

**AGENDA**  
**REGULAR CITY OF TILLAMOOK COUNCIL MEETING**  
**~ TUESDAY, JANUARY 3, 2012 AT 7:00 P.M. ~**  
**TILLAMOOK CITY HALL, 210 LAUREL AVENUE**  
**[www.tillamookor.gov](http://www.tillamookor.gov)**

**5:30 P.M. WORKSHOP:** Hoquarton – FEMA Properties

**7:00 P.M. CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**MINUTES:** April 18, 2011 & December 19, 2011

**PRESENTATIONS:**

**CITIZENS HEARING/AUDIENCE COMMENTS – Non Agenda Items**

(This is the time reserved for citizens to address the Council on matters related to city government and properly the object of Council consideration. Time is limited to five (5) minutes for each speaker, unless the Council decides prior to the citizen hearings period to allocate more or less time. The purpose of the citizen hearings period is to provide citizens an opportunity to be heard by the council, primarily on issues not on the agenda).

**PENDING BUSINESS:**

1. Reset Port of Tillamook Bay Workshop

**NEW BUSINESS:**

**LEGISLATIVE:**

1. Second Reading of Ordinance Amending Ordinance #1253
2. Second Reading of Ordinance Amending Ordinance #1249
3. Second Reading of Ordinance Amending Ordinance #1216
4. Second Reading of Ordinance Amending Ordinance #1233

**COUNCIL CONCERNS – Non-Agenda Items**

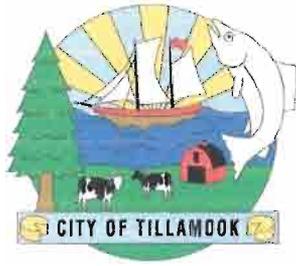
**MONTHLY REPORTS:**

1. Police Chief
2. City Planner
3. Public Works Director
4. Mayor – verbal report

**COMMITTEE REPORTS:**

**STAFF COMMUNICATIONS/CORRESPONDENCE/DISCUSSION:**

1. Letter from City Manager to Tillamook County Board of Commissioners Regarding Taxes on Schmidt Property Donation
2. Department of Environmental “No Further Action Determination” Regarding the Schmidt Property



# STAFF REPORT CITY OF TILLAMOOK

**TO:** Honorable Mayor and Members of City Council  
**FROM:** Paul Wyntergreen, City Manager  
**DATE:** December 28<sup>th</sup>, 2011  
**SUBJECT:** HOQUARTON/FEMA PROPERTIES WORKSHOP

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## **ISSUE BEFORE THE COUNCIL:**

*How to treat the growing variety of City-owned properties in the Hoquarton/101 area.*

## **EXECUTIVE SUMMARY:**

- With the addition of the Safeway property to City's assets as of yesterday, there is a strong need to come up with specific treatment of the collection of properties that the City now owns in the Hoquarton/101 area. The demands on this area will only grow as we approach the major construction related to the Highway 101/6 project in 2015, and therefore arriving at an adopted master plan for these properties now becomes all the more important. This workshop is the first step in giving staff direction as to how to draft this master plan.
- In this area, the City now owns 1) the Schmidt property; 2) a Hoquarton embankment property adjacent to the east side of the Schmidt property; 3) the Sue H. Elmore Park; 4) the Hoquarton Trail Interpretive Park; 5) the forested "Hoquarton East" Hamman property north across the Hoquarton; 6) the former Coast Tire property; 7) the former Safeway property; 8) the former Tillamook R.V. property; 9) the Dean Memorial wayside; and 10) the former Dairy Queen site (detail sheets of the various properties are attached). Some have FEMA deed restrictions; some do not.
- FEMA's deed restrictions are standard and not negotiable (copy attached). In simplified form, they are as follows:

"The property shall be dedicated and maintained in perpetuity as open space for the conservation of natural floodplain functions. Allowable uses may include parks for outdoor recreational activities; wetlands management; nature reserves; cultivation; grazing; camping where there is adequate warning time for evacuation; and unimproved, unpaved parking lots. Allowable structures may include a public facility that is open on all sides and functionally related to a designated open space or recreational use; a public restroom; or a structure that is compatible with open space and conserves the natural function of the floodplain."



# Sue H. Elmore Park

0.68 acres

Zoned: Open Space

Access: Front Street

## Amenities:

- Boat Launch
- Off-street parking lot
- Walking path
- Waterfront (Hoquarton Slough)

## Restrictions:

No

Restrictions

Identified.....

# Schmidt (Foundry)

## Property

0.68 acres

Zoned: Light Industrial & Open Space

Access: Douglas Avenue

### Amenities:

- Hard Surface
- Wetlands
- Waterfront (Hoquarton Slough)

### Restrictions:

No

Restrictions

Identified.....

# Hoquarton Slough Interpretive Park

2.55 acres

Zoned: Open Space

Access: Main Avenue (Hwy 101)

## Amenities:

- Bathrooms,
- Hoquarton Slough,
- Off-Street parking lot,
- View docks,
- Walking path,
- Wetlands.

## Restrictions:

No

Restrictions

Identified....

# Dean Memorial

# Wayside Park

3.29 acres

Zoned: Open Space

Access: North Main Avenue (Hwy 101)

## Amenities:

- Food Cart,
- Memorial Plaque,
- Off-Street parking area,
- Picnic tables,
- Restrooms,
- Walking path,
- Wooded/Wetlands area.

## Restrictions:

Uses **generally not allowed** on acquired open space land:

- The construction of flood damage reduction levees, dikes, berms, or floodwalls;
- Walled buildings or manufactured homes, except public restrooms. Reuse of pre-existing structures is not allowed, unless all walls are removed;
- Fences and all other obstructions in the floodway. Fences outside of the floodway must be designed to minimize the trapping of debris;
- Storage of inventory supporting a commercial operation or governmental facility, including wheeled vehicles or movable equipment;
- Cemeteries, landfills, storage of any hazardous or toxic materials, or other uses that are considered environmentally contaminating, dangerous, or a safety hazard;
- Pumping and switching stations;
- Above-or below-ground storage tanks;
- **Paved roads, highways, bridges, and paved parking areas. Paved parking areas include asphalt, concrete, oil-treated soil, or other material that inhibits floodplain functions;**
- Placement of fill, except where necessary to avoid affecting onsite archeological resources;
- Installation of septic systems or reuse of pre-existing septic systems, except to service a permissible restroom;
- For projects within CBRS Units and OPAs: any use FEMA determines is inconsistent with the allowable land uses identified above; and
- Any uses determined by the Grantee and/or FEMA as inconsistent with the regulations, this guidance, or deed restrictions.
- Reuse of existing paved surfaces for recreational uses on the acquired property consistent with allowable uses is generally acceptable; however, paved surfaces beyond those directly required for such uses should be removed. Communities shall use unpaved surfaces allowing for natural floodplain functions, where feasible, for allowable uses such as trails. Examples of unpaved surfaces include grass, hard-packed earth, and graded gravel.

# Former DQ (Johnston)

## Open Space

0.49 acres

Zoned: Highway Commercial

Access: North Main Avenue

### Amenities:

- Hard Surface
- Off-street parking lot

### Restrictions:

Uses **generally not allowed** on acquired open space land:

- The construction of flood damage reduction levees, dikes, berms, or floodwalls;
- Walled buildings or manufactured homes, except public restrooms. Reuse of pre-existing structures is not allowed, unless all walls are removed;
- Fences and all other obstructions in the floodway. Fences outside of the floodway must be designed to minimize the trapping of debris;
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- Pumping and switching stations;
- Above- or below-ground storage tanks;
- **Paved roads, highways, bridges, and paved parking areas. Paved parking areas include asphalt, concrete, oil-treated soil, or other material that inhibits floodplain functions;**
- Placement of fill, except where necessary to avoid affecting onsite archeological resources;
- Installation of septic systems or reuse of pre-existing septic systems, except to service a permissible restroom;
- For projects within CBRs Units and OPAs: any use FEMA determines is inconsistent with the allowable land uses identified above; and
- Any uses determined by the Grantee and/or FEMA as inconsistent with the regulations, this guidance, or deed restrictions.
- Reuse of existing paved surfaces for recreational uses on the acquired property consistent with allowable uses is generally acceptable; however, paved surfaces beyond those directly required for such uses should be removed. Communities shall use unpaved surfaces allowing for natural floodplain functions, where feasible, for allowable uses such as trails. Examples of unpaved surfaces include grass, hard-packed earth, and graded gravel.

# Former Coast Tire

# Open Space (Baertlein

# Wayside Park)

2.76 acres

Zoned: Highway Commercial

Access: North Main Avenue, Hadley Road

## Amenities:

- Hard Surface
- Wetlands

## Restrictions:

Uses **generally not allowed** on acquired open space land:

- The construction of flood damage reduction levees, dikes, berms, or floodwalls;
- Walled buildings or manufactured homes, except public restrooms. Reuse of pre-existing structures is not allowed, unless all walls are removed;
- Fences and all other obstructions in the floodway. Fences outside of the floodway must be designed to minimize the trapping of debris;
- Storage of inventory supporting a commercial operation or governmental facility, including wheeled vehicles or movable equipment;
- Cemeteries, landfills, storage of any hazardous or toxic materials, or other uses that are considered environmentally contaminating, dangerous, or a safety hazard;
- Pumping and switching stations;
- Above- or below-ground storage tanks;
- **Paved roads, highways, bridges, and paved parking areas. Paved parking areas include asphalt, concrete, oil-treated soil, or other material that inhibits floodplain functions;**
- Placement of fill, except where necessary to avoid affecting onsite archeological resources;
- Installation of septic systems or reuse of pre-existing septic systems, except to service a permissible restroom;
- For projects within CBRS Units and OPAs: any use FEMA determines is inconsistent with the allowable land uses identified above; and
- Any uses determined by the Grantee and/or FEMA as inconsistent with the regulations, this guidance, or deed restrictions.
- Reuse of existing paved surfaces for recreational uses on the acquired property consistent with allowable uses is generally acceptable; however, paved surfaces beyond those directly required for such uses should be removed. Communities shall use unpaved surfaces allowing for natural floodplain functions, where feasible, for allowable uses such as trails. Examples of unpaved surfaces include grass, hard-packed earth, and graded gravel.

# Former Safeway

## Open Space

4.77 acres

Zoned: Highway Commercial

Access: North Main Avenue, Hadley Road

### Amenities:

- Hard Surface
- Off-street parking lot

### Restrictions:

Uses **generally not allowed** on acquired open space land:

- The construction of flood damage reduction levees, dikes, berms, or floodwalls;
- Walled buildings or manufactured homes, except public restrooms. Reuse of pre-existing structures is not allowed, unless all walls are removed;
- Fences and all other obstructions in the floodway. Fences outside of the floodway must be designed to minimize the trapping of debris;
- Storage of inventory supporting a commercial operation or governmental facility, including wheeled vehicles or movable equipment;
- Cemeteries, landfills, storage of any hazardous or toxic materials, or other uses that are considered environmentally contaminating, dangerous, or a safety hazard;
- Pumping and switching stations;
- Above- or below-ground storage tanks;
- **Paved roads, highways, bridges, and paved parking areas. Paved parking areas include asphalt, concrete, oil-treated soil, or other material that inhibits floodplain functions;**
- Placement of fill, except where necessary to avoid affecting onsite archeological resources;
- Installation of septic systems or reuse of pre-existing septic systems, except to service a permissible restroom;
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- Reuse of existing paved surfaces for recreational uses on the acquired property consistent with allowable uses is generally acceptable; however, paved surfaces beyond those directly required for such uses should be removed. Communities shall use unpaved surfaces allowing for natural floodplain functions, where feasible, for allowable uses such as trails. Examples of unpaved surfaces include grass, hard-packed earth, and graded gravel.

# Former RV Repair (‘Stumpy’) Open Space (Borough Park)

1.47 acres

Zoned: Highway Commercial (C-H)

Access: Hadley Road

## Amenities:

- Hard Surface
- Gravel field

## Restrictions:

Uses **generally not allowed** on acquired open space land:

- The construction of flood damage reduction levees, dikes, berms, or floodwalls;
- Walled buildings or manufactured homes, except public restrooms. Reuse of pre-existing structures is not allowed, unless all walls are removed;
- Fences and all other obstructions in the floodway. Fences outside of the floodway must be designed to minimize the trapping of debris;
- Storage of inventory supporting a commercial operation or governmental facility, including wheeled vehicles or movable equipment;
- Cemeteries, landfills, storage of any hazardous or toxic materials, or other uses that are considered environmentally contaminating, dangerous, or a safety hazard;
- Pumping and switching stations;
- Above- or below-ground storage tanks;
- **Paved roads, highways, bridges, and paved parking areas. Paved parking areas include asphalt, concrete, oil-treated soil, or other material that inhibits floodplain functions;**
- Placement of fill, except where necessary to avoid affecting onsite archeological resources;
- Installation of septic systems or reuse of pre-existing septic systems, except to service a permissible restroom;
- For projects within CBRS Units and OPAs: any use FEMA determines is inconsistent with the allowable land uses identified above; and
- Any uses determined by the Grantee and/or FEMA as inconsistent with the regulations, this guidance, or deed restrictions.
- Reuse of existing paved surfaces for recreational uses on the acquired property consistent with allowable uses is generally acceptable; however, paved surfaces beyond those directly required for such uses should be removed. Communities shall use unpaved surfaces allowing for natural floodplain functions, where feasible, for allowable uses such as trails. Examples of unpaved surfaces include grass, hard-packed earth, and graded gravel.

# Former Tillamook Inn (Cullen) Wayside Park

1.03 acres

Zoned: Open Space

Access: North Main Avenue

## Amenities:

- Food Cart
- Information Kiosk
- Off-street parking lot

## Restrictions:

Uses **generally not allowed** on acquired open space land:

- The construction of flood damage reduction levees, dikes, berms, or floodwalls;
- Walled buildings or manufactured homes, except public restrooms. Reuse of pre-existing structures is not allowed, unless all walls are removed;
- Fences and all other obstructions in the floodway. Fences outside of the floodway must be designed to minimize the trapping of debris;
- Storage of inventory supporting a commercial operation or governmental facility, including wheeled vehicles or movable equipment;
- Cemeteries, landfills, storage of any hazardous or toxic materials, or other uses that are considered environmentally contaminating, dangerous, or a safety hazard;
- Pumping and switching stations;
- Above- or below-ground storage tanks;
- **Paved roads, highways, bridges, and paved parking areas. Paved parking areas include asphalt, concrete, oil-treated soil, or other material that inhibits floodplain functions;**
- Placement of fill, except where necessary to avoid affecting onsite archeological resources;
- Installation of septic systems or reuse of pre-existing septic systems, except to service a permissible restroom;
- For projects within CBRS Units and OPAs: any use FEMA determines is inconsistent with the allowable land uses identified above; and
- Any uses determined by the Grantee and/or FEMA as inconsistent with the regulations, this guidance, or deed restrictions.
- Reuse of existing paved surfaces for recreational uses on the acquired property consistent with allowable uses is generally acceptable; however, paved surfaces beyond those directly required for such uses should be removed. Communities shall use unpaved surfaces allowing for natural floodplain functions, where feasible, for allowable uses such as trails. Examples of unpaved surfaces include grass, hard-packed earth, and graded gravel.

