



# NEWSLETTER



**CITY OF YACHATS**

**October 2001**

**FROM MAYOR LEE CORBIN**

Two measures will appear on your November ballot related to the Yachats Commons. The following is presented to help you understand the issues. If you would like any further information please do not hesitate to call me at 547-4101.

**YACHATS COMMONS BALLOT ISSUES**

**Ballot Measure #21-78: SHALL THE CITY OF YACHATS RETAIN TOTAL CONTROL AND FINANCIAL RESPONSIBILITY FOR THE COMMONS?**

**WHAT IT IS:** An advisory measure (what do the voters want?) concerning control/management/financial responsibility for operation ONLY for the facility.

**WHAT IT IS NOT:** An issue of OWNERSHIP. The City of Yachats would continue to own the facility regardless of the outcome of the vote(s).

**RESULT OF A YES VOTE:** Maintain the status quo. The Commons would be operated/managed as it is now....no change.

**RESULT OF A NO VOTE:** City would PURSUE POSSIBILITY of larger taxing district. The taxing district would elect a Board to oversee Commons operations; City would LEASE the Commons to the new district.

There is no guarantee that a taxing district would be approved by the voters of the new district. If not, the City could pursue other avenues for operations/management such as privatization.

**Ballot Measure #21-79: SHALL YACHATS CITY IMPOSE \$.45 PER \$1,000 OF ASSESSED VALUE FOR GENERAL COMMONS OPERATIONS FOR FIVE YEARS BEGINNING 2002-2003? THIS MEASURE MAY CAUSE**

**PROPERTY TAXES TO INCREASE MORE THAN THREE PERCENT.**

**WHAT IT IS:** A Yachats Commons funding measure ONLY.

**RESULT OF A YES VOTE:** Approximately \$62,000 a year would be raised for Commons operations (UP TO 5 years; could be less; could NOT be more).

The estimated increase in yearly property taxes would be \$67.50 for a property assessed at \$150,000.

**RESULT OF A NO VOTE:** City would continue to fund the Commons through the annual budget process using funds available from the general fund.



**CERTIFICATE OF APPRECIATION PRESENTED TO THE YACHATS RURAL FIRE DISTRICT**

At their meeting on October 11 City Council presented the Yachats Rural Fire District with a certificate of appreciation, which stated:

*"The recent events in NYC and Washington DC have only served to highlight the service and dedication you and the members of your profession continue to provide to the public. On behalf of your friends, families and neighbors, we would like to take this opportunity to acknowledge a long-overdue debt of gratitude to those who daily risk their lives to protect us, keep us safe and rescue us from disaster. You are, indeed, our heroes."*

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### **CITY PROPERTY ANNEXED INTO FIRE DISTRICT**

Frankie Petrick,  
Board Clerk for the  
Yachats Rural Fire  
Protection District

explained to City Council at the October meeting that the City property that is outside the city limits is adjacent to the fire district boundary. In an effort to provide better structure protection the district is attempting to include properties by voluntary annexation. Petrick explained that voluntary annexation is simple because no election is needed, paperwork is minimal and can be done by the property owners and the fire district. Petrick also explained that as a government entity the City of Yachats would be exempt under Oregon Law for any fire tax. Petrick indicated that the property involved is the site on which the water treatment plant sits. Petrick said that the reason to annex bare land is to help the district avoid the cost of an election, as the county commissioners do not like to see a "patchwork" annexation.

City Council agreed to voluntary annexation for any City of Yachats property that is not now in the Yachats Rural Fire Protection District.



### **YOUTH RECREATION & SKATEBOARD AREA USE TO PROMOTE POSITIVE CHANGE DISCUSSED**

Frankie Petrick and Kathy Plunk announced at the City Council meeting that a skateboard committee made up of parents and kids in the village and surrounding areas are committed to developing a safe and appropriate place for the older kids to skateboard and spend time. Plunk said that their group would like to have a commitment from the City Council that money will be put in the budget next year to help in this effort.

Plunk said that the proposed Skateboard Park in Waldport is an ambitious and expensive one and that it will take time to raise the money.

The committee believes that one can be built much less expensively in Yachats and that it is time for the older children to have a place that they can call their own.

Petrick said that she is both a parent and an EMT and that she has had to go pick up kids when they overdose on drugs or get into car wrecks. Children that can be seen are safe; children that are hiding are not safe. The cost to all taxpayers to take care of those kids once they enter "the system" is high. Petrick said that while skateboards are considered to be somewhat of a hazard they are nowhere near as bad as the hazards kids face when they involved in drugs or other illegal activities.

City Council agreed to refer the matter to the Parks and Commons Commission to determine the best place to put a permanent location for the equipment and invited the kids to speak to that Commission.



