

City of Rockaway Beach City Council Meeting Agenda



Date: Wednesday, January 12, 2022

Time: 6:00 P.M.

Location: Rockaway Beach City Hall, 276 HWY 101 -Civic Facility

Join Zoom Meeting:

<https://us06web.zoom.us/j/86091954450?pwd=RzNLb0I3a2FqOUFBRWVMbzdPRXdCUT09>

Meeting ID: 860 9195 4450

Passcode: 931471

Dial by your location

+1 253 215 8782 US (Tacoma)

Meeting ID: 860 9195 4450

Passcode: 931471

CALL TO ORDER – Sue Wilson, Mayor

PLEDGE OF ALLEGIANCE

ROLL CALL

Mayor: Sue Wilson

Councilors: Penny Cheek, Mary McGinnis,
Terry Walhood, Tom Martine, Kristine Hayes

CONSENT AGENDA

1. Approval of Minutes: December 8, 2021
 - a. December 2021 Check Register

CITIZEN INPUT ON NON-AGENDA ITEMS

PRESENTATIONS, GUESTS & ANNOUNCEMENTS

Peter Gelser of Koontz, Blasquez & Associates will present the Annual Financial Report for the 2020-2021 Fiscal Year.

STAFF REPORTS

1) Sheriff's Office 2) Fire Department 3) Public Works 4) City Manager

OLD BUSINESS

NEW BUSINESS

**ADOPT PLAN OF ACTION FOR THE COMPLETED FISCAL YEAR AUDIT ENDED
JUNE 30, 2021**

Koontz, Blasquez & Associates have presented the financial audit for the 2020-2021 budget year and the audit report has been submitted to the Department Revenue. Annually the City Council must also Adopt the Action Plan.

Example motion: I move that the Rockaway Beach City Council (ADOPT/DENY) the Action Plan for the completed Fiscal Year ended June 2021

ELECTION OF A CITY COUNCIL PRESIDENT At the first meeting of each year, the City Council must elect a president from its membership. The Council President presides in the absence of the Mayor, and acts as Mayor when the Mayor is unable to perform their duties.

Example motion: I move that the Rockaway Beach City Council elect (COUNCILOR NAME) to serve as City Council President.

COUNCIL CONCERNS

MAYOR'S REPORT

ADJOURNMENT

City of Rockaway Beach City Council Meeting Minutes



Date: Wednesday, December 8, 2021
Time: 6:00 P.M.
Location: Rockaway Beach City Hall, 276 HWY 101 -Civic Facility

CALL TO ORDER – Sue Wilson, Mayor

PLEDGE OF ALLEGIANCE

ROLL CALL

[Mayor - Sue Wilson: Present](#)
[Position #3 - Kristine Hayes: Present](#)
[Position #4 - Terry Walhood: Present](#)
[Position #1 - Mary McGinnis: Present](#)
[Position #5 - Penelope Cheek: Present](#)
[Position #2 - Tom Martine: Present](#)

CONSENT AGENDA

Wilson had a question on the check register. She asked about a Rental Center purchase, Shepard stated that it was the purchase of an emergency generator. Wilson asked a question regarding phone payments. Shepard explained the way the phones/IT are paid for.

Martine made a motion, seconded by Walhood to approve the November 10, 2021, minutes and November 2021 check register: motion carried.

[Position #2 - Tom Martine: Motion](#)
[Position #4 - Terry Walhood: 2nd](#)
[Position #3 - Kristine Hayes: Approve](#)
[Position #4 - Terry Walhood: Approve](#)
[Position #1 - Mary McGinnis: Approve](#)
[Position #5 - Penelope Cheek: Approve](#)
[Position #2 - Tom Martine: Approve](#)

CITIZEN INPUT ON NON-AGENDA ITEMS

PRESENTATIONS, GUESTS & ANNOUNCEMENTS

Fire Chief, Todd Hesse, Geoff Grace Co-instructor and Program Coordinator with Tillamook Bay Community College Brooke Bennet gave a presentation regarding the recent EMT Class that was put on at the Rockaway Beach Fire station. Bennet stated the partnership with the Rockaway Beach Fire Department has been the best partnership she has ever experienced. Hesse introduced firefighters Nick Theoharis, Dan Golden, and Kelsey Tobin. Hesse stated the three firefighters have passed the national exam and written exam certifying them as EMTs. Hesse presented the three individuals with the official Oregon EMT patch, certificates, and Emergency Medical Technician pin.