# City Owned Property

2.03 acres

Zoned: Light Industrial & Open Space

Access: Elm Avenue

## Amenities:

- Wetlands
- Waterfront (Hoquarton Slough)

## Restrictions:

Uses **generally not allowed** on acquired open space land:

- The construction of flood damage reduction levees, dikes, berms, or floodwalls;
- Walled buildings or manufactured homes, except public restrooms. Reuse of pre-existing structures is not allowed, unless all walls are removed;
- Fences and all other obstructions in the floodway. Fences outside of the floodway must be designed to minimize the trapping of debris;
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- Installation of septic systems or reuse of pre-existing septic systems, except to service a permissible restroom;
- For projects within CBRS Units and OPAs: any use FEMA determines is inconsistent with the allowable land uses identified above; and
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**EXHIBIT D  
RESTRICTION**

Language to be used is as follows:

In reference to the property or properties ("Property") conveyed by the Deed between [property owner] participating in the federally-assisted acquisition project ("the Grantor") and [the local government], ("the Grantee"), its successors and assigns:

*WHEREAS, The Robert T. Stafford Disaster Relief and Emergency Assistance Act, ("The Stafford Act"), 42 U.S.C. § 5121 et seq., identifies the use of disaster relief funds under § 5170c, **Hazard Mitigation Grant Program ("HMGP")**, **FEMA DR-1733-OR**, including the acquisition and relocation of structures in the floodplain;*

*WHEREAS, the mitigation grant program provides a process for a local government, through the State, to apply for federal funds for mitigation assistance to acquire interests in property, including the purchase of structures in the floodplain, to demolish and/or remove the structures, and to maintain the use of the Property as open space in perpetuity;*

*Whereas, [State of Oregon has applied for and been awarded such funding from the Department of Homeland Security, Federal Emergency Management Agency ("FEMA") and has entered into a mitigation grant program Grant Agreement dated October 18, 2011 with FEMA and herein incorporated by reference; making it a mitigation grant program grantee.*

*Whereas, the Property is located in City of Tillamook, and City of Tillamook participates in the National Flood Insurance Program ("NFIP") and is in good standing with NFIP as of the date of the Deed;*

*Whereas, the City of Tillamook, acting by and through Tillamook County Board, has applied for and been awarded federal funds pursuant to an agreement with Oregon dated \_\_\_\_\_ ("State-Local Agreement"), and herein incorporated by reference, making it a mitigation grant program subgrantee;*

*WHEREAS, the terms of the mitigation grant program statutory authorities, Federal program requirements consistent with 44 C.F.R. Part 80, the Grant Agreement, and the State-local Agreement require that the Grantee agree to conditions that restrict the use of the land to open space in perpetuity in order to protect and preserve natural floodplain values;*

Now, therefore, the grant is made subject to the following terms and conditions:

1. **Terms.** Pursuant to the terms of the [select mitigation grant program] program statutory authorities, Federal program requirements consistent with 44 C.F.R. Part 80, the Grant Agreement, and the State-local Agreement, the following conditions and restrictions shall apply in perpetuity to the Property described in the attached deed and acquired by the Grantee pursuant to FEMA program requirements concerning the acquisition of property for open space:

a. **Compatible uses.** The Property shall be dedicated and maintained in perpetuity as open space for the conservation of natural floodplain functions. Such uses may include: parks for outdoor recreational activities; wetlands management; nature reserves; cultivation; grazing; camping (except where adequate warning time is not available to allow evacuation); unimproved, unpaved parking lots; buffer zones; and other uses consistent with FEMA guidance for open space acquisition, Hazard Mitigation Assistance, Requirements for Property Acquisition and Relocation for Open Space.

b. **Structures.** No new structures or improvements shall be erected on the Property other than:

i. A public facility that is open on all sides and functionally related to a designated open space or recreational use;

- 1                   ii.       A public rest room; or
- 2                   iii.       A structure that is compatible with open space and conserves the natural function of the
- 3                               floodplain, including the uses described in Paragraph 1.a., above, and approved by the
- 4                               FEMA Administrator in writing before construction of the structure begins.

5                   Any improvements on the Property shall be in accordance with proper floodplain management

6                   policies and practices. Structures built on the Property according to paragraph b. of this section

7                   shall be flood-proofed or elevated to at least the base flood level plus 1 foot of freeboard, or

8                   greater, if required by FEMA, or if required by any State, Tribal, or local ordinance, and in

9                   accordance with criteria established by the FEMA Administrator.

10                  c.        Disaster Assistance and Flood Insurance. No Federal entity or source may provide disaster

11                   assistance for any purpose with respect to the Property, nor may any application for such assistance be

12                   made to any Federal entity or source. The Property is not eligible for coverage under the NFIP for damage

13                   to structures on the property occurring after the date of the property settlement, except for pre-existing

14                   structures being relocated off the property as a result of the project.

15                  d.        Transfer. The Grantee, including successors in interest, shall convey any interest in the Property

16                   only if the FEMA Regional Administrator, through the State, gives prior written approval of the transferee

17                   in accordance with this paragraph.

18                   i.        The request by the Grantee, through the State, to the FEMA Regional Administrator must

19                               include a signed statement from the proposed transferee that it acknowledges and agrees

20                               to be bound by the terms of this section, and documentation of its status as a qualified

21                               conservation organization if applicable.

22                   ii.       The Grantee may convey a property interest only to a public entity or to a qualified

23                               conservation organization. However, the Grantee may convey an easement or lease to a

24                               private individual or entity for purposes compatible with the uses described in paragraph

25                               (a), of this section, with the prior approval of the FEMA Regional Administrator, and so

26                               long as the conveyance does not include authority to control and enforce the terms and

27                               conditions of this section.

28                   iii.       If title to the Property is transferred to a public entity other than one with a conservation

29                               mission, it must be conveyed subject to a conservation easement that shall be recorded

30                               with the deed and shall incorporate all terms and conditions set forth in this section,

31                               including the easement holder's responsibility to enforce the easement. This shall be

32                               accomplished by one of the following means:

33                               a)       The Grantee shall convey, in accordance with this paragraph, a conservation

34                               easement to an entity other than the title holder, which shall be recorded with the deed, or

35                               

36                               b)       At the time of title transfer, the Grantee shall retain such conservation easement,

37                               and record it with the deed.

38                   iv.       Conveyance of any property interest must reference and incorporate the original deed

39                               restrictions providing notice of the conditions in this section and must incorporate a

40                               provision for the property interest to revert to the State, Tribe, or local government in the

41                               event that the transferee ceases to exist or loses its eligible status under this section.

42                  2.        **Inspection.** FEMA, its representatives and assigns including the State or Tribe shall have the right to enter

43                   upon the Property, at reasonable times and with reasonable notice, for the purpose of inspecting the Property to

44                   ensure compliance with the terms of this part, the Property conveyance and of the grant award.

45                  3.        **Monitoring and Reporting.** Every three years beginning on December 1, 2014, the Grantee (City of

46                   Tillamook), in coordination with any current successor in interest, shall submit through the State to the FEMA

47                   Regional Administrator a report certifying that the Grantee has inspected the Property within the month preceding

**TILLAMOOK CITY COUNCIL MEETING  
MONDAY, APRIL 18, 2011  
CITY HALL, 210 LAUREL AVENUE**

**COUNCIL WORKSHOP & EXECUTIVE SESSION:** A workshop with an Executive Session according to ORS 192.660 (2)(c) Real Property Transactions and ORS 192.660 (2) (h) Legal Counsel was held beginning at 5:30 P.M. for the purpose of hearing about the possibility of relocating City shops and an update on WWTP mediation. At 6:25 P.M. a workshop on updating Council Rules began.

**CALL TO ORDER/FLAG SALUTE:**

**Mayor Weber** called the regular City Council meeting to order at 7:04 P.M. and led the Pledge of Allegiance.

**ROLL CALL:**

**Those present for roll call:**

Mayor Suzanne Weber  
Councilor Joe Martin  
Councilor Matt Harris  
Councilor Cheryl Davy  
Councilor Steven Forster  
Councilor John Sandusky  
Councilor Doug Henson

**Absent: None**

**Staff Present:**

Paul Wyntergreen, City Manager  
John Putman, City Attorney  
Bernadette Sorensen, City Recorder

**AGENDA:**

The posted agenda for the meeting of April 18, 2011 is attached and by this reference is made a part of the record.

**MINUTES:**

Council minutes were not available.

**PROCLAMATIONS/PRESENTATIONS:** None.

**COUNCIL CONCERNS:**

**Councilor Henson** said he asked for information regarding Phase 1 of the Sidewalk Plan a few weeks ago and wondered how it was coming along. Wyntergreen apologized for the delay and said a report would be provided for the next meeting.

**CITIZENS CONCERNS:**

**John Lee, Tillamook Farmers Market**, provided the Council with an informational packet (Exhibit A) on the Farmers Market. It operates under the Tillamook Revitalization Association and their 501 (3) (c) status for the purpose of applying for grants. It costs the market approximately \$25,000 to operate. Vendors and sponsors contribute about \$16,000 annually. The remaining balance is acquired through fundraising and donations. He asked that Council review the information provided and to call him with any questions or requests for additional information.

**Tillamook City Council Meeting  
April 18, 2011**

**NEW BUSINESS:**

1. **Tillamook Revitalization Association, Chris Kell, TRA Administrative Assistant** presented the quarterly report and request for renewal of the Business License Surcharge monies, as well as a brief history of the TRA, Tillamook Farmers' Market and the 2<sup>nd</sup> Street Public Market. **Tom Connaughton**, Diamond Art Jewelers spoke in support of the request and asked for a 3-5 year contract.

**Sorensen** asked Council to address the request prior to Business License renewals being sent out the end of May. Council asked that it be placed on the agenda for the May 2<sup>nd</sup> meeting. **Councilor Henson** spoke in support of the benefits provided by the TRA. **Councilor Forster** asked that the staff address where the \$75 portion of the business license fee goes when putting together the information for the next meetings' packet.

**APPOINTMENTS:            BUDGET COMMITTEE**

**Mayor Weber** announced her recommendation that Alene Allen and Sheryl Pingel be re-appointed to their expired terms on the Tillamook Budget Committee.

**Councilor Sandusky** moved for the approval of the appointment of Alene Allen and Sheryl Pingel to the Tillamook City Budget Committee. **Councilor Forster** seconded the motion. There was no discussion. **Motion carried unanimously by Council seated.**

**Sorensen** administered the Oath of Office to Allen and Pingel.

**Councilor Martin** brought up that, due to a conflict, he would not be available to attend the May 11, 2011 Budget Committee meeting. Councilor Martin said it would not be a problem to hold the meeting without him present.

**PENDING BUSINESS:**

1. **Strategic Plan for 2011 – Wyntergreen** updated the Council on the Strategic Plan for 2011 that he put together at the direction of the Council from the workshop. He grouped like projects under Goals with an estimate of time and cost. Council now may review and amend or approve the list. A resolution would be presented for their approval at the next meeting.

**Councilor Sandusky** suggested Under Goal 3, Affordable, Quality Housing and Infrastructure additional language to include "explore the possibility of a homeless shelter with CDBG and any other grants available. **Councilor Davy** said the plan looked very ambitious. **Wyntergreen** responded that all goals would probably not be accomplished this year. **Councilor Forster** mentioned the need for the Vision Plan update as it would give guidance and direction to staff. **Wyntergreen** mentioned that, under Goal 7, it would be difficult to place a Charter change on the November ballot because time is limited and the cost has not been anticipated. This might have to be looked at in the future.

Under Goal 4, **Councilor Henson**, Chair of the Associations Committee mentioned that they held their first meeting and he has extended invitations to 7-8 citizens for their input and expertise to this committee. He recommended other committees do the same to benefit from people in the community.

Staff was asked to prepare a resolution for the next meeting to accept the Strategic Plan. It was noted that the list was ambitious and not all things would be accomplished in this fiscal year. It was mentioned that this would be the Strategic Plan for FY2011-13.

2. **City Attorney RFQ – City Manager Wyntergreen** presented the process used by the ad hoc review committee on the three applications received by the City for the City Attorney position. Requests were sent to 18 potential firms and the City received three back. They were from Albright & Kittell, Jordan Schrader and John Putman. He explained the rating and ranking process. Ranking of rates proved the most difficult.

**Tillamook City Council Meeting  
April 18, 2011**

The committee recommendation was the Law Firm of Jordan Schrader as of July 1<sup>st</sup>. Copies of all the applications were included in Council packets.

**Councilor Forster** declared two potential conflicts of interest in the fact that he brought his mother to John Putman for personal matters and Albright & Kittell he is currently being served by. Putman said that there was no conflict of interest as there was no monetary gain to either Forster or an immediate family member. Councilor Forster asked how it was determined who to send RFQ's to and how the committee to review the applications formed. Wyntergreen explained the selection format was sent to firms within Tillamook County and Lincoln County. Jordan Schrader requested a proposal. The ad hoc committee was selected by the mayor and himself. They tried to include people who use the city attorney a lot.

**Councilor Harris moved to approve the committee recommendation to retain Jordan Schrader for the City Attorney. The motion died for lack of a second.**

**Councilor Forster moved to retain John Putman for City Attorney for the next fiscal year. Councilor Henson seconded the motion.** There was no discussion. **Motion carried (5-1) with Councilor Harris casting a Nay vote.** Wyntergreen asked what option the Council would like as the application contained two different options (1) a retained hour contract and, (2) an hourly rate for payment. Council decided to go with Option #2 – Hourly Rate Contract.

## **LEGISLATIVE**

### **1. RESOLUTION – REIMBURSEMENT DISTRICT APPLICATION FEE**

**Wyntergreen** informed the Council that when they adopted the Reimbursement District Ordinance they determined to set the fee by resolution. The City now has an interested person and so the resolution is before the Council to set the fee at the recommended amount of \$500. Staff also recognized that engineering services might be needed and so the resolution also includes language that state that the applicant will be billed separately for the cost of engineering services.

**Councilor Sandusky moved approval of the resolution establishing the Administrative Reimbursement District Application Fee for the City of Tillamook at \$500. Councilor Forster seconded the motion. Motion carried unanimously by Council seated.**

### **MONTHLY REPORTS:**

**City Manager: Wyntergreen** went over items contained in his monthly report which was included in Council packets as part of the record. Main item was the rejection of the grant application to EPA for Holden Creek declaring the proposal did not clearly articulate our multiple environmental risk approach. A meeting will be scheduled in the near future with the Holden Creek Group to keep the momentum going.

**City Recorder: Sorensen** included her report in with Council packets.

### **Mayor's Report:**

**Mayor Weber** recognized Past Mayor Bob McPheeters in the audience. He will be presenting a request from Tillamook Estuaries Partnership at the next meeting.

### **COMMITTEE REPORTS:**

**Associations Committee:** Update by Committee Chair Councilor Henson.

**Tillamook City Council Meeting  
April 18, 2011**

**Finance Committee:** Update given by Councilor Sandusky. Minutes of the committee meeting of April 13, 2011 prepared and submitted in Council packets by Sorensen.

**Tillamook Urban Renewal Agency: Councilor Sandusky** reported that TURA met and will hold another meeting April 19, 2011 at 5:30 P.M. at City Hall. They discussed the process for façade and external building improvements loans.

**STAFF COMMUNICATIONS/CORRESPONDENCE/DISCUSSION:**

**Mayor Weber** referred to a letter received by the City from CIS Senior Risk Management Consultant John Zakariassen letting the City know they have received a grant for up to \$10,000 for the purchase of video recording camera and related equipment. The City was complimented for the project – reducing or lessening liability risk and exposure as well as property damage.

**AUTHORIZATION TO PAY BILLS:**

The Finance Committee had reviewed the current bills prepared for payment. **Councilor Martin moved to pay the bills approved by the Committee. A second was made by Councilor Sandusky. Council seated approved the motion unanimously.** Bills were paid in the following total amount. A copy of the voucher register is attached and by this reference is made a part of the record.

**GENERAL CHECKING ACCOUNT**

Special Batch 4/11/2011	Check #30554 - 30555	\$ 5,007.51
Special Batch 4/14/2011	Check #30556 - 30557	\$ 2,212.93
A/P Batch 2/22/2011	Checks # 30558-30626	\$ 90,377.81

**ADJOURNMENT:**

There being no further business Mayor Suzanne Weber adjourned the meeting at 8:34 P.M.

**APPROVED:**

\_\_\_\_\_  
**Mayor**

**ATTEST:**

\_\_\_\_\_  
**City Recorder**

**CITY OF TILLAMOOK  
MONDAY, DECEMBER 19, 2011 - 7:00 P.M.  
CITY HALL, 210 LAUREL AVENUE, TILLAMOOK OR 97141**

**EXECUTIVE SESSION:**

Mayor Weber called the Executive Session to order at 6:00 p.m. under ORS 192.660(2)(d) for Labor Negotiations, and ORS 192.660 (2)(h) for Pending Litigation.

**CALL TO ORDER/FLAG SALUTE:**

Mayor Weber called the regular City Council meeting to order at 7:00 P.M. and led the Pledge of Allegiance.

**ROLL CALL:**

**Those present for roll call:**

Mayor Suzanne Weber  
Councilor Joe Martin  
Councilor Cheryl Davy  
Councilor Steve Forster  
Councilor John Sandusky  
Councilor Doug Henson

**Absent:**

Councilor Matt Harris (Excused)

**Staff present:**

Paul Wyntergreen, City Manager  
Abigail Donowho, City Recorder  
Terry Wright, Chief of Police

**AGENDA:**

The posted agenda for the December 19, 2011 is attached and by this reference is made a part of the record.

