



THE CITY OF WHEELER

CITY MANAGER REPORT

April 16, 2024

LITIGATION:

- Botts Marsh LLC v. City of Wheeler – This case is currently in a litigation stay that was put in place for mediation but has been extended through July 5, 2024. Brownfield testing at the site is to take place over the next couple of months, and the City expects a conditional use application to be submitted for the WRC portion of the property once the Brownfield results are in hand.
- Richard Buchanan v. City of Wheeler – This case was in the discovery phase through the end of March. There have been no new updates recently.

ADMINISTRATION:

- On March 25th I attended another Tillamook County Emergency Communicators Meeting. Aaron Fox from the Washington County Emergency Management office gave a special presentation on PACE Planning. This is preparing a Primary, Alternate, Contingent, and Emergency communication pathway that can be used during an emergency. This Emergency Communicators group has decided to focus on their Facebook page first and hold off on a separate, mirror site for non-Facebook users.
- Councilor Matthews and I met with the Salmonberry Trail folks on March 25th to set up some guided hikes leaving from Wheeler, the first of which starts tomorrow. The next one will be on Saturday. There is a link on our website where people can go to reserve a spot.
- On April 8th, Mayor Kemp, Phil and I were given a tour of the Well Field by Dan Weitzel of Manzanita Public Works. There are 2 wells that were actually dug, one 60 feet deep and one 64 feet deep, and they alternate which one is pumping. Those wells supply all the municipal water to both cities.
- SB 1576 has been signed by Governor Kotek. This bill includes an emergency fix that restores recreational immunity through January 2026. According to Section 5(3), cities under 500,000 in population must adopt an ordinance or resolution to be included in this coverage. A resolution has been drafted that will be presented to the Council for consideration this evening.
- President Biden approved the Oregon Disaster Declaration for the severe winter storms from January 10-22, 2024. We will begin the FEMA reimbursement process soon. There is a deadline of May 13 to submit the Request for Public Assistance.
- I have been partnering with the City Attorney to develop a citation process that aligns with the code enforcement chapter in Wheeler’s Code of Ordinances. We have a meeting with the Tillamook Justice Court tomorrow afternoon to see if they would be willing to take on code enforcement citations for Wheeler.
- The City has received three estimates for painting City Hall that are on the agenda for further discussion under “new business.”

- Nan Devlin of the Tillamook Coast Visitors Association said that as soon as their budget is approved, our new Gateway Signs will be the first thing on their “to-do” list.
- On Monday the City will have an initial meeting with 3J, the consulting firm that will be helping with the middle housing code updates mandated by Senate Bill 406.
- The City is currently beginning the recruitment process for a new City Manager. I have given notice of my intended resignation by the end of the fiscal year (end of June 2024). If you know someone who may be a good candidate, please encourage them to apply!

GRANTS & PROJECTS:

- Waterfront Restrooms –We are currently partnering with the engineers to finalize a design for the restroom and applicable ADA parking. Once we have those plans the OPRD will allow us to amend the project budget “to include the lower cost of the restroom and lower the City’s match obligation and allow the City to still be eligible for the full \$75,000.00 grant reimbursement.”
- Gervais Creek – Our application is now in the Environmental and Historic Preservation (EHP) Review. Janine Mayer of Oregon Emergency Management was told by FEMA that the EHP review is expected to take 1-2 years. Tim Gross of Civil West inquired about speeding up the process and has been working to supply FEMA with additional information.
- Asbestos Concrete Water Lines – On March 7th the city submitted the formal application for a Safe Drinking Water Loan that is to update approximately 3,200 feet of asbestos concrete water lines within the water distribution system. The next step is to wait for the Oregon Health Authority Capacity Assessment Review that can take up to 60 days.
- Hemlock Street –The City was awarded a \$20K Technical Assistance Grant via Business Oregon. We have also applied for a forgivable Planning Loan from the Clean Water State Revolving Fund (CWSRF) to fund the Geotech and engineering reports required for repairing Hemlock Street. The DEQ will submit an Intended Use Plan to the Environmental Protection Agency, which was scheduled to be published in late March/early April and there is a 15-day Public Notice period. After that, the SRF staff will begin to request financial information from the City to underwrite for debt capacity (which is the standard, required practice and must be done even though the loan may be 100% forgivable).
- Gangway–The gangway was removed on January 18th and was taken for repairs. It was returned and reinstalled on April 5th and the dock is now open.
- CIS Recreational Immunity Grant – CIS awarded us a \$5,000 grant to help with recreational immunity issues in Wheeler. We applied referencing new gravel in Waterfront Park to eliminate some identified tripping hazards, dock cleaning/maintenance, and signage related to recreational immunity (some of which have already been installed). We realized that there would be extra funds left over from this grant, and received permission to apply those towards bark chips for Upper Park as that was another concern pointed out by Risk Management Consultant Margaret Ryan during

her site visit to Wheeler. Reimbursement requests for this grant must be submitted by May 15, 2024.

- Bark Chips – The Oregon Parks Foundation Fund offered a small grant and we submitted an application on March 5th to fund the estimated shortfall on a full 15” load of Fiberex Playground Bark Chips for Upper Park from Rexus Forest Byproducts, Inc. Unfortunately we notified on April 4th that our application was denied so we will proceed with a smaller load for now (covered by the CIS grant).
- SCADA System – The Bureau of Reclamation has offered a WaterSmart Small Scale Efficiency grant for up to \$100,000 (though it requires a 50% match). The City has submitted an application in the hopes of getting a new SCADA system as well as new panels and PLC computers at the remote pump sites. We are waiting to hear back.
- Connex Containers & Snowplow – The Office of Resilience and Emergency Management is offering a Resilience Hub and Network Grant. The City intends to apply for the Type 1 Deployable Resilience Hub containing three 40-foot connex boxes full of emergency supplies, as well as a new Public Works work truck with snowplow attachment. The application deadline is April 30th.