STAFF REPORTS

Deputy Chris Rondeau stated he would like to pass on information to the Rockaway Beach Citizens to make sure they keep an eye on any deliveries coming to their homes to make sure no packages are stolen. Rondeau stated there is a program with Tillamook County Sheriff's office to sign up if you have any outside cameras. If a crime occurs, the Sheriff's office could contact you to see if anything was caught by your surveillance system that may help solve open cases.

Fire Chief Todd Hesse stated the emergency calls have started to drop during the month of November. Hesse said after showing other departments in the county the LUCAS device, the departments have decided to start purchasing the device. Hesse mentioned he is still looking for a grant to replace the air packs. Hesse stated the job position is now open for the Fire Department. Hesse stated he appreciated Councilor McGinnis' time this month and extended the invitation to the other council members to come by the station and discuss the Fire Department.

Public Works Superintendent Dan Emerson stated that November was a very crucial month for planning due to weather. Emerson mentioned the department has scheduled maintenance at the pump station on NW 17th Ave. Pump number one will receive a rebuild. Emerson stated in December a new pump would be installed at the N 4th pump station. Emerson said the Lions Club has donated benches to the city. Emerson mentioned the department put up the holiday decorations around the City.

City Manager, Luke Shepard stated the tree lighting went very well and that at least 400 people attended. Shepard said the Department of Revenue is ready to collect the Transient Room Tax on the City's behalf beginning the first quarter of 2022. Shepard stated he complied the Councilor's ideas from the last meeting and is looking forward to continuing setting priorities for the 2022/23 budget year.

OLD BUSINESS

CONTINUED DISCUSSION ON GOAL SETTING FOR THE 2022/23 BUDGET YEAR

The council discussed the draft goals. Shepard stated he would work on the list and provide estimates on time, costs etc. for the February Council meeting.

NEW BUSINESS

REAPPOINTMENT OF PLANNING COMMISSION MEMBERS PAT OLSON AND GEORGEANNE ZEDRICK

Walhood made a motion, seconded by McGinnis to reappoint Pat Olson and Georganne Zedrick to the Planning Commission; motion carried.

Position #4 - Terry Walhood: Motion

Position #1 - Mary McGinnis: 2nd

Position #3 - Kristine Hayes: Approve

Position #4 - Terry Walhood: Approve

Position #1 - Mary McGinnis: Approve

Position #5 - Penelope Cheek: Approve

Position #2 - Tom Martine: Approve

APPOINTMENT TO FILL VACANCY ON THE PLANNING COMMISSION

McGinnis made a motion, seconded by Walhood to appoint Kristina Woida to position number 6 on the planning commission; motion carried.

Position #1 - Mary McGinnis: Motion

Position #4 - Terry Walhood: 2nd

Position #3 - Kristine Hayes: Approve

Position #4 - Terry Walhood: Approve

Position # - Mary McGinnis: Approve

Position #5 - Penelope Cheek: Approve

Position #2 - Tom Martine: Approve

COUNCIL CONCERNS

Hayes stated she would like to see a workshop with the planning commission and citizens on the goals for the city.

McGinnis thanked all staff and thanked Chief Hesse for inviting her to the Fire Department and meeting with her. McGinnis also thank Emerson for showing her around the Public Works treatment plants.

Walhood thanked everybody who stepped up and helped with the lighting of the tree.

Cheek stated she has looked more into the 4th of July parade route with volunteers and thanked all staff and volunteers.

Martine said he saw videos of the tree lighting and was very impressed


MAYOR'S REPORT

Wilson thanked Myrna and Dottie for stepping up to help decorate the city. Wilson also thanked the councilors and planning commission for a great year.

ADJOURNMENT

Meeting adjourned at 7:16pm.

MINUTES APPROVED THIS 12th
DAY OF JANUARY 2022



Mayor, Sue Wilson



City Manager, Luke Shepard



TILLAMOOK COUNTY SHERIFF'S OFFICE

CONSERVATORS OF THE PEACE

Sheriff Joshua Brown

Rockaway Beach Patrol

Month of December

In the month of December, the Tillamook County Sheriff's Office Deputies responded to 84 calls within Rockaway Beach. Those calls included some of the following: 7 Alarm calls, 2 suspicious calls, 7 traffic stops, 7 animal calls, 3 harassments, 3 disturbances, and 2 ordinance violations.