**ADDITIONAL INFORMATION PROVIDED TO MEMBERS AFTER PACKET ISSUED:**

(Copies attached)

1. "Tsunami Ready, Tsunami Prepared" brochure (Exhibit A)

**MINUTES:** Council minutes for May 17, 2010, September 7, 2010, November 7, 2011, and December 5, 2011 were provided in Council packets. **Councilor Sandusky moved for approval of minutes for May 17, 2010, September 7, 2010, November 7, 2011, and December 5, 2011. Councilor Forster seconded. Motion carried unanimously by council seated.**

**PRESENTATIONS:**

1. **City of Tillamook Christmas Lighting Contest Awards--Mayor Weber** noted that this contest is an annual event.. She expressed her happiness in announcing this year's winners and thanked everyone who put forth effort to add to the beautification of the City. She thanked the judges Debbie Coleman, Lynda Casey, Mary Tucker, and Aileen Allen, and the City Recorder for their participation. Winners announced were as follows:

- **RESIDENTIAL**  
First Place: Dave and Rita Hogan at 3614 First Street;  
Second Place: Vicky Shively at 1005 Ninth Street;  
Third Place: Sherry Mello at 515 Douglas Avenue;

Honorable Mentions: Patrick and Christina Maahs at 1515 Ninth Street, and  
Lorenzo Ybarra at 1801 Eleventh Street.

- **COMMERCIAL:**  
First Place: Jim Kephart Floor Covering at 2111 Third Street;  
Second Place: Blue Heron French Cheese Company at 2001 Blue Heron Drive;  
Third Place: Wildflower Thrift Boutique at 114 Main Street;  
Honorable Mention: Moondancer at 1910 Fourth Street.

2. **Introduction of Oregon Department of Geology and Mineral Industries (DOGAMI) Tsunami Outreach— Public Affairs Specialist Jeannell Wyntergreen** thanked the Council for the opportunity to present the education portion of the Tsunami Outreach. She outlined that the drafts of hazard area maps will be available on January 25, 2012 and will be presented to the steering committee at that time. They will discuss the evacuation brochures to be created as a result of the new maps.

Tonight's presentation focused on the outreach program program—DOGAMI's Tsunami outreach program is in its third year in both the Tillamook and Coos Bay areas. Areas covered range from Garibaldi, Bay City, Barview Jetty, Cape Meares, Oceanside, Netarts, and the City of Tillamook. The program has five main goals to reach before the end of the grant period in July of 2012:

- **Goal #1: Pre-survey**--Councilor Forster had suggested that the Councilors each take ten surveys to theirwards in order to reach the goal of 100 participants. Surveys may be anonymous. **Wyntergreen** has asked for pre-surveys to be done at each Councilor's discretion, keeping in mind that post-surveys will be completed by the same people later in the year. The pre-surveys are due January 4, 2012, please return them to the City Manager.
- **Goal #2: Door-to door outreach in tsunami hazard areas**—After maps are available in January, door-to-door outreach will be initiated. A "map your neighborhood" goal is also included with the outreach program which will help educate residents and get them involved. One student at Tillamook High School has chosen the DOGAMI Tsunami Outreach as his community service project.
- **Goal #3: Tsunami Outreach Rally in Tillamook at Tillamook Bay Community College on March 11, 2012 from 1:00-5:00 p.m.**—On the one-year anniversary of the tsunami in Japan, an outreach rally will be held to inform the community about DOGAMI Tsunami Outreach. There will be speakers including DOGAMI cartographers, and Althea Rizzo from Emergency Management. Booths will be set up with information from the Coast Guard, ham radios, Citizen Emergency Response Team (CERT), and any group that can come forward participate. Survival kits will be addressed, including the possible need for 21-day kits instead of 72-hour kits in Tillamook County.
- **Goal #4: Evacuation Drill**—On Wednesday, May 23, 2012, a drill within specified hazard zones to address the interest and needs of the area will be coordinated. It will include help from the local police and fire departments. Area schools will also be participating.
- **Goal #5: Post-Survey**—The same people who participated in the pre-survey will be asked to complete a post-survey of the educational events and drills that have taken place in order to evaluate how well the outreach has worked.

More opportunities for educational events and programs will be available; however the main event will be the rally in March. **Specialist Wyntergreen** thanked the City Council for use of the office in the Transit Center for information distribution. When the maps are available, DOGAMI will utilize the space for the public. Large ward maps will also be displayed with street names to emphasize the "Map Your Neighborhood" program and generate interest. Contact information for the City Councilors and the DOGAMI Tsunami Outreach workers will also be posted.

**Emergency Manager Jerry Rilette** also thanked the Council for their time. He emphasized his 33 years in emergency services and explained that the grant DOGAMI has issued is really great to work with as it provides a lot of flexibility and availability to do what the community wants. He mentioned that CERT classes will be taught—a 24-hour class, for people of all ages and physical abilities, teaching disaster preparedness, search and rescue, team organization, to include a final exam with life-like demonstrations. This is a program to help teach people what NOT to do, and how to respond in emergency situations. Garibaldi will be one location. **Rilette** emphasized the program will be free or low-cost, and is a great program to help prepare for emergency events.

**Rilette** explained the “Map Your Neighborhood” areas are designed to create an organized line of communication in order to gain reports from areas throughout the County in an emergency situation. With good communication in place, emergency services will be able to better know what is needed and where.

He supplied the Council with a handout titled, “Tsunami Ready, Tsunami Prepared.” The City of Tillamook is not yet certified tsunami ready. With DOGAMI’s help, the certification will reduce flood insurance costs throughout the city, for both residential and commercial properties. **Councilor Forster** asked about training for councilors, mayors, and elected officials with a NIMS 402 class. **Rilette** stated that a three-hour class could be arranged. **Councilor Forster** also reiterated the importance of the pre-surveys, that the opinions and realism added to the program through the surveys can really benefit the people. **Councilor Sandusky** thanked Wyntergreen and Rilette for their time.

**City Manager Wyntergreen** noted the emergency exercise Chief Wright will do on January 4, 2012. **Chief Wright** talked about the incident response training planned for the City employees to be responders to emergency situation. Training will be at City Hall at 3:00 p.m., followed by the drill at 4:00 p.m. at the Courthouse.

**CITIZENS HEARING/AUDIENCE COMMENTS:** None

**PENDING BUSINESS:**

1. **Final Approval of TURA/City Parking Lot Lease Agreement**—**City Manager Wyntergreen** said that TURA has approved the agreement. There are no significant changes. The agreement is ready for approval along with the new parking fee schedule. **Wyntergreen** recommends that the Council authorize final approval of the agreement. **Councilor Sandusky** moved to approve the TURA/City of Tillamook Lease Agreement and have the Mayor sign it. **Councilor Martin** seconded. Motion carried unanimously by Council seated.

**NEW BUSINESS:**

1. **Approval of Police Contract**—**City Manager Wyntergreen** reminded the Council of the TEAMSTERS contract that has been presented by the local 458. The contract has been approved by the employees, as stated in a letter from the union. If the Council approves, the contract will be ratified. **Councilor Martin** moved for approval of the contract with the union for the police department to be effective from July 1, 2012 through June 30, 2016. **Councilor Sandusky** seconded. Motion carried unanimously by council seated.
2. **Set Workshop for FEMA/Hoquarton Properties**—**Mayor Weber** proposed a workshop to discuss plans for the Hoquarton area properties be held as soon as possible. It was set for Tuesday, January 3, 2012 before the regular Council meeting. **City Manager Wyntergreen** suggested the Council think about the potential of the newly acquired Safeway property. There are several contiguous parcels that need to be addressed.
3. **Set Workshop for IGA with Port of Tillamook Bay**—**City Manager Wyntergreen** mentioned that several items including points for IGA related to sewer extensions and water improvement should be discussed. The workshop was set for Tuesday, January 17, 2012 before the regular council meeting.
4. **SDC Workshop**—An SDC workshop was scheduled for February 6, 2011 before the regular Council meeting.

**LEGISLATIVE:**

1. **Resolution—Revised Fee Schedule for Monthly Parking Fees 2012**—**City Manager Wyntergreen** outlined the only change was to the monthly parking fee from \$20.00 per month to \$30.00 per month. All other fees remain the same. **Councilor Sandusky** moved for approval of a Resolution Amending Resolution Number 1564 Pertaining to the Fee Schedule of the City of Tillamook and Repealing Resolution Number 968 and Number 996. **Sandusky** seconded. Motion carried unanimously by council seated.
2. **Staff Report: Police Department, Chief Wright – Ordinance Updates**—**Chief Wright** reminded the council that these ordinances are updated regularly to reaffirm the ORS authority associated with each ordinance.
  - A.) **First Reading of Ordinance Amending Ordinance #1253**—**Chief Wright** noted a change needed in section one to the ordinance referenced from 1206 to 1253. **Councilor Sandusky** moved for the first reading of an Ordinance Amending Ordinance #1253 Relating to General Offenses, Defining Nuisances; Providing For Their Abatement; Providing Penalties; and Repealing Ordinance #1245 by

title only. Councilor Forster seconded. Motion carried unanimously by Council seated. The ordinance title was read by City Recorder Donowho.

- B.) **First Reading of Ordinance Amending Ordinance #1249**—Councilor Martin moved for the first reading of an **Ordinance Amending Ordinance #1249 Relating to Controlling Vehicular and Pedestrian Traffic** by title only. Councilor Forster seconded. Motion carried unanimously by Council seated. The ordinance title was read by City Recorder Donowho.
- C.) **First Reading of Ordinance Amending Ordinance #1216**—Chief Wright noted language changes in sections one and seven. Councilor Sandusky moved for the first reading of an **Ordinance Amending Ordinance 1216, and Ordinance Defining the Downtown Parking District, Prohibiting Employee/Employer, Volunteer, Resident, Resident Visitor and Student Parking within the Downtown Parking District and Defining Parking Control Zones and Signs** by title only. Councilor Forster seconded. Motion carried unanimously by Council seated. The ordinance title was read by City Recorder Donowho.
- D.) **First Reading of Ordinance Amending Ordinance #1233**—Councilor Martin moved for a first reading of an **Ordinance Amending Section 2 of Ordinance 1233, an Ordinance Authorizing the City of Tillamook Police Department to Check Criminal Information Records of the State of Oregon Law Enforcement Data System** by title only. Councilor Davy seconded. Motion carried unanimously by Council seated. The ordinance title was read by City Recorder Donowho.

### COUNCIL CONCERNS – Non-Agenda Items

Councilor Martin commented on the City's annual fall clean-up, and he thanked the lady who brought leaves for his garden.

### MONTHLY REPORTS:

1. **City Manager** – A verbal report was given by City Manager Wyntergreen updating the council on numerous issues:
- City shops clean-up will be held on the 28<sup>th</sup> and 29<sup>th</sup>;
  - Goodspeed Park is in the midst of preparation for the playground equipment installation in January;
  - Electric vehicle charging station locations are being discussed for three possible locations in Tillamook: 2<sup>nd</sup> & Ivy, the Shilo Inn (they are working with ODOT for a grant), and the Tillamook PUD is working with TCCA regarding sites at the Creamery. At this point, all efforts are independent, Wyntergreen will work to coordinate the efforts for consistency;
  - The Safeway property buyout is closing Tuesday, December 27, 2011. Public works will walk through and photo document the current property condition. Ideas for the property need to be discussed, however, Terry Sprenkel from the New 2 Used thrift store will temporarily utilize the building for storage before demolition. In lieu of rent, Sprenkel will pay the electric bill. Demolition will take place after flood season.

Councilor Davy asked about the City's liability regarding storage for the thrift store. Wyntergreen reassured the Council that the inventory is not valuable enough to cause concern.

- There will be two *Tuesday* night meetings in January due to the Monday observance of holidays;
- The Finance Committee will need to meet to discuss the TRT changes;
- The Personnel Committee needs to meet to look at the evaluation process and other personnel issues;
- Tsunami maps will be released on January 25, 2012.

Councilor Forster asked about the City Shops and where the process is in looking for different locations. Wyntergreen replied that both the potential purchase of Hinsman's property on Third Street or building a shop at the Wastewater Treatment Plant continue to be viable options.

2. **City Recorder**—City Recorder Donowho told that Council to expect some changes to the reporting format received as the Finance Officer would be submitting numbers in the future. She is busy learning the nuances of her new job, and thanked the Council for the opportunity to serve the City.
3. **Mayor** – Mayor Weber noted that committee sign-ups are coming up in January, so please be sure to refer anyone who might be interested. She thanked all of the people who participated in the lighting and decorating contest. She also

reminded everyone about the emergency preparedness drill to take place on January 4, 2012. The Mayor also noted that the Finance and Personnel committee's schedule their meetings.

**COMMITTEE REPORTS:**

1. **Personnel Committee**—No meeting was held.
2. **Urban Renewal Agency**—**Councilor Davy reported** that TURA is still looking at map and acreage updates to balance the boundaries. Financing options are moving forward with applications being wrapped up. Final approval of lease agreement as passed by Council. They are looking at painting the Tillamook Apartments. Shawna Sykes, will speak at the next TURA meeting about Local economics for Tillamook. The Agency currently holds two meetings a month, but is considering going to once a month.
3. **Associations Committee**—**Mayor Weber reported** that the “Branding” of Tillamook sign proposal from Chamber of Commerce is moving along nicely. Justin Aufdermauer will bring more information regarding the structure and locations of the signs to the next meeting on the second Thursday in January at the Port of Tillamook Bay.

**AUTHORIZATION TO PAY BILLS:**

The Finance Committee had reviewed the current bills prepared for payment. **Councilor Martin moved to pay the bills approved by the Committee. Councilor Sandusky seconded the motion. Council seated approved the motion unanimously.**

**GENERAL CHECKING ACCOUNT**

Special Batch 12/19/2011	Checks #31688	\$ 366.43
A/P 12/09/2011	Checks #31626-31687	\$60,391.10

**ADJOURNMENT:**

There being no further business Mayor Weber adjourned the meeting at 8:10 p.m.

**APPROVED:**

\_\_\_\_\_

**Mayor** **Date**

**ATTEST:**

\_\_\_\_\_

**City Recorder** **Date**

ORDINANCE NO. \_\_\_\_

**AN ORDINANCE AMENDING ORDINANCE #1253 RELATING TO GENERAL OFFENSES, DEFINING NUISANCES; PROVIDING FOR THEIR ABATEMENT; PROVIDING PENALTIES; AND REPEALING ORDINANCE NO. 1245**

**WHEREAS**, the City of Tillamook enforces general offenses,

**NOW, THEREFORE**, the City of Tillamook ordains as follows:

**Section 1:**

Section 5, paragraph one (1), Definitions, Ordinance #1253, shall be:

**Section 5:** Definitions, Interpretation & Conflict of Laws.

Except where the context clearly indicates a different meaning, the definitions contained in the Oregon Revised Statutes, as now or hereafter constituted, are adopted by reference and made a part of this ordinance. In any conflict of laws, City's definitions and interpretation shall control. The City Council expressly retains the exclusive authority to define and interpret the meaning and application of City's ordinances, orders, rules, resolutions and/or other City Law, even those laws borrowed from any other jurisdiction and incorporated as City law, e.g. Oregon Revised Statutes. The City Council reaffirms and adopts current O.R.S. and O.A.R. in effect and referenced in Ordinance #1253 on the date of the first reading of this Ordinance.

**PASSED** 1<sup>st</sup> reading by the Tillamook City Council on this 19<sup>th</sup> day of December 2011.

**PASSED** 2<sup>nd</sup> reading by the Tillamook City Council on this 3<sup>rd</sup> day of January 2012.

**APPROVED** by the Tillamook City Council this 3<sup>rd</sup> day of January 2012.

**ADOPTED** by the Tillamook City Council this 3<sup>rd</sup> day of January 2012.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING ORDINANCE #1249 RELATING TO CONTROLLING VEHICULAR AND PEDESTRIAN TRAFFIC.**

**WHEREAS**, the City of Tillamook enforces general offenses,

**NOW, THEREFORE**, the City of Tillamook ordains as follows:

**Section 2:**

Section 2, Applicability of State Traffic Laws, Ordinance #1249, shall be:

**Section 2:** Definitions, Interpretation & Conflict of Laws.

Except where the context clearly indicates a different meaning, the definitions contained in the Oregon Revised Statutes, as now or hereafter constituted, are adopted by reference and made a part of this ordinance. In any conflict of laws, City's definitions and interpretation shall control. The City Council expressly retains the exclusive authority to define and interpret the meaning and application of City's ordinances, orders, rules, resolutions and/or other City Law, even those laws borrowed from any other jurisdiction and incorporated as City law, e.g. Oregon Revised Statutes. The City Council reaffirms and adopts current O.R.S. and O.A.R. in effect and referenced in ordinance 1249 on the date of the first reading of this Ordinance.

