

BAY CITY COUNCIL MEETING

February 14, 2023

6:02 P.M.

Members Present: Mayor McCall, Councilor Tom Imhoff, Councilor Melissa Rondeau, Councilor Tim Josi, Councilor Tony Boatman, Councilor Kathy Baker excused.

Staff Present: City Manager Liane Welch, Fire Chief Dale Kamrath, Fire Division Chief Alan Christensen, Public Works Director Roy Markee, and Deputy City Recorder Debbie Pohs.

Others present: Bob Miles, Greg Sweeney, Gary & Hilde Frey, Mike Rawson, Pat Vining, Sarah Absher, Joanna Stelzig, Thomas Fiorelli.

A. Call to Order, Pledge of Allegiance, Roll Call

B. PUBLIC HEARING ORDINANCE 701 – AN ORDINANCE IMPLEMENTING A PROPERTY TAX EXEMPTION PROGRAM TO INCENTIVE REHABILITATION AND CONSTRUCTION OF MULIUNIT RENTAL HOUSING; PROVIDING ADMINISTRATION PROCEDURES FOR COMPLIANCE AND ENFORCEMENT OF THE PROGRAM; AND ESTABLISHING EFFECTIVE DATE.

Presentation by Timothy Fiorelli explaining the Property Tax Exemption which enables Local governments to implement this multi family housing at a rate that is affordable. There is a annual fee of \$100.00 for the application which goes through City Council then on to TJ at the county to process. The applicant will sunset at 10 years.

C. Visitor's Proposition

No visitor propositions.

New Business Item moved up on agenda

Proclamation Tillamook Public Utility District and Public Works staff – Councilor Boatman would like to thank PUD and Public Works for all their hard work with the last storm. Motion by Mayor McCall to adopt Proclamation 2023-001, seconded by Councilor Boatman.

Motion passed 5-0

Presentation by Community Development Director Sarah Absher proposed Senate Bill 406 – Tillamook County Pilot project for multi-family housing – Legislature over the last couple of years has been passing bills to address the housing crisis and housing needs. Tillamook County will be taking the best parts of house bills 2001 and 2003 to put together and provide a pilot program for Tillamook County. Tillamook county is asking the City of Bay City to partnership in supporting this. Motion by Councilor Josi to construct Senate Bill 406 and work with staff, seconded by Councilor Rondeau.

Motion passed 5-0

D. Committee, Department, and Staff Reports

- a) City Hall – City Manager Welch presented the city hall report. Bay City was successful and awarded a \$40,000 grant from Tillamook County TLT. These funds will be a match for the ODOT Community Path Grant if we are successful with that Grant application. We will assist City of Tillamook with their Water Transmission Line Replacement project. We Continue to work with City of Garibaldi Fire Department, Rural Garibaldi Fire District and City of Rockaway Beach on Fire related services. Working with BCEV on the Firewise program and the emergency supply sheds. Met with the Tillamook Pickle Club, they will be painting lines on the tennis courts at Al Griffin Memorial Park. We continue to work with the Way finding program, including the kiosks in the parks, the Logo design and the Mural design.
- b) Fire Department – Chief Kamrath presented the Fire Department report. The department responded to 17 Requests for assistance, 10 Medical alarms within the City Limits, 1 Unintentional Fire alarm at the Smoker. We were in assisting mode this month responding to requests for Fire Alarms from Nestucca, Tillamook, Garibaldi, and Rockaway Beach. The volunteers received a \$20,000 Donation from the Tillamook Anglers on behalf of the Loren E. Parks Trust.
- c) Public Works – Public Works Director Markee presented the public works report. Jones Drilling has completed the drilling and casing portion of the project. Currently working with local engineer Rich Gitschlag on the 2023 paving project with the \$250,000 SCA Grant. The headworks screen at the Wastewater treatment plant is operational. The yearly City Engineer contract with AKS has expired and needs to be renewed. Roy would like to close the campground. Liane supports this recommendation. Copy of report in council packet.

Mayor McCall asked for a brief recess 7:05 – 7:10pm. Motion by Councilor Josi to amend motion to close the campground as soon as possible, seconded by Councilor Imhoff.

Motion passed 5-0

- d) Emergency Volunteer – Manager Welch said there is no report but they are continuing to work. The next scheduled meeting is February 21, 2023, at 5:30pm,
- e) Planning Department – City Planner David Mattison presented the Planning Department report. Inquiries continue coming in daily regarding land use and building projects. Report in council packet. Next Planning Commission meeting is February 15, 2023, at 6:00pm.

