

The section of the manmade dune at Cape Lookout State Park that has experienced the most sloughing because of wave and storm action and that will be

Cape Lookout prepares for work to start in fall of 2025

WILL CHAPPELL Citizen Editor

Rangers at Cape Lookout State Park are preparing for work to upgrade utilities and rehabilitate their beach's revetment this fall with an expected completion date of spring or summer 2026.

Work was originally planned for this summer, but with designs for the \$3-5-million project incomplete, work was delayed in mid-January, and reservations reopened for this spring and summer.

Funding for the project is coming from general obligation bonds that were approved by the Oregon legislature in

See CAPE LOOKOUT, Page A3



A view towards Cape Lookout with still-intact dune on the left.

Shelters assembled at CARE

WILL CHAPPELL Citizen Editor

Installation of nine low-barrier shelters for homeless residents and three accompanying bathrooms took place last week at Community Action Resource Enterprises in downtown Tillamook.

With the shelters erected, the project enters its final stages, with connecting electricity and building pathways and a fence around the site the largest remaining tasks. Once complete, Community Action Resource Enterprises (CARE) Executive Director Jeff Blackford said that the organization is planning an open house for the site to show the community what their support has made possible.

Tillamook stepped up and helped support this too," Blackford said, "so we want to make sure the entire community can come and take a look at what they supported to show them that this is going to be a place where people can come and get housed and get a new start."

Work towards the grouping of shel-

ters on a county owned piece of property adjacent to CARE's downtown Tillamook headquarters is being paid for by \$266,000 appropriated by the state legislature in 2023 from Measure 110 behavioral health network funds.

After working with the county to secure a lease on the site in summer 2023, the project ran into repeated snags, with original designs not meeting fire code, and the team finding that a French drain needed to be installed to prevent flooding, as well as a power vault to provide sufficient electricity. By September of last year, the French drain was in place and

See SHELTERS, Page A2



As of midday Wednesday, workers had completed installation of three toilets and one four-person shelter (not visible behind the last toilet).



Commissioners to reduce TLT increase ask

WILL CHAPPELL Citizen Editor

In response to concerns raised by hoteliers and short-term rental owners at a public hearing on January 29, Tillamook County commissioners agreed to reduce a requested transient lodging tax increase from 5% to 4%.

Commissioners also agreed that, if approved by voters, the 4% increase would be phased in over two years, with 2% annual

The public hearing on the proposed transient lodging tax (TLT) rate increase was split into two parts, one in the morning at the Tillamook County Courthouse and one in the evening at the Port of Tillamook Bay. At both meetings, Tillamook County Chief Administrative Officer Rachel Hagerty kicked proceedings off with a presentation on the TLT and proposed increase.

Tillamook County's transient lodging tax (TLT) was approved by voters in 2013 at a rate of 10% and went into effect in 2014. 70% of the funds raised by the tax, assessed on all overnight stays in the county, go towards supporting tourism promotion or tourism-related facilities, in accordance with state law, with the remaining 30% dedicated to road mainte-

The idea of increasing the rate of the TLT started to percolate to the surface last spring, according to Hagerty, in the face of declining revenues from state forests. The budget group that met beginning last summer to look at ways to address this year's \$1 million shortfall and projected shortfalls of \$3-4 million in future fiscal years identified a list of more than 50 possible solutions, among which was the TLT increase.

The proposed 5% increase is projected to bring in \$3-3.5 million annually, with \$1 million (30%) available to the county government for any purpose and the remainder obligated to fund tourism promotion or projects.

Hagerty said that the proposed increase would include a funding allocation structure for the additional \$1 million in unrestricted revenues, with 80% being earmarked to support the sheriff's office, 10% to the county's emergency management department and 10% to maintenance of the county's new emergency radio system, which will be constructed soon following voter approval of a bond to support it last November.

Hagerty clarified that the additional funds directed to the sheriff's office would not be

See TLT, Page A3

Power shortages, continued rate increases loom as electrical system modernizes

WILL CHAPPELL Citizen Editor

Power generation in Oregon needs to increase by 30% by 2033 or be offset by increased appliance efficiency to meet the increased demand from new technologies that require greater amounts of electricity, according to a forecast conducted by the Pacific Northwest Utilities Conference Com-

Tillamook Peoples' Utility District (TPUD) General Manager Todd Simmons discussed the shortfall and its implications for both supply reliability and customer rates with the Tillamook County board of commissioners on January 22.

Simmons said that the projected shortfall was being caused by increasing demands from business customers that are expanding server farms in the region and electrifying their vehicle fleets, as well as residential customers who are also adopting electric vehicles and increasing electric appliance usage in their homes.

This increase is being matched by complicating factors on the generation side of the equation, as the Bonneville Power Administration, from which TPUD buys its power, and other regional power companies incorporate new generation methods.

In the past decade, Oregon has completely transitioned away from coal-powered gen-



Workers place a wall into place on one of the four-person shelters.

SHELTERS Assembled at CARE

From Page A1

conduits installed to receive the power lines when the vault is placed.

Another snafu occurred when crews placed the concrete pads that will serve as the base for the shelters in the wrong locations, cutting the number of shelter units that could be located on the site from 17 to 13. The mistake

also led CARE to seek a new contractor for the project, eventually selecting Gage Construction, which Blackford said had transformed the site in the past month.

"Because the layout was wrong, we did lose a couple units," Blackford said, "but we have a great team that we're working with, and we were able to pivot and make some changes."

During the first phase of the project, nine of the 13 shelters are being installed, including two four-person shelters and seven two-person shelters, with the remaining shelters to be installed when funding becomes available. The shelters will require applications and that residents are not a danger to themselves or others, and residents are expected to stay in them for three to six months before moving to more permanent housing.