**PASSED** 1<sup>st</sup> reading by the Tillamook City Council on this 19<sup>th</sup> day of December 2011.

**PASSED** 2<sup>nd</sup> reading by the Tillamook City Council on this 3<sup>rd</sup> day of January 2012.

**APPROVED** by the Tillamook City Council this 3<sup>rd</sup> day of January 2012.

**ADOPTED** by the Tillamook City Council this 3<sup>rd</sup> day of January 2012.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING ORDINANCE 1216, AN ORDINANCE DEFINING THE DOWNTOWN PARKING DISTRICT, PROHIBITING EMPLOYEE/EMPLOYER, VOLUNTEER, RESIDENT, RESIDENT VISITOR AND STUDENT PARKING WITHIN THE DOWNTOWN PARKING DISTRICT AND DEFINING PARKING CONTROL ZONES AND SIGNS.**

The City of Tillamook ordains as follows;

**Section 1:**

Section 1, Definitions section for Permits shall be amended to read as follows;

Permit(s) include a daily construction permit as well as a delivery permit. These permit(s) are described and enforced in the City of Tillamook vehicle and pedestrian control ordinance.

Delivery permit(s) allow permit holder(s) to park in any parking space in the Downtown Parking District for up to 15 minutes at a time for the purpose of loading, unloading, delivering or picking up items from their place of business or employment, providing a temporary exemption from zone restriction(s) indicated for that space. Delivery and construction permits shall be requested through the Police Department.

**Section 7:**

Section 7: Limited exception from Ordinance Application shall be amended to read;

Any person, business or group of business(s) may apply to the City for a change or exception from restrictions imposed by this ordinance, within the Downtown Parking District. All other laws and ordinance(s) shall remain in full force and effect. Application(s) for exception shall be obtained from City Hall during business hours. Completed applications, once received by the City, shall be set for review by the Public Works Committee at the next scheduled Public Works Committee Meeting. The Public Works Committee, upon review of the application, shall then make a recommendation to the City Council to approve, deny or send back for further information, the application presented. The City Manager, or his designee, may, under special circumstances, grant the exception. Special circumstances could include, but not be limited to, emergency construction, special event or activity or other circumstance where time does not allow for the extended period for proper review. In these cases, if exception is approved, the City Manager or designee shall give a brief report to the next Public Works Committee meeting, of the exception allowed. The application shall include name, address and contact number(s) for applicant as well as dates and time periods the exception or change is requested for, a description of the reason or activity and the applicant shall sign and date the request.

**PASSED** 1<sup>st</sup> reading by the Tillamook City Council on this 19<sup>th</sup> day of December 2011.

**PASSED** 2<sup>nd</sup> reading by the Tillamook City Council on this 3<sup>rd</sup> day of January 2012.

**APPROVED** by the Tillamook City Council this 3<sup>rd</sup> day of January 2012.

**ADOPTED** by the Tillamook City Council this 3<sup>rd</sup> day of January 2012.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AMENDING SECTION 2 OF ORDINANCE 1233, AN ORDINANCE AUTHORIZING THE CITY OF TILLAMOOK POLICE DEPARTMENT TO CHECK CRIMINAL INFORMATION RECORDS OF THE STATE OF OREGON LAW ENFORCEMENT DATA SYSTEM**

**WHEREAS** The City Council of the City of Tillamook finds for reasons recited, that it is in the public interest to access Oregon State Police criminal offender information through the Law Enforcement Data System, for all applicants of employment, commercial resale business license applicants, transient merchant license applicants, liquor license applicants, taxi license applicants, applicants for other licenses as allowed by the city, and certain other non-profit volunteers;

**NOW THEREFORE**, the City Council of the City of Tillamook ordains as follows:

**Section 1:**

Section 2. Definitions shall be amended to read as follows:

“License” here means permission from a competent municipal or state government authority to do an act which, without such permission, would be illegal, a trespass, or a tort. License includes but is not limited to commercial resale business license, transient merchant license, taxi license and/or Oregon Liquor Control Commission licenses or renewals. A “license” here does not include a registration with any government entity where the person’s action is legal whether or not the person is registered, e.g. City’s business registration license.

Except where the context clearly indicates a different meaning, the definitions contained in the Oregon Revised Statutes and Oregon Administrative Rules, as now or hereafter constituted, are adopted by reference and made a part of this ordinance. In any conflict of laws, City’s definitions and interpretation shall control. The City Council expressly retains the exclusive authority to define and interpret the meaning and application of City’s ordinances, orders, rules, resolutions and/or other City law, even those laws borrowed from any other jurisdiction and incorporated as City law, e.g. Oregon Revised Statutes.

**PASSED** 1<sup>st</sup> reading by the Tillamook City Council on this 19<sup>th</sup> day of December 2011.

**PASSED** 2<sup>nd</sup> reading by the Tillamook City Council on this 3<sup>rd</sup> day of January 2012.

**APPROVED** by the Tillamook City Council this 3<sup>rd</sup> day of January 2012.

**ADOPTED** by the Tillamook City Council this 3<sup>rd</sup> day of January 2012.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

**Monthly Report to Mayor and Council**  
**Police Department**  
**December 2011**

- Aaron Miller was injured in his last 2 weeks of the academy. He should be fine and participating in the Field training program fully in about 6 weeks but has to go back to the academy for 3 days of makeup. This is going to delay the day he is out on his own. I will keep you updated.
- The closing date for applications for retiring Officer McFarland's position was 11/18/11. We received 10 certified or certifiable applications and almost 50 non certified applications. We are working through the process and I will keep you updated.
- The state has changed, through legislation, fines and collections from citations for all violations, to include municipal ordinances and parking fines. We are still flushing out the details and should have more information soon but our revenues will probably be affected. For now it does not look like this will effect parking or ordinance tickets after all, which is good news. There will be some impact but we will not know until there is some history. I will keep you updated.
- We provided shopping and or gifts to over 55 children through our Shop with a Cop program this year. The program went well and the children were very deserving.
- January 4<sup>th</sup>, 2012 is tentatively set as the training and scenario drill date for all City employees in regards to our Incident response Plan. The Mayor and Council are all invited to participate. I will provide more information and exact time as we get closer.
- We are working on getting a sound decibel meter and will look at ordinance(s) from other cities to address certain noise level issues, especially vehicle noise from exhaust and braking. I will keep you updated.
- We had no major issues through the Christmas week.
- We will be working with the selected vendor on installation of cameras at the waste water treatment plant/park and City Hall. This is being paid through a grant through CCIS, our insurance vendor.

# Memo

City of Tillamook  
210 Laurel Avenue  
Tillamook, OR 97141



**To:** Honorable Mayor and City Council Members  
**From:** David Mattison, City Planner *DM*  
**Date:** December 28, 2011  
**Re:** December 2011 Monthly Report City Planning Department

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◆ **Building/Zoning Permits issued:**

- ▶ Accessory Structure (4H Livestock Pavilion) at 4603 Third Street (Fairgrounds),
- ▶ Building Addition at 524 Douglas Avenue,
- ▶ Interior Remodel (additional (2) studio apartments) at 1708 Fourth Street,
- ▶ Accessory Structure at 905 Pacific Avenue (Dr. Coy Dentistry),
- ▶ Accessory Structure (flag pole foundation) at 201 Laurel Ave.

◆ **Electrical/Mechanical/Plumbing Permits issued:**

**PENDING  
COUNTY  
SUBMITTAL**

◆ **Special Projects:**

- ▶ City Comprehensive Plan update/edit work preparation for Planning Commission,
- ▶ City Parks and Recreation Master Plan update/edit work preparation for Planning Commission,
- ▶ 4-H Livestock Pavilion (to replace the existing Horse Barn) approved administratively (SP-11-01) for construction on County Fairgrounds,
- ▶ Tree City USA Recertification.

◆ **Meetings/Correspondence/Time Off:**

- ▶ Correspondence with City Manager regarding Parks and Recreation Master Plan development (12/04/11),
- ▶ Attendance of PMT meeting regarding US101/OR6 project with CH2MHill & ODOT (12/07/11),
- ▶ Attendance of meeting with Planning Commission Chair regarding Parks and Recreation Master Plan development (12/14/11),
- ▶ Correspondence with Kristin Ramstad, TCUSA, regarding Tree City USA recertification (12/15/11),
- ▶ Attendance of meeting with City Manager regarding Parks and Recreation Master Plan development (12/21/11),
- ▶ OFLA Time off: (12/01/11–12/02/11, 12/08/11–12/09/11, 12/19/11–12/20/11, 12/22/11–12/23/11, 12/29/11).

◆ **Upcoming Events:**

- ▶ Planning Commission Meeting (01/05/12),
- ▶ OFLA Time off: (01/03/12–01/04/12, 01/17/12, 01/19/12–01/20/12, 01/30/12–01/31/12).

City of Tillamook  
210 Laurel Ave.  
Tillamook, OR 97141



# Memo

**To:** Paul Wyntergreen, City Manager  
**From:** Arley Sullivan, Public Works Director *AS*  
**Date:** December 27, 2011  
**Re:** Director's Report for December 2011

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## **Water Division:**

The crew has been doing maintenance at the water treatment plant. They have been applying a rust inhibitor and then painting the filter bases to help preserve the metal from further corrosion.

## **Street Division:**

The crew has been pothole patching throughout the city as time allows. The Goodspeed Park play equipment area has been dug out in preparation for the new play equipment to be installed in January. Street name signs are being replaced with the new easier to read signs as time allows.

## **Sewer Division:**

The new hire at the WWTP is proving to be a real asset to the team. He is a certified mechanic and certified T.V. Technician and has a great deal of experience in T.V. recording of the City's collection system as well as mapping the same while working for his previous employer.

## **General:**

We are continuing to work closely with Bay City on the waterline inter-tie project. The 3<sup>rd</sup> Street Upgrade Project is moving along well. Anderson Geological will be doing the shop clean-up starting this week. It should only take a couple of days to do the job.

# CITY OF TILLAMOOK



City of Tillamook  
210 Laurel Avenue  
Tillamook, OR 97141

Fax: 503-842-3445  
Telephone: 503-842-2472

December 21, 2011

Board of Commissioners

Tillamook County

201 Laurel Avenue

Tillamook, OR 97141

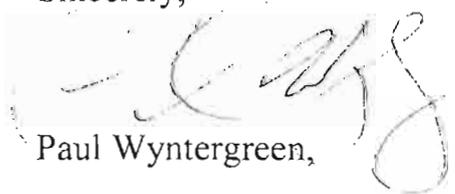
Dear Commissioners,

This letter is to request that you authorize the cancellation of delinquent taxes, in accordance with ORS 311.795, on the recently donated "Schmidt" property, ID 1S1025AC0010.

This property on the Hoquarton was deeded to the City some time ago, but the City's acceptance was delayed as we performed our due diligence related to environmental concerns. Due to that delay, certain taxes were accrued which was not the fault of the donors.

Given that this parcel will be placed into our Parks master planning for public use in perpetuity, we would greatly appreciate your assistance in granting this relief.

Sincerely,



Paul Wyntergreen,

City Manager



# Oregon

John A. Kitzhaber, MD, Governor

Department of Environmental Quality  
Northwest Region  
2020 SW 4th Ave, Suite 400  
Portland, OR 97201  
(503) 229-5263  
FAX (503) 229-6945  
TTY 711

December 22, 2011

Mr. James Schmidt  
P.O. Box 545  
North Plains, Oregon

**Re: No Further Action Determination**  
Schmidt Property Site  
Tillamook, Oregon  
ECSI # 1360

Dear Mr. Schmidt:

The Oregon Department of Environmental Quality (DEQ) has completed an environmental investigation of the Schmidt Property Site located north of the intersection of Front Street and Douglas Avenue in Tillamook, Oregon (tax lot #1S1025-AC-00100). The investigation was performed using DEQ's State Response Grant Brownfields funding from the Environmental Protection Agency.

Based on the results of the investigation, DEQ has determined that remaining levels of contamination at the site do not pose a significant threat to public health, safety and welfare, or the environment as specified in OAR 340-122-0040. Therefore, no further action is required under ORS 465.200 et seq., unless additional information becomes available which indicates further investigation is warranted. The basis of the DEQ's decision is presented in DEQ's proposed closure memorandum, dated December 22, 2011 (attached).

No remedial action has been performed at the site and no Public Notice pursuant to ORS 465.320 has been issued regarding this no further action determination.

As you will note in the enclosed closure memorandum, solid waste remaining on the property should be properly recycled and/or disposed of in accordance with applicable local and state regulations and guidance. If you have questions regarding the recycling or disposal of solid waste, please contact DEQ Solid Waste Program representative Stephanie Rawson at (503) 229-5562 or Tillamook County Solid Waste Coordinator Jennifer Purcell at (503) 815-3975.

If you have any questions regarding the investigation, please contact the Project Manager for this site, Rebecca Wells-Albers, at (503) 229-5585 or via email at [wells-albers.rebecca@deq.state.or.us](mailto:wells-albers.rebecca@deq.state.or.us).

Sincerely,

Keith Johnson, Manager  
NW Region Cleanup Section

Encl: DEQ Closure Memorandum – Proposed Closure for Schmidt Property (ECSI # 1360), December 22, 2011.  
Site Investigation Report, Schmidt Property, Map 1S 10 25AC, Tax Lot 100, Tillamook, Oregon, June 29, 2011.

cc: Ms. Victoria Lopez, 1160 Highway 101 North, Tillamook , OR 97141  
Paul Wyntergreen, Tillamook City Hall, 210 Laurel Avenue, Tillamook, OR 97141  
Mike Slater, EPA Region 10, 805 SW Broadway, Suite 500, Portland, OR 97205  
Jennifer Purcell, Tillamook County Solid Waste Coordinator (via email)  
Stephanie Rawson, OR DEQ, NWR, Solid Waste Program (via email)  
Troy Fowler, Hart Crowser (via email)

**Date:** December 22, 2011  
**To:** File  
**From:** Rebecca Wells-Albers, Northwest Cleanup Section  
**Subject:** Proposed Closure for Schmidt Property  
ECSI# 1360

**PURPOSE**

This document presents a summary of the environmental investigations performed at the Schmidt Property, the west side of the former foundry/welding shop located to the south of the Schmidt property, and the city owned property between the Schmidt Property and Hoquarten Slough in Tillamook, Oregon. These properties are located approximately 200 feet north of the intersection of Front Street and Douglas Street on the northwest side of downtown Tillamook. The purpose of this memo is to document DEQ's recommendation for a No Further Action determination for the Schmidt and city owned property.

Because no remedial actions have been completed for the site, nor are they necessary, a public comment period will not be conducted. A press release will be issued following the issuance of the No Further Action determination.

**BACKGROUND**

This section summarizes background information, history, and land use at the site. The Schmidt site was entered into the Environmental Cleanup Site Information (ECSI) database in April 1993 due to concerns over previous site use that included illegal dumping.

**Physical Setting and History**

The Schmidt Property site is located on the northwest side of downtown Tillamook, approximately 200 feet north of the intersection of Front Street and Douglas Street (Figure 1). The 0.68-acre site is located within the southwest quarter of the northeast quarter of Section 25, Township 1 South, Range 10 West (Willamette Baseline and Meridian). The site is undeveloped land partially covered with dense vegetation on the north, east, and west (Figure 2). The southern portion of the property contains a significant volume of broken up concrete and rough-poured concrete from batch excesses. Scrap lumber, automobile parts, and scrap plastic associated with unauthorized dumping are present on the south side of the property. An illegally constructed dwelling, comprised of a camping area, is present in a wooded area on the north side of the site.

Figure 2 shows surrounding property use. The site is situated at approximately 15 feet above mean sea level, located within the 100-year flood plain, with a gradual topographic slope to the north and east towards the Hoquarten Slough. The site is located approximately 50-100 feet from Hoquarten Slough, which borders the site to the north and east and flows west/northwest to the Tillamook River. Neighboring properties to the south include Coastwide Ready-Mix (former Erskine Oil site) and a former foundry and welding shop. Erskine Oil underwent an extensive cleanup for a leaking underground storage tank and was issued an NFA in 2008 (DEQ LUST # 29-92-0087). Coats Lumber Mill (no longer operating) is located to the west of the site. DEQ found no record of environmental investigations for either the foundry or Coats Lumber Mill properties.

In 2010, the Beatrice Schmidt Trust offered the subject property for donation to the City of Tillamook (City). Due to the site's history of unauthorized dumping and the surrounding land use that included a foundry and mill, the City requested assistance to use funds from DEQ's 128(a) EPA Brownfield Grant to conduct an expanded investigation of the property to determine if a release of hazardous substances had occurred. The City would like to redevelop the property and include it in their proposed water trail system. The redeveloped site, as planned, would include a canoe and kayak launch for recreational use of the Hoquarten Slough.

