

NEWSLETTER

CITY OF YACHATS

April 2005

ALWAYS IN THE CLASSROOM - MAYOR'S MESSAGE



Which are you? There are four kinds of people that we see every day. Which are you?

People are like pencils:

One pencil is not sharpened on either end. This puts one in mind of people who never do anything; who are willing to let others do the work. A pencil that isn't sharpened on either end isn't good for much.....

Another pencil has an eraser on both ends. This represents those who never do anything right. Possibly they are so afraid that they won't do anything right that they don't do anything at all. They are kind of like the first pencil.

A third pencil is sharpened on both ends. It doesn't have an eraser. This pencil reminds us of people who think they never make a mistake. If they do, they will never admit it. Who do they think they are fooling?

Finally, there is the pencil that is sharpened on one end and has an eraser on the other. This one represents people who know they make mistakes, but also know they can correct them. I know which pencil I want to be. How about you?



New "User" Fees Adopted

City Council held a public hearing to consider charging fees for various City services, including water/sewer service account changes, culvert permit applications, public document request research, and land use applications. City Council approved these fees to cover the expenses for services that benefit specific individuals so that those costs are not paid by the general tax payers.

- A culvert permit application fee of \$25.00 will cover the crew time to review the application, make a site visit, make the determination, and inspect the work following completion of the project.
- A \$10 charge for establishing an account with the City for water and sewer service will cover the gas to go read the meter, staff time to do so, and the billing clerk's time to make the changes in the system.
- A charge of \$25.00 per hour for public document requests that will take extensive staff time to research and pull the documents together will be charged only for large research projects. If the estimated time will exceed 1 hour the individual making the request will be asked to pre-pay up to \$100. If the research takes less time than estimated the City will refund the unused portion. City Staff will continue to provide documents and information without charge for most requests.
- The City will now bill for reimbursement for the cost of expenses related to land use applications that exceed the flat fee charged. This will cover such things as engineering studies, extra large copies or other services that staff is not able to take care of at City Hall, postage and mailing expenses, publication fees, and staff time if those cost the City more

than the fee charged when the application is submitted.



City Council Meeting Highlights

- City Council adopted a Resolution authorizing the Mayor to apply for a grant from the Oregon Parks and Recreation Department for improvements at the Yachats Community Parks located behind the Commons.
- City Council approved two applications for use of alcohol on City property.
- City Council adopted a \$100 fee for use of the professional lighting system at the Commons. This fee will be split \$50 for the equipment and \$50 to pay for a Certified Lighting Technician.
- City Council adopted a change in the Commons Policy which states that any renter who violates the safety and fire policy will not be able to use the facility in the future.
- City Council approved a change in handicap parking at the Commons. Staff has been directed to move the handicap parking space from the parking lot behind the Commons to the north side of 4th Street - in the area closest to the main entrance. Signage will also be installed designating the north side of 4th Street for City Hall parking from 8:30 a.m. to 4:30 p.m. Monday – Friday.
- City Council declined an offer for the donation of a wireless network in the City offices and Commons building. City Council had concerns about security and the on-going expenses.
- City Council authorized start-up expenses - not to exceed \$2,000 - for the Volunteer Safety Patrol. This will pay for safety vests, magnetic signs, and other items needed by the volunteers.
- City Council added the South Gateway to the Capital Improvement Plan for the 2005-2006 Budget year as recommended by the Sub-Committee.
- City Council discussed a proposal for construction of an interpretive/visitors center and encouraged the planning group to go forward with the public process; explaining that there needs to be more public involvement before they would be able to authorize the group to submit any grant applications in the name of the City.



