



TILLAMOOK COUNTY BOARD OF COMMISSIONERS

Paul Fournier - Mary Faith Bell - Erin Skaar

BOARD MEETING

Wednesday, May 20, 2026, 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 - 2026-05-20 BOCC MEETING AUDIO.MP4

CALL TO ORDER – May 20, 2026 9:00 a.m.

1. [Welcome & Request to Sign Guest List](#)
00:36
2. [Pledge of Allegiance](#)
00:42
3. [Public Comment](#): There were none.
01:08
4. [Non-Agenda Items](#)
01:11

[Elections Results](#)/Christy Nyseth, County Clerk

LEGISLATIVE - ADMINISTRATIVE

5. [Consideration of a Letter of Support for the Oregon Parks and Recreation Department Sitka Sedge Tidal Wetlands and Resiliency Project/Noel Bacheller, Central Natural Resources Specialist, Oregon Parks and Recreation Department](#)
05:36

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

6. Consideration of a Professional Services Agreement with Consor North America, Inc. for the Alder Street Outfall Engineering Project/Chris Laity, Director, Public Works

24:15

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

7. Consideration of an Order in the Matter of the Vacation of an Isolated Loop of County Market Road #2 in Tillamook County, Oregon/Jasper Lind, Engineering Technician, Public Works

26:46

No motion was made. The Board recommended a public hearing.

8. Consideration of an Order in the Matter of the Notice of Intent to Award a Prevailing Wage Rate Contract for the Netarts Boat Basin Parking Lot Repaving Project/Dan Keyes, Director, Parks Department

1:07:53

A motion was made by Commissioner Skaar and seconded by Vice-Chair Bell. The motion passed with three aye votes. The Board signed Order #26-026.

9. Consideration of an Order in the Matter a Notice of Intent to Award a Professional Services Contract for Labor and Employment Law Attorney Services/Rachel Hagerty, Chief Administrative Officer

1:11:58

A motion was made by Commissioner Skaar and seconded by Vice-Chair Bell. The motion passed with three aye votes. The Board signed Order #26-027.

10. Board Concerns

1:13:23

FTLAC meeting Friday updates to Forest Management Plan/Commissioner Erin Skaar
Southern Flow Corridor/Tillamook Estuaries Partnership/Commissioner Paul Fournier

OTHER MEETINGS AND ANNOUNCEMENTS

01:17:34

The Commissioners will attend an executive session on **Monday, May 18, 2026** at **10:00 a.m.** pursuant to ORS 192.660(2)(i), to conduct a performance evaluation. The executive session will be held in the Board of Commissioners' Meeting Room 106 in the Tillamook County Courthouse, 201 Laurel Avenue, Tillamook. The executive session is not open to the public.

The Local Public Safety Coordinating Council teleconference will be held **Monday, May 18, 2026** 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: 155 858 952#.

There is **NO** Board Briefing scheduled for **Wednesday, May 20, 2026**.

Memorial Day is an observed holiday for the County and the Oregon State Circuit Courts. All County Offices in the Tillamook County Courthouse and 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, May 25, 2026**.

The Commissioners will attend a Tillamook Lightwave meeting on **Tuesday, May 26, 2026** at **9:30 a.m.** The meeting will be held at the Tillamook PUD in the Carl Rawe Meeting Room, Tillamook.

A public workshop of the Tillamook County 4-H/Extension Service Budget Committee will be held on **Thursday, May 28, 2026** 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. The teleconference number is 1-971-254-3149, Conference ID: 866 914 607#.

The Board of Commissioners will hold a second Public Hearing to consider and adopt the Tillamook County Fireworks Ordinance and declare an emergency. The second Public Hearing will be held on **Thursday, May 28, 2026**, at **6:00 p.m.** at the Tillamook County Main Library, 1716 Third Street, Tillamook, Oregon 97141; Teleconference number: 971-254-3149, ID: 866 914 607#. Copies of the proposed Ordinance are available on the Tillamook County web site at <https://www.tillamookcounty.gov/ordinances>. Paper copies are available in the Tillamook County Board of Commissioners' Office. Interested persons can obtain more information by contacting the County Commissioners' office at (503) 842-3403. Those intending to provide public comment shall appear in-person or virtually and testify, or email submissions to publiccomments@tillamookcounty.gov. To provide public comments virtually, please register by sending an email to publiccomments@tillamookcounty.gov by 12:00 p.m. on the Tuesday prior to the hearing. All interested persons are welcome to submit written testimony to the Tillamook County Board of Commissioners' Office, 201 Laurel Avenue, Tillamook, Oregon 97141.

Chair Fournier adjourned the meeting at 10:21 a.m. to go into executive session pursuant to ORS 192.660(2)(h).

Vice-Chair Bell reconvened the meeting at 11:20 a.m.

ADJOURN – 11:20 a.m.