The site will also include a congregate shelter, open 365 nights a year to anybody in need, that will house up to 14 or 28, depending on the configuration of beds. Blackford said that he



fridge and microwave.

expected work to build a retaining wall and prepare the congregate shelter's site to take around a month and that it will be separated from the other shelters by a fence.

Installation of the shelters, produced by Pallet Shelter, took between 45 minutes and an hour and a half per shelter, according to Blackford, and each will have a portable heater, air conditioning unit, mini fridge and microwave when complete.

Now that the shelters

have been installed, the project enters the home stretch, with three major items left to be completed: the installation of the power vault, which has been permitted, pathways and a fence. Blackford said that the construction team and CARE employees were working to identify a material for the path that will be ADA compliant as well as appealing aesthetically and a design for a fence that would make residents feel safe and suit the area.

"We want something that is pretty and beautiful but

that's also effective to make people feel safe but also to the rest of the community that it doesn't look like we're trying to hide," Blackford said.

Once the shelter project is complete, focus will shift to renovating a building on CARE's property into a navigation center featuring a computer lab, kitchen and laundry facilities. That project has already received \$600,000 in federal funding and CARE staff are looking for other grants to support



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Tillamook Headlight Herald

North Coast Citizen • Cannon Beach Gazette

Publish Dates

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March 25 June 10

Friday, March 14, 5pm

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Friday, May 30, 5pm

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Even Exchange by Donna Pettman

MASTER for an I, you get MISTER. Do not change the order of the letters.

_ A _ _ _ _

__ __ E

__ _ E __ _

_ _ _ N

N __ _ _ _

__ _ S __

N __ _ _ _

_ _ _ N

Each numbered row contains two clues and two 6-letter answers. The two answers differ from each

other by only one letter, which has already been inserted. For example, if you exchange the A from

__ _ _ E __ Airplane garage

CITIZEN

www.northcoastcitizen.com

CORRECTION currently has several active

Alder Ridge

In last week's article about developers proposing housing developments in Tillamook County, the Alder Ridge project was incorrectly described as redeveloping an abandoned industrial site in Bay City.

In fact, the property

businesses, and the owners live in an apartment on site and are looking to add housing and increase capacity for businesses. Look for a story in next week's edition with more details about the proposed development.

MAGIC MAZE •

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Z(KUALALUMPUR)DXV

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AYYANGONWKRPYBN

USQPNAOMANDALAY

ILJHFMBJECBGNNA YOXVPALINAMNUGS

Q P N E N T M K R J H I F K E CGNANADUBECSBOZ

YHXVHBSUTROPOKM Find the listed words in the diagram. They run in all

directions forward, backward, up, down and diagonally

Bangkok Batam Cebu

Da Nang Jakarta Kuala Lumpur Mandalay

Unlisted clue hint: CAPITAL CITY OF VIETNAM Manila Medan Phnom Penh Semarang

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Tillamook County criminal convictions

STAFF REPORT

On December 16, 2024, McKayla Dawn Ehly, 40, pled no contest to one count of driving under the influence of intoxicants, a class A misdemeanor, committed on or about May 3. On January 13, 2025. Ehly was sentenced to 30 days in jail and her driver's license was suspended for

On January 9, 2025, Jon Randall Holte, 55, pled no contest to one count of burglary in the second degree, a class C felony, committed on or about December 14, 2024. Holte was sentenced to 18 months in prison and one year of post-prison supervision.

On January 13, Royale Elizabeth Olson, 56, was sentenced for a July 10, 2023, no contest plea to one count of driving under the influence of intoxicants, a class A misdemeanor, committed on or about May 4, 2023. Olson was sentenced to two days in jail and two years' probation, and her drivers' license was suspended for one year.

On January 13, Deepak Rameshkumar, 34, pled guilty to one count of criminal trespass in the second degree, a class A violation, committed on or about September 6, 2024. Rameshkumar was ordered to pay \$1,440 in fines and restitution.

On January 13, Derek R Telford, 53, pled guilty to one count of driving under the influence of intoxicants, a class A misdemeanor, and one count of recklessly endangering another person, a class A misdemeanor, both committed on or about May 11, 2024. Telford was sentenced to 10 days in jail and two years on probation, his driver's license was suspended for one year and he was ordered to pay \$2,255 in fees and fines.

On January 13, Eric Calvillo Mendez, 22, was sentenced for a May 6, 2019, no contest plea to one count of driving under the influence of intoxicants, a class A misdemeanor, committed on or about December 22, 2018. Calvillo Mendez was sentenced to two days in jail and two years on probation, his driver's license was suspended for one year and he was ordered to pay \$368 in attorney's fees.

On January 16, Anner Romero Orellana Gomez, 36, pled no contest to one count of reckless endangerment of highway workers, a class A violation, committed on or about April 23, 2024. Orellana Gomez was ordered to pay attorney fees and fines totaling

On January 23, Jeremy Richard Davidson, 46, was found guilty in a bench trial of failure to appear in the second degree, a class A misdemeanor, committed on or about October 29, 2023. Davidson was sentenced to two days in jail and ordered to pay a \$100 fine.

On January 23, John Joseph Pickel, 24, pled no contest to one count of theft in the third degree, a class C misdemeanor, committed on or about September 1, 2024, and admitted to being in contempt of court. Pickel was sentenced to 30 days in jail and 15 months' bench probation.

On January 27, Icee Marie Blaser, 20, pled guilty to one count of failure to perform duties of a driver related to property damage, a class A violation, committed on or about October 27, 2024. Blaser was ordered to pay \$808 in fines and attorney fees.

On January 27, Heidi Hajduk, 44, pled no contest to one count of assault in the fourth degree constituting domestic violence, a class A misdemeanor, committed on or about November 19, 2024. Hajduk was sentenced to 18 months' probation.