### **CITY COUNCIL CONSIDERS RELIEF FROM WATER BILLING**

Bill and Mary Welch appeared before City Council to request that they be allowed to have the meter removed on a lot they own so they can stop paying the water bills, but that they not be held responsible for the System Development Fees (SDC) if they should redevelop the property at a later date.

Mary Welch told City Council that for years there was a house south of their property which posed a fire hazard. Because they were not able to find any agency that would help them when the property owner would not make repairs they bought the property when it came up for sale. Welch explained that they bought the property thinking that they would be able to repair it and continue to rent the house. However, after they purchased the lot they found out that the place could not be repaired to make it livable, so in an effort to protect themselves from fire and liability they evicted the tenant, razed the building, and fenced the property. Welch said that they are paying for City services that they are not getting so they want to have the meter removed so they can stop paying the water bills, but they do not want to be

responsible for the System Development Fees if they should redevelop the property at a later date. Welch said that the value for the available city services was included in the cost of the property.

Currently the code provides for removal of the water meter once a structure has been removed and the property returned to natural conditions, however, if that property is ever redeveloped the SDC fees are to be paid. And, this has been the case in several instances since the ordinance was adopted, and SDC fees have been collected on redeveloped lots. The reasoning behind this policy is to ensure that all water users pay their fair share to maintain the system and/or provide funding for future impact and growth. A customer who continues to pay their monthly billing is sharing in those costs. Newly developed lots which have not been paying a bill each month buy into the system by paying an SDC fee to reimburse the system for past expenses and to help fund the improvements that will be needed in the future due to the growth of which they are a part.

Before the present SDC fee structure was put in place in the early 1990's property owners were allowed to pay the (then) current connection fees in lieu of the System Development Fees. Any property owner who paid those fees at that time is credited for full payment of their SDC when they build. The Welch property was developed before the City of Yachats took over the water district, so no connection fees or SDC fees were paid to the City.

Councilor Evans said that at the present time the policy is very clear and that there have been several other instances where the policy was applied, and that the system development charges, as such, were not paid because the structure predated the city.

City Attorney, Mike Dowsett, explained that under the current code even if the system development charges had been paid on the property at one time they would have to pay them again if the meter is pulled now. Dowsett explained that Mr. and Mrs. Welch were asking City Council change the rule.

City Council agreed that they should not grant an exception, but they asked the Public

Works and Streets Commission to look at the rules. City Council also agreed to rebate the amount of water and sewer bills paid since the time Mr. and Mrs. Welch made the original request to the Public Works and Streets Commission until the November City Council meeting.



**PUBLIC WORKS AND STREETS  
COMMISSION MEMBER  
APPOINTED**

Bob Meyers worked for Northwest Natural Gas in Eugene for 36 years before moving to Yachats about four years ago. Meyers said that he has been involved with the fire district for about a year, and would like to be involved with the commission as a way of being helpful to his community.

Meyers was appointed to serve on the commission, filling a vacancy with a term ending December 31, 2001.



**RENTAL RATE INCREASE FOR  
TABLES AND CHAIRS**

Mayor Corbin reported that the Parks and Commons Commission reviewed the rate structure for rent of the building and equipment. While the Commission believes that the room rental rate is consistent with other similar facilities, they did recommend that the rates for rental tables leaving the building be increased from \$3 to \$5 per table; folding chairs from \$0.50 to \$1.50 per chair; and, blue chairs rented for \$2.50 per chair. Tables and chairs used by renters in the building would remain free to the renters. City Council agreed with the recommendation.



**CITY COUNCIL MAKES  
CHANGES IN COMMONS  
USE POLICY**

Following the recommendation made by the Parks and Commons Commission, City Council approved amendments to the Commons Policy and modifications to the use contract that will

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prohibit the sales or display of firearms in the building. The City Attorney at City Council's request drafted the policy change. City Council members stated that they just don't want to see gun sales in the community center.



### TRANSIENT RENTAL CODE REVIEW UNDERWAY

Councilor Joel Evans reported that he consulted with the City Attorney, and will have proposed amendments for City Council consideration at the November meeting. Evans stated that the areas of the ordinance he thinks need clarified and tightened include the availability of the contact person, a requirement that property owners and managers match the number of renters to rooms and cars to available parking, a prohibition on tents in the yard, a requirement that adequate trash receptacles; a requirement that the cans be stored somewhere else beside on the curb except on the pick-up day; and, that any owner be allowed only one license.

Councilor Sue Smith said that she would draft language to amend the complaint component of the current code.

Local property management services are being asked to give input related to this issue.



### IN OTHER CITY COUNCIL NEWS

- City Council authorized the Mayor and City Recorder to negotiate a contract with Wilcox Arredondo and Company to conduct an audit of the transient rental operators and motels that collect room tax for the City.
- City Council voted to consider a bluff protection ordinance as a side agreement of the mediation process of the 804 S.
- City Council authorized the City Attorney, Mike Dowsett, to draft an intergovernmental agreement for public works director services with the City of Waldport. Dowsett said that the agreement would have to come back to the City Council no later than the November meeting if John McClintock is to begin working in Yachats on December 1. The City of Waldport will also need to approve

that intergovernmental agreement as well as an employment agreement with McClintock.

### PUBLIC WORKS SUPERINTENDENT'S REPORT

By Rod Carrasco

#### Water Department

The water meter replacement project has been completed. Of the City's 702 services all but 24 have been replaced with electronic touch pad meters. These meters were not replaced because of their size (1" and bigger) or problems with the connection or shut off valves. We expect to have them done in five to six weeks. We should see a marked improvement in the system's efficiency. The total cost of this project was \$64,159.00. Cost of installation \$16,241.00. Cost of the meters \$ 47,918.00.

#### Intertie Pump Station

We are waiting for the contractor to pour the slab for the intertie pump station before installing the pumps and electrical supply. Drew Roslund is in charge of designing the pump house and has offered to assist in the construction. Doug's Electric is going to do the electrical work. The electrical power supply will be placed underground.

#### Sewer Department

About 4:15 PM Wednesday September 19<sup>th</sup> City Hall staff received an automated alarm call from the sewer main pump station indicating that there was a problem at this facility. The call was forwarded to the answering service because the call came in after regular working hours. The answering service called the employee on duty and left a message with his wife, it also send a page which he answered 20 minutes later. The answering services supervisor and the operator on duty at the time of this call assured me that they informed the employee that there was an alarm at the sewer plant main pump station. For some reason, the employee failed to respond to this alarm resulting in a spill of several thousands of gallons of raw sewage into the Ocean. Kevin Chesshir discovered the spill the following morning. He quickly took care of the problem and made sure that all of



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the agencies both local and state were notified. He proceeded to post the area to inform the public of the spill. The employee responsible for the spill is no longer with us. By Tuesday of the following week fecal coliform tests performed on the water in the tide pool below the spill area indicated that the raw sewage had dissipated and that the receiving waters were no longer polluted. I may add that in the twenty plus years that I have worked for the City not once an employee has failed to respond to an emergency call. The employee in question was working for the City on a temporary basis. He was properly trained to take the appropriate action in case of an alarm.

### **Miscellaneous Projects**

Yachats Ocean Road. A plugged culvert west of the Shamrock Lodgetts was replaced with a 24 inch. This area has been subject to yearly flooding. The Oregon Parks System paid the entire cost of this project. The City provided the administration and inspection of the project.

### **Yachats Commons**

A special thanks to Don Niskanen for recruiting and helping in the insulation of the Common's steam boiler pipes under the building. Several local citizens pitched in. Thanks to their efforts the efficiency of the steam boiler has been improved. We will have to wait a couple of month before we can judge how much fuel is being saved.

her crew are working hard to make the senior luncheon a success and then there are the really stalwart ones who do the dirty work.

Don Niskanen, Julian Blumenthal, Carl Miller, Leon Sterner, Marc LeBoss, David Dunston, Jim Deville and Vince worked from 10 to 6 one day, crawling in that very tight space under the Commons. They were wrapping all the heat pipes to keep heat from escaping. It was a very daunting task, but they completed the job and still remained cheerful in the face of aching knees and sore backs. The entire community should thank those men for their work. They will save the City money in heating the Commons this winter.

As a community we also owe a debt to Angell Job Corps for all their work they do for us. The painting students, under Rich Bappe, did a fine job beginning the painting of the Commons. Unfortunately they are finished for the season, but the work they did is beautiful. Mark Bader, masonry instructor at Angell, brought some of his crew out to build a very nice walkway at the north end of the building.

There is a myriad of volunteers putting on shows and workshops around our community that helps the rest of us have a better quality of life because of their hard work and dedication. From all of us, thank you so much.



## **COMMONS NEWS**

**By Susan Garner, Commons Coordinator**

There is a group of people around the community who feel that the Yachats Commons is their building. These people are the ones who volunteer to raise funds for the building, meet to improve things and help just doing the physical work that needs to be done. Barbara and Wes Liston come weekly to change the readerboard, Barbara LeBoss and

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## Coming Up at the Commons

Senior Luncheon  
October 26 - 11:30  
Halloween Dance with the Yachats Big Band  
October 27 - 7 p.m.  
Family Halloween Dance  
October 31 - 7 p.m.  
Big Band Dance  
November 1 - 7 p.m.  
Arts & Crafts Show  
November 3 & 4  
Steve Hall Concert  
November 16 7 p.m.  
Senior Luncheon  
November 20 - 11:30  
Bizarre Bazaar  
November 23-25



### WATER SAVER CONTEST WINNERS ANNOUNCED FOR OCTOBER

Mary Haffner and  
Maxine Sheets-Johnstone  
split the prize in the final  
month of the water saver contest.