BOARD OF COMMISSIONERS' BOARD MEETING

Wednesday, May 20, 2026

	Present	Absent		Present	Absent
Paul Fournier	<u>✓</u>	<u> </u>	Rachel Hagerty	<u>✓</u>	<u> </u>
Mary Faith Bell	<u>✓</u>	<u> </u>	Bryan Libel	<u>✓</u>	<u> </u>
Erin Skaar	<u>✓</u>	<u> </u>			

PLEASE PRINT

<u>Name</u>	<u>Email or Address</u>	<u>Item of Interest</u> (Agenda Item #1)
Jason Elkins	jason.elkins@oprcl.oregon.gov	Sitka Sedge SNA
Justin PARKER	justin.parker@oprcl.oregon.gov	SSSNA
Christer LaBrecque	christer@tbnep.org	Sitka Sedge
TRACY JOHNSON	tracy.johnson@oprcl.oregon.gov	"
Noel Bacheller	noel.bacheller@oprcl.oregon.gov	
STEVE QUINN	STEVEQUINN@CHARTER.NET	GENERAL INTEREST
Christy Nystrom		clerk
Wendy Stevens-Mizee	wendystevensmizee@gmail.com	Market Re Vacation
Kurt Mizee	robodary@gmail.com	

(Please use reverse if necessary)

Sitka Sedge State Natural Area: Dike Modification and Stream Planning

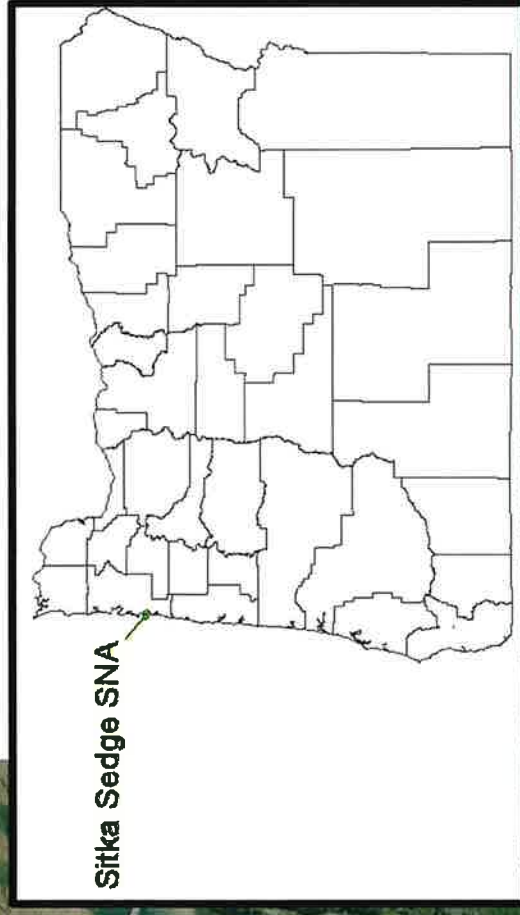


A presentation to the Tillamook County Board of County Commissioners

Noel Bacheller – Central Natural Resource Specialist– OPRD

May 20, 2026

Location and Setting



Project Purpose and Need

- **Current tide gate is failing**
 - Boards on the flap are missing
 - The dike is eroded around the box culvert and wing walls
 - The box culvert itself appears to be compromised
 - The amount of work that would need to be done to repair and stabilize the existing gate would trigger fish passage regulations that would not allow the use of the current old-model structure



- **Current tide gate is undersized**
 - The opening is too small to efficiently drain - backs up water and acts like an hourglass
 - “firehose” water velocity

- **Current tide gate restricts fish passage to Reneke, Beltz, and No-name Creeks as well as to the marsh behind the dike**



- The current dike is only barely above current king tides and will soon be at risk of overtopping from sea-level rise
- Reneke Creek now flows in a roadside ditch to an undersized culvert and floods regularly; high priority for County Public Works

Sitka Sedge Tidal Wetland Restoration

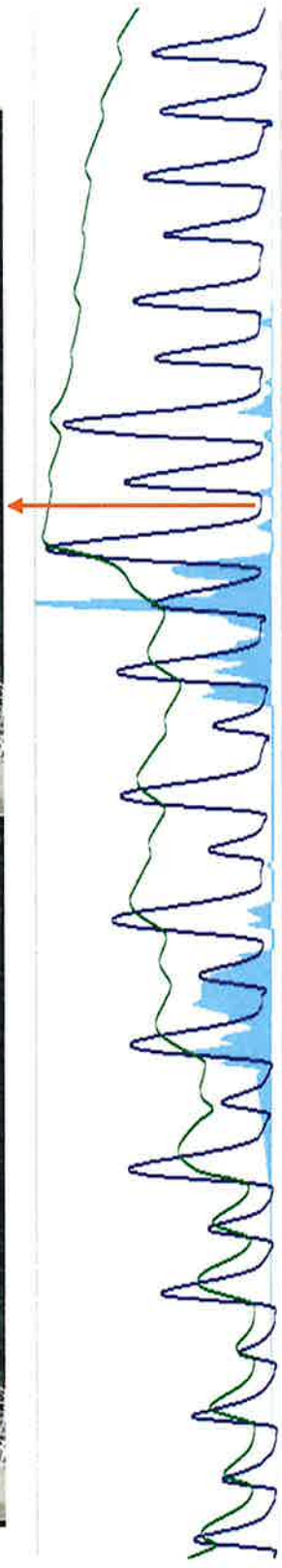
What's the main problem? The existing culvert (the old Tide Gate)