On January 27, Timothy Shane Tada, 39, pled no contest to one count of harassment, a class B misdemeanor, committed on or about October 1, 2024. Tada was sentenced to time served in jail.

On January 27, Timothy Joseph Welsh, Jr., 27, pled guilty to one count of harassment, a class B misdemeanor, committed on or about October 6, 2024. Welsh was sentenced to 18

months' bench probation and ordered to pay a \$100 fine.

On January 27, Timothy Steven Neahring, 42, pled no contest to one count of harassment, a class A misdemeanor, committed on or about July 27, 2024. Neahring was sentenced to 18 months' bench probation and ordered to pay a \$100 fine.

On January 27, Gerardo Brambila Sanchez, 45, pled no contest to one count of taking, angling, hunting or trapping in violation of wildlife law or rule, a class A misdemeanor, committed on or about September 27, 2024. Brambila Sanchez was sentenced to three years' probation, ordered to pay a \$100 fine to the court and \$3,750 to the Oregon Department of Fish and Wildlife, and his hunting license was revoked for

From Page A1

used to increase the office's budget but rather to secure current funding levels.

Discussions began with city leaders last summer and fall about cities raising their TLT rates in conjunction with the county increase. Currently, 1% of TLT revenue collected in cities goes to the county, while the cities keep 10%, in the case of Tillamook and Rockaway Beach, and 9% in the case of the rest of the cities in the county. The state also collects a 1.5% TLT on all stays.

The proposed increase requires voter approval and commissioners plan to place the question on the May 20 ballot, with an effective date of July 1.

Following Hagerty's presentation, public comment was solicited, with hoteliers, vacation property managers and short-term rental (STR) owners renewing the objections they had lodged in earlier town halls on the proposal.

They said that they did not believe their guests would be willing to absorb cost of the proposed tax increase and that they would be forced to take the economic hit. They said that their occupancies were already falling and worried about the knock-on impacts on other local businesses that relied on tourists and complained about the high fees charged by booking apps like Air BnB, which they said can run as high as 30-35%.

Commenters also asked how the county planned to spend the 70% of the rate increase that had to be dedicated to tourism promotion or tourist-related facilities and wondered if those funds might be used to their benefit or if the state government might change the allocation requirements.

They also raised the issue of reservations already made and contracted with the existing tax rate for after the proposed implementation date of the increase, saying they believed they would have to pay the difference in rate for those stays. Commenters asked that this issue be accounted for in the proposal and requested that the commissioners consider phasing in the increase over multiple

After commissioners heard from the commenters, they began deliberations about the proposed ordi-

Commissioner Mary Faith Bell said that she heard the commenters loud and clear that they felt the 5% increase all at once was too great. Bell said that she would be willing to decrease the rate increase from 5% to 4%, and split

that across two years, with a 2% raise this year and 2% in 2026.

Bell also said that she had learned a lot about the fees charged by booking companies and that commissioners were planning to work on a tourist facilities plan after the vote on the proposed increase so they would have a clear picture of available funds.

Commissioner Paul Fournier addressed questions raised by commenters about the 70% of the increase that would need to be spent on tourist-related items, saying that he hoped to see some of that funding used to increase code enforcement and build new parking lots. Fournier said that both expenditures would qualify as tourismrelated and help to address some of the issues that locals experience because of visitors, namely limited parking, traffic and trash.

Fournier also said that he wanted to work with property owners to address the high fees being charged by booking companies, saying that they did not provide transparent accounting information to the county and were a common enemy for both parties.

Fournier also told commenters that while Tillamook's representatives in Salem are pushing for change in the 70/30 split that governs the TLT, the Oregon Restaurant and Lodging Association was

opposing it, as they have similar proposals in the past that ultimately failed.

Commissioner Erin Skaar said that like Fournier and Bell, she was concerned about the high fees being charged by booking companies and had asked Nan Devlin from the Tillamook Coast Visitors' Association to look into the possibility of establishing a local booking engine with lower fees. Skaar also said that she would be open to a conversation with STR

owners about creating a marketing campaign to promote Tillamook County STRs specifically.

Skaar also mentioned that she would like to see the issue of existing stays and the rate increase addressed

Skaar said that the concerns and challenges voiced by the commenters were real and that while she appreciated them, the county was looking to change its path away from reliance on timber revenue and that the

TLT increase was an important part of that.

three years.

Both Fournier and Skaar also said that they would support changing the increase request from 5% to 4% and splitting the increase over two years.

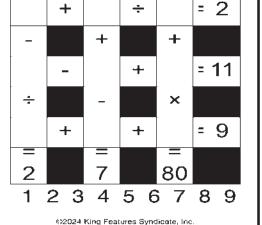
An updated version of the proposed ordinance will be brought to commissioners at a public hearing on February 12, at which point they will make a final decision on whether to submit it for inclusion on the ballot.

GO FIGURE!

The idea of Go Figure is to arrive at the figures given at the bottom and right-hand columns of the diagram by following the arithmetic signs in the order they are given (that is, from left to right and top to bottom). Use only the numbers below the diagram to complete its blank squares and use each of the nine numbers only once.

DIFFICULTY: * *

★ Moderate ★★ Difficult * * * GO FIGURE!









CAPE Lookout

From Page A1

2021 to help improve state

At Cape Lookout, which has a total of 230 campsites spread across four loops, the power in the C and D loops that serve recreational vehicles will be upgraded from 30 watt to 50 watt and the water lines replaced. An aging communal restroom and shower building that has stood in the park since its opening in the 1960s will also be replaced.

The other major project will be a reconstruction of the manmade dune that protects the park's campgrounds and the road accessing them from ocean waves during highwater events. The dune was originally constructed in the early 2000s, with a base of sandbags covered in sand and cobblestones on the side facing the ocean and ocean grasses on top.