XRCIZE

By Mayor Sue Smith

Whew! Are you up for an hour of serious exercise? Join a growing number of folks on Mondays, Wednesdays and Fridays at 10 A.M. for an hour or Monday and Wednesday afternoons at 4:30 for some serious heart-rate-increasing workout time. It can be as strenuous or as gentle as you decide to make it. Your Mayor is doing it (along with some Councilors and some of your neighbors) and enjoying the rush! Taught by Joe Valenti, accompanied by his wife, Julie, in the multi-purpose room at the Commons, music sets the beat for a great time. For more information, call Susan Garner, Commons Coordinator, at 547-4734. For a workout of a different sort, consider Tai Chi, an Asian exercise program that requires great concentration and flexibility, or Yoga. Yoga is growing in popularity among people who are reaping the benefits of increased flexibility, mental and emotional balance, and overall well-being. Yoga classes are offered by Ursula Adler and by Dennis McSharry. Be sure and check with the Commons Coordinator for times as schedules change frequently. Now there's no longer any excuse for NOT being fit!

DID YOU KNOW????

2.3 million Oregonians live in Cities in Oregon. Of the 1,500 elected officials serving those communities, all but SIX are volunteer positions.



PUBLIC SAFETY PATROL
"EYES AND EARS"

By Mayor Sue Smith

The Public Safety Patrol is already 15 members strong and growing. It's not too late to join in! Please plan to attend a Community Information Session on May 26th at 7 p.m. at the Commons (refreshments will be provided) and meet some of your charter patrol members. Donations will be gratefully accepted (at the City of Yachats, P.O. Box 345) as "start up funds" for hats, magnetic signs and equipment as needed. Each volunteer has undergone a driver's license and criminal background check; has participated in an interview process and has received training under the auspices of the Lincoln County Sheriff's Department. Each charter patrol volunteer will be provided a hat and will purchase his/her own vest to wear while on duty. Magnetic signs are being purchased for use while volunteers' own vehicles are being used for patrol. Patrols will be visible by early summer. Be on the lookout. They will be there to help and observe.



SEWER REPAYMENT IDEAS

By Mayor Sue Smith

Many folks have taken me up on my suggestion that they let me know how they think the loan for the Wastewater Treatment Plant should be repaid. While most agree that a three tiered approach makes the most sense (revenue/Systems Development Charges increases, property taxes, and general fund revenues), there have been some very creative suggestions offered, too. See the list below. The Public Works and Streets Commission is continuing its work on rate structures. They meet the first Tuesday of every month, usually at 7 p.m.; sometimes preceded by a Work Session at 6 p.m. While these are public meetings to which citizens and others are invited and encouraged to attend, public comment might not at all times be solicited. This investigation of repayment possibilities is ongoing and your thoughts and suggestions (as well as questions), as always, are encouraged. Many public meetings are in the offing. Keep an eye on this Newsletter, the City website, www.yachats.info, and other sources for information. Suggestions include:

- Increasing utility rates
- Selling bottled Yachats water
- Increasing connection fees
- Property taxes
- Transient rental (lodging) tax
- System Development Fees increase
- Franchise fees on utility bills
- Ready to serve charge on undeveloped lots
- Visitor surcharge
- Bond surcharge
- Energy surcharge
- Grease trap fee
- Food and beverage tax



TSUNAMI DRILL

By Mayor Sue Smith

Wednesday, April 20, was our second tsunami drill. With the cooperation and collaboration of the Yachats Rural Fire Protection District, Southwest Lincoln County Water District and the City of Yachats, many dedicated volunteers went door to door of houses, lodging concerns, and businesses encouraging participation in the drill. I am pleased to report that great numbers of Yachats area citizens participated. The Yachats Commons was closed and City staff hiked up the hill to King Street, along with the Yachats Pre-School (who have been practicing regularly), and others. The hope is, of course, that none of this preparedness will ever be needed. But in the event that it is, those who have participated in the drills will know what to do, where to go, and what to take to survive for as long as might be necessary.

WHAT IS AN EDU? FYI:

By Mayor Sue Smith

An EDU is an Equivalent Dwelling Unit as determined by the Department of Environmental Quality. It is based on quantities of sewage flows. In simple terms, and to help citizens understand better, the following GENERAL equivalencies have been used:

- Single Family House - 1 EDU
- Three hotel rooms - 1 EDU
- Restaurant - 6 - 7 EDUs
- Retail Store - 1/2 EDU
- Church - 1/2 EDU

There is, of course, more specific information available.

Currently there is a waiting list for EDUs which are needed for a building permit for new construction. The City is making every effort to follow the terms of the Mutual Agreement and Order with the DEQ and has been ahead of schedule so far. What has bogged us down at this point is lack of clear understanding of the complexity of the necessary environmental study which must be reviewed and accepted by DEQ in order for them to actually fund the wastewater treatment plant project which could THEN allow us ten more EDUs.

Calling City Hall isn't going to make DEQ or the engineers move any more quickly than they already are; the office staff doesn't have more (or less) information than anyone else; no one knows when the next EDUs will be released. The public will be notified immediately when that happy day occurs. Keep in mind that the City's income is affected, too, by the slow-down in building since we are not collecting Systems Development Charges on undeveloped properties. Patience is required by all of us as these next steps are in process.

Gateways - Progress Report

At the April City Council meeting former Mayor, Lee Corbin reported that the actual construction work on the North Gateway will be undertaken shortly and it should be completed this summer. Before the work can be started on the South Gateway Council will need to approve the budget and the plan, but the actual sign and the materials are on hand and ready for use.

Council will be addressing the South Gateway at their May work session on May 9 at 9:30 a.m. The site plan and parking will be discussed.

Notice of budget committee meeting

A public meeting of the Budget Committee of the City of Yachats, Lincoln County, State of Oregon, to discuss the budget for the fiscal year July 1, 2005 to June 30, 2006 will be held at the Civic Meeting Room, Yachats Commons. The meeting will take place on the 2nd day of May, 2005 at 5:30 p.m. The purpose of the meeting is to receive the budget message and to receive comment from the public on the budget. A copy of the budget document may be inspected or obtained at City Hall, 441 Hwy 101 N., between the hours of 8:30 a.m. and 4:30 p.m. Additional meetings have been scheduled, if needed, for May 3, 9 and 10, 2005. The purpose of these meetings will be to review the budget document and receive public comment. These are public meetings where deliberation of the Budget Committee will take place. Any person may appear at these meetings and discuss the proposed programs with the Budget Committee.



Public Works Director's Report

By John McClintock

- The water efficiency rating was close to 90% last month.
- The water plant is meeting the demand while running fewer days since several major leaks were found and repaired.
- The City's engineer, The Dyer Partnership, has completed the environmental assessment for the sewer plant, which is one of the requirements for the project.
- Construction has begun on the building for the main pump station on Ocean View Drive.
- We have not yet received the additional EDU allocation from the DEQ.
- Next week the task force will begin working on the Community Park project behind the Commons. The fence will be removed and a trellis will be built.

Budget Comparison - Fiscal Year July 1, 2004 to June 30, 2005		
<i>Reporting Through</i>	<i>3/31/05</i>	
Program	<u>Budget</u>	<u>Year to Date</u>
General Administration	\$615,500	\$505,818
Library	\$15,758	\$11,074
Little Log Church & Museum	\$13,418	\$11,166
Parks & Commons*	\$117,412	\$101,849
Streets	\$121,913	\$90,065
Water	\$405,769	\$286,377
Sewer	\$690,714	\$569,657
In Reserve for Future Uses	\$1,350,199	\$1,266,769
Debt	<u>\$128,138</u>	<u>\$80,615</u>
	<u>\$3,458,821</u>	<u>\$2,923,390</u>

In the Sunday Parade Magazine on April 24 there was a water article; it mentioned a website that looks good. It is www.h2ouse.org.



DO YOU KNOW WHERE IT IS?

DO YOU KNOW HOW TO USE IT?