12/9/21 Four deputies, Rockaway Fire and TCSO search and rescue looked for an elderly person with health problems. The subject was reported to have been missing for 2 and half hours. Subject was located unhurt.

12/17/21 A Deputy and Rockaway Fire helped a family that was visiting Rockaway and locked themselves out of their vehicle with a 3-year-old child locked inside. They were able to get in the vehicle and the child was unhurt.

12/27/21 Deputy Cummings responded to the Sea Treasures Inn to the report of a found handgun. Deputy Cummings was able to secure the weapon and locate the owner. The owner reported that they had forgotten it in the handgun in their room. They had been distracted by trying to return home and having to drive on snow covered roads. Deputy Cummings talked to them about the dangers of not properly securing the weapon.

Deputy Kevin Grogan is progressing through the academy and is scheduled to graduate in March.

Traveling in winter weather

Ready for vehicle- Make sure your vehicle is safe. Check your battery wipers, coolant, tires, etc. Make sure your snow tires are on, make sure your vehicle windows are clear of snow, ice and or dirt and forward sensors, headlight, taillights, and backup cameras are clean.

Ready Yourself- Slow down. It's hard to stop when the roads are slick because of ice, rain, or snow. Increase your following distance so that you have more time to react. Review weather and road reports.

Emergency kit- Have an emergency kit in your vehicle in case you get stranded. Items to consider are blankets, flashlights, jumper cables, flares, water, food, medications, and a way to charge your cell phone.

Remember to slow down, plan your trip, stay home if you don't need to drive and wear your seatbelt.

Happy New Year

Undersheriff Matt Kelly

<u>Incident Date And Time</u>	<u>Incident Type</u>	<u>Incident Unit ID</u>
12/01/2021 12:42:47	Harassment	214
12/01/2021 15:11:38	Fraud	214
12/01/2021 20:45:27	Welfare check	223
12/02/2021 09:31:31	Death	214
12/02/2021 09:31:31	Death	222
12/02/2021 13:51:19	Ordinance Violation	214
12/02/2021 16:12:05	Follow Up	214
12/03/2021 12:40:33	CAMI	206
12/03/2021 17:34:35	Alarm	217
12/04/2021 22:55:44	Disturbance	207
12/04/2021 22:55:44	Disturbance	229
12/05/2021 09:56:55	Vehicle	208
12/05/2021 11:13:57	Alarm	208
12/06/2021 13:37:01	Theft	208
12/06/2021 17:24:16	Crim Misch	217
12/08/2021 12:45:17	Welfare check	214
12/08/2021 15:18:57	CAMI	219
12/08/2021 15:55:48	Traffic Stop	214
12/09/2021 03:33:28	Alarm	222
12/09/2021 10:40:55	Littering	214
12/09/2021 16:11:21	CAMI	219
12/09/2021 16:20:11	Missing Person	211
12/09/2021 16:20:11	Missing Person	214
12/09/2021 16:20:11	Missing Person	222
12/09/2021 16:20:11	Missing Person	228
12/09/2021 22:54:03	Traffic Stop	225
12/10/2021 11:52:17	Civil Service	221
12/10/2021 18:34:13	Shots Fired	214
12/10/2021 18:47:41	Contact	214
12/10/2021 21:49:22	BUSINESS CHECK	214
12/10/2021 22:55:14	Prowler	217
12/11/2021 02:34:28	Alarm	217
12/12/2021 12:11:46	Shots Fired	211
12/13/2021 17:59:44	CAMI	219
12/13/2021 21:01:07	Assist	217
12/14/2021 13:04:51	Burglary	208
12/14/2021 13:13:39	Alarm	208
12/14/2021 13:50:21	Ordinance Violation	208
12/15/2021 11:23:42	Follow Up	214
12/15/2021 15:18:32	Follow Up	214
12/15/2021 15:24:32	Follow Up	214
12/15/2021 17:22:13	Assist	214
12/16/2021 12:25:25	Suspicious	214
12/17/2021 02:29:13	Civil Service	223
12/17/2021 12:59:46	Traffic Stop	214
12/17/2021 14:48:32	Welfare check	214

12/17/2021 18:55:09	Rescue	217
12/18/2021 12:16:13	Alarm	214
12/18/2021 21:13:44	Noise	214
12/20/2021 14:33:00	Assist	226
12/21/2021 19:48:34	Alarm	223
12/22/2021 09:13:10	Disturbance	221
12/22/2021 09:13:10	Disturbance	226
12/22/2021 19:38:27	Traffic Stop	214
12/22/2021 19:57:29	Vehicle	214
12/22/2021 19:57:29	Vehicle	223
12/22/2021 19:57:29	7	214
12/22/2021 19:57:29	7	223
12/23/2021 13:23:53	Vehicle	214
12/24/2021 09:55:20	Animal	214
12/24/2021 09:55:20	Animal	222
12/24/2021 12:15:56	Welfare check	214
12/24/2021 12:40:03	Contact	214
12/24/2021 14:05:38	Welfare check	214
12/24/2021 21:19:58	Trespass	214
12/25/2021 01:07:32	Harassment	217
12/25/2021 01:08:11	Disturbance	217
12/25/2021 01:08:11	Disturbance	229
12/25/2021 13:50:15	Animal	214
12/25/2021 14:21:53	Animal	214
12/25/2021 22:53:12	Unknown	207
12/26/2021 18:13:28	Welfare check	217
12/27/2021 10:50:34	Suicidal	226
12/27/2021 10:50:34	Suicidal	224
12/27/2021 16:04:22	Property	226
12/27/2021 16:10:00	Animal	226
12/28/2021 10:42:33	Welfare check	220
12/28/2021 16:35:19	Misdial	224
12/29/2021 18:41:49	Contact	214
12/30/2021 06:09:51	Assist	222
12/30/2021 09:01:04	Civil	222
12/30/2021 09:14:25	Contact	222
12/30/2021 10:35:09	Follow Up	222
12/30/2021 10:47:28	Civil	222
12/30/2021 16:11:55	Welfare check	214
12/30/2021 19:49:32	Traffic Stop	214
12/31/2021 04:52:56	Suspicious	222
12/31/2021 11:38:16	Welfare check	214
12/31/2021 11:38:16	Welfare check	222
12/31/2021 12:11:41	Unknown	214
12/31/2021 12:34:03	Follow Up	214
12/31/2021 13:48:19	Assist	214
12/31/2021 13:51:04	Harassment	214

12/31/2021 18:30:36	Traffic Stop	214
12/31/2021 19:10:56	Fireworks	214
12/31/2021 21:46:37	Traffic Stop	214
12/31/2021 23:07:24	Fireworks	217

Rockaway Beach Fire Rescue

276 Hwy 101 S

PO Box 5

Rockaway Beach OR 97136

503-374-1752



Date January 3, 2021

Honorable Mayor, City Council and City Manager of Rockaway Beach

Fire Department Council Report:

The following is a summary of the activities and operations of the Rockaway Beach Fire and Rescue Department for the month of December 2021.

The Department responded or participated in 35 events during the month of December, the breakdown is listed below.

911 calls for Service: 19	Trainings: 4	Non-Emergent: 12
17- Medical	Tactics	1- Beach Safety
0- Fire Alarm	Communications	3- Public Assist
1- Structure Fire	Driving Safety	1- Lift Assist
0- Water Rescue	EMS Report Writing	2- Burn Complaints
1- MVA		4- Radio call-ins
0- Outside Fire		1- Special Assignments
0-Vehicle Fire		

Calls for Service-(Calls for service dispatched by Tillamook County 911)

2018- 270

2019- 283

2020- 450

2021- 520 (in addition provided 99 trainings, 48 Radio call-ins, 8 special assignments and 80 Beach safety patrols, total department activity was 755 events)

Training update- The Department focused December training on Strategy and Tactics used on Structure Fires, communications on the fireground and driving safety. The 2022 training calendar is completed, and the training staff and volunteers have a busy year ahead. An EMT class in conjunction with TBCC will be beginning in January. Additional upcoming trainings include traffic incident management, Electrical Safety and Firefighter 2 Academy. Enhancement of current skills and certifications are the priority and focus for the upcoming year. New training with the drone program will also be on the schedule.

As mentioned last month our SCBA's are going to reach the end of their service life in 2022. I have submitted an AFG grant to replace the expiring equipment.

Beach Safety continues to be a priority of the department. The focus continues to be on education and safety. During the month of December crews were on the beach 1 time and spent a total of 2 volunteer hours on the Beach. I have included the Year-to-date data in this report:

	November	YTD
Fire safety\Educational Moments-	2	174
Rip Current Safety Messages\Out of Water-	0\0 persons	303\917
Stickers to kids-	0	475
Educational signs reset-	0	37
Education Signs Replaced-	0	12
Fires extinguished-	0	226

The Department did respond to 2 burn complaints for fires close to the grass in December.

I am still actively in the process of recruitment for a position of a full-time Division Chief of Operations. I have received several applications and they are currently in review. I will keep the council informed of the progress.

Overall, my mission and goals have not changed. I continue to take care of the immediate safety of my crew and public needs as my highest priorities. If you have any questions, concerns or thoughts please let me know.

Respectfully submitted,

Todd Hesse
Fire Chief
Rockaway Beach Fire Rescue

City of Rockaway Beach, Oregon
276 S. Highway 101, PO Box 5
Rockaway Beach, OR 97136
(503) 374-1752 FAX (503)374-0601



January 5th

Dear Mayor and City Council Members,

The winter season continues to bring challenges for our department, and December was no exception with king tides in the first weekend. Keeping storm drains open throughout town to facilitate drainage and minimize flooding is actively a fulltime job this time of year. We continue to be proactive in our management of ocean outfalls, working around the tides and wave hazards while continuing to keep the day-to-day operations running smoothly. We appreciate residents understanding that even with our best efforts, during big storm events drainage issues may take several days to subside, but our efforts will continue.

Work on the main pump station is almost fully completed with just a few punch list items left for the contractors to finish up. A big item on the punch list is the onsite emergency generator. So far, we haven't had any problems with the new pump station while it's been in operation. The old lift station would have Public Works in a hole about 20' underground. With the structure being very old it was a dangerous situation. We are happy to have a much safer more reliable lift station for Public Works to access during routine maintenance.

As I mentioned last month NW17th was on scheduled maintenance, this was a big deal as we intended to do the work ourselves. Public Works has 6 pumps that are the same type so for learning purpose and future maintenance I believe this is the correct decision.

In June of 2021 Public Works submitted our application for ODOT's 2022 Small Cities Allotment Grant Program, which provides funding to small communities for paving and other road maintenance projects. The grant is for \$100,000 which would go toward asphalt overlays that meet ODOT's requirements. We will have two years to spend the money once it is received.

As a final note, I want to thank everyone for all their efforts throughout the year. The success of our community is built on the efforts of our employees and in the past year, we have enjoyed many successes. So, thank you for the dedication and loyalty that everyone has shown.

If there are no questions than that's all I have thank you.

Dan W. Emerson, Superintendent

City of Rockaway Beach Public Works

P: 503.374.1752 / C: 503.457.6094

PublicWorks@corb.us



City of Rockaway Beach, Oregon

276 S. Highway 101, PO Box 5
Rockaway Beach, OR 97136
(503) 374-1752 EIN 93-6002245

January 12, 2022

Office of the Secretary of State
Audits Division
255 Capitol Street NE, Suite 500
Salem, Oregon 97310

Plan of Action for the City of Rockaway Beach

The City of Rockaway Beach respectfully submits the following corrective action plan in response to deficiencies reported in our audit of the fiscal year ended June 30, 2021. The audit was completed by the independent auditing firm, Koontz, Blasquez & Associates, P.C., Albany, Oregon. The plan of action was adopted by the governing body of the city at their meeting on January 12, 2022 as indicated by the signatures below.

The deficiencies are discussed below with the corrective action plan listed for each:

1. Material Weakness: Allowance for Doubtful Accounts

- a. **Description:** During the audit, it was noted that the city was not using the allowance for doubtful accounts correctly. The City does not have a policy for recording bad debt expense or for the use of an allowance for doubtful accounts account. Failure to properly record bad debt expense could result in a misstatement of receivables or expenses.

Recommendation: The auditor recommended that the City adopt a policy for recording bad debt expense.

- b. **Plan of action:** The City will be using the Department of Revenue for collection and will work with financial consultants on budgeting for doubtful accounts.

- c. **Timeframe for, or date of, implementation:** March 2022

2. Material Weakness: Revenue Recognition

- a. **Description:** During the audit, the auditor noted revenue for the final quarter of 2020 recorded in the first quarter of 2021. Recording revenue in the incorrect period may result in a material misstatement of revenue in one or more fiscal years.

Recommendation: The auditor recommended that revenue be recorded in the period it is earned rather than the period in which cash is received

- b. **Plan of action:** At the end of the budget year make sure all revenue is recorded in the period of which it was earned
- c. **Timeframe for, or date of, implementation:** June 30, 2022

3. Significant Deficiency: Noncompliance with Oregon Budget Law

- a. **Description:** During the audit, it was noted that capital outlay was expensed out of the materials and services appropriation category in the Fire Equipment Reserve Fund. Capital outlay should be expensed out of the capital outlay appropriation category unless a departmental appropriation is used.

The auditor also noted that a budget transfer resolution (Resolution No. 20-964) included a transfer from unappropriated to appropriated amounts. According to Oregon Budget Law, budget transfer resolutions can only include transfers between appropriation categories.

Recommendation: The auditor recommended that the city review and follow Oregon Budget Law.

- b. **Plan of action:** We will provide staff with additional and ongoing training on Oregon Budget Law
- c. **Timeframe for, or date of, implementation:** June 2022

4. Significant Deficiency: Recording of Capital Assets

- a. **Description:** During the audit, it was noted that the city failed to track all capital asset additions. This can result in misstated capital asset totals.

Recommendation: The auditor recommended that the city maintain accurate and up-to-date records regarding all capital asset purchases and improvements.

- b. **Plan of action:** The City's accounting software does offer a capital asset tracking module. The module has not been purchased to date because of budget constraints. The city is currently making an effort to update capital asset tracking records manually.
- c. **Timeframe for, or date of, implementation:** January 2022

5. Significant Deficiency: Prior Period Transactions and Equity

- a. **Description:** During the audit, it was noted that transactions were posted to the prior year's general ledger after the prior year audit was completed. No transactions should be posted to the general ledger after the trial balance has been submitted to the auditors. Posting transactions to the general ledger after the trial balance has been submitted to the auditors will cause the general ledger and audited financial statements to be out of balance.

Recommendation: The auditor recommended that if transactions are posted to the general ledger after the trial balance has been submitted to the auditors and before the financial statements are finalized, that a list of the transactions also be submitted to the auditors as client-proposed journal entries. If there are transactions that need to be recorded after the financial statements have been audited, the auditor recommended that the transactions be recorded in

the financial period subsequent to the audit.

- b. **Plan of action:** Present the auditors with a transactions list if there are transactions that are posted to the general ledger after the trial balance has been submitted to the auditors
- c. **Timeframe for, or date of, implementation:** June 2022

6. Significant Deficiency: Cash Reconciliation

- a. **Description:** During the audit, it was noted that the ending cash balance was not reconciled to the LGIP statement. Failure to reconcile cash accounts to monthly statements could result in a material misstatement of cash due to fraud or error.


Recommendation: The auditor recommended that the city perform a monthly reconciliation of the LGIP account.

- b. **Plan of action:** Adding the LGIP account to our software program to be reconciled every month as we do the operating bank accounts.
- c. **Timeframe for, or date of, implementation:** March 2022

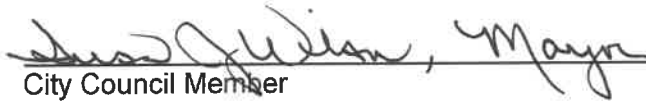
Signed by:



Luke Shepard, City Manager



Date



City Council Member



Date

Luke Shepard

From: Luke Shepard
Sent: Wednesday, January 12, 2022 9:09 AM
To: 'Daniel Howlett'
Subject: RE: Letter to Rockaway Beach city council

Daniel Howlett,

Thank you for your submission. Your letter will be included in the record copy of the January 12, 2022 City Council meeting and, your email will be forwarded to the members of the Rockaway Beach City Council.

