



NEWSLETTER



CITY OF YACHATS

October 2004

Water and Sewer Rates Adopted by City Council

On September 7, 2004, the Public Works and Streets Commission held a public meeting at which they discussed the long awaited report on water and sewer rates from the Portland consulting firm of Economic & Financial Analysis. Following their meeting they forwarded a recommendation to City Council to leave the water rates as is for the next year while increasing the sewer rates by 3%. City Council held a public hearing on October 14, 2004 and authorized the increase. This will mean the base rate will be \$1.01 more and \$0.07 per hundred cubic feet of water used. One hundred cubic feet is about 748 gallons.

Federal and State mandates associated with the Safe Water Act, repayment of bonds issued for improvements to the system, bond sale conditions, and the need to set aside reserves for future improvements all contribute to the cost of water and sewer services. The cost of chemicals required to treat the water and wastewater and the cost-of-living-adjustments given City employee are taken into consideration when the rate schedules are developed.

Cities having large seasonal populations must maintain a larger water and sewer system than would normally be required by the year-round residents. In order to meet the higher seasonal demand on our services we have to keep this larger system in operation the entire year. Yachats has many residences that are used for only a few months during the year. If these customers do not contribute a monthly base rate to pay for the upkeep of the system the City could not afford to maintain the system in order to meet the higher demand in the summer months. Thus, it is the City's policy to require that all customers pay a monthly base rate and share equally in the cost of maintaining the system.

However, while it is necessary to maintain a larger system than would be required by the full-time residents, this is offset by other benefits the property owners realize from having the large tourist population. Room taxes, which are paid by the tourists, currently account for a large percentage of the income funding the general administration of the City. This income is also used to help fund the streets, parks, Commons, museum, and library. These are all services that are used by the citizens and property owners as well as those tourists. The bed taxes are a way to ensure visitors help pay for the things that benefit them. In this way, the property owners are not completely financially responsible for those improvements and services.

Because the majority of income for the City of Yachats is derived from the above mentioned sources the property owners benefit from an *extremely low tax rate*. You may see a big tax bill but if you look at it you will see that it includes amounts for the county, fire district, hospital, schools, and various other services. