



NEWSLETTER



CITY OF YACHATS **June 2001**

Mayor's Message



WHY CONSERVATION?

We hear a great deal about conservation these days, but what does it really mean to us? Is this just a passing fad or a way of life, an important issue, or just another buzzword? At one time, I assumed that conservation was something that other people needed to do—not me—but I've come to the realization that either I'm going to be part of the solution or I'm still part of the problem. This sphere we live on has finite resources, some of which are irreplaceable. We may not be terribly concerned with the dwindling supplies of rattan in Indonesia, but we certainly can relate to the fact that we've received much less than our normal amount of rainfall this year and our water sources are definitely low and we haven't even begun the traditional summer dry spell. So how does conservation fit into the scheme of things? Today we have the capacity to store ½ million gallons of raw water and about 1.1 million gallons of treated water. This would last us about a week if our water sources ran dry (which they typically don't, but you can see the problem) We're working on solutions for more storage, but they won't be in place this summer so the only means of stretching the water we have is through conservation. Not only will this help us get through the summer with the minimum of curtailment restrictions, it will reduce your water bill. So saving water makes good dollars and "sense".

What can you do?

- Obtain and install a FREE WATER SAVER KIT from City Hall—see coupon elsewhere in this newsletter
- When you're out of town, turn off the hand valve at your meter
- Check to make sure toilets aren't leaking
- Replace pre 1995 toilets with new 1.6 gallon/flush toilets
- Limit or eliminate outside watering and car washing

We need your help—become part of the solution rather than part of the problem—make conservation a way of life.

COUNCIL COMMUNICATIONS



City Council has announced that they will continue to have regularly scheduled office hours. They will take turns meeting citizens in City Hall each Monday morning from 9 - 11 a.m. Everyone is invited to come down to City Hall to meet with City Council.

and

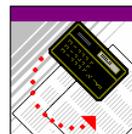
Mayor Corbin is a monthly guest on the KORC morning show the Wednesday before the City Council meeting.



VISITOR'S CENTER CONTRACT AWARDED

One Proposal to run the City's Visitors Center was received from the Yachats Area Chamber of Commerce. City Council awarded the contract to operate the Visitor's Center for the 2001-2002 Fiscal Year to the Chamber of Commerce. Once again, City Council applauds the way the Center has been run, and would like to express appreciation for the job that Beverly Wilson has done.

BUDGET ADOPTED FOR 2001-2002



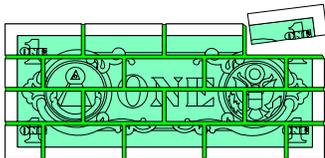
The City Council adopted the budget for the fiscal year beginning July 1. City Council made few changes to the budget approved by the Budget Committee. Once again, the water and sewer funds will be supported entirely by user fees, and the major source of funding for most other activities comes from transient rental taxes. Property taxes levied for bonds total \$130,926. Because of Measures 47 and 50, the State established the

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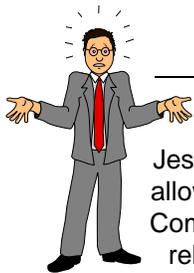
permanent tax rate for Yachats at 0.1717. This will raise close to \$25,185 next year for the City. Residents in Yachats enjoy one of the lowest rates in the state.

As part of the annual budget process there was also a public hearing and an ordinance adopted concerning the City's election to receive State Revenue Sharing funds. Approximately \$5,000 will be received. This amount, like the cigarette and liquor taxes received from the State, is based on population.



CURRENT BUDGET YEAR ADJUSTMENTS APPROVED

City Council adopted a resolution making some changes to the current year's budget. The reallocation of funds was necessary to transfer funds not spent in one category to other areas where more money was needed to cover expenses. The bottom-line was not changed, and no additional appropriations were approved.



WATER BILLING CONCERNS DISCUSSED

Last month the City Council continued the discussion of Jesse Reeder's water billing complaint to allow the Public Works & Streets Commission further time to research a relief policy. At the June 14 City

Council meeting Drew Roslund, Chair of the Commission reported that the Commission had decided to recommend that the policy be left as it is.

Councilor Sue Smith said that she was concerned about the appearance that the City is responsible for the charge anytime there is unusual usage.

Drew Roslund reported that the Public Works and Streets Commission had looked at the Reeder issue, but could not find anything for which the City was at fault. Roslund also stated that he did not think that the electric company would be willing to give anyone credit if they left their furnace or hair dryer on for days just because they said that they didn't "use" the power.

Public Works Superintendent, Rod Carrasco, reported that when meters go bad they slow down, they do not speed up, so the water must have gone through the meter.

Councilor Paul Plunk said that he believes it should be required that the property owner has the meter tested before they appeal the administrative decision to either the Public Works and Streets Commission or City Council.

Councilor Joel Evans said that he sees no evidence that the water did not go through the meter. It is the City's responsibility to provide water to the meter, and what goes through the meter is the property owner's responsibility.

City Council voted to deny the Reeder appeal for relief from a high bill.

Under current policy, any property owner may request to have their meter tested. If the meter tests bad the City will replace it. If the meter tests ok the property owners is responsible for all costs, including the testing and meter removal.



ALL METERS TO BE REPLACED SOON

At the meeting on June 14, the City Council decided to replace all the meters with new electronic meters. About 600 meters will be replaced later this summer.

Public Works Superintendent, Rod Carrasco, reported that most of the old meters were rebuilt models when installed and many of them are over 10 years old.

Once the new "touch-read" electronic meters are in service, incorrect readings and wrong data entries will be a thing of the past. All of the readings will be done electronically and the data transferred to the computer by the push of a button.

Carrasco reported that several of the old meters were removed recently for testing and the average efficiency was only 74%. Because some of the old meters are not recording the actual water usage, some customers will be surprised to see that their monthly water bill is higher than before once they have a new meter. These new meters have been calibrated and tested at the factory and they are guaranteed to measure at least 98% of the water that goes through them. A copy of the calibration record is attached to each meter.

The price to replace the meters is estimated to be \$76,360, but because the improved accuracy of the meters will result in higher bills, it will take less than five years to recover the cost.

By replacing the meters with more accurate ones the City will be better able to audit true consumption in the system. Currently there is no real way to determine the true efficiency of the system because so much of the water used is unaccounted for, and unbilled.



PLANNING COMMISSION MEMBERS APPOINTED

Paul Mullican and Rod Smith were appointed to serve on the Planning Commission. Smith served on the Commission until his term expired on December 31, 2000, at which time he announced that he was stepping aside to provide the opportunity for others to work on planning. When two additional vacancies were declared several months ago, he decided to seek re-appointment. Mullican is a local motel owner. When interviewed Mullican stated that he felt it was important for people to serve the communities in which they live.

Smith will finish out a term ending December 31 of this year, and Mullican's term will expire in December of 2002.



VILLAGE CIRCULATION PLAN PROJECT COMPLETION POSTPONED ANOTHER YEAR

Once again, the Oregon Department of Transportation (ODOT) has extended the deadline for completing the pedestrian trail north of the bridge. The deadline has been postponed for another year, until September 30, 2002. While the grant came from the federal government, ODOT is serving as the project and grant manager. This is the second time since the grant was awarded that the deadline has been extended. The pedestrian trail will provide an alternative to walking on the highway shoulder around the corner north of the bridge. Mayor Corbin explained that a problem with easements on Bay View Terrace is one of the reasons the project has failed to move forward.

Councilor Joel Evans said that people will have to walk on the highway to get around that corner again this summer, and possibility next summer too. Evans said that citizens should contact ODOT to voice their outrage concerning the continuing unsafe conditions that face pedestrians at that curve.

Mayor Corbin said that he has a number citizens can call, and he will make that available to anyone who wants it.



COMMONS FUNDING TASK FORCE RECOMMENDATIONS CONSIDERED

The assigned goal of this committee was "To provide the City Council with an analysis of all identifiable economic alternatives with a recommendation for the optimum choice. This analysis was to be divided into two parts: funding for day-to-day operations and funding for capital improvements including realistic reserves."

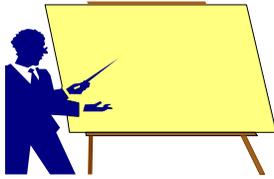
Original funding ideas (developed from a number of sources including a list from the joint work session with City Council/Parks and Commons/Friends of the Yachats Commons) were: dues, grants, taxing district, serial levy, increase in transient rental tax dedicated to the Commons, increased marketing of Commons use, City funds, and moving the Visitors' Center to the Commons. Other funding ideas the Task Force considered included a gas tax, privatization, withdrawing from the Port of Alsea and using money currently collected by them, and development of a non-profit Community Development Corporation that would operate a for-profit enterprise with profits earmarked for parks, trails, and the Commons.

Most of the ideas were considered and dismissed for various reasons. A 1¢ cent a gallon gas tax would net only about \$6,000 and it may be pre-empted by Lincoln County anyway. Currently the Friends of the Yachats Commons are not interested in taking over management of the building. Bringing the Visitors' Center to the Commons would not really be saving anything since rent paid for the current location would be offset by loss of rental income at the Commons. The amount of taxes paid to the Port of Alsea is currently less than \$4,700.

The Task force decided to recommend to City Council that the City go to the voters in September to ask them if they want to retain total control and total financial responsibility for the Commons, or if they would be willing to relinquish control and to share financial responsibility with a larger taxing district. The task force also recommended that a local option levy be placed on the November election to temporarily fund operations.