Incoming King Tide – looking south into the degraded marsh (Video: Hunter White)

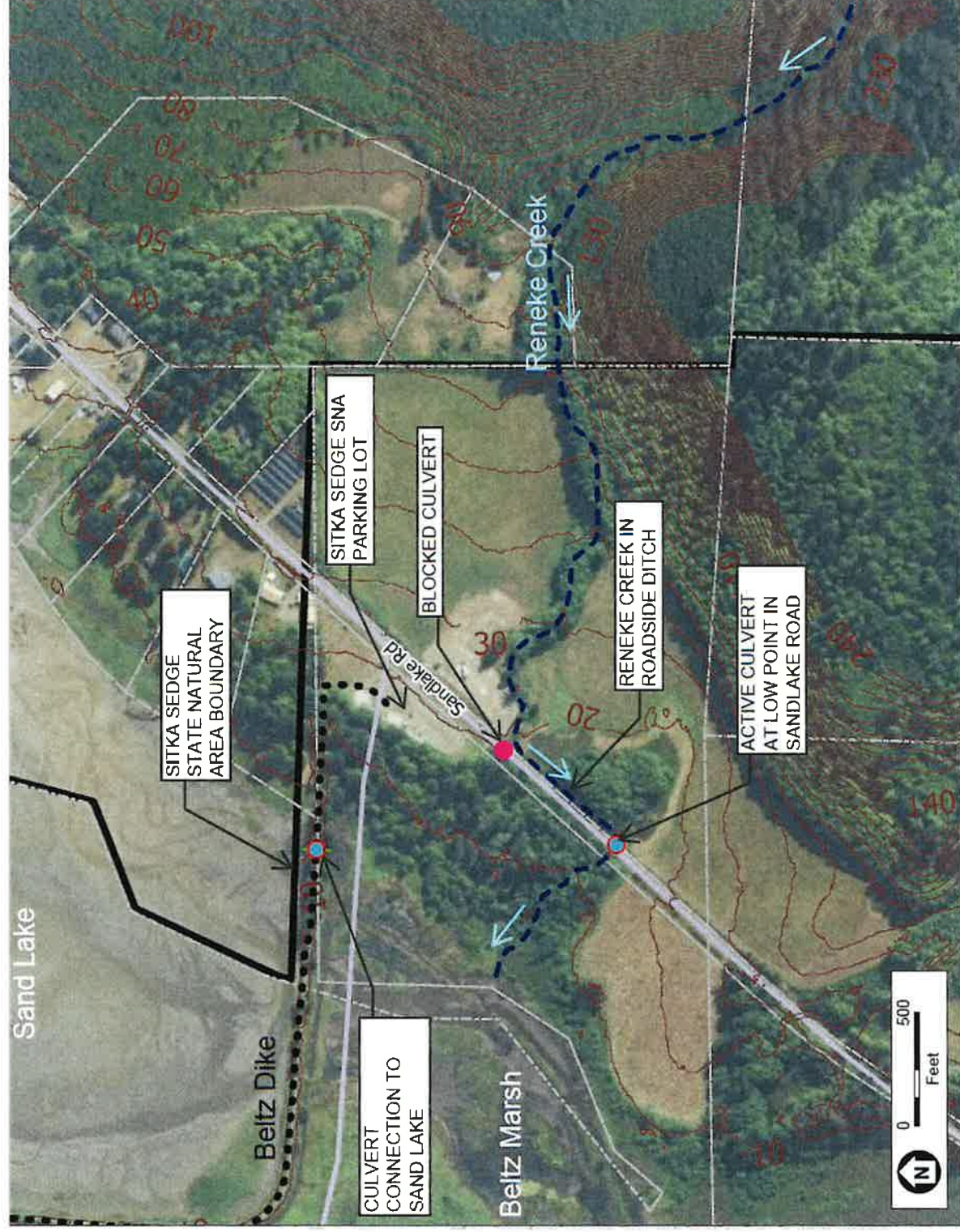
Sitka Sedge Tidal Wetland Restoration

What's the main problem? The existing culvert (the old Tide Gate)



Reneke Creek Stream Restoration

What's the main problem?... Stream route and road flooding.