In the intervening years, storm surge has washed away the cobbles and sand in a several-hundred-foot section, exposing sandbags and threatening further erosion. Park Manager Jason Elkins said that work crews will begin rehabilitation with the section, which is south of the campground loops, and work north as far

as funding will allow. Workers will also repave the park's day-use parking lot and add lines to delineate spaces as well as an accessible vault toilet near the lot. Elkins said that the project

team is also looking at the possibility of undergrounding their power lines as part of the project.

Originally, park staff had wanted to move the A and B campground loops from their current position near the beach to a new location to the east of the park's main road, but a geotechnical survey at the planned site uncovered landslide concerns that precluded such a

During the work, the main portion of the state park will be completely closed, with the campgrounds and day-use park-

ing area unavailable to the public, while the cape and south trails remain open. Elkins said that the work will involve lots of heavy equipment and interruptions to utilities in the campgrounds, leading to the decision to close the entire work area

Originally, work had been scheduled for spring and summer 2025, but Elkins said that as of mid-January the project was only through 30% of its design phase, triggering the decision to delay work and reopen camping reservations for summer 2025.

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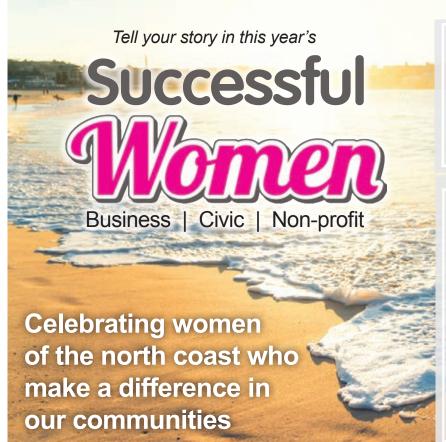
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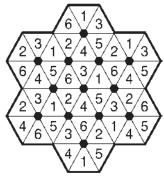
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CryptoQuip answer

If only I could reverse the bad effects that aging is having on my body. I'm feeling so youthless.

SHOMELTHRES

solution



CryptoQuote

answer

Nothing thwarts happiness so much as the memory of happiness. Andre Gide

Weekly SUDOKU ___

Answer

6	2	5	9	4	3	1	8	7	
4	7	8	1	6	5	2	3	9	
1	3	9	7	2	8	6	5	4	
9	4	2	5	8	6	7	1	3	
3	8	7	4	1	9	5	6	2	
5	1	6	3	7	2	4	9	8	
7	6	4	8	9	1	3	2	5	
2	9	3	6	5	7	8	4	1	
8	5	1	2	3	4	9	7	6	

Employment Opportunities CITY OF ROCKAWAY BEACH

The City of Rockaway Beach is seeking motivated

individuals to join the Public Works team for the following full-time positions:

• Utility Worker I/II (depending on experience qualifications) Plant Operator I/II (depending on qualifications and experience)

See position descriptions and our application form at our Employment - City of Rockaway Beach page. Submit resumes and applications to the City of Rockaway Beach, P.O. Box 5, Rockaway Beach, Oregon 97136, or by email to publicworks@corb.us. Position open until filled. First review February 14th, 2025.

The **<u>Utility Worker I</u>** position performs a variety of technical duties involved in the construction, maintenance, and operation of the City's public infrastructure and equipment with an emphasis on the City's water distribution and wastewater collection systems. This is an entry level position. Starting wage for Utility Worker I ranges from \$21.60 \$25.04 per hour depending upon qualifications and experience.

The **<u>Utility Worker II</u>** is an intermediate level position, performing inspection, maintenance, and troubleshooting of the City's water and wastewater systems. This position requires basic to intermediate knowledge of water distribution and wastewater collection systems and technical skills to interpret information and generate compliance reports. Starting wage for Operator II ranges from \$25.79 - \$29.90 per hour depending upon qualifications and experience.

The **Plant Operator I** position performs a variety of technical duties involved in the construction, maintenance, and operation of the City's public infrastructure and equipment with an emphasis on the City's water and wastewater systems. This is an entry level position. Starting wage for Operator I ranges from \$21.32 - \$24.72 per hour depending upon qualifications and experience.

The Plant Operator II is an intermediate level position, performing inspection, maintenance, and troubleshooting of the City's water and wastewater systems. This position requires basic to intermediate knowledge of water and wastewater treatment plant operation and technical skills to interpret telemetry information and generate compliance reports. Starting wage for Operator II ranges from \$26.22 - \$30.40 per hour depending upon qualifications and experience.

Position descriptions and employment application are available in person, by appointment, at the front counter of City Hall (276 S. Hwy 101, Rockaway Beach, OR 97136) or online via the City's website at www.corb.us. The City of Rockaway Beach is an Equal Opportunity

* Open until Filled. First Review: February 14, 2025. *

H24829

CryptoQuip

This is a simple substitution cipher in which each letter used stands for another. If you think that X equals O, it will equal O throughout the puzzle. Solution is accomplished by trial and error.

Clue: X equals L

UE QCXW U ZQBXJ YDHDYKD NOD LMJ DEEDZNK NOMN MRUCR UK OMHUCR QC FW LQJW, U'F EDDXUCR KQ WQBNOXDKK.

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Super Crossword

ACROSS 1 Legal aide. e.g.: Abbr.