Sincerely,

Luke Shepard, City Manager
City of Rockaway Beach
P.O. Box 5 | Rockaway Beach, Oregon 97136
P: 503.374.1752 / www.CORB.us

From: Daniel Howlett <danielhowlett@gmail.com>
Sent: Tuesday, January 11, 2022 1:56 PM
To: Luke Shepard <lukeshepard@corb.us>
Cc: Sarah Absher <sabsher@co.tillamook.or.us>; Thomas Fiorelli <tfiorell@co.tillamook.or.us>
Subject: Letter to Rockaway Beach city council

Hi Luke,

I look forward to speaking with you on Thursday morning for our scheduled call. Prior to that, I have a favor to ask. I've written a letter to the city council and am requesting that you please read it at the meeting on Wednesday. I am out of town and cannot attend unfortunately. Additionally, if it's possible, I request that this letter be included in the council minute notes along with a link to this video. It may be worthwhile to show this video to city council members if they haven't already seen it. It's worth noting that this video was made in 2019 BEFORE the pandemic. <https://tctv.viebit.com/player.php?hash=GakxFvap5gpO>

TJ and Sarah, I'm copying you on this email because this is not just an issue for Rockaway Beach city council. You could just as easily adjust a few facts and apply this to just about any city in Tillamook county. We may not be able to build our way out of this problem, but we at least need to start with local building policies that point us in the right direction.

Dear city council,

I'm writing this letter to express my concern about the housing affordability situation we are in. The cost of housing in Rockaway Beach has skyrocketed over the past 2 years. In 2019, the average sales price for a home was \$290,838. In 2021, that number increased by 51% to \$438,007. The median household income in Tillamook county is \$49,895, which makes homeownership out of reach for most people. There are virtually no long-term rentals available in Rockaway. Some second home owners and/or vacation rental owners don't see this as a problem, but this is a severe burden for our working class citizens, our seniors, and our business community.

Rockaway Beach needs to increase the supply of rental housing stock by at least 10%. Lack of affordability means that young people can't afford to live in the towns where they grew up, older residents can't afford to downsize from single-family homes to an apartment and stay in the community, and people employed in lower paying jobs can't afford to live where they work. Our community needs cooks, servers, house cleaners, school teachers, home maintenance workers, city employees, etc. for the future health of our city. Renters are now priced out of Rockaway Beach. Commuting 30+ miles to work and back each day is unsustainable. When people lose their housing, it has adverse consequences for their lives, families and communities. For instance, research suggests that when people experience an involuntary loss of housing, they are more likely to also lose their job. Multi-family housing often provides the only affordable option in the private housing market and can potentially help people avoid homelessness.

To increase the rental housing stock, it's time to reevaluate the existing city policies and fees regarding housing development. The 2007 city comprehensive plan showed a need to more than double the multi-family housing stock from 9% to 20%. However, in 2006 the city passed Ordinance Title V, Chapter 53.05, requiring separate water service to each individual housing unit, forcing multi-family property owners to pay extremely high additional connection, development and usage fees. For example, the city charges \$15,415 to connect a single family home to water/sewer. By contrast, in Tillamook it costs \$6,987 to connect. A duplex built in Rockaway costs \$24,148 for water/sewer. In Tillamook it costs \$6,987. A fourplex built in Rockaway costs \$41,641 for water/sewer connection fees. In Tillamook it costs \$6,987. The ordinance failed to grandfather in pre-existing multi-family properties, despite the fact that the city had previously approved their water permits. Back in 2006, the justification for charging water/sewer fees per dwelling was to share the cost of capital improvements equally. Back then, Rockaway was affordable. Now that these investments are almost paid off, it's time to make a change. The unintended consequence is that since that ordinance passed 14 years ago, only one multi-family property has been built and sold in Rockaway Beach, according to the RMLS.

City municipalities have the ability to create policies to encourage or discourage worker housing construction. Concerned citizens for affordability in Rockaway Beach are calling on our mayor and city councilors to support policies to encourage the construction of more multi-family housing. Allow at least 2 units to be connected to one water meter. Discount or waive SDC and connection fees to encourage multi-family construction if they are held for locals. Discount or waive SDC and connection fees for existing single family owners who want to add an ADU. Consider a tax abatement program to incentivize owners to rent their homes long-term instead of as vacation rentals. Let's evaluate current zoning policy to encourage density in the city center where we already have infrastructure. Let's work with the Tillamook housing commission to see what other tools and incentives we can come up with to help. We can look to other tourist towns to see what works and what doesn't.

Affordable housing is a complex issue, and there are no perfect solutions. I'm very aware of the resistance from Not In My Back Yard owners who never want the city to change. However, if we want an affordable and equitable city, we need to ask ourselves what values we hold most dear. Our actions reveal our values, and the time for action is now.

Sincerely,

Daniel Howlett
multi-family property owner
Rockaway Beach