### **Geology**

The regional geology consists of flood plain and terrace alluvium overlying Tertiary volcanic deposits. Flood plain and marine bay deposits in the area occur to a depth of 75-100 feet, and consist of sand, silt and clay with scarce to abundant organic matter and occasional layers of coarse sand and gravel. These deposits are underlain by coarser Pleistocene terrace sand and gravel. Locally, these combined deposits reach a thickness of up to 200 feet.

Borings completed at the site have shown the shallow native soils consisting of sandy silt to gravelly sand with varying amounts of clay. Concrete fill was observed with a thickness of up to 7.5 feet thick in the southern site, with concrete layers found intermittently between layers of soil or other debris (e.g., plastic and fibrous board) at other locations.

### **Hydrogeology**

Groundwater was generally found between 2.5 and 7 feet below ground surface (bgs) in sampling events performed between 2009 and 2011. Historical groundwater levels collected from the Erskine Oil site ranged from 0 to 6 feet bgs. During the May 2011 sampling event, groundwater in one borehole (HC-2) was not encountered until 20 feet bgs. The low permeability of the silty clay at the site may account for this anomaly. Groundwater at the Erskine Oil site flows northeast to northwest towards the Hoquarten Slough and is tidally influenced. At the subject site, shallow groundwater is likewise presumed to flow north and east towards the slough.

### **Beneficial Land and Water Uses**

The property is currently zoned for industrial purposes. The property is proposed for redevelopment for use as a community park with a canoe and kayak launch on Hoquarten Slough. This proposed use will require a change in zoning from industrial to public space.

A review of Oregon Water Resources Department (OWRD) well logs and water rights information shows no records of well logs for the Schmidt property (Attachment 1). Although the site is not currently served by a public drinking water system, the City of Tillamook provides drinking water to surrounding properties. It is unlikely that shallow groundwater at the site would be beneficially used in the future due to the availability of City water and the limited yield of shallow groundwater beneath the site.

The U.S. Fish and Wildlife Service has designated the north and eastern portions of the site, immediately adjacent to the Hoquarten Slough, as wetlands (Attachment 2).

## **ENVIRONMENTAL INVESTIGATIONS**

This section summarizes the investigations conducted at the Schmidt Property site from 2009 to 2011.

### **Solid Waste Complaint Investigation**

In 1985, DEQ assigned ECSI #1360 to the property following a site inspection regarding a solid waste complaint for illegal disposal of materials. The inspection noted household waste, demolition debris, and concrete batch excesses with no indication of hazardous substance disposal. DEQ requested the property owner stop further disposal of solid waste and submit a closure plan. The site owner responded to DEQ's

request indicating that access to the property would be restricted, however a closure plan was never submitted. DEQ conducted an additional site visit in 1995; no new waste was observed with the exception of additional concrete excess (concrete slurry from mixers that was dumped on the site). DEQ's Solid Waste Program closed the complaint investigation and referred the Schmidt property to the Site Assessment Section for further evaluation.

In July, 1996, DEQ's Site Assessment Section concluded that no further action was required at the site based on the lack of evidence that hazardous substances were disposed of on site, the non-hazardous nature of chemicals commonly used in the concrete batching industry, and the lack of contaminants detected in the monitoring well on the Erskine Oil site. No environmental sampling was conducted on the property as part of the site assessment. Prior to accepting ownership of the property, the City wanted to conduct a thorough investigation, that included soil and groundwater sampling, to quantitatively determine if a release of a hazardous substance had occurred at the site.

#### **Phase I Environmental Site Assessment**

In response to the Beatrice Schmidt Trust donation proposal to the City, a Phase I Environmental Assessment was completed by Anderson Geological in October 2009. The Phase I report concluded that past use of the subject property for the uncontrolled placement of waste materials presented a concern, and that hazardous substances could be present.

#### **Phase II Environmental Site Assessment**

In November 2009, Anderson Geological completed a Phase II Environmental Assessment. The Phase II investigation included groundwater sampling at one location (HA1-W) on the northeast corner of the property. This sampling location was in the presumed downgradient groundwater location from the concrete excess and waste material located at the south portion of the property (Figure 3). Additional sampling was not completed due to the presence of hardened concrete over much of the southern site where access could be gained (the northern site is heavily treed/vegetated and access difficult).

At this sampling location, a hand-augered boring was advanced to 3 feet bgs. Field screening of recovered soil and groundwater included evaluation with a portable photoionization detector (PID). No evidence of contamination was noted.

The groundwater sample was analyzed for Total Petroleum Hydrocarbons (TPH-HCID), volatile organic compounds (VOCs) and dissolved (RCRA 8) metals. No petroleum hydrocarbons or VOCs were detected in the groundwater sample. Dissolved levels of barium and selenium were found at 4.33ug/L and 1.08 ug/L, respectively, which are below levels of concern for human health and ecological receptors.

The Phase II report concluded that no further investigation was recommended. The conclusion was based on the analytical results of the groundwater sample which did not show a significant impact to the subject property.

#### **Additional Site Investigation**

DEQ initiated a Phase II Site Investigation (SI) in January 2011 using U.S. Environmental Protection Agency (EPA) Brownfield Site Response Grant funding. The purpose of the Phase II SI was to conduct a thorough investigation of the site, the western portion of former foundry property to the south, and the city owned property to the Hoquarten Slough to determine if a release of hazardous substances had occurred at the site and whether unacceptable risks to human health or the environment were present. Previous investigations conducted by DEQ's Site Assessment Program and the City only included the analysis of one groundwater sample. Therefore, a site characterization sampling event was conducted by DEQ's contractor Hart Crowser in May 2011. The sampling event included the collection of seven soil and eight groundwater samples from across the site. All soil and groundwater samples were analyzed for

petroleum hydrocarbons (TPH-HCID) and metals. Select soil and groundwater samples were analyzed for TPH-gasoline (TPH-Gx), TPH-diesel and heavy oil (TPH-Dx), VOCs, polycyclic aromatic hydrocarbons (PAHs) and polychlorinated biphenyls (PCBs). Due to a field observation of potential asbestos containing fibers found in one soil boring (HC-2), analysis for asbestos in soil and groundwater was conducted at this location. Sample locations and contaminant concentrations are shown in Figures 3, 4, and 5.

### **Soil Sampling**

Seven soil samples collected from roto-sonic borings were submitted for laboratory analysis. Six of the seven borings were advanced to below the soil-water interface, which ranged in depth between 7.5 feet bgs to 11 feet bgs. Due to the difficulty encountering groundwater, sample location HC-2 was completed to 25 feet bgs. Sample collection from each boring was based on screening with a PID, the presence of petroleum odor, change in soil color, or other debris of interest. If no field observations of contamination were present, the sample was collected from just below the waste concrete layer, which is likely to be the “leave” surface following site redevelopment. Two soil borings showed signs of contamination. Burned material, plastic, and potential asbestos containing material were observed in HC-2 and a petroleum odor and sheen was observed in HC-4.

TPH concentrations ranged from non-detect to 7,400 mg/kg. The highest TPH detection was noted at sample location HC-6. VOCs were detected above method detection limits in two of the three soil samples analyzed, with all but one of the detections flagged as estimated values. PAHs were detected in two soil samples that showed the highest level of TPH. Benzo(a)pyrene was detected up to 0.02 mg/kg in sample HC-6. No PCBs were detected.

Attachment #3 presents soil sampling results for metals from the May 2011 sampling effort. Arsenic, lead, chromium, and zinc were detected up to 9.8 mg/kg, 130 mg/kg, 53 mg/kg, and 410 mg/kg, respectively.

### **Groundwater Sampling**

Eight groundwater samples were collected from temporary well screens installed into seven roto-sonic borings and one hand-augered boring. All groundwater samples were analyzed for total metals analysis, TPH-HCID, and VOCs. Select groundwater samples were also analyzed for TPH-Gx, TPH-Dx, PAHs, and asbestos. PCBs were not analyzed in any groundwater samples given their affinity for soils and general lack of mobility.

TPH was detected to 125 ug/L in one groundwater sample, however this value was estimated due to the concentration being below the lowest calibration point of the analytical instrument. PAHs were detected in all of the samples analyzed, with the highest level of benzo(a)pyrene present at 0.013 ug/L. VOCs were detected above the method detection limit (MDL) in four of the eight samples, with all of the detections flagged as estimated values. No asbestos was detected in groundwater.

Levels of total metals were found up to 31 ug/L for arsenic, 160 ug/L for chromium, 190 ug/L for copper, 640 ug/L for lead, 0.94 ug/L for mercury and 600 ug/L for zinc.

### **CONCEPTUAL SITE MODEL**

The location of the facility (LOF) is based on environmental sampling results that show soil and groundwater impacts. Therefore, the LOF is defined as the Schmidt Property, the west side of the former foundry and welding shop, and the city-owned property approximately north and west of the site extending to the Hoquarten Slough (Figure 3).

The contaminants of interest include TPH as diesel and heavy oil, PAHs, VOCs and metals.

The property is currently zoned for industrial purposes. Future proposed redevelopment plans for the site involve construction of a community park to include a canoe and kayak launch on the Hoquarten Slough. The proposed redevelopment plan will require a change in zoning from industrial to public space. The following current and future potential receptors were identified for the risk-based screening:

- Recreational Park Users (future)
- Occupational Workers (future)
- Construction Workers (future)
- Excavation Workers (future)
- Trespasser (current)
- Terrestrial Ecological (current and future)
- Aquatic Ecological (current and future)
- Recreational Fishers (current and future)

The following is a summary of each of the applicable exposure pathways for soil and groundwater:

#### Soil

Soil Ingestion, Dermal Contact and Inhalation: This pathway is considered complete for current trespassers, future recreational park users, future occupational workers, and future construction workers.

Vapor Intrusion into Buildings and Volatilization to Outdoor Air: This pathway is considered potentially complete for current and future receptors, however volatile contaminants were not detected above volatilization risk-based concentrations (RBCs). Therefore, this pathway was not considered further.

Leaching to Groundwater: Shallow groundwater in the vicinity of the site was not found to have a current or likely future beneficial use as drinking water. However, given the location of the site immediately adjacent to the Hoquarten Slough, this exposure pathway is considered potentially complete for aquatic receptors due to the groundwater recharge potential into the slough.

Soil contamination migrating to surface waters or sediment: This pathway is considered potentially complete for current and future recreational fishers and aquatic ecological receptors.

Terrestrial ecological exposure to soil is considered a complete pathway.

#### Groundwater

Groundwater in Excavation: This pathway is considered potentially complete for future construction and future excavation workers.

Vapor Intrusion into Buildings and Volatilization to Outdoor Air: This pathway is considered potentially complete for current and future receptors, however volatile contaminants were not detected above volatilization RBCs. Therefore, this pathway was not considered further.

Migration to surface water: This pathway is considered potentially complete for current and future recreational fishers and aquatic ecological receptors.

It is unlikely that shallow groundwater at the site would be used for drinking water purposes in the future due to the availability of the City of Tillamook's public water system and the inadequate yield of shallow groundwater at the site. A query of the OWRD's well log database is included in Attachment #1. The

closest drinking water well to the Schmidt property is approximately one mile west of the site across the Trask River. Therefore, consumptive use of groundwater is not considered a complete exposure pathway.

### **RISK ASSESSMENT SCREENING**

This section discusses human health and ecological exposure risk screening conducted for the site. Human health risk-based screening was conducted for the receptors identified. An exposure point concentration (EPC) was calculated for metals concentrations in soil at the site to provide an evaluation of site-wide risk to humans and ecological receptors, and was the basis for site screening. For remaining contaminants, individual detections were screened against relevant RBCs and screening level values (SLVs). The concentrations and EPCs of contaminants of interest in the investigation were compared to either DEQ generic RBCs, SLVs, or site-specific RBCs for a recreational user exposure scenario.

For human exposure to soil and groundwater, RBCs presented in DEQ's Risk-Based Decision Making for the Remediation of Petroleum-Contaminated Sites (September 2003) were used. In evaluating (terrestrial) mammal, bird, invertebrate, and plant exposure to soil contamination, DEQ SLVs (2007) and EPA Regional Soil Screening Levels (SSLs) were used. Finally, risks to human (recreational fishers) and ecological in-water receptors from erodible soils were evaluated using screening values compiled in Table 3-1 of the Portland Harbor Joint Source Control Strategy (September 2005) (JSCS).

To calculate the site-specific recreational user RBC, the default urban residential exposure period was decreased to two hours per day for 350 days per year. All other exposure assumptions remained the same.

For terrestrial ecological receptors, soil exposure was evaluated against population-level effects using EPA Ecological Soil Screening levels (EcoSSLs) for toxicity. As no individual threatened or endangered species were identified at the Schmidt site, the five time multiplier was applied to the EcoSSLs to determine terrestrial ecological risk to birds and mammals.

Chemical data on groundwater samples were compared to RBCs for human health receptors and JSCS SLVs for human health and ecological aquatic receptors.

#### **Risk Screening**

A summary of risk screening conclusions for each applicable exposure pathway is presented below:

#### Soil

##### *Human Health Risk*

Soil concentrations of TPH, PAHs, VOCs, PCBs, and all metals except arsenic do not result in direct contact risks for future recreational users, future occupational workers, future construction workers, or future excavation workers. TPH, VOCs, and PAHs with the exception of benzo(a)pyrene, were below all applicable RBCs and JSCS SLVs. Levels of arsenic at some sampling locations exceed RBCs for future recreational, occupational, and current trespasser receptors. However, the mean estimate of 7.5 mg/kg for arsenic, as calculated from site-wide data, is only slightly above the naturally-occurring background level of 7 mg/kg. The site-related risk from arsenic is therefore not considered to be significant.

Exposure to current trespasser receptors was conservatively evaluated using DEQ's default RBCs for residential use (which assume that trespasser occupancy would be full-time). Benzo(a)pyrene and chromium concentrations were present in two soil samples at 0.02 mg/kg and 53 mg/kg, respectively. These concentrations only modestly exceed the residential RBC of 0.015 mg/kg for benzo(a)pyrene and 38 mg/kg for chromium, while the calculated EPC for chromium detected at the site is 39 mg/kg and the background concentration is 42 mg/kg. Based on this information, DEQ has determined the risk from these localized exceedances to be inconsequential.

#### *Terrestrial Ecological Risk*

Soil concentrations of TPH, PAHs, VOCs, and PCBs do not result in unacceptable risk to terrestrial ecological receptors. Metals concentrations were all below EPA EcoSSLs, with the exception of zinc, which was found in samples HC-3 and HC-4 at 250 mg/kg and 410 mg/kg, respectively. The zinc EPC of 256 mg/kg exceeds the zinc EcoSSL screening value of 230 mg/kg. However, the zinc EcoSSL is based on a highly variable data set for no observed adverse effect levels (NOAELs). The range of literature values reported by EPA and used in the development of the zinc EcoSSL, as well as the essential nutrient status of zinc make the population-level effects to terrestrial ecological receptors unlikely at the Schmidt site.

#### *Aquatic Ecological Risk*

Soil concentrations of TPH, PAHs, VOCs, and PCBs do not result in unacceptable risk to aquatic ecological receptors. Concentrations of arsenic, lead and mercury in upland soils exceeded JSCS SLVs for bioaccumulation. However, due to the relatively flat site topography and the presence of dense vegetation and concrete armoring, the potential for soil at the site to erode into nearby Hoquarten Slough is considered minimal. In addition, detected site contaminants tend to sorb to soil and are considered relatively immobile. Future development of the site will include the establishment of vegetation over existing soil, as well as hardscape (i.e., paved surfaces) for a parking lot. These redevelopment elements will mitigate potential soil contaminant migration from the site to the slough.

#### Groundwater

##### *Human Health Risk*

Concentrations of TPH, PAHs, VOCs, and metals were below direct contact RBCs and do not result in unacceptable risk to future construction or excavation workers. As previously indicated, use of groundwater for drinking or other higher-risk uses is not expected.

##### *Aquatic Ecological Risk*

Concentrations of TPH, PAHs, and VOCs are below JSCS SLVs and do not present an unacceptable risk to aquatic ecological receptors. Total metal concentrations of arsenic, chromium, copper, lead, mercury and zinc exceed SLVs at numerous sampling locations.

Although concentrations of total metals exceed JSCS SLVs, DEQ has concluded that the potential for contaminants to migrate to the Hoquarten Slough and pose a risk to ecological receptors is unlikely. Dissolved metals analysis, which provides a more accurate representation of water quality, was not performed on any of the groundwater samples. The groundwater analysis for total metals is based on unfiltered samples, where turbidity may impact sampling results. Most importantly, metals concentrations in soil samples are only modestly elevated, making groundwater impacts to nearby surface water unlikely. DEQ has concluded that the risk posed to groundwater from metals in this area is not significant.