Project timeline to date:

Timing	Process
Sep-2014	Property acquisition
October 2014-June 2016	OPRD Site and resource assessments: biological, cultural, recreation, scenic
June 2015-December 2016	Master planning and initial park development
October 2015-June 2017	Initial hydrology studies
2016-2018	Groundwater and surface water monitoring and data collection
September 2017-June 2019	Detailed TDM groundwater effects investigation; conceptual surface water refinements
Fall 2019	Technical Team assessment of conceptual alternatives
Feb-2020	Presentation of findings to Tillamook County Commissioners and public
Mar-2020	OPRD decision to select the setback dike alternative for further analysis and investigation
2020-2022	TEP takes the lead on moving forward with designs. Grant applications by TEP to assess and preliminarily design setback dike refinements
Summer 2022	ESA begins detailed assessment of setback dike location concepts and Tierra Del Mar stormwater issues
Winter-spring 2023	Conceptual design of refined alternatives and analysis of effects: setback dike locations, Tierra Del Mar stormwater effects
Jun-2023	Presentation of ESA's preliminary work to tech team and public. Northernmost setback dike location selected for continuing analysis
Spring 2024	ESA completed 30% design plans and Basis of Design report documenting 2023 work.
Summer 2024	Coordination, scoping, and contracting final design and permitting phase, including geotechnical cost estimates
Summer 2025	Completion of 60% designs; partial completion of geotechnical investigation; ongoing applications for implementation funding; preliminary permitting steps; ESA BA
Winter-spring 2026	Wetlands delineation submission and revisions; preparation of JPA; Land use permitting preparation

Over 20 stakeholder meetings advertised and open to the public, detailed website, media releases, town hall and technical team meetings posted on YouTube

Conceptual Alternatives Studied and Compared in 2019

Scoping Phase

No action/ existing condition – reference condition



Dike breach – 40' bottom width, 80' top width, or larger



Replace existing tide gate with modern muted tidal regulator– two 10' wide by 8ft' tall gates with 7 or 8' closure valve... Reneke inside or outside... location...



Setback dike- construct new dike closer to TDM that includes a modern tide gate, then breach the old dike... tide gate style/sizing/closure settings... location...

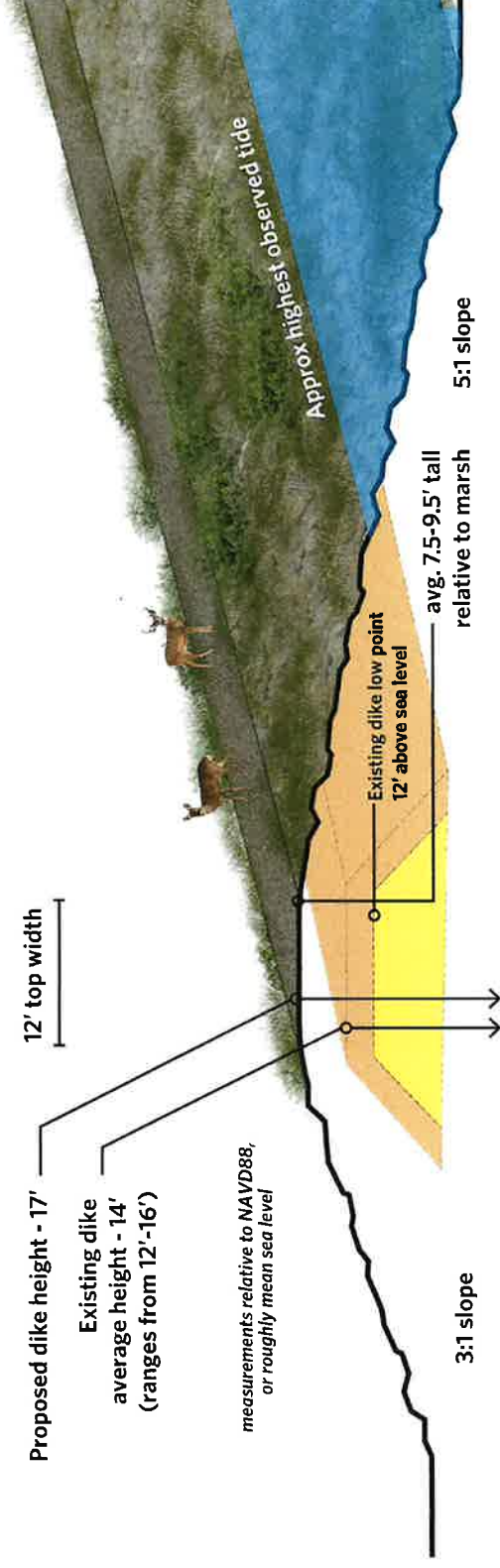


2020 Selection of the Setback Dike Alternative

- In March 2020 - after the assessments and comparative ranking of alternatives by the Technical Team, public hearing with the Tillamook County Commission, and review by the Oregon Parks and Recreation Commission – OPRD leadership selected the setback dike alternative as the option to pursue for more detailed study and design.
- OPRD released a decision memorandum and a FAQ shortly thereafter
- OPRD received a letter of support from the TDM Community Association in June 2020 to be used for the purposes of pursuing grants to continue the process

