



NEWSLETTER



CITY OF YACHATS

August 2001

Mayor's Message

FINANCING COMMONS OPERATIONS

At the August City Council meeting it was decided to place two ballot measures before Yachats voters in November. The first is an advisory measure asking Yachats citizens if they wish to retain total control and full financial responsibility of the Community Center (the Yachats Commons), or if they are willing to relinquish some control and share financial responsibility with a new larger taxing district (if one could be successfully formed). Operation of a potential new district would be through an elected Board of Directors who would approve all policies. The city, under this plan, would lease the Commons to the new district.

Independent of the wishes of the citizens as to control of the Community Center is the matter of how it is to be funded. Currently funding for operational costs, that exceed income, is entirely from the general fund, which funds all city operations other than water and sewer. Unfortunately there are insufficient dollars generated to provide for a number of desired budget items such as recommended reserves or improved street maintenance. Therefore, the second measure is a special option levy for the purpose of raising operating funds for the Commons for up to five years, thereby freeing up funds for other projects. At such time as a special taxing district is approved (if it is), this levy would be discontinued and be replaced by whatever funding is approved by the district voters. Passage of the special option levy would provide approximately \$53,000 per year for Commons operations. Approval of this measure is an agreement to pay 45 cents per \$1000 of assessed property value per year for

up to 5 years. As an example, an owner of a \$200,000 property would pay \$90.

If you desire more information regarding these ballot measures please call Nancy at City Hall or any of the Council members. If you would be interested in hosting a neighborhood forum to discuss these measures, please let me know at 547-3565.



CITY COUNCIL ACCEPTS DEED FOR RIGHT-OF-WAY

City Council accepted a warranty deed of right-of-way for a road at the top of Horizon Hill. City Attorney, Mike Dowsett, stated that before this has been referred to as a road dedication, however, this is technically a deed. He said that the purpose is the same, but this action is actually deeding the property to the City. This will be an extension of the existing Horizon Hill Road. The intention is that the owner of the property wants to develop lots that would be land-locked without a public road. The City would not be required to maintain the road.



CITY COUNCIL APPROVES TWO BALLOT MEASURES FOR NOVEMBER ELECTION

The first ballot measure is asking the voters if they desire to retain total control and financial responsibility for the community center (the Yachats Commons) or if they are willing to relinquish control and share financial responsibility with a larger taxing district.

If a taxing district is formed in an area greater than the city limits, the Commons building would remain the property of the City, but an independent board would be formed to govern that district. The building would be leased to the new district and that board would approve all policy decisions related to the Commons. At the November election a yes

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vote will maintain the status quo and mean that citizens prefer that the operations and associated expenses of the building continue to be the sole responsibility of the City of Yachats. A no vote means that the City Council shall take the steps necessary to determine if a special taxing district is feasible; but does not automatically cause the formation of a separate taxing district.

A special taxing district requires approval by the County Board of Commissioners and funding would have to be approved by voters of the entire district.

Not all expenses related to the current operations of the Commons would be shifted from the City to the taxing district. Some personnel costs and all expenses related to the operation of City Hall would continue to be funded by the City budget. Citizens within the city limits would see an increase in property taxes if the voters for the district approve a permanent tax rate, which would be separate from and above any City levy. If a taxing district is not approved the Commons will continue to be managed by the City Council and funded through the annual City budget.

The second measure is asking the voters if they desire to authorize a local option tax at the rate of \$.45 per \$1,000 of assessed value for general commons operations for a period of up to five years beginning 2002-2003. Money raised by this tax will be used to fund the daily operations of the Commons. Current funding for the community center, known as the Commons, is included in the annual budget for the City. The majority of the current income for the Commons is a transfer from the general fund.

This local option tax is intended to be a temporary tax, which will be used to pay a portion of the general operation expenses for the Commons while other stable, long-term financing options are explored and developed. Money raised by this tax will reduce the amount of money transferred from the general fund. Thus, the general fund money not needed to fund the Commons may then be used for other City expenses or may be set aside in reserve for building improvements or infrastructure development.

The cost to an owner of a \$100,000 home will be \$45.00 per year, and may cause property taxes to increase more than three percent. The proposed rate will raise approximately \$62,300 in 2002-2003, \$64,200 in 2003-2004, \$66,100 in 2004-2005, \$68,100 in 2005-2006, \$70,100 in 2006-2007, for a total of \$330,800. This measure may be passed only at an election with at least a 50 percent voter turnout.



**CITY TO BUY NEW
BACKHOE**

Public Works
Superintendent, Rod

Carrasco, reported that the City has been putting money aside for years for the replacement of the backhoe. Carrasco stated that he is extremely concerned about the safety of the staff operating the City backhoe. Carrasco reported that he has spent several months looking at backhoes, preferably smaller than the one the City has now and he recommended a used Kabota in excellent condition, with a diesel engine that has 210 hours on it.

