



THE CITY OF WHEELER

CITY MANAGER REPORT

July 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. On July 1, Ken Ulbricht submitted a Conditional Use application with the city. The Planning Commission is currently reviewing that application. The PC's August meeting will be open for public comment, then the application will be voted on at the September or October meeting.

ADMINISTRATION:

On July 1st, I officially took over as City Manager from Pax. I want to thank the city staff, council members, and everyone else who has helped me. I especially want to thank Pax for all of his assistance and making this a smooth transition.

- On July 9th and 11th, the City Council held workshop sessions to revise the city Nuisance Code. All edits have been made. I will rewrite the code with the new changes and present them to the council.
- Mayor Kemp reached out to Mayor Stock of Manzanita to follow up on our inquiry to use their municipal court for our citations. We are still waiting to hear back on a decision. If we are not able to use Manzanita's court, we will have to amend the City Charter to allow us to use Tillamook's court.
- The Nehalem Bay Health District will hold its groundbreaking on Saturday, July 20th at 11 am.

GRANTS & PROJECTS:

- Waterfront Restrooms – (copied from Public Works report) Curran-McLeod Engineering is proceeding with the waterfront park restroom design. We had hoped to have a complete set of finished plans for this meeting to review, but a delay occurred, and we will have them next month. The restroom building will consist of two universal, ADA restrooms and a small maintenance/storage area. One paved ADA parking spot will also be provided with the design. The City has secured funding for this project through Oregon Park and Recreation Department's Local Government Grant Program. This program will grant 34% toward the total cost of the project. Visit Tillamook Coast has also contributed \$75K in funding toward the project.
- Gervais Creek – Our application is currently in the Environmental and Historic Preservation (EHP) Review. This process has slowed considerably since FEMA is expecting us to complete a NEPA (National Environmental Policy Act) analysis. However, Tim Gross of Civil West is pushing back on this because he feels the standards for a NEPA analysis don't apply to this project at all. We are currently waiting to hear back from Tim on the status of that process and whether we can move forward.

Tim Gross provided us with a revised cost estimate for the project. The CCI index increased by 2.75% since the original estimate. The project is now estimated to cost \$873,983 and a total of \$1,048,779 with the 20% contingency included.

- Asbestos Concrete Water Lines – (No Change) 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. Oregon Health Authority reached out to the City on May 29th to begin the Capacity Assessment Review. Phil was able to coordinate with Manzanita to get the answers to their questions and has returned those to OHA. We are waiting to hear back on next steps.
- Hemlock Street – (No Change) 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. We received notification on July 3rd that DEQ's Intended Use Plan has been finalized with acceptance by the EPA. Currently, DEQ has sufficient funds to finance all projects, but this is not a guarantee. We are waiting to hear back from Rebecca Kramer on next steps.
- Connex Containers & Snowplow – The Office of Resilience and Emergency Management offered a Resilience Hub and Network Grant. The City applied for two of the Type 5 Deployable Resilience Hubs each containing one 20-foot conex box full of emergency supplies, as well as a new Public Works work truck with snowplow attachment. The top 100 applications are currently being reviewed. Grant recipients will be notified starting in late July.
- Small Cities Allotment Grant – This is a grant we have previously applied for to conduct stormwater and paving improvements. The deadline for this grant is August 31st. We followed up with Civil West, and they will be submitting this grant on our behalf. All we have to do is go online to sign it once it is complete.

Wes Wootten
Wheeler City Manager