City Council agreed with the recommendation, and directed staff to prepare a

resolution for the ballot title to be considered at the July meeting.



**WATER MASTER PLAN
PRESENTED BY
CONSULTANTS FROM
DYER PARTNERSHIP**

Dyer Partnership

presented their report and described highlights of the water master plan and conservation plan they have developed.

Mayor Corbin explained that the preliminary report was delivered to the City at the beginning of May. Councilor Kraft, Chair of the Public Works and Streets Commission, Drew Roslund, Public Works Superintendent, Rod Carrasco, and he reviewed it and returned comments to Dyer Partnership. However, the remaining City Councilors need to review the draft as presented before they can consider adoption. Corbin explained that it will be necessary for City Council to adopt it as the City's plan so a cover letter can be prepared for the Oregon Water Resources, in which the City agrees to follow the recommendations.

Following discussion there was consensus that the three members of City Council who have not read it will review it and provide the Mayor with comments. City Council voted to approve the plan, contingent on approval by the three members of City Council once they have read it and made comments; and to authorize the Mayor to write the letter for the Oregon Department of Water Resources which states the City will follow through on the recommendations contained in the plan.



IN OTHER CITY COUNCIL BUSINESS

- Requests for alcohol use in the Commons were approved for three private parties to be held by Salcido, Lumpkin, and Bauman.
- City Council approved an OLCC license application for a change in privilege by Dan Serbu of the Dublin Motel.
- City Council approved the lease form for use of the Commons by the Yachats Youth and Family Activities Program. It will now go to the program's board for their review and signing.
- City Council approved the Water Emergency and Mutual Aid Agreement with the Southwest Lincoln County Water District. A grant has been secured to help pay for the expenses necessary to install the pump and connection. The Overleaf Lodge and Village have given the

City an easement on their property for the pump station.



COMMISSION REPORTS

At their meeting on June 14, the City Council heard the following reports from the commissions.

Parks and Commons Commission

Chair Blythe Collins-Niskanen reported:

- The Forest Service Grant project has been completed. Having the big dump boxes was a big help when removing the old carpet.
- The Commission is working on the Commons brochure. However, the photos need to be updated now that the improvements have been completed.
- The Commission is still working on the wetlands policy.

Public Works and Streets Commission

Chair Drew Roslund reported:

- The Public Works and Streets Commission is working on a standardized form to use for water bill complaints.
- The Commission worked on the water curtailment ordinance, which was adopted by City Council. Will continue to work on amendments to that ordinance as directed and/or as needed.
- The Commission has reviewed sample ordinances and policies of other communities regarding giving relief for water leaks. The Commission has decided that they want to recommend that no changes be made. They will continue to look at the policies of other municipalities.
- For the last couple of years, the Budget Committee has knocked out all requests for street improvements. The Commission is discussing how high a priority street improvements should be, and funding options.

Planning Commission

Chair, Dan Serbu reported:

- The Commission has recommendations for two memberships on the Council agenda.
- The Commission is trying to address density. One interesting way would be to legalize additional living units - apartments within family homes.



REMINDER:

Business Licenses and Transient Rental Licenses expire on June 30. If you have not received a renewal notice, or if you have not returned the form with the annual fee,

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please contact City Hall before July 1st. Avoid Delinquent Fees!

PUBLIC WORKS SUPERINTENDENT'S REPORT

By Rod Carrasco



Commons

Some of you might have noticed that this building is on the cool side. The reason is the boiler is out of fuel. We will fill the fuel tank as soon as the new budget is in effect.

Sewer Department

The Bonneville Power Administration (BPA), through a consulting firm, is performing an energy audit of the sewer plant. The reason for this audit is to find out what can be done to increase the efficiency of the plant and reduce power consumption at the same time. BPA is paying for all expenses including new equipment if warranted.

Streets

We have volunteered to install curb markers containing an educational message about water quality at the storm drain catch basins. We will place them on all catch basins within the city limits.

While the City's permanent employee is recuperating from the injuries he sustained in an accident last month we have contracted with an employment service for a temporary employee to fill this position until Don Hunter is ready to return to work. It is expected that Don will be well enough to return to work by late October or early November.

Water

To get an idea of the efficiency of the existing water meters we sent six meters removed from different areas of the city to be tested for accuracy. We were surprised to find out that the average efficiency level of these six meters was 74%.

We have long suspected that unreliable water meters are responsible for a large percentage of the city's dismal water system efficiency. It is evident that not all of the water going through the meters is being measured.

I am recommending that we replace non-electronic read meters in the city with new electronic read ones. There are about six hundred meters in the system that should be replaced. Most of these meters are rebuilt and a good percentage of them are over 10 years old.