E. Minutes

- a. Council Workshop – January 9, 2023 – Mayor McCall asked to change Councilor Boatman to Councilor elect Boatman.
- b. Council Meeting – January 10, 2023
Motion by Councilor Josi to except minutes as written, seconded by Councilor Rondeau.
Motion passed 5-0

F. Treasurers Report – File for the auditors

- G. Bills against the City – No questions or comments. Motion by Councilor Josi to pay bills in the amount of \$181,901.63, seconded by Councilor Rondeau.
Motion passed 5-0

H. Unfinished Business

- a. Fiscal Policy Status – being reviewed by our auditors (Accuity)
- b. Business Registration status – Due in March. Email in Council Packet

I. New Business

- a. John Gettman Award – Mayor McCall is looking to put a committee together to review nominations for this award. Resolution is in the packet for the criteria – volunteers for the committee Pat Vining, Bob Miles, Councilor Imhoff, Councilor Rondeau. Motion by Councilor Boatman to form committee to review nominations and select a candidate to be awarded at State of the City, seconded by Councilor Imhoff.
Motion passed 5-0
- b. Review 2022 City Council goals for upcoming budget development. Reviewing. City Manager Welch is asking Council to review and see if the goals are still the same moving forward. Looks good, if you have any questions contact City Manager Welch.
- c. Presentation by Raglione and Haugen on their development requirements. City Manager Welch recommends to develop to our standards moving forward according to our Ordinance 617. Motion by Councilor Josi to deny as presented, seconded by Councilor Rondeau.
Motion passed 5-0
- d. Resolution 2023-002 - A Resolution recognizing unanticipated Revenue for the City of Bay City from the Oregon Parks and Recreation Department Local Government Grant Program for the Hiker/Biker Campground at the Al Griffin Memorial Park. \$318,000

additional revenue. Motion by Councilor Rondeau to approve Resolution 2023-002 from the Oregon Parks and Recreation Department for the Hiker/Biker campground, seconded by Councilor Boatman.

Motion passed 5-0

- e. Resolution 2023-004 – Joint Resolution of the City Council and the Local Contract Review Board Opting out of the Attorney General's Model Contracting Rules for the City of Bay City. Motion by Councilor Imhoff to approve Resolution 2023-004, seconded by Councilor Josi.
Motion passes 5-0
- f. Discussion and request for approval to procure Hiker/Biker ADA bathroom shower - \$230,678. Motion by Councilor Imhoff for the City Manager to sign, seconded by Councilor Rondeau.
Motion passed 5-0
- g. Proposed Budget Calendar FY 2023-2024 – Review and make any necessary changes. The first meeting will be May 1, 2023. Motion by Councilor Rondeau, seconded by Councilor Boatman.
Motion passed 5-0
- h. AKS Engineers & Forestry Contract for City Engineer. Needs a new contract. Roy has put a 1-year contract together. Motion by Councilor Rondeau, seconded by Councilor Boatman.
Motion passed 5-0
- i. Grant Agreement Department of Transportation Small City Allotment Program. Motion by Councilor Josi to approve the signing of Mayor McCall and Public Works Director Markee, seconded by Councilor Imhoff.
Motion passed 5-0
- j. State of the City April 8, 2023 – Meeting to set up tables for various groups, public works, boosters, planning, fire department, city hall, etc. This will take place on April 8, 2023 from 2:00 to 4:00pm
- k. Recommendation to name Aaron Bentley Assistant Fire Chief – Fire Chief Dale Kamrath would like to appoint Aaron Bentley as Assistant Fire Chief. Council approval needed. Motion by Councilor Imhoff, seconded by Councilor Rondeau.


Motion passed 5-0

- I. Addendum Contract with Dale Kamrath Interim Fire Chief – An addendum to extend until June 30, 2023. Motion by Councilor Josi, seconded by Councilor Imhoff.
Motion passed 5-0

 - m. Proposed new Logo for Bay City for Bay City as part of the Wayfinding program. This is the final logo. Motion by Councilor Imhoff to accept the Logo as presented, seconded by Councilor Josi.
Motion passed 5-0

 - n. TLT Committee Recommendations for grant applications. Two applications were discussed, and recommendations were given from the TLT Committee. Motion by Councilor Josi to approve The Pearl and Oyster Music Festival, and not approve Tillamook Bay City RV Park per the TLT Committee recommendation, seconded by Councilor Rondeau.
Motion passed 5-0
- J. Mayor’s Presentation – Possibilities coming in 2025 for Recycling that could very well benefit the City.
- K. Council Presentation – Councilor Imhoff likes the idea of recycling, as well as Councilor Rondeau.
- L. Attorney Presentation – No attorney present

Motion to adjourn by Councilor Rondeau, seconded by Councilor Boatman.
The meeting adjourned at 7:56pm.



David McCall, Mayor



Debbie Pohs, Deputy City Recorder