Although three people submitted that same idea, only two had put their names on their suggestions.

#### October's winning suggestion was:

Keep a container by the sink to put any unused water from glasses, pet water bowls, or cleaning vegetables - use it for plants

Other suggestions received during the contest:

- Shower with a friend  
Collect water while you wait for it to get warm and use it to water plants
- Take showers instead of baths
- Use the dishwasher instead of doing them by hand
- Do not leave the water running while you brush your teeth or soap up in the shower or while washing your hands
- Park on the lawn while you wash your car - this waters the grass too (use biodegradable soap)

- After soaking in an Epson salts bath save the water for plants - it is good for the plants
- Landscape using native plants that have adapted to periods of drought
- Use the water from steaming vegetables on plants
- Catch rainwater (or fog moisture) in a barrel to water plants
- Plant in pots and containers so you can really target the water on that plant.
- Only do laundry when the tub is full
- Put the toilet lid down and flush less often
- Wash dishes in the largest container used to prepare the meal rather than fill up the sink
- Collect water when washing your hands to water plants
- Use a non-electric pressure washer that uses 6 quarts or less to wash small loads of laundry up to 6 lbs. Then use the water for plants. (The pressure washer costs \$49 uses less than 2 oz. Of soap for a 6 lb. load. Catalog information is available at City Hall)
- Place bark dust (or other mulch) around plants so that water does not evaporate.
- Use recycled water to wash deck surfaces, railings, porches, and cars.
- 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.
- 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.



**YACHATS CITY COUNCIL ANNOUNCES THE FOLLOWING VACANCIES:**

**2 - Planning Commission**

2 - Four Year Term ending December 31, 2005

**2 - Public Works and Streets Commission**

2 - Three Year Term ending December 31, 2004

**4 - Parks and Commons Commission**

1 - Two Year Term ending December 31, 2003

3 - Three Year Term ending December 31, 2004

**4 - Library Commission**

2 - Two Year Term ending December 31, 2002

2 - Three Year Term ending December 31, 2004

**2 - Budget Committee**

1 - One Year Term ending December 31, 2002

1 - Three Year Term ending December 31, 2004

Volunteers are required to attend the monthly meetings and may be asked to attend training sessions.

For a complete description of the duties and requirements, please ask at City Hall.

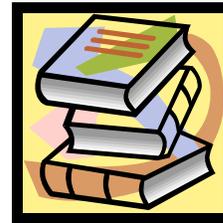
Those interested in serving on the Commissions or Committee can pick up a Volunteer Application Form at City Hall, 441 N. Hwy 101, between the hours of 8:30 am and 4:30 p.m.

In order to provide the Commissions an opportunity to review the applications and make recommendations to City Council please submit as soon as possible.

**LITTLE LOG CHURCH AND MUSEUM NEED HELP**

The Little Log Church and Museum needs help in maintaining its grounds. We are looking for someone who will assist with the weeding and light pruning. If you are willing, please, call Ellie Ewan: 547-3799. Also, we can always use more docent volunteers. Once a week or once a month would be most

appreciated. It's a wonderful environment to spend three hours. If you can be of help, please, call Anna Case: 547-4310. Thank you, from the Board of Directors



Annual Book Sale

The Library is holding its annual book sale on October 27<sup>th</sup> at the Library. Come by, find one book or a bag of books...all funds raised are used to finance the Library.

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

<i>Reporting Through Program</i>	<i>9/30/01 Budget</i>	<i>Year to Date</i>
General Administration	\$467,190	\$199,875
Library	\$13,000	\$3,895
Little Log Church & Museum	\$9,499	\$2,076
Parks & Commons*	\$90,948	\$41,211
Streets	\$93,555	\$28,356
Water	\$581,775	\$121,545
Sewer	\$330,209	\$114,936
In Reserve for Future Uses	\$885,228	\$694,985
Debt	<u>\$172,834</u>	<u>\$42,960</u>
	<u>\$2,644,238</u>	<u>\$1,249,838</u>



House Numbers

Making sure your house number is clearly visible could mean the difference between life and death. Emergency vehicles need to be able to see the number when responding to a call. The UPS or Fed-X driver would probably thank you as well.

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