Carrasco reported that the backhoe is used at least once a week. In the past the City used to hire outside contractors to do backhoe work, which was not timely enough in an emergency. The City can respond quickly to breaks, etc. when the equipment is available.

Councilor Paul Plunk said that it appears the cost over the life of the equipment (approximately \$1400/year) will be cheaper than an estimated \$500 per call to contract out backhoe services. Councilor Joel Evans stated that safety issues and costs justify the purchase of the equipment. City Council authorized the expenditure of \$28,000 to purchase the backhoe as recommended by the Superintendent of Public Works.



DYER PARTNERSHIP'S CONTRACT EXTENDED

Dyer Partnership, the consultants working with the City on the water and sewer master plans, requested their contract be extended for a period of two years until August 23, 2003. Public Works Superintendent, Rod Carrasco, explained that the Dyer Partnership can not complete their study of the sewer system until there is sufficient rain to measure the amount of rain water that infiltrates the system during a normal winter. Carrasco said that this extension would not cost any more money.



IN OTHER CITY COUNCIL NEWS:

Mayor Lee Corbin announced that the City has received a Transportation Growth Management grant for approximately \$70,000 to study the downtown traffic, parking, and other related issues.

City Council voted to support the Oregon Coast Zone Management Association's proposal to seek the "All American Road" designation for Highway 101 from the Federal Highway Administration (FHWA). As an All American Road the FHWA would market Highway 101 internationally and the road would be placed in the highest priority category for receiving Scenic Byway grant dollars.

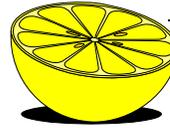


PUBLIC WORKS SUPERINTENDENT'S REPORT

At the August 9 City Council meeting Rod Carrasco reported that he recently attended a meeting in Newport with representatives from surrounding cities and water districts regarding the Rocky Creek water group. This group is preparing to do a lot of work, the first thing being the creation of a technical group, which will advise the committee. Carrasco said that it is important that Yachats act promptly when requested to work on this project and that he is willing to attend the meetings until his retirement.

Carrasco said that the project is solely for supplemental water during water emergencies. The cost will be determined by how, when and where the system is created.

Carrasco reported that, even though we are seeing a drought, the creeks are keeping up with the demand. The City also has one-half million gallons in the raw water tank.

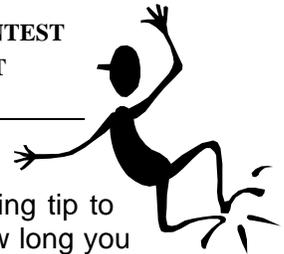


LEMON PIE TIME AGAIN

The Annual Lemon Pie Social, hosted by Library Volunteers, will be held on September 15. The traditional fundraiser began several years ago when the lemon tree in the Library had a bumper crop, and since then has become one of the most popular events in Yachats.

WATER SAVING TIP CONTEST WINNER FOR AUGUST ANNOUNCED

Richard Culbertson won this month's contest for his water saving tip to use a timer to control how long you shower. He received a \$65 credit on his water bill. This contest will continue for two more months.



Following are the other suggestions received up through the August 9 City Council meeting:

- Empty water left in water glasses, etc. into a large glass container (a pretty flower vase). Use the leftover water to water houseplants or outdoor potted plants. Always keep the vase next to the sink to remind you.
- When using the garbage disposal after washing dishes or vegetables turn on the disposal only, and let most of the water out of the sink before turning on the water faucet. Turn the water on only for a second or two after the water empties from the sink.
- Turn the water on only to rinse the brush out. Do not let it run while brushing teeth.
- Use liquid hand soap and suds up without water. Rub hands to clean, then turn on water just to quickly rinse soap off.
- Use a washing machine that saves wash or rinse water. It empties into a laundry tub and

then can be used to refill your machine for a second or third load of wash.

- In new construction be sure to have a water circulator installed. Warm water will always be there instantly, eliminating the need to let water run before getting warm.
- Take showers or baths every other day instead of every day.
- Use a timer to control the time of your showers.
- Don't wash clothes until you have a full load or reset the water level to small load for washing a partial load of clothes.
- When preparing to shower, run water into a container until warm. Then use the water plants, wash cars, etc.
- Keep a clean gallon jug or two by the kitchen sink, facet, and bathtub spout. Instead of letting the water go down the drain while waiting for the water to heat, fill the gallon jug(s) and empty them into the washing machine to for the next wash or use for gardening.
- Old fashion way of water conservation – Use of Rain Barrel - catch rain water in a large plastic garbage can with a cement block in it to keep it from blowing away. You can get enough rain water to water most of your outdoor plants. Other devices that are more compatible with yard decor could be used.