1. No-action
2. Dike breach
3. Modern tide gate in existing dike
4. New setback dike

PROPOSED DIKE SECTION

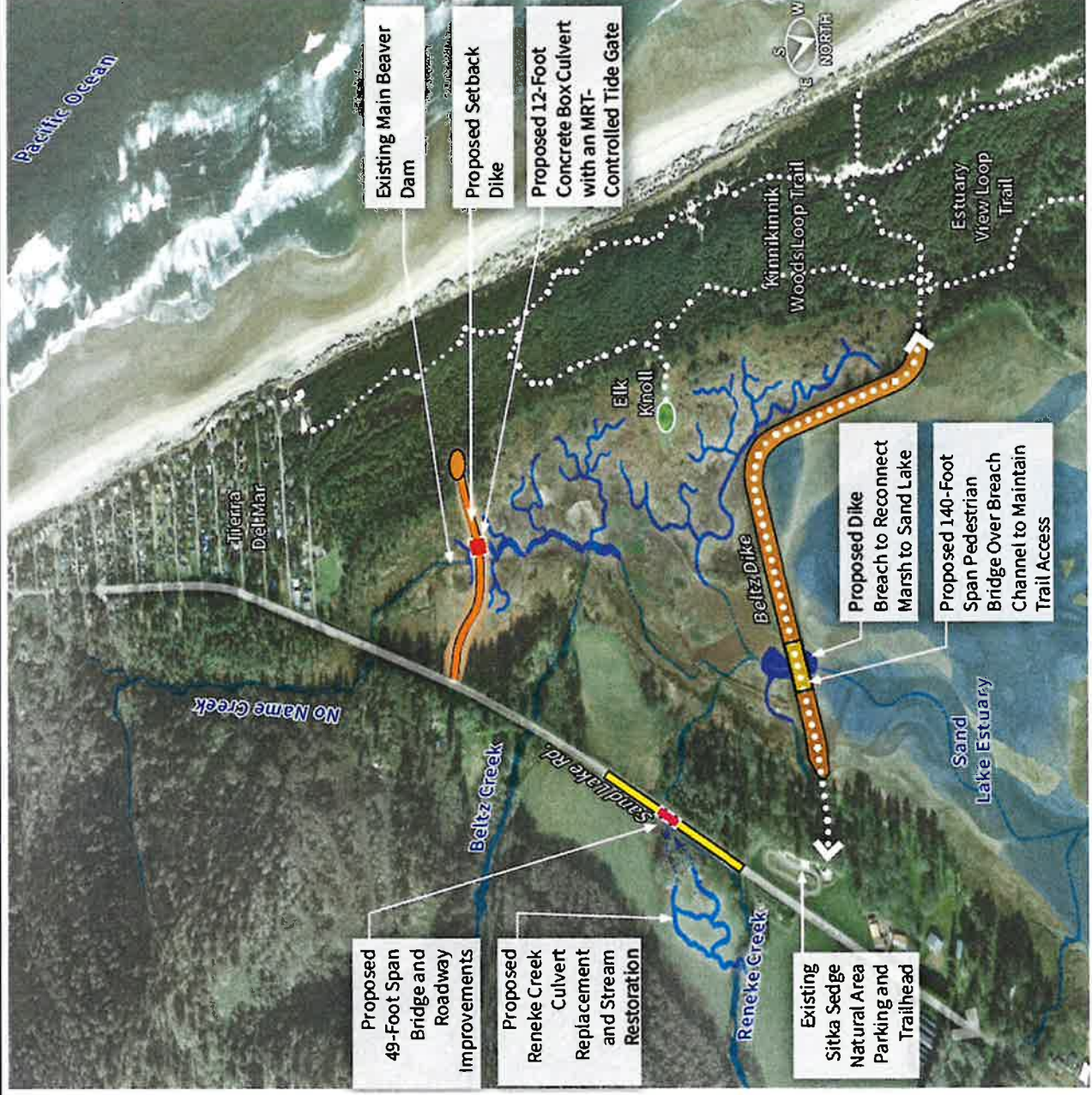


Benefits of the Proposed Work

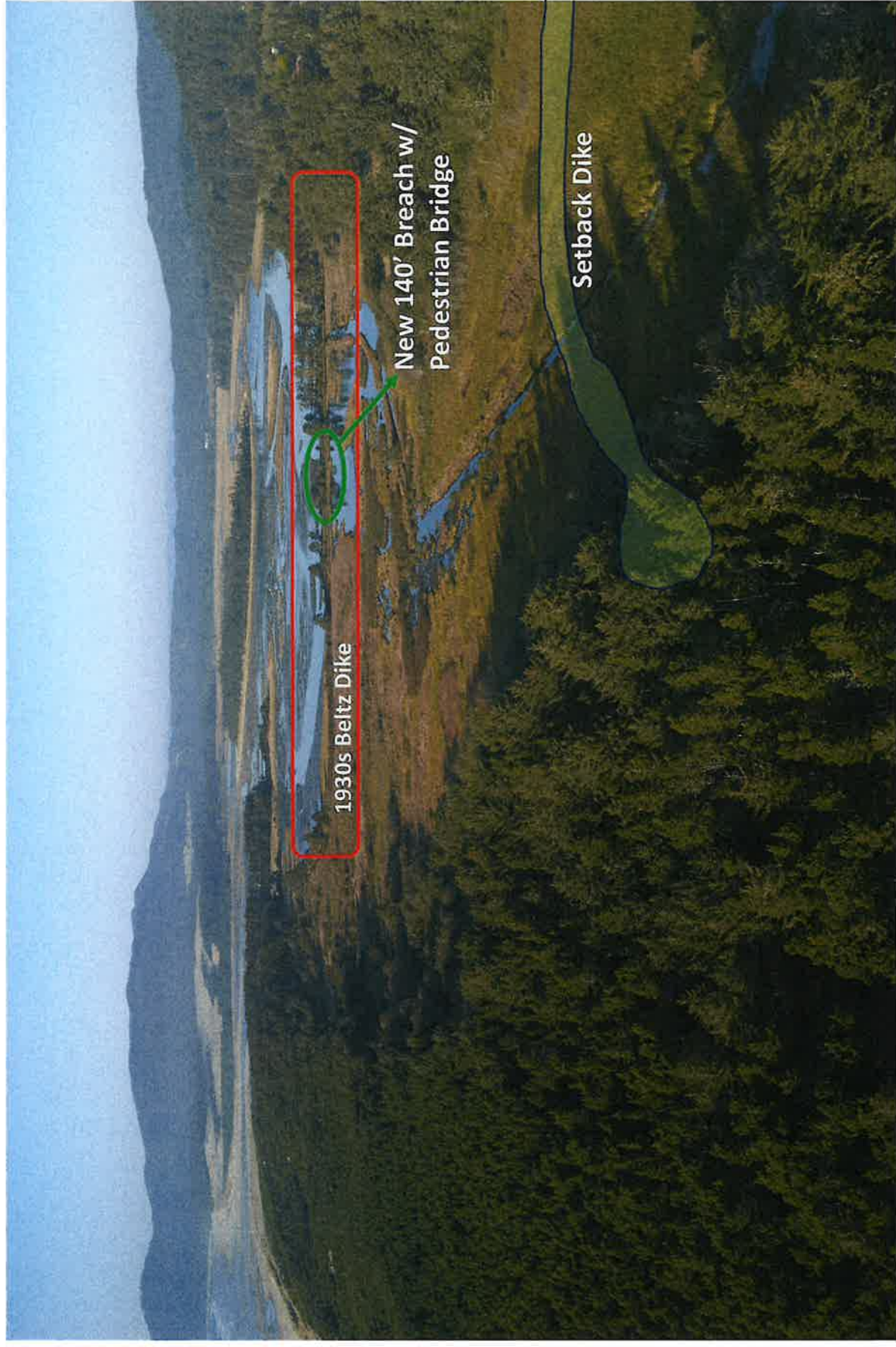
1. Restoration of fish passage for spawning and rearing of salmon species listed under the Endangered Species Act, as well as other important fisheries.
2. Restoration of estuary habitat and important species of conservation concern
3. Improvement of marsh resiliency against sea level rise
4. Improved resiliency of the Community of Tierra Del Mar with respect to sea level rise
5. Improvements to stormwater management to decrease damage to Sandlake Road from current overtopping during storm events and king tides
6. Reduction of stormwater on private properties adjacent to the marsh during storm events
7. Improvement of emergency egress to the north for Tierra Del Mar
8. Enhancement of recreational value of the park with opportunities for public experience and enjoyment of a functioning estuary up-close and with an easily accessible trail.