5 Livestock pen 11 Legal aide, for short

15 "Moneytalks"

19 Arena area 20 Edenic locale

just me?" 22 Dutch South African

23 "Help yourself!," elementally? 26 Be jealous of

27 Liqueur akin to sambuca 28 Dessert, to a Brit

30 Bro's sibling

31 Whitewater transports 32 About to receive something

elementally? elementally? 37 Afflictions 39 Madison Ave.

products 40 Canon camera line 41 Vital vessel 42 Detective

23

27

31

48

53

58

68

90

99

107

111

117

121

Briscoe on "Law & Order' veep. 45 Brooks

83 ICU staffers

road surface

47 Unpayed

48 Ontarians

national

55 Upgrade

infraction

anthem elementally? 93 Collect 50 Bullring 52 Rx requests falls in the 53 N-R linkup forest

54 Cyclotron bit 97 Lass 98 Surrender electrically 99 Puccini 58 Committing opera. a basketball 103 French

61 "Not gonna happen,' 107 ThinkPad's elementally? original co. 108 Like LeBron 68 Without requiring me James, a to change record 18

69 Like Columbus, 109 Estrange by birth 111 Baldwin of 70 Weird sort 71 1998 Spike cated" Lee film, 113 "You have

74 Copious, as sweating 76 Declared it to be true 77 Pair

78 — Tin Tin 79 Ancient Cuzco citizen

84 Bill Clinton's elementally?

90 Like many 124 "The Thin big grins Man" dog 92 Absorb,

DOWN as spilled ink or gravy Being tried, legally 2 Tuscan 94 Skylit lobbies tourist city 3 Letter stroke

4 Meeting secretly. in a way 5 Extremist sect elementally? 6 Ear ailment 7 French city

painter Edgar 8 Stat of engine speed 9 Intend (to) 10 Put down 11 Low seats with no backs

12 Rejoinder to times "Am not!" 13 Alarm clock "It's Compliheeders 14 "Ad --- per

15 Civil War my word,' prez elementally? 16 Utilize 117 Not far from 118 Pizza cooker sparingly 17 Strayed off 119 Insect stages course

120 TV's - May Clampett Norway 122 Cruel Boman

121 Port in emperor 123 Smiles evilly

18 Ice needles e.g. 24 Actress Caron 25 Whale god

aspera

66 Thirst for **67** See 45-Down 69 Thor and Loki 73 Gimlet liquor 29 Asterisk 74 "Poultry in

34 Notion 75 Red cosmetic 35 Didn't waste 77 Brief swim 79 Language of 36 Gad about 38 Colleague of Trotsky 80 Prominent 42 Spa scrubber 43 Unearth 44 Sedating

45 With

67-Down,

47 Kid's "cootie"

49 Gear piece

51 Lucy of

57 Brand of

60 Don of

64 Dog sound

an axon

65 Cell with

shoes and

46 Hoopster

people 81 Polenta base Vicks product 82 On the job 85 Company ID 86 Provo's state kitchen tool 87 Equine

ELEMENTAL

EXPANSION

Rome, to its

natives

hybrid Abdul-Jabbar 88 Football great John 89 Gunpowder or matcha 50 Injury, to a tot 91 "How funny"

"Elementary" 92 Toddler. 56 Besides that in Turin 95 Smitten romantically 96 Financial leather goods backer

59 Chou En-98 Wine storage talk radio locale 100 "March 61 Ensnares 62 Shot -- (ice comes in hockey stat) 63 Snake type

101 Make illegal 102 Purple hue 104 Irritates 105 Off-kilter 106 "So long!" 110 — of March

112 Lead-in to Magnon 72 Miss Poppins 114 Overhead rails motion," e.g.

115 Sickly pale 116 Iron source

26 28 49 50 65 72 73 103 105 106 100 108 112 114 115 116 118 119 120 122 124

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The Citizen welcomes letters that express readers' opinions on current topics. Letters may be submitted by email only, no longer than 300 words, and must be signed and include the writer's full name, address (including city) and telephone number for verification of the writer's identity. We will print the writer's name and town of residence only. Letters without the requisite identifying information will not be published. Letters are published in the order received and may be edited for length, grammar, spelling, punctuation or clarity. We do not publish group emails, open letters, form letters, third-party letters, letters attacking private individuals or businesses, or letters containing advertising.

Deadline for letters is noon Fridays. The date of publication will depend on space.

Obituaries

The North Coast Citizen has several options for submitting obituaries.

· Basic Obituary: Includes the person's name, age, town of residency, and information about any funeral services. No cost.

 Custom Obituary: You choose the length and wording of the announcement. The cost is \$100 for the first 200 words, \$75 for each additional 200 words. Includes a small photo at no additional cost.

· Premium Obituary: Often used by families who wish to include multiple photos with a longer announcement, or who wish to run a thank-you. Cost varies based on the length of the announcement.

All obituary announcements are placed on the North Coast Citizen website at no cost.

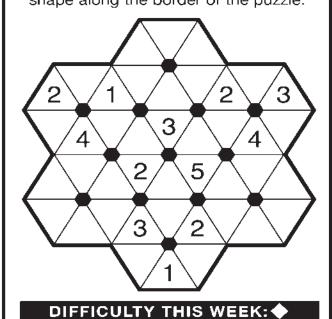
HOCUS-FOCUS HENRY BOLTINOFF

Find at least six differences in details between panels.

Differences: 1, fixam table is not as long. 2, Pocket is reversed. 3, Teardrop is higher 4, Lollipop is larger, 5, Curtain is not as high, 6, Purse is added.

by Japheth Light

There are 13 black hexagons in the puzzle. Place the numbers 1 - 6 around each of them. No number can be repeated in any partial hexagon shape along the border of the puzzle.



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▶ ◆ Medium ◆ ◆ ◆ Difficult

Easy

Weekly **SUDOKU**

by Linda Thistle

Place a number in the empty boxes in such a way that each row across, each column down and each small 9-box square contains all of the numbers from one to nine.

DIFFICULTY THIS WEEK: ◆

◆ Moderate ◆◆ Challenging ♦ ♦ ♦ HOO BOY!