#### **CONCLUSION**

DEQ concludes that current environmental conditions at the Schmidt Property site do not pose an unacceptable risk to human health and the environment, and therefore, the property meets the requirements of the Oregon Environmental Cleanup Laws. A health and safety plan should be developed prior to site redevelopment activities as per OSHA 1910.120. Solid waste remaining on the property should be recycled or disposed of in accordance with local and state regulations and guidance. If contaminated media are encountered during site redevelopment, the materials should be handled in accordance with all applicable regulations. In addition, appropriate sediment control measures must be implemented during site redevelopment to protect Hoquarten Slough from sediment runoff. Furthermore,

if concrete waste is to be transported offsite for use as fill, soil should be removed from the concrete to the maximum extent possible prior to removal from the site.

## **REFERENCES**

Anderson Geological. Phase One. Environmental Site Assessment, Map 1S1025AC, Tax Lot 100, Tillamook, Oregon. October, 13, 2009.

Anderson Geological. Phase Two. Environmental Site Assessment, Map 1S1025AC, Tax Lot 00100, Tillamook, Oregon. November 30, 2009.

Hart Crowser. Site Investigation Report, Schmidt Property, Map 1S1025AC, Tax Lot 100, Tillamook, Oregon. June 29, 2011.

## **FIGURES**

Figure 1. Site location map

Figure 2. Site layout map

Figure 3. Site sampling map

Figure 4. TPH soil sample results map

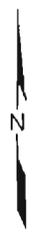
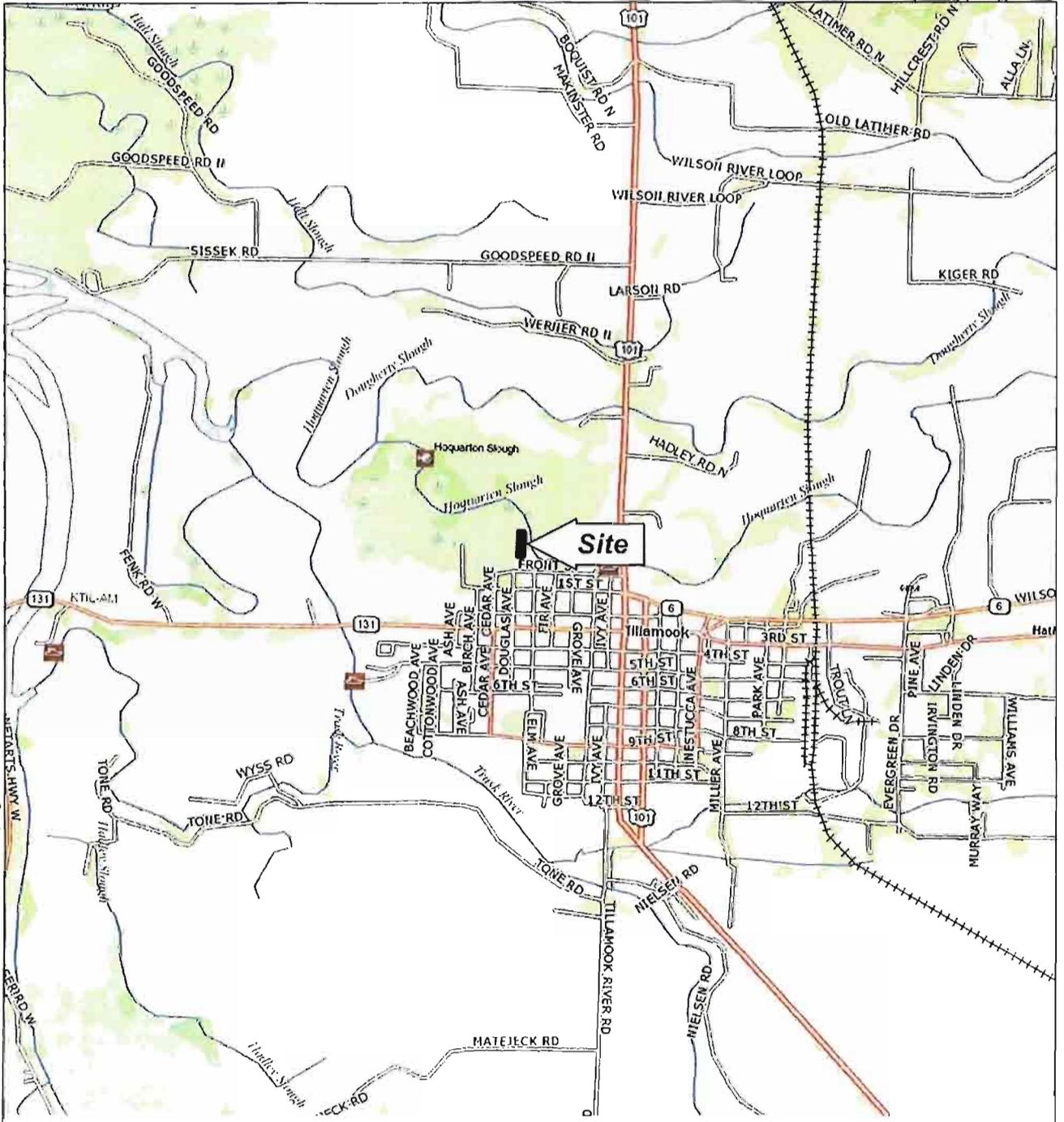
Figure 5. Total metals groundwater results map

## **ATTACHMENTS**

Attachment 1. Oregon Water Resources Well Log Query

Attachment 2. US Fish and Wildlife wetlands map

Attachment 3. Metals soil sampling results table



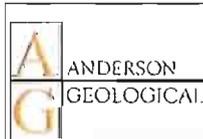
Schmidt Property Tillamook, Oregon	
<b>Site Location Map</b>	
15740-00	6/11
Figure <b>1</b>	

J:\AS 06/18/11 F:\Data\Jobs\DECO\15740 Schmidt Property\Task 5 - SI Reporting\Figures\157400005-001 (Site Location).dwg  
 Source: DeLorme Topo USA®.



**LEGEND**

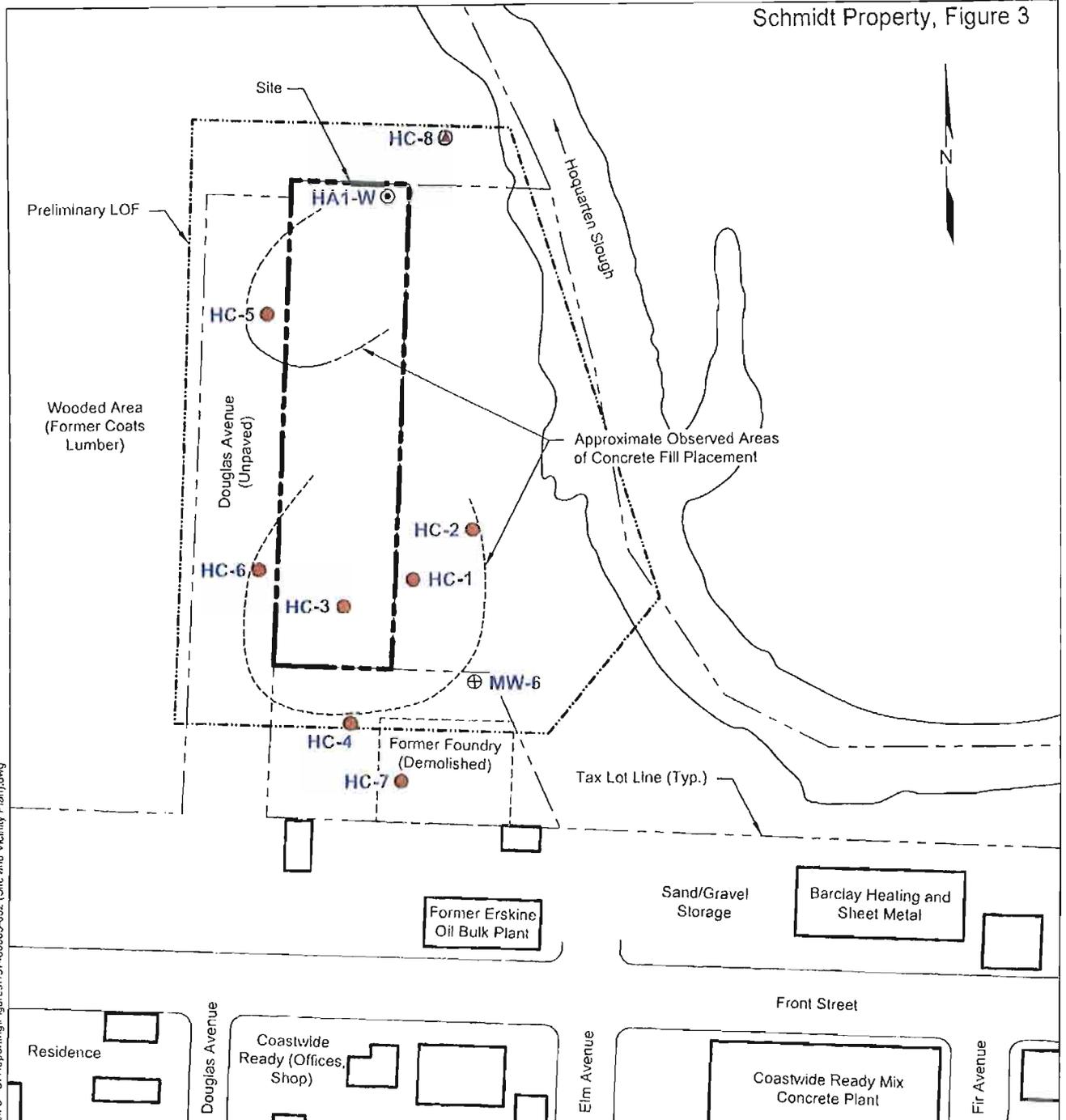
- ⊕ Groundwater monitoring well MW-6 (from Erskine Oil Co. remediation)



**SITE AND VICINITY PLAN**

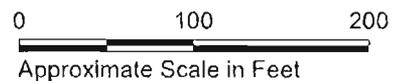
Map 1S1025AC, Tax Lot 00100  
Tillamook, Oregon

SIZE	A	PROJECT NO. 1288.00	REV
		October 2009	FIGURE 2



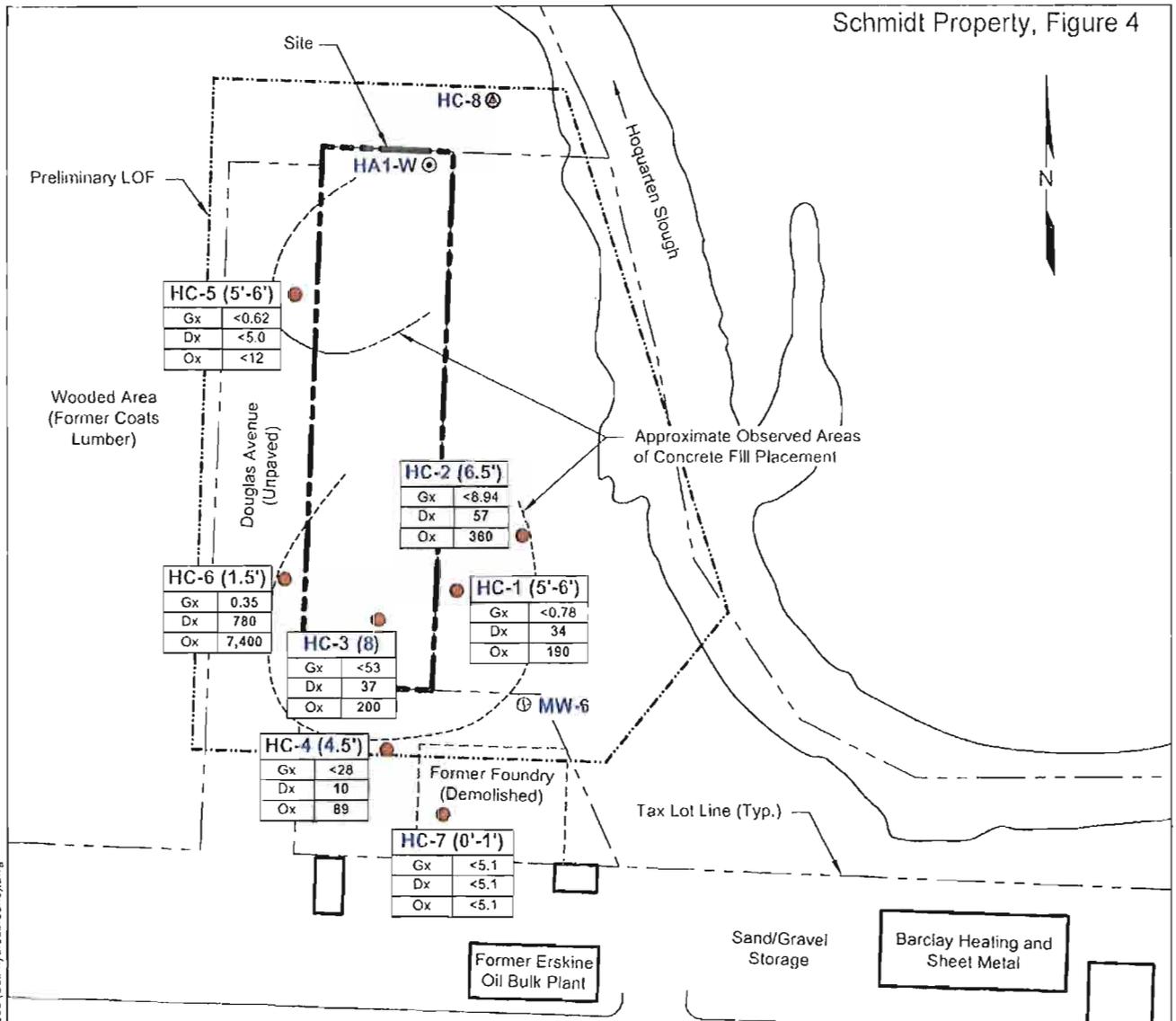
JAB\_06/2011 F:\Data\Jobs\DEQ\15740 Schmidt Property\Task 5 - SJ Reporting\Figures\157400005-002 (Site and Vicinity Plan).dwg

- HC-6 ● Sonic Boring Location and Number (2011)
- HC-8 ⊕ Hand-Augered Boring Location and Number (2011)
- HA1-W ⊙ Hand-Augered Boring Location and Number (2009)
- MW-6 ⊕ Groundwater Monitoring Well Location and Number (from Erkin Oil Co. Remediation)



Schmidt Property Tillamook, Oregon	
<b>Site and Vicinity Plan</b>	
15740-00	6/11
Figure <b>2</b>	

Source: Anderson Geological Site and Vicinity Plan and a Google Earth aerial photograph.