There are enough funds available in the water department system improvement fund to cover the cost of the replacement.

Once these meters are in service, incorrect readings and wrong data entries will be a thing of the past. All of the readings will be done electronically and the data transferred to the computer by the push of a button.

Because some of the old meters are not recording the actual water usage, some customers will be surprised to see that their monthly water bill is higher than normal. These new meters have been calibrated and tested at the factory and they are guaranteed to measure at least 98% of the water that goes through them. A copy of the calibration record is attached to each meter.

The cost to replace the meters is estimated to be \$76,360.

We estimate that because the higher accuracy of the meters it will take less than five years to recover this sum.

(Carrasco also reported that he has been looking into placement of another water tank near the water plant rather than building the pond on the south side of the river.)

COMMONS NEWS

By Susan Garner, Commons Coordinator

It seems as though every time we turn around here at the Commons, something great is happening. In June, we were fortunate to have the Milo Adventist School's senior class come for a two-hour community service work program. These young people gave a couple of hours of their senior class trip to the coast to help wash windows, clean out the basement storage room, weed the playground and pick up garbage around the building. And they thanked us for letting them work!!

Now a new senior program will be starting here on the last Thursday of each month. Beginning on July 26, Barbara Leboss is organizing a brown bag lunch for seniors. The luncheon will be from 11 to 1:30. Cheryl Kraft, our wonderful piano virtuoso has offered to provide music for the lunch. If you're over 60, please come to this wonderful opportunity to enjoy a good lunch and some entertainment. Call Barbara Leboss at 547-4586 if you are interested in coming on the 26th.

For a while no one was using the exercise room which is available at no charge here at the Commons and the thought was that we needed to close it down and do something else with that space. Suddenly several people have once again expressed an interest in using the facility and so the

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room is again being cleaned up and made ready for use by those of you who would like to do something positive for your well-being. The room is open for those over age 16 Mondays through Fridays 8:30-4:30. The key can be obtained from City Hall.

Many summer events have been planned by the Yachats Youth and Family Activities Program, an impressive list of activities is available at the Commons. Also, since summer vacation is here, the program is open Monday-Fridays from 2-6 pm. For further information, call 547-4599.

Finally, many thanks to Blythe and Toby for their perseverance in painting the cabinet doors in Room 8. Barbara and Wes Liston also deserve many kudos for keeping us all posted by getting the readerboard updated every week. All these volunteers and many others make such a big difference in how our facility operates and looks.

**Annual Budget Summary Report for Fiscal
Year July 1, 2000 – June 30, 2001**

<i>Reporting Through</i> Program	<i>5/31/01</i> Budget	Year to Date
General Administration	\$450,891	\$373,646
Library	\$13,525	\$7,879
Little Log Church & Museum	\$7,492	\$2,698
Parks & Commons*	\$119,645	\$111,433
Streets	\$73,818	\$57,135
Water	\$387,344	\$266,419
Sewer	\$307,500	\$283,098
In Reserve for Future Uses	\$699,704	\$624,036
Debt	\$143,649	\$126,484
	<u>\$2,203,568</u>	<u>\$1,852,828</u>

*Commons Includes Grant from the Forest Service for Improvements

FREE WATER SAVER KIT

Bring this coupon to the City of Yachats City Hall to receive your free water saver kit.

Kit contains:

- **Shower Head with message**
- **Aerators for two facets**
- **Toilet tank "bank"**
- **Leak detection tablets**

Water Customer Name

City of Yachats
P O Box 345
Yachats, OR 97498

Service Address

Customer must be on Yachats City water service to qualify.



**COMMUNITY TRAINING
VIDEOS AVAILABLE**

The City has a library of reference and training materials, including video tapes, on community planning that cover subjects such as citizen participation, Commissioners' roles and responsibilities, ethics, visioning, and land use law. These tapes, which were purchased primarily for Planning Commission training are also available for any interested citizen to check-out at City Hall. Most tapes are about ½ hour long.



It has been suggested that it would make the town a much more pleasant place for everyone if pet owners would clean up after their animals, and keep them on a leash - as per the Lincoln County Code requires.



EMERGENCY NUMBERS

Although there are answering machines at both the Sewer Plant and the Water Treatment Plant, those Public Works Department numbers are not the best numbers to use when reporting emergencies. 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 reporting any situation that requires a timely response. The answering service will dispatch the Public Works Department crew member currently on call.

VISIT THE CITY OF YACHATS ON THE INTERNET!

The City web page is the place to check out information about:

- *City Council and Commission Members, Minutes, and General Government*
- *The City Code, Comprehensive Plan, and Land Use*
- *The Commons, Little Log Church, and Library*

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- *News*
- *History*
- *Emergency Information*
- *Links to other County and State Government Internet Sites*

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