Current Sitka Sedge Conceptual Plan

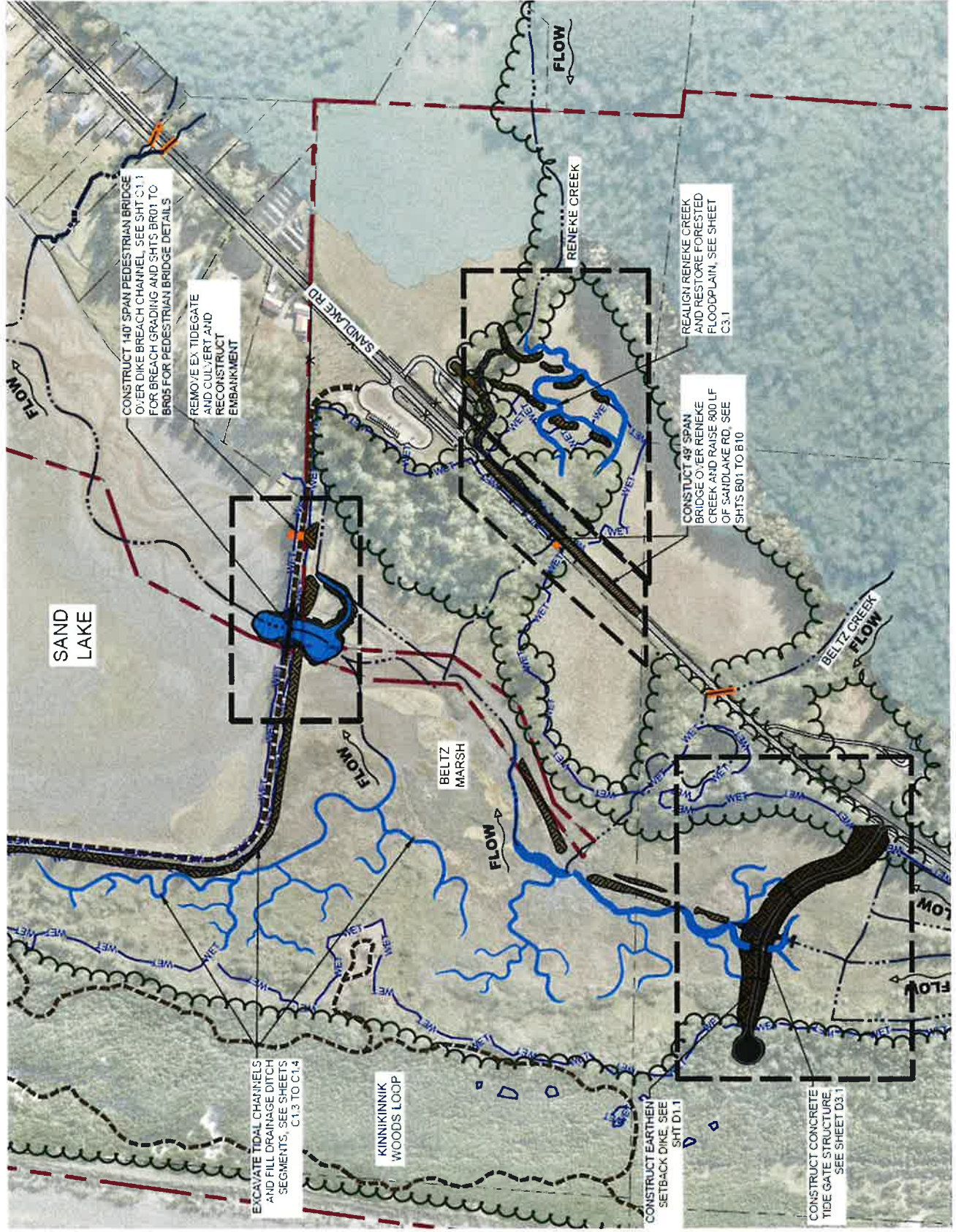


Sitka Sedge Tidal Wetland Restoration



Looking north into Sand Lake Estuary (Photo: Flynn Delaney)

60% Plans – Site Plan Overview



Funding and Costs

60% DESIGN - ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

Sitka Sedge Tidal Wetland Restoration

<i>Item Description</i>	<i>Item Cost</i>
Mobilization/Demobilization	\$ 753,000
Access, Traffic Control, Water Mangement, Survey	\$ 891,000
Demolition, Clearing, and Grubbing	\$ 120,000
Tidal Channel and Ditch Fill Earthwork	\$ 487,000
Setback Dike Embankment, Imported Fill, Access Rd	\$ 2,681,000
Setback Dike Drainage Structure, Tide Gate, MTR	\$ 1,441,000
Backup Drainage Culverts and Flap Gates	\$ 122,000
Seeding and Revegetation	\$ 194,000
Wood Habitat Structures	\$ 130,000
Prefabricated Pedestrian Bridge and Foundations	\$ 1,468,000
20% Contingency for early design stage	\$ 1,657,000
Sitka Sedge TWR Total Construction Cost	\$ 9,944,000

Reneke Creek Bridge and Stream Realignment

Roadway and Bridge Work	\$ 1,910,000
Stream Realignment and Restoration	\$ 1,270,000
Reneke Creek Total Construction Cost	\$ 3,180,000

Funding currently available:
\$ 6M (NOAA grant)