<b>HC-5 (5'-6')</b>	
Gx	<0.62
Dx	<5.0
Ox	<12

<b>HC-2 (6.5')</b>	
Gx	<8.94
Dx	57
Ox	380

<b>HC-6 (1.5')</b>	
Gx	0.35
Dx	780
Ox	7,400

<b>HC-1 (5'-6')</b>	
Gx	<0.78
Dx	34
Ox	190

<b>HC-3 (8)</b>	
Gx	<53
Dx	37
Ox	200

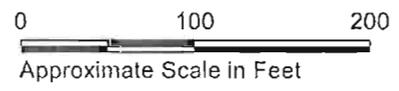
<b>HC-4 (4.5')</b>	
Gx	<28
Dx	10
Ox	89

<b>HC-7 (0'-1')</b>	
Gx	<5.1
Dx	<5.1
Ox	<5.1

<b>HC-1 (5'-6')</b>	
Gx	<0.78
Dx	34
Ox	190

Exploration Name and (Depth of Sample in Feet)  
 Gasoline-Range Hydrocarbons in mg/kg  
 Diesel-Range Hydrocarbons in mg/kg  
 Oil-Range Hydrocarbons in mg/kg  
 < = Analyte Not Detected at Posted Reporting Limit

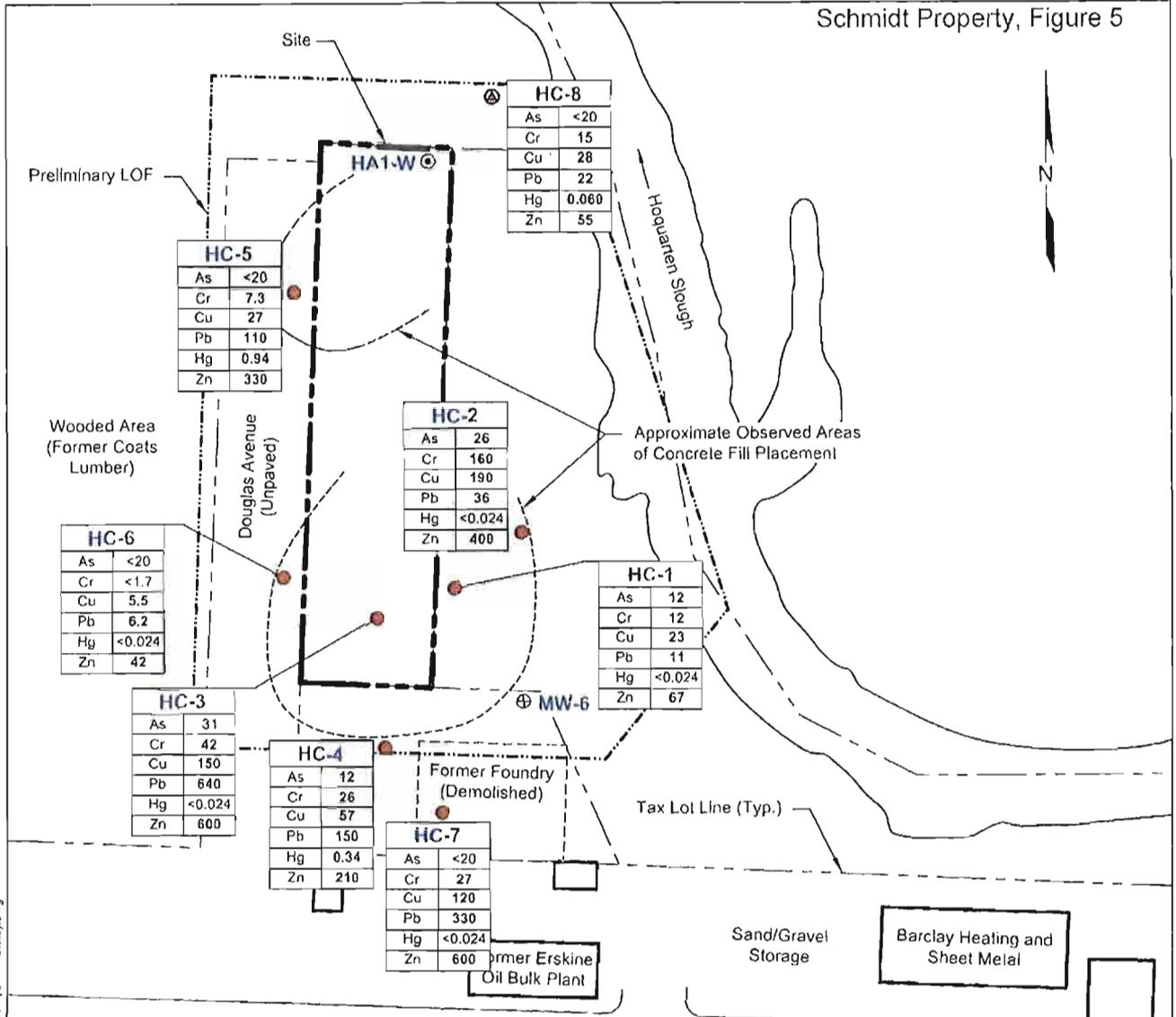
- HC-6** ● Sonic Boring Location and Number (2011)
- HC-8** ⊕ Hand-Augered Boring Location and Number (2011)
- HA1-W** ⊕ Hand-Augered Boring Location and Number (2009)
- MW-6** ⊕ Groundwater Monitoring Well Location and Number (from Erskine Oil Co. Remediation)



Schmidt Property Tillamook, Oregon	
<b>Total Petroleum Hydrocarbons in Soil</b>	
15740-00	6/11
	Figure <b>3</b>

JAB 06/2011 F:\D:\Jabba\DEC\15740 Schmidt Property\Task 5 - SI Reporting\Figures\157400005-003 (Soil-hydrocarbons).dwg

Source: Anderson Geological Site and Vicinity Plan and a Google Earth aerial photograph.



HC-8	
As	<20
Cr	15
Cu	28
Pb	22
Hg	0.060
Zn	55

HC-5	
As	<20
Cr	7.3
Cu	27
Pb	110
Hg	0.94
Zn	330

HC-2	
As	26
Cr	160
Cu	190
Pb	36
Hg	<0.024
Zn	400

HC-1	
As	12
Cr	12
Cu	23
Pb	11
Hg	<0.024
Zn	67

HC-6	
As	<20
Cr	<1.7
Cu	5.5
Pb	6.2
Hg	<0.024
Zn	42

HC-3	
As	31
Cr	42
Cu	150
Pb	640
Hg	<0.024
Zn	600

HC-4	
As	12
Cr	26
Cu	57
Pb	150
Hg	0.34
Zn	210

HC-7	
As	<20
Cr	27
Cu	120
Pb	330
Hg	<0.024
Zn	600

HC-1		Exploration Name
As	12	Concentration of Total Arsenic in µg/L
Cr	12	Concentration of Total Chromium in µg/L
Cu	23	Concentration of Total Copper in µg/L
Pb	11	Concentration of Total Lead in µg/L
Hg	<0.024	Concentration of Total Mercury in µg/L
Zn	67	Concentration of Total Zinc in µg/L
		< = Analyte Not Detected at Posted Reporting Limit



- HC-6 ● Sonic Boring Location and Number (2011)
- HC-8 ⊕ Hand-Augered Boring Location and Number (2011)
- HA1-W ⊕ Hand-Augered Boring Location and Number (2009)
- MW-6 ⊕ Groundwater Monitoring Well Location and Number (from Erkin Oil Co. Remediation)

Schmidt Property Tillamook, Oregon	
<b>Selected Total Metals in Groundwater</b>	
15740-00	6/11
 <b>HARTCROWSER</b>	Figure <b>4</b>

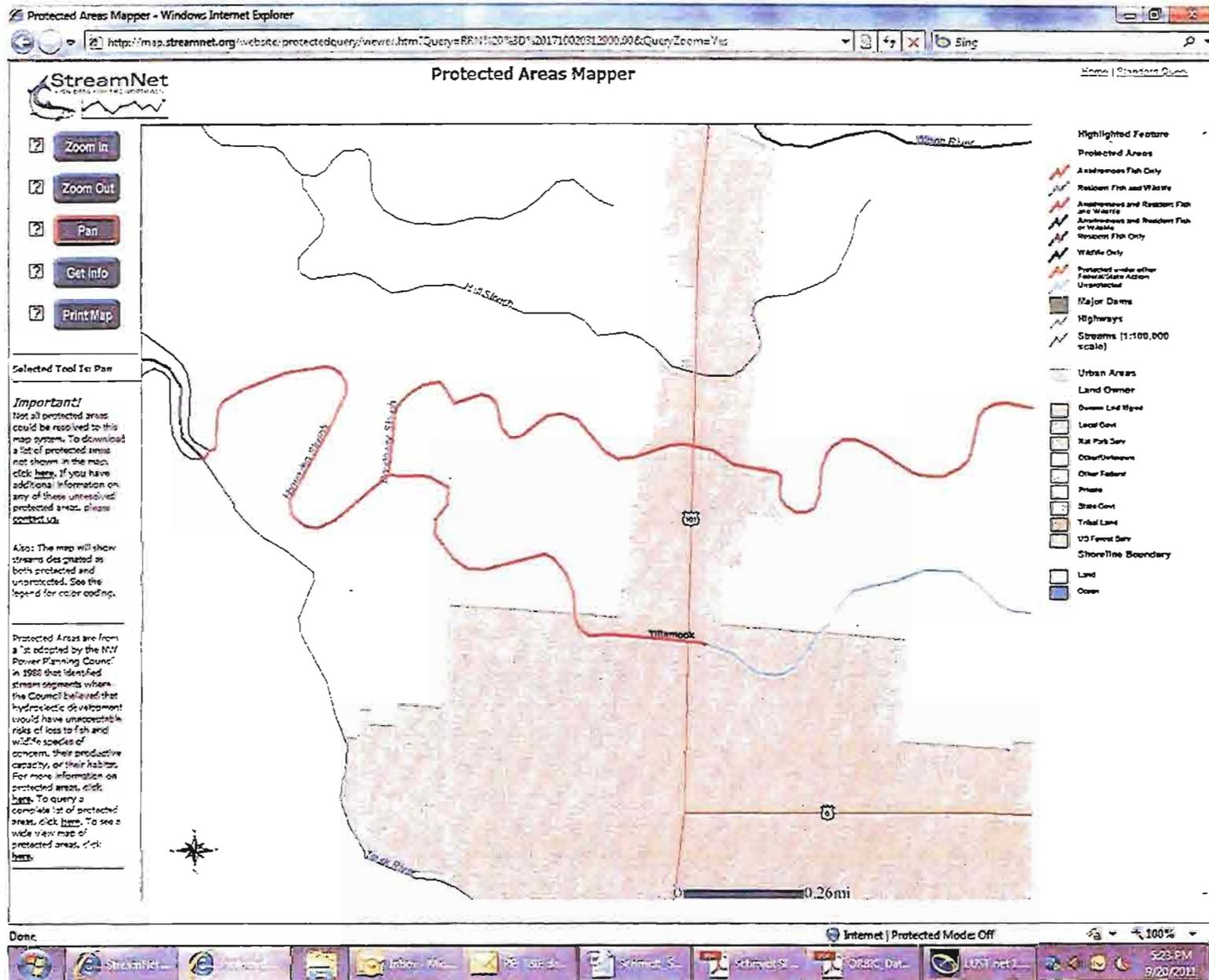
JAB: 05/2011 F:\Data\Jobs\DE015740 Schmidt Property\Task 5 - SI Reporting\Figures\157400005-004 (GW-metals).dwg  
 Source: Anderson Geological Site and Vicinity Plan and a Google Earth aerial photograph.

Well Log Query Results

Township: 1 S, Range: 10 W, Sections: 25, Type of Log: W

Well Log	T.R. S/ D.O.	Tier	Street of Well	Owner	Company	Special Standards	Well Type	Flat Water	Completed Depth	Static Water Level	Yield	Complete Date	Revised Date	Bonded Contractor	Standard	Well Id #	New	Abandon	Deepen	Alteration	Conversion	Domestic	Irrigation	Community
TEL_653	100S-10 00W-25				CITY OF TALLAMOOK TALLAMOOK OR 97141		W	0.60				09/21/1959	07/25/1953	HARTY, GLENN			✓	✓						✓
TEL_654	100S-10 00W-25			SULLIVAN, JULIA TALLAMOOK OR 97141			W	110.00	3.0								✓							
TEL_622	100S-10 00W-25 S.W.1/4			MAROLF, ALFRED STARBUCK LANE 13 TALLAMOOK OR 97141			W	75.00	3.0	200.0	10/31/1954	12/31/1954				✓						✓		
TEL_651	100S-10 00W-25 S.W.1/4			FLANNERY, L 510 3RD ST TALLAMOOK OR 97141			W	59.00	100.00	3.0	500.0	08/30/1953	10/22/1931	TRUSSELL JOSEPH EUD TRUSSELL WELL DRILLING			✓					✓		
TEL_632	100S-10 00W-25 S.W.1/4			FLANNERY, L 510 3RD ST TALLAMOOK OR 97141			W	59.00	70.00	5.0	60.0	07/31/1953	03/28/1931	TRUSSELL JOSEPH EUD TRUSSELL WELL DRILLING			✓						✓	
TEL_6225	100S-10 00W-25 T.W.1/2	700	745 TH RD ST		JENCK FARMS 745 TH RD ST TALLAMOOK OR 97141		W	5.00	110.00	1.0	250.0	06/06/1937	02/22/1937	EVEY, LARRY C LARRY EVEY WELL DRILLING	63575	9274	✓					✓		
TEL_6255A	100S-10 00W-25 T.W.1/2	700	745 TH RD ST		JENCK FARMS 745 TH RD ST TALLAMOOK OR 97141		W	92.00	135.00	1.0	250.0	06/20/1933	06/20/1933	JANPSEN, ROY H A.M. JANPSEN DRILLING	115032	9274	✓					✓		
TEL_5122A	100S-10 00W-25 S.W.1/4	1000	WASTE WATER TREATMENT PLANT	ANDERSON, BRUCE 625 3RD ST W TALLAMOOK OR 97141			W	15.00	33.00	15.0		03/22/2005	10/12/2005	MCCANN, WARREN EUD SURFACE TECHNOLOGIES	163377	72351	✓							
TEL_5125A	100S-10 00W-25 S.W.1/4	1000	WASTE WATER TREATMENT PLANT	ANDERSON, BRUCE 625 3RD ST W TALLAMOOK OR 97141			W	15.00	35.00	15.0		03/22/2005	12/12/2005	MCCANN, WARREN SUBSURFACE TECHNOLOGIES	163378	72351	✓							

[Download Data](#)  
[Return to Well Log Query](#)



### Attachment # 3 - Metals Schmidt Site Soil (mg/kg)

Borehole	Depth (ft)	As	Ba	Cd	Cr	Cu	Pb	Hg	Zn
HC-1	5-6	6.7	130	<0.39	36	61	59	0.12	120
HC-2	6.5	7.9	43	<0.47	53	53	10	0.034	62
HC-3	8	9.8	240	<0.33	29	90	130	0.091	250
HC-4	4.5	4.2	210	0.14	27	72	100	0.24	410
HC-5	5-6	7.2	47	<0.31	8.6	61	15	0.0037	72
HC-6	5-6	4.4	94	<0.46	31	41	30	0.072	94
HC-7	0-1	<1.3	130	<0.32	38	31	18	0.015	120

Exposure Point Concentration		7.5	169	NA <sup>a</sup>	39	69	77.3	0.126	256
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RBCs <sup>c</sup>	Direct Contact								
	Recreational	6.4	>MAX	40,000	860	36,000	400	290	-
	Trespasser	0.39	15,000	39	38	3,100	400	23	
	Occupational	1.7	>MAX	500	190	41,000	800	310	-
	Construction	13	60,000	150	920	12,000	800	93	-
	Excavation	370	>MAX	4,300	26,000	>MAX	800	2,600	-

EcoSSLs (birds unless noted) <sup>d</sup>		43	2000 (mammal)	0.77	26	28	11	.03 (DEQ SSL)	46
5 x population multiplier					130	140	80 <sup>b</sup>	0.15	230

<sup>a</sup> An EPC was not calculated for Chromium as all concentrations detected were below human health and ecological screening values.

<sup>b</sup> A screening value for lead of 80 mg/kg was applied at the Zidell and CD Greenway sites and has been applied at the Schmidt site.