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Super Crossword ——— Ancwore

	Answers																			
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Maker Development Studio becoming nonprofit to tackle Tillamook County workforce housing needs

WILL CHAPPELL Citizen Editor

After running into difficulties trying to develop workforce housing projects in Tillamook County using a for-profit model, the team at Maker Development Studios are in the process of becoming a nonprofit.

Maker co-founder Steven Wade said that the move would allow the company to access more government funding, increasing their ability to bring workforce housing to the coast. Maker's first project will be a 36-unit development in Tillamook adjacent to Adventist Health, to be named Tillamook Bay Commons, with the team hoping to use that as a springboard for more projects in the future.

"We want to scale this up and do more projects,' Wade said. "For us, being the first not-for-profit to do this and create these relationships with the city, county, state, create a working path, formula, road map, whatever you want to call it, to show how we can do this.

Wade, who has been a commercial developer thus far in his career, founded Maker Development Studios after meeting cofounder Clayton Taylor, an architect, on another project and finding a shared passion for workforce housing. This housing, built for residents with jobs paying \$40,000 to \$60,000 a year (80% to 120% of the



A rendering of the Tillamook Bay Commons apartment complex proposed for a property to the west of Adventist Health Tillamook.

area's median income), is in extremely short supply in Oregon after decades of limited construction.

After determining that they wanted to do projects together and forming the company, the duo started looking around the state for the best locale on which to focus and landed on Tillamook County. Between the housing solutions fund that awards money to affordable and workforce housing projects each year and the county's property tax abatement program for the projects, Wade said it was a natural landing spot given their mission.

"Tillamook County is definitely the most receptive and progressive in this arena," Wade said, "so we've decided to plant our flag there."

Following this decision, Wade and Taylor began looking for properties for projects and working to put together plans but found that putting together funding packages to support them was difficult, as outside financiers asked for higher returns than could be accomplished while offering rents affordable to workers.

"The meetings and the conversations just got to be depressing because I don't think people understand either, you know," Wade said. "This is a mission

driven company and we're spending a lot of time out in your community and meeting with people and working with them directly and it's hard to get somebody in California or Chicago or whatever to feel that or get excited."

At the same time, access to funding opportunities available through the state or county governments was constrained by their for-profit status, which meant that any award was taxed. This meant that for a \$500,000 award, \$220,000 would go to taxes, greatly decreasing the awards efficacy and decreasing the odds of receiving it.

This led Wade and

and that once construction is complete ownership of the building and property will be transferred to a separate 501(c)3. That organization will have a board that will oversee repayment of the project's loans and building management until the loans are repaid, at which point the building will be transferred to county ownership. Wade said that he and Taylor were hopeful that with the transition, they would be able to get work underway on the Tillamook

that Wade and Taylor will

earn design and architecture fees set by the govern-

ment for nonprofit work

project by this summer for a targeted spring opening in 2026. He noted that the pair had already completed around 30% of the design process, an advantage to being qualified to do the work themselves.

Wade also said that Tillamook County staff, particularly Housing Coordinator Parker Sammons, had been helpful during the development process thus far and gave special thanks to Don Aufdermauer, who currently owns the property slated for construction.

"I love him, I think he's just the nicest guy, like he's just a really nice guy," Wade said. "He's been part of that community for like 70 years, his heart is totally in the right place, and you know, I don't think we could be doing if he hadn't had that piece of property and was willing to not gouge us."

Practically, this means

POWER SHORTAGES

From Page A1

eration and made major investments in wind and solar, but these technologies do not provide the same reliability, according to Simmons. Whereas coal-powered plants can produce a constant supply of power, wind and solar generation are both dependent on weather conditions and consequently only intermittently available. For example, Simmons said that in Tillamook, on average, solar generation was only 18% effective, meaning that a 100-kilowatt array would only generate 18 kilowatts.

These limitations can be mitigated by storing power when it is generated, but Simmons said that battery technology is expensive or too limited in capacity to meet demand beyond short periods of time.

Another issue facing the new technologies is that many of the areas best suited for them do not have existing transmission infrastructure, leading to higher installation costs.

The higher installation costs are reflected in the eventual cost of power generated, with solar- and wind-generated power costing an average \$40-60 a megawatt to produce, versus the \$40 charged to TPUD by Bonneville.

The pacific northwest has historically led the nation in affordability, environmental responsibility and reliability of power generation owing to the prevalence of hydropower, but in the last decade that leadership in affordability has begun to erode in Oregon, Simmons said. As of 2015, power in Oregon cost an average of 10.68 cents per kilowatt hour, one of the ten-most affordable statewide rates in the nation, but by 2024, that had increased to 14.89 cents, dropping Oregon to 26th most affordable in the

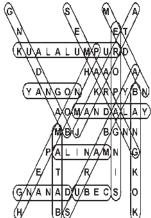
This trend is set to continue, with Simmons predicting double-digit percentage rate increases for the next five to seven years as companies work to keep up with increasing demand by building new generation and transmission infrastructure. For 2025, Bonneville increased its power generation rates by 10.6% and transmission rates by 22%, leading TPUD to increase rates by

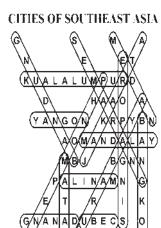
Beyond the economic impacts, the surge in demand and generation constraints are leading to supply gaps and blackouts in times of peak usage, Simmons said. During the extreme-cold winter weather event in 2024, rolling blackouts were almost caused by a break in a natural gas transmission line while another line was down for maintenance,

Simmons shared projections that showed the problem would become more pronounced in coming years, with overall demand projected to outstrip supply by 2027. This problem can be addressed by purchasing power from outside the state, but the cost of doing so can run up to \$1,000 per megawatt, according to Simmons.