Funding Gap:
\$7M

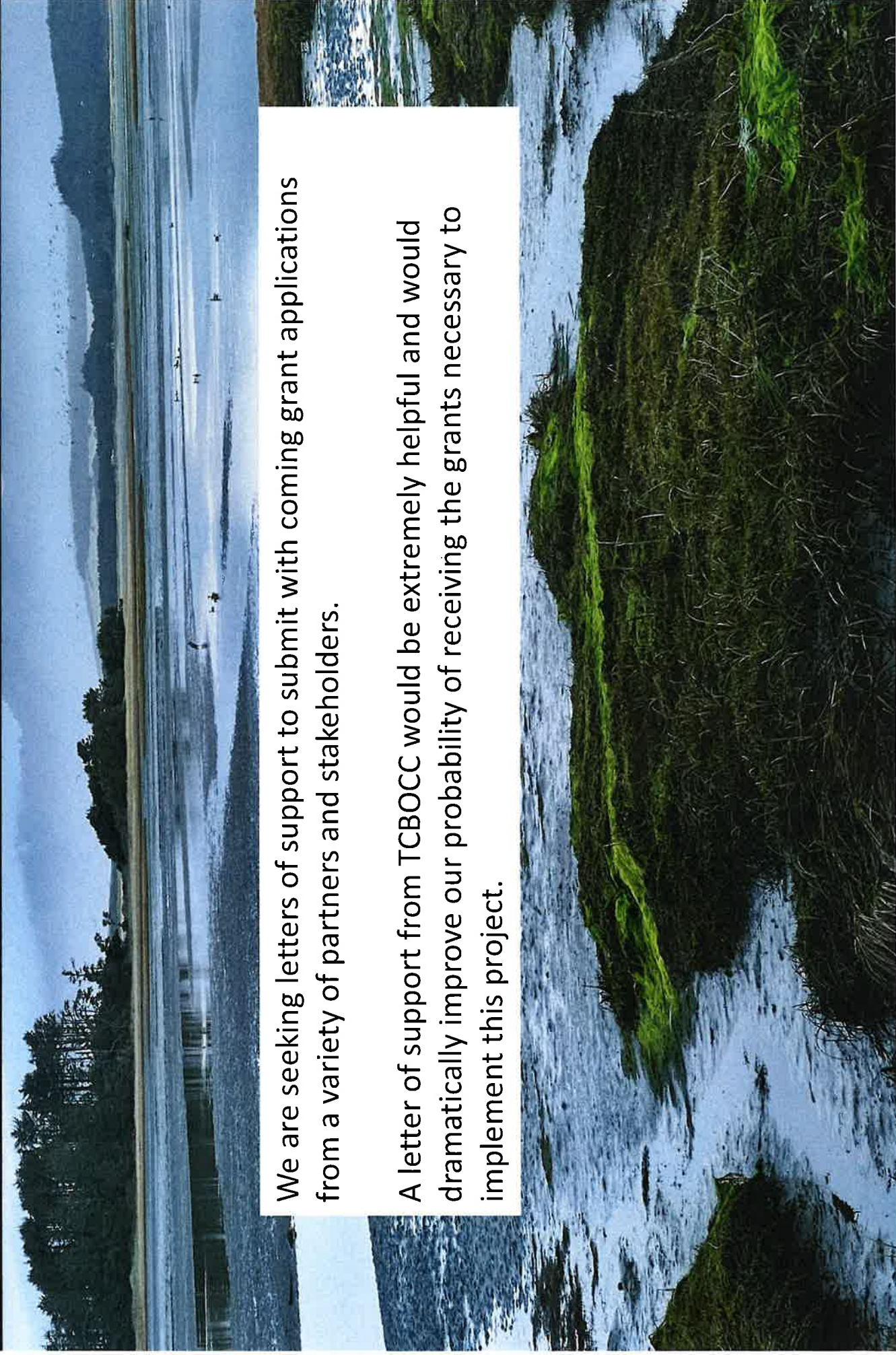
Coming grant applications:

- NFWF
- USFWS Coastal Wetlands
- OWEB
- Fed Highways

Proposal to Tillamook County Board of Commissioners

We are seeking letters of support to submit with coming grant applications from a variety of partners and stakeholders.

A letter of support from TCBOCC would be extremely helpful and would dramatically improve our probability of receiving the grants necessary to implement this project.





Tillamook County Board of Commissioners

201 Laurel Avenue, Tillamook, OR 97141

Phone: 503-842-3403

Paul Fournier, Chair
Mary Faith Bell, Vice-Chair
Erin D. Skaar, Commissioner

May 20, 2026

Oregon Parks and Recreation Department
Sitka Sedge Tidal Wetlands and Resiliency Project
Grant Review Committee

RE: Letter of Support for the Sitka Sedge Tidal Wetlands and Resiliency Project

To the Grant Review Committee:

The Tillamook County Board of Commissioners is writing to express support for grant applications to fund the implementation of the Sitka Sedge tidal wetlands and resiliency project.

The board has been involved with the scoping and planning of this important project for the last seven years and believes this project meets the needs of the county, public resources, and the resiliency of the adjacent community of Tierra Del Mar. Specifically, this project provides the following benefits to the county and its citizens:

- Restoration of fish passage for spawning and rearing of salmon species listed under the Endangered Species Act, as well as other important fisheries.
- Restoration of estuary habitat and important species of conservation concern in accordance with the county's land use planning goals.
- Improvement of marsh resiliency against sea level rise.
- Improved resiliency of the community of Tierra Del Mar with respect to sea level rise.
- Improvements to stormwater management to decrease damage to Sandlake Road from current overtopping during storm events and king tides.
- Reduction of stormwater on private properties during storm events.
- Improvement of emergency egress to the north for Tierra Del Mar.
- Enhancement of recreational value of the park with opportunities for public experience and enjoyment of a functioning estuary up-close and with an easily accessible trail. The project's planned bridge will enhance views of fish and wildlife from within the marsh context and allow visitors to see the water up close like never before.

The Tillamook County Public Works Department has been integrally involved in the technical planning of aspects of this project and has funded some of the planning work.

We look forward to partnering with Oregon Parks and Recreation Department, Tillamook Estuaries Partnership, and other partners to ensure the long-term success of this initiative.

Sincerely,

BOARD OF COMMISSIONERS FOR TILLAMOOK COUNTY, OREGON


Paul Fournier, Chair


Mary Faith Bell, Vice-Chair


Erin D. Skaar, Commissioner