City Code requires that each homeowner install a hand valve on their side of the meter. This hand valve should be used to turn the water off when the house will be left empty to prevent cold weather water damage or *unauthorized water use*. But installing them is not good enough if they can't be used. Moles and other small animals digging around the meter, leaves and other debris, or mud can all cover up the hand valve making it difficult to find or use. And, the damp weather may cause rust to freeze the valve or make the handle break off. Twice a year, at the same time you change your smoke detector batteries and change your clocks...make sure your hand valve is accessible.



Commons News

By Susan Garner - Commons Coordinator

It seems that every time I write an article, I am suggesting that someone put on an event or class here. Well, that has been happening with more and more frequency. Now the issue is, where are the participants?

I attended a lovely evening of music by the Oregon Coast Chamber Orchestra on April 22 and as I thought about the short drive home I would have (as opposed to the lengthy trip from Newport) I realized that it would be such a shame if the orchestra decided it was not worth their time to come to Yachats. The events that go on here, be it an exercise class, painting workshop, dance, play or concert, will only continue to happen if the audience is there. We are very fortunate that in our small town we have such a wide variety of events to choose from and we don't have to go to the big city (such as Newport or Florence) for some good entertainment, but we need to support the events.

Those people who make the effort and put out the energy to host an event here do so because they have a desire to share with their neighbors and friends and sometimes, in order to make money for their program or cause. If you believe in a local program, show support for it by attending their events, and if you want something different to do, come to the Commons, it sure beats driving a long distance.

Recently a good friend and steadfast volunteer at the Commons passed on. **Wes Liston** spent many an hour laboring over our warping readerboard, advertising the many events and happenings here in the building. His cheerful good nature and gentle banter is sorely missed by us all.

MAY HAPPENINGS

Thursday, 5th – Big Band Dance 7 pm

Friday, 6th – Homeschool Group Masterworks presentation, 7 pm

Saturday 7th – Fiber Arts Festival – 10 am

Thursday 11th – History of Tibetan Buddhism – 7 pm

Saturday 21st – Tim Hull & KC Neill Band, 7 pm

Sunday 22nd – Firefighter's Appreciation lunch – 12 pm

Monday 23rd – Family Night Out – 6 pm

Thursday, 26th - Lunch Bunch, 1230 pm

Yachats Safety Patrol Presentation – 7 pm

Saturday & Sunday, 28 & 29 – Arts and Crafts Fair

On-going events:

Mondays – 8 am Tai Chi; 10 am & 4:30 pm Exercise Class

Tuesdays – 8 am Yoga; 9:30 am Yoga; 7 pm Basketball

Wednesdays – 8:30 am Yoga; 10 am & 4:30 pm Exercise Class; 6:30 pm Volleyball

Thursdays – 8 am Yoga; 4:45 pm Yoga

Sundays – 6:30 pm Volleyball

For information about any of these activities, please call me at 547-4734

WHERE DOES THE MONEY WE PAY FOR WATER AND SEWER GO?

We are frequently asked this question. "How come I pay more for water here than I do in.....?"

Comparing water rates from community to community is rarely helpful or productive because each community is different.

Some of those differences include:

- The size of the community, and therefore the number of users to "share" the expenses.
- The type of treatment plant, and therefore the level of training and certification needed by the operator.
- The cost of electricity to run the treatment plant.
- The amount of debt for improvements that is being paid through revenue vs. property taxes.

- The cost of personnel and materials that are allocated to the water and sewer systems. Some communities do not charge the water and sewer operations for the full cost because of the way they do their accounting. In Yachats those costs are fully funded by the utility bills - which is the right way.
- The size of the plant, and therefore the amount of chemicals, etc. needed...sometimes the more you buy the better the price and discounts may also apply to shipping.

Water Expenses 2004-2005



Sewer Expenses 2004-2005



[City of Yachats](http://www.ci.yachats.or.us)