<sup>c</sup> DEQ's Risk-Based Decision Making for the Remediation of Petroleum-Contaminated Sites (September 2003)

<sup>d</sup> EPA Regional Soil Screening Levels (SSLs)

Human Health exceedance	
Eco Risk exceedance	

# Accounts Payable

## Computer Check Proof List



User: adm  
Printed: 12/21/2011 - 12:24 PM

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Vendor:6047 122011	Abigail Donowho Reimb prizes - lighting contest winners Check Total:	241.74 241.74	12/21/2011	Check Sequence: 1 070-70-53380	ACH Enabled: No
	Total for Check Run:	241.74			
	Total Number of Checks:	1			

# Accounts Payable

## Computer Check Proof List



User: adm  
 Printed: 12/28/2011 - 4:02 PM

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Vendor:4607 2159	Bayside Surveying Draft exhibit map/legal descript-Bi Mart Check Total:	420.00 420.00	01/03/2012	Check Sequence: 1 010-10-53240	ACH Enabled: No
Vendor:4478 Dec '11 stmt-1 Dec '11 stmt-2 Dec '11 stmt-3 Dec '11 stmt-4 Dec '11 stmt-5	CenturyLink Communications, In #313702676(503-842-4155) WWTP #313245010(503-842-7706) 12th St Lift St #314146376(503-842-3060) Filter Plant #313364492(503-842-2091) Swr Lift Statio #313436814(503-842-2578) Swr Lift St Check Total:	212.40 44.33 177.09 42.15 42.15 518.12	01/03/2012 01/03/2012 01/03/2012 01/03/2012 01/03/2012	Check Sequence: 2 022-22-53420 022-22-53420 021-01-53420 022-22-53420 022-22-53420	ACH Enabled: No
Vendor:4478 320019512-12/11 320019512-12/11	CenturyLink Communications, In 503-842-3060 Long Dist Through 12/21/11 503-842-4155 Long Dist Through 12/21/11 Check Total:	1.85 1.59 3.44	01/03/2012 01/03/2012	Check Sequence: 3 021-01-53420 022-22-53420	ACH Enabled: No
Vendor:4222 A11-2723	CH2M Hill, Inc. Various lab testing, 12/5 & 7/11-Swr Check Total:	3,300.00 3,300.00	01/03/2012	Check Sequence: 4 022-22-53440	ACH Enabled: No
Vendor:0085 12.15.11	City of Tillamook 25% Credit Inc. deducted from Muni acct. Check Total:	100.00 100.00	01/03/2012	Check Sequence: 5 010-04-53800	ACH Enabled: No
Vendor:4058 11.21.11CDL	Coastal Health Center CDL Driver's physical-Parks Check Total:	90.00 90.00	01/03/2012	Check Sequence: 6 022-22-53290	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Vendor:4804 1233	Computer Support & Services, L IT Contract & Server backup Nov 2011	260.00	01/03/2012	Check Sequence: 7 010-10-53240	ACH Enabled: No
1233	IT Contract & Server backup Nov 2011	260.00	01/03/2012	022-22-53240	
1233	IT Contract & Server backup Nov 2011	260.00	01/03/2012	021-06-53020	
	Check Total:	780.00			
Vendor:4892 Dec '11	Cheryl Davy Council stipend, Dec 5 & 19, 2011	50.00	01/03/2012	Check Sequence: 8 010-01-53415	ACH Enabled: No
	Check Total:	50.00			
Vendor:4514 86418	EC Electrical Construction Co. Provide generator power-1115 Pacific	2,765.22	01/03/2012	Check Sequence: 9 022-22-53220	ACH Enabled: No
86433	Replace pump motor-2207 N Main	224.78	01/03/2012	022-22-53470	
	Check Total:	2,990.00			
Vendor:4454 0300382	Ferguson Enterprises, Inc. #30 PVC pipe fittings-WWTP	993.70	01/03/2012	Check Sequence: 10 022-22-53230	ACH Enabled: No
0301310	Fittings to install line for sludge-Swr	360.35	01/03/2012	022-22-53230	
	Check Total:	1,354.05			
Vendor:4347 S389636	Fluid Connector Products, Inc. 4 hose couplers-Swr	64.36	01/03/2012	Check Sequence: 11 022-22-53230	ACH Enabled: No
S389721	Fittings for Water Plant	18.88	01/03/2012	021-04-53250	
	Check Total:	83.24			
Vendor:4752 Dec '11	Steve Forster Council stipend, Dec 5 & 19, 2011	50.00	01/03/2012	Check Sequence: 12 010-01-53415	ACH Enabled: No
	Check Total:	50.00			
Vendor:4547 3737779 RI	Greatland Corporation W-2 & 1099 forms-Payroll	96.11	01/03/2012	Check Sequence: 13 010-03-53270	ACH Enabled: No
	Check Total:	96.11			
Vendor:1019 7538499	Hach Company (2)sc200 Controller,AC-DC-Wtr Plant	3,389.95	01/03/2012	Check Sequence: 14 021-04-53040	ACH Enabled: No
7541479	(4)sodium chloride,2-sensor cap rplcmnt	283.35	01/03/2012	021-04-53040	
	Check Total:	3,673.30			

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Vendor:6038 Dec '11	Matthew Harris Council stipend, Dec 5, 2011 Check Total:	25.00 25.00	01/03/2012	Check Sequence: 15 010-01-53415	ACH Enabled: No
Vendor:4378 Dec '11	Doug Henson Council stipend, Dec 5 & 19, 2011 Check Total:	50.00 50.00	01/03/2012	Check Sequence: 16 010-01-53415	ACH Enabled: No
Vendor:4942 POR11110078	IKON Office Solutions, Inc. Document processing -WWTP litigation Check Total:	29,130.02 29,130.02	01/03/2012	Check Sequence: 17 022-22-53370	ACH Enabled: No
Vendor:4301 CITY.12.19.11	Jane Scott Video Productions Video taping CC mtg 12/5&19/11, 2 DVDs Check Total:	520.00 520.00	01/03/2012	Check Sequence: 18 010-01-53050	ACH Enabled: No
Vendor:0747 4076	John Putman City Legal Services.....Nov 2011 Check Total:	891.00 891.00	01/03/2012	Check Sequence: 19 010-01-53060	ACH Enabled: No
Vendor:4050 61116 61117	Kennedy/Jenks Consultants WWTP/12th St Pump St-Const Mgmt-Nov11 WWTP Claim&litigation support-Nov 2011 Check Total:	1,224.93 2,732.25 3,957.18	01/03/2012 01/03/2012	Check Sequence: 20 022-22-53370 022-22-53370	ACH Enabled: No
Vendor:4472 CL75003 CL75003 CL75003	Marc Nelson Oil Products 01-0006091, WWTP fuel 12/1 to 12/15/11 01-0006091, Street fuel 12/1 to 12/15/11 01-0006091, Wtr fuel 12/1 to 12/15/11 Check Total:	363.67 592.36 644.38 1,600.41	01/03/2012 01/03/2012 01/03/2012	Check Sequence: 21 022-22-53140 020-20-53140 021-03-53140	ACH Enabled: No
Vendor:0958 Dec '11	Joseph Martin Council stipend, Dec 5 & 19, 2011 Check Total:	50.00 50.00	01/03/2012	Check Sequence: 22 010-01-53415	ACH Enabled: No
Vendor:4489 3733	New Age Car Wash Touch free vehicle wash-WWTP	9.00	01/03/2012	Check Sequence: 23 022-22-53250	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
	Check Total:	9.00			
Vendor:4041 27394	Northstar Chemical, Inc. 11812.8 lbs sodium bisulfite-WWTP Check Total:	4,883.25 4,883.25	01/03/2012	Check Sequence: 24 022-22-53040	ACH Enabled: No
Vendor:6003 136974 1 137221 1 137572 1	Oce Imagistics Copies W2522-PD, 11/18 to 12/18/11 Copies W3522-Front, 11/18 to 12/18/11 Copies WZB45-CR, 11/18 to 12/18/11 Check Total:	58.77 139.13 2.60 200.50	01/03/2012 01/03/2012 01/03/2012	Check Sequence: 25 010-10-53240 010-10-53240 010-10-53240	ACH Enabled: No
Vendor:4593 589691957001	Office Depot City Recorder name plate Check Total:	5.23 5.23	01/03/2012	Check Sequence: 26 010-03-53270	ACH Enabled: No
Vendor:4081 655876 714785	OfficeMax Incorporated Divided folders,ink ctgs/JW,moistener/MT Folders,binder clips,paper cups-Police Check Total:	59.96 69.13 129.09	01/03/2012 01/03/2012	Check Sequence: 27 010-03-53270 010-07-53270	ACH Enabled: No
Vendor:0352 20111297	OR Assoc Chiefs of Police 2012 OACP membership-Wright Check Total:	150.00 150.00	01/03/2012	Check Sequence: 28 010-07-53080	ACH Enabled: No
Vendor:0348 2012-Weber	OR Mayors Association 2012 OMA dues-Weber Check Total:	89.00 89.00	01/03/2012	Check Sequence: 29 010-01-53080	ACH Enabled: No
Vendor:4507 8310724-DC11	Pitney Bowes Mailer Service Contract 9/30 to 12/30/11 Check Total:	600.00 600.00	01/03/2012	Check Sequence: 30 010-10-53240	ACH Enabled: No
Vendor:4388 12.20.11 12.20.11 12.20.11 12.20.11 12.20.11	Pitney Bowes Reserve Account Prepaid Postage - Machine Prepaid Postage - Machine Prepaid Postage - Machine Prepaid Postage - Machine Prepaid Postage - Machine	23.35 131.37 1.85 1.59 9.44	01/03/2012 01/03/2012 01/03/2012 01/03/2012 01/03/2012	Check Sequence: 31 010-04-53300 010-03-53300 022-22-53300 020-20-53300 010-01-53300	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
12.20.11	Prepaid Postage - Machine	2.27	01/03/2012	010-05-53300	
12.20.11	Prepaid Postage - Machine	2.36	01/03/2012	010-10-53250	
12.20.11	Prepaid Postage - Machine	172.00	01/03/2012	010-07-53300	
12.20.11	Prepaid Postage - Machine	155.77	01/03/2012	021-01-53300	
	Check Total:	500.00			
Vendor:4391 Jan '12 pmt	Robert W. Riggert Property Purchase Pmt#75/2302 3rd St Check Total:	2,108.00 2,108.00	01/03/2012	Check Sequence: 32 010-07-54050	ACH Enabled: No
Vendor:0407 1111-797174 1111-797233 1111-797447 1111-797513 1112-798773 1112-799129 1112-799191 1112-799280 1112-799502 1112-801224 1112-801464 1112-801552 1112-801613 1112-801650 1112-802720 1112-805308 1112-805888 1112-805992 1112-810007	Rosenberg Builder's Supply Inc (2)100W double ended halogen bulbs-St Di Cable ties,spray paint-Christmas 12-concrete,glue,mortar mix,worklight-Sw (3)75W halogen floodlights-PD 12-concrete,glue,mortar mix-Swr Bleach, heat lamp bulb-Goodspeed Pk 80# mortar mix-Swr 4-concrete 60 lb-Swr 5-concrete-Neighborhood watch signs Conduit,conduit body,pwr cord outlets-Sw (20) 60#concrete,gloves-Swr (14) 60#concrete-Swr (4) 60#concrete-Swr Step stool-Swr 32 gal trash can-Swr 2- galvanized street elbows-Swr 60# concrete-install sign posts 2-3M hooks-PD 4" louvered dryer hood-Swr Check Total:	13.98 31.53 82.64 31.47 49.86 9.97 6.39 11.16 13.95 47.28 64.38 39.06 11.16 39.99 19.99 13.98 2.79 7.58 9.49 506.65	01/03/2012 01/03/2012 01/03/2012 01/03/2012 01/03/2012 01/03/2012 01/03/2012 01/03/2012 01/03/2012 01/03/2012 01/03/2012 01/03/2012 01/03/2012 01/03/2012 01/03/2012 01/03/2012 01/03/2012 01/03/2012 01/03/2012 01/03/2012	Check Sequence: 33 020-20-53200 070-70-53380 022-22-53230 010-07-53200 022-22-53230 020-20-53350 022-22-53230 022-22-53230 020-20-53230 022-22-53230 022-22-53230 022-22-53230 022-22-53230 022-22-53230 022-22-53230 020-20-53340 010-07-53270 022-22-53230	ACH Enabled: No
Vendor:0433 2107532	Safeway, Inc Groceries for volunteer luncheon Check Total:	28.30 28.30	01/03/2012	Check Sequence: 34 010-03-53270	ACH Enabled: No
Vendor:4728 Dec '11	John Sandusky Council stipend, Dec 5 & 19, 2011 Check Total:	50.00 50.00	01/03/2012	Check Sequence: 35 010-01-53415	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Vendor:4821 111503	Taylor Boiler & Equipment Co. UV scanner w/3' conduit-WWTP Check Total:	210.90 210.90	01/03/2012	Check Sequence: 36 022-22-53230	ACH Enabled: No
Vendor:0526 Nov '11 10%	Tillamook Chamber of Commerce 10% Chamber TRT, Nov 2011 Check Total:	2,233.70 2,233.70	01/03/2012	Check Sequence: 37 070-70-53360	ACH Enabled: No
Vendor:0505 83068 83129 83160 83200 83283-Police 83284	Tillamook Motor Company E227839-Install&chk power point-PD E233203-lube,oil,filter service-PD E227839-Replace headlamp-PD Swr F350-Auto Transmussion service E241036-Replace alternator(plt warranty) E227839-Replc fan blower motor-PD Check Total:	28.86 42.95 20.47 214.93 94.84 145.62 547.67	01/03/2012 01/03/2012 01/03/2012 01/03/2012 01/03/2012 01/03/2012	Check Sequence: 38 010-07-53250 010-07-53250 010-07-53250 022-22-53250 010-07-53250 010-07-53250	ACH Enabled: No
Vendor:0510 Dec '11 Stmt-1 Dec '11 Stmt-10 Dec '11 Stmt-11 Dec '11 Stmt-12 Dec '11 Stmt-13 Dec '11 Stmt-14 Dec '11 Stmt-15 Dec '11 Stmt-16 Dec '11 Stmt-17 Dec '11 Stmt-18 Dec '11 Stmt-19 Dec '11 Stmt-2 Dec '11 Stmt-20 Dec '11 Stmt-21 Dec '11 Stmt-22 Dec '11 Stmt-23 Dec '11 Stmt-24 Dec '11 Stmt-25 Dec '11 Stmt-26 Dec '11 Stmt-27 Dec '11 Stmt-28 Dec '11 Stmt-29 Dec '11 Stmt-3 Dec '11 Stmt-4 Dec '11 Stmt-5	Tillamook PUD 12874-512, 3497 Kephart Rd Wtr Dept 19915-515, Lift Station Front Street 74209-515, City Lights 20215-515, 108 Birch 20216-515, 108 Birch 20217-515, 116 Birch-Warehouse 20218-515, 116 Birch-Warehouse 20274-515, 4th & Main-Traffic Lights 20304-515, 3rd & Main-Signals 20306-515, 3rd & Pacific Signals 20414-515, 210 Laurel Ave, City Hall 15557-508, Lift Station 12th & Laurel 20415-515, 210 Laurel Ave, City Hall 20432-515, 1st & Main Avenue 35062-515, Marine Park Front Street 35427-509, Brookfield Rd Lift Station 53747-501, Wilson Rv Lp & Hwy 101 N Sgnl 74417-510, 2210 1st St, Carlich House 65596-510, 2302 3rd St, Police Station 75272-515, 210 Laurel, Transit Cntr 78075-507, 845 3rd St, WWTP 6779-401, 7995 Killam Crk Rd 16663-510, Restrooms Goodspeed Park 16664-510, Goodspeed Park 16709-510, 4th & Pacific signals	40.00 63.30 2,601.00 141.27 26.83 28.68 49.14 45.57 34.15 30.66 657.92 581.20 264.56 48.41 23.13 99.93 68.28 25.37 170.07 264.36 4,176.46 313.22 40.56 23.66 36.46	01/03/2012 01/03/2012	Check Sequence: 39 021-05-58110 022-22-53430 020-20-53430 020-20-53430 020-20-53430 021-02-53240 021-02-53240 020-20-53430 020-20-53430 010-10-53430 022-22-53430 010-10-53430 020-20-53430 020-20-53430 022-22-53430 020-20-53430 020-20-53430 010-07-53420 010-10-53430 022-22-53430 021-04-53430 020-20-53430 020-20-53430 020-20-53430	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Dec '11 Stmt-6	17498-511, Meadow Avenue	41.88	01/03/2012	022-22-53430	
Dec '11 Stmt-7	17975-511, 3610 Alder Lane Well #3	2,031.88	01/03/2012	021-05-58130	
Dec '11 Stmt-8	17990-511, 3809 Alder Lane Well #2	1,294.23	01/03/2012	021-05-58120	
Dec '11 Stmt-9	18512-512, 9th Street Park	23.00	01/03/2012	020-20-53430	
	Check Total:	13,245.18			
Vendor:0844 10014123-143-2	TLC Federal Credit Union Animal cont.veh & tasers, pmt 2	5,272.70	01/03/2012	Check Sequence: 40 010-07-55080	ACH Enabled: No
	Check Total:	5,272.70			
Vendor:1065 556281 557166	USA Bluebook 4-Measuring guages for water tanks-Wtr D 2-Measuring guages for water tanks-Wtr D	134.72 59.90	01/03/2012 01/03/2012	Check Sequence: 41 021-04-53250 021-04-53250	ACH Enabled: No
	Check Total:	194.62			
Vendor:4381 Dec '11	Suzanne Weber Council stipend, Dec 5 & 19, 2011	50.00	01/03/2012	Check Sequence: 42 010-01-53415	ACH Enabled: No
	Check Total:	50.00			
Vendor:0853 12.20.11	Terry Wright Reimb mileage/Miller graduation 160@.555	88.80	01/03/2012	Check Sequence: 43 010-07-53400	ACH Enabled: No
	Check Total:	88.80			
Vendor:6044 12.20.11	Paul Wyntergreen Reimb for I Phone-Wyntergreen	149.99	01/03/2012	Check Sequence: 44 010-03-53420	ACH Enabled: No
	Check Total:	149.99			
Vendor:4072 20325	Zwald Transport, Inc 4 backflow tests-WWTP	200.00	01/03/2012	Check Sequence: 45 022-22-53290	ACH Enabled: No
	Check Total:	200.00			
	Total for Check Run:	81,184.45			
	Total Number of Checks:	45			