COMMONS NEWS

By Susan Garner, Commons Coordinator

The newest addition to our regular features here at the Commons is the senior luncheon, held on the last Thursday of each month. The first one, under the eagle eye of Barbara LeBoss, was a smooth, cheery event featuring Cheryl Kraft and Margaret Collins. The next luncheon is on Thursday, August 30 at 1130.

Local artist Helen Pfeiffle donated a wonderful seascape to the Yachats Commons. It hangs in the main hall and certainly makes the building look more gracious. We are very lucky to have so many talented and generous people living within our community.

Our wonderful grand piano is now resting in its own garage backstage. The

garage, built by the Friends of the Commons, will keep the piano safe from the many activities that go on in this busy building.

Summer has brought a great deal of traffic into the Commons. Visitors come in to see what the building is all about and come back for an event, or to use the exercise equipment or the piano or take a class. The common response to new people in the building is "What a treasure, how lucky you are to have such a great facility." So much of what we have here, we owe to those far-sighted individuals who recognized the potential in the building and lobbied to purchase it years ago. It's a good thing we have this building to hold our musical evenings, our classes, our workshops, and our meetings. And let's all thank those early pioneers who thoughtfully pushed to keep this building in our community.

Coming up at the Commons:

- August 22 Country Two Step Workshop
- August 30 Senior Luncheon
- September 6 Yachats Big Band Dance
- September 9 Celtic Music
- September 12 Tai Jitsu Class begins

Call 547-4734 for further information.

2ND SENIOR LUNCHEON AT THE YACHATS

COMMONS

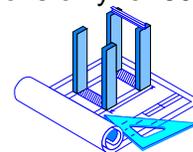


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Parks and Commons Commissioner Barbara LeBoss announced that the 2nd senior luncheon would be held on August

from 11:30 to 1:30. This opportunity for friends, food, and entertainment will be held on the last Thursday of each month. Please RSVP by August 24th by calling 547-4734 or 547-4586.

Donations only for 60 years +



PLANNING COMMISSION WORKSHOP ANNOUNCED

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The Planning Commission is working on the Comprehensive Plan and needs the public's help to identify the issues to be addressed. The Commission will be having a workshop on September 27, 2001 at 6:00 p.m. and the public is encouraged to attend.



OPEN HOUSE - FACILITIES TOURS

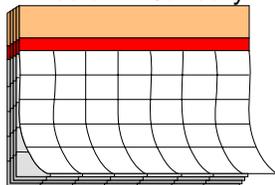
Citywide Open House scheduled for September 29th. Tour the City facilities! Look for further details in the newspaper and in postings around town.

**Annual Budget Summary Report for Fiscal
Year July 1, 2001 – June 30, 2002**

<i>Reporting Through Program</i>	<i>7/1/01 Budget</i>	<i>Year to Date</i>
General Administration	\$467,190	\$160,124
Library	\$13,000	\$2,102
Little Log Church & Museum	\$9,499	\$1,278
Parks & Commons*	\$90,948	\$22,539
Streets	\$93,555	\$8,096
Water	\$581,775	\$69,288
Sewer	\$330,209	\$74,085
In Reserve for Future Uses	\$885,228	\$795,964
Debt	<u>\$172,834</u>	<u>\$42,248</u>
	<u>\$2,644,238</u>	<u>\$1,175,723</u>

HELP WANTED

Volunteers are needed on the Parks and Commons Commission, Public Works and the Streets Commission. Openings will also be available on the Library Commission in January.



SEPTEMBER 2001 - MEETING SCHEDULE

Public Works and Streets - September 6
City Council - September 13

Parks and Commons - September 20
Planning Commission - September 27
Open House - September 29



**COMPLAINTS AND
MEDIATION**

The City receives many complaints each year, and City staff is asked to assist in the resolution of each. The City established a Municipal Court to deal with ordinance enforcement and public nuisances. However, many times the problems that give rise to the complaints are more personal in nature, and the City's court system was not established to handle these types of problems. There are many times when resolution of the problem may be as simple as speaking with the person or neighbor and letting them know what the complaint is. When parties have discussed all the concerns and share a common awareness of the issues they can begin to focus on a solution. When two or more people are cooperating to find a creative solution it is much more effective and welcome than a judgment handed down by a court.

Successful dispute resolution is most effective if you prepare and plan, and keep a cool head. Although you may not agree with what the other person is saying, a workable resolution is possible if you calmly listen and get the issues and feelings out in the open.

EMERGENCY NUMBERS

The City Hall number is forwarded to an answering service after hours and on weekends so it is answered by *real people* **24 hours a day**, making it the best one to use for emergencies

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