A potential solution would be nuclear power. which provides consistent supply at a cost of between \$120-220 a megawatt, but the Oregon constitution forbids the construction of reactors. Simmons said that he was hopeful there might be political will to change that restriction given major advances in nuclear reactor technology since the 1980s that have made the technology considerably safer and less waste-generating.

Simmons said that the three-legged stool of power generation, affordability, reliability and environ-





knocking a power station Church Services by the Cannon Beach to Nehal

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(503) 842-7535, headlightads@countrymedia.net. mental consciousness, had become strained by recent developments in Oregon and that until the new generation technologies improved to meet supply demands, it would be the affordability, and potentially, reliability of power that was strained.

Even Exchange

Taylor to make the deci-

to a not-for-profit model.

They are working with a

firm in Portland who has

do the same but are the

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take this approach, which

they believe will make the

Tillamook Bay Commons

"That is going to open

us up to a greater pool of

that will fill the delta, if

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get to the point where we

can go to construction,"

funding with programs the county has, and state has

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Wade said.

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3. Paste. Pasta 8. Fasten, Faster

4. Theme. Thyme 5. Decent, Deceit 10. Invert. Insert Go Figure!





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Pirate boys remain undefeated in league



Clayton Dante goes up for a contested shot in the lane against the Corbett Cardinals.

WILL CHAPPELL CITIZEN EDITOR

Neah-Kah-Nie's boys' basketball team got a big home win on January 24, beating the Corbett Cardinals 76-54 to improve to 6-0 in Coastal Range League play.

The game was close in the first half before the Pirates blew it wide open in the second, behind an 11-point third quarter from Clayton Dante, who scored 22 on the night to lead Neah-Kah-Nie, with Ethan Hanson chipping in 19 and Dylan Sigman adding 12.

Neah-Kah-Nie came out playing tight defense and took a 4-0 lead before Corbett hit a three pointer with six minutes left in the first. The teams traded baskets after that before another three gave the Cardinals their first lead at 8-6 with three minutes left in the quarter with a layup and another three stretching the lead to seven as the Pirates struggled to score.

Dante ended the drought for Neah Kah Nie with a driving basket and after another Cardinal three, Hanson sunk the first long range shot of the night for the pirates to trim the lead back to 16-11 at the end of one.

Dante opened the second with a driving layup to cut the lead to three, but the Cardinals answered with seven straight, including two threes. Corbett pushed the lead to 26-15 with five minutes to go in the half but Jasper Manning responded with five straight to cut the lead to six in less than a minute.

Neah-Kah-Nie ratcheted up the defensive pressure, cooling the Cardinals' outside attack and bridged the gap, with back-to-back Hanson threes giving the Pirates the 32-30 lead with a minute left. Corbett responded with a three coming out of a timeout before a late Hanson free throw after a technical foul on the Cardinal coach

and buzzer-beating three by Brady Douma gave the Pirates a 36-33 halftime lead.

Dante took the lead for the Pirates in the early minutes of the second half, scoring their first four as they maintained their slim, three-point lead, 40-37, after three minutes. As the quarter wore on, Corbett went cold, and the Pirates stretched their lead to ten with two minutes left and 59-42 heading into the fourth.

The Pirates cooled off as the final quarter started but Corbett's offense could not regain its footing, and the lead stood at 67-50 with four minutes remaining in the game and a final score of

With the win the Pirates improved to 11-4 on the season and 6-0 in league play, with matchups against Yamhill Carlton (January 28) and at Seaside (January 31) on the schedule for this week.

Neah-Kah-Nie Lady Pirates lose to Corbett

WILL CHAPPELL CITIZEN EDITOR

The Neah-Kah-Nie girls' basketball team struggled offensively in a home game against the Corbett Cardinals in January 24, falling 40 - 32.

Neah-Kah-Nie was unable to get shots to fall and they trailed throughout the game, falling to 10-6 on the season with the loss.

The game got off to a slow start for the Pirates and they fell into a 7-3 hole in the game's first four minutes, with all their points coming from the line. Neah-Kah-Nie's struggles continued as they turned the ball over repeatedly and trailed 12-5 at the end of one.

Neah-Kah-Nie's strug-

gles continued into the second quarter and the lead continued to grow, up to 20-10 with four minutes left in the half. The Pirates remained unable to find a rhythm in the waning moments of the half and by the break were behind 28-15 after a buzzer-beating three from Corbett.

Lorelai Keefauver opened the second half with a three for the Pirates but both teams went cold after that and halfway through the quarter the Cardinals were ahead 31-21. The rest of the quarter progressed in the same fashion and heading into the fourth the Pirates trailed 34-22.

Both teams were nice cold to start the final frame with only two

points scored in the first three minutes as Neah-Kah-Nie cut the lead to 10. Neah-Kah-Nie trimmed the lead to six with just over a minute left on a White three, but Corbett responded with a two and held on for the 40-32 win.

Neah-Kah-Nie's record fell to 10-6 on the season and 2-4 in league play with the loss, in which Payton White led scoring for the Pirates with 15.

Neah-Kah-Nie was scheduled to return to action with a home game against Yamhill Carltonon January 28, and a game at Seaside on January 31.

> **Payton White tries** a midrange jumper against Corbett.



Wrestling roundup

BY MIKE WEBER FOR THE CITZEN

With one month left in the lamook County high school wrestling teams are focusing on improving, staying healthy and getting into their peak physical condition as they prepare to compete in the OSAA Wrestling State Championships February 27-March 1 at Veterans Memorial Coliseum in Portland.

