ORS 287A.315
- **Source of Repayment:** Revenue from County IGA and District Operating Revenue

Scenario	Loan	Estimated Annual Payment (5yr payoff)
A	\$500,000	\$115,500
B	\$1,000,000	\$231,000
C	\$1,500,000	\$346,000
D	\$2,000,000	\$462,000

TLT Allocations



NCRD secured a municipal loan of up to \$2M to match annual TLT Fund allocations from Tillamook County.

Our latest cost updates (11/14) confirm a \$1.7M total cost for Phase 3 wherein the Aquatic Center will be completed and ready for handover/commissioning.

To maintain our schedule - and retain contractors - we are working to obtain proof of funds of \$1.7M for by 12/16/2024.

Option	Cash	Annual	Total Annual (5 yrs)	Total Allocation
1	\$500,000	\$100,000	\$500,000	\$1,000,000
2	\$500,000	\$200,000	\$1,000,000	\$1,500,000
3	\$550,000	\$230,000	\$1,150,000	\$1,700,000

We humbly request the Commissioners vote in favor of Option 3.