Neah-Kah-Nie

The 15-member Neah-Kah-Nie High Pirates Class 3A boys and girls grapplers, guided by Coach Alejandro Quintana, also competed at the Oregon Classic meet in Redmond, finishing in 13th place in team scoring out of

"We faced some really strong teams at Redmond (Willamina, La Pine, Scio, Sutherlin, Vale) and it was

good to see some good tough competition that we don't usually see at most regular season tournaments, "said niors all wrestled really well there and we're hoping that they will step up and continue having a good performance and hopefully all of them will qualify for state tournament."

The highlight at Redmond was the Pirates win in a dual event versus the Vale High Vikings.

The boys squad consists of the senior duo of returning state qualifiers Alex Neto (190 lbs.) and Sam Lommen (heavyweight). Neto has won 15 matches, with just five losses. Lommen has a 23-4 won/loss record. Senior Gage Wilkinson (138 lbs.) has posted a record of 14-13 record in his matches and he's hoping to advance to state for the first time in his career. Senior Krista Bozley (15-3 record) is also hoping to qualify for the girls Class 4A/3A/2A/1A tourney in the

115-pound weight class.

"Krista is a pretty tough wrestler and she's only lost three matches," said Quintana. "I think Alex, Sam and Gage have a good shot at qualifying for state. Sam has been doing really well all season and he's pretty much been one of the top wrestlers at every tournament this year. He's been in the finals many times and he's had lots of second place finishes, but he hasn't won any tournaments yet. Gage is trying to make it to state after missing out last

year by just one position." The junior duo of returning state qualifiers Alex Lessor (150 lbs.) and Nathaniel Tinnes (165 lbs) have also enjoyed success in SD1 meets this year and they're both hoping to continue winning as they're both focusing on a possible chance to advance to state again this year.

"All the teams in our district are really tough, but I think Alex Lessor and Nathaniel both have a chance to finish well at districts and then hopefully reach the state

tournament," Quintana. The Pirates will compete at 4 p.m. at Neah-Kah-Nie High School in Rockaway, followed by their final regular season meet also at home Feb. 6. The SD1 District meet is Feb. 12 at Rainier High School.

Tillamook

The Tillamook High Cheesemakers boys and girls wrestling squads, guided by Coaches Rex Metcalfe and Tim Jenck, enjoyed a favorable Class 4A Special District 1 schedule with their last three meets all at home. The Cheesemakers will host a tournament Jan. 30 at 5 p.m. at Tillamook High School, followed by their final SD1 home event Feb. 11. The SD1 regional tourney is Feb. 22 at Scappoose.

"I think we'll probably have 13 of our boys and four of our girls who will likely qualify for the state tournament," said Metcalfe. "If we win the tournament Thursday, then we'll be league champion and that's what we're focusing on doing at this point of the season."

The Cheesemakers have two wrestlers who have enjoyed tremendous success on their boys squad, senior Jak Hopkes (126 pound weight class) and sophomore Liam

Pyle (106 lbs.). The duo had a strong performance in the 16-team Oregon Wrestling Classic Jan. 17-18 at Redhelped lead the Cheesemakers to a sixth-place finish in Class 4A team scoring.

"Jak is one of our returning state finalists and he's had a really good season so far," said Metcalfe. "One of our little guys, Liam Pyle, is having a pretty good season too. We had a very good overall performance at the Classic, so that was really good for our team. We lost a few close matches there at Redmond, but we're improving and we're getting better. It's kind of nice having our last three regular season matches all at home."

Nestucca

The 17-member Nestucca High Bobcats boys and girls wrestling teams have also enjoyed success in OSAA Class 2A/1A Special District 1 events and they're hoping that they'll cap the season with athletes qualifying for the state tournament.

The Bobcats, guided by fifth-year Coach Aaron Pearn, have an experienced (eight seniors) 16-member boys squad, that includes returning state qualifiers Draven Marsh (144 lbs.), Tegan Slavens

(138 lbs.), Zak Chatelain (132 lbs.), Brady Hurliman (126 lbs.) and Levi Farrens

(120 lbs). The Bobcats also competed at the Oregon Classic, taking fifth place out of

16 teams. The season is going pretty good, and we did a really good job at the Oregon Classic (Jan. 17-18), which is kind of like a state meet type of atmosphere," said Pearn. "We have quite of few seniors and they're all doing very well again this year after they went to state last year. Sophomore's Tegan (20-10 won/loss record) and Brady (21-11 record) have nearly reached the next level as far as being top wrestlers in their weight class and they should have another good chance at

returning to state this year." Farrens has a 23-7 record, Chatelain has a 25-6 mark and Marsh has posted a record of 26 wins and six losses. Other top Bobcat grapplers include senior Cameron Wood (15-7) in the 120-pound weight class, senior Bryson McDonald (10-13 mark) in the 150-pound division, junior Noe Lopez (10-11 record) in the 126-pound class and senior Nolan Hurliman (5-1) in the

215-pound division. "We should have at least five or six guys who will probably advance to the state tournament this year,' said Pearn. "We have lots of tournaments left before we compete at districts and so

we'll continue to improve." Senior Betsy Mondragon, the lone member of the Bobcats girls squad, has an impressive record of 17-7 in the 120-pound division and has a chance to qualify for the

state tournament.

Bobcats will compete at their next event Feb. 5 at 4 p.m. at Colton High School, followed by a tournament Feb. 7-8 in the large (31 team) Cottage Grove Invitational. The Bobcats will also compete in the Dual Championship event Feb. 12 at Toledo. Nestucca will host the SD1 District tournament Feb. 22. The top three placers in each weight class at districts qualify for the state tourney.

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AXYDLBAAXR

One letter stands for another. In this sample, A is used for the three L's, X for the two O's, etc. Single letters. apostrophes, the length and formation of the words are all hints. Each week the code letters are different

UKAJEUI AJTNYAF JNRREUCFF

FK VOSJ NF AJC VCVKYQ

KD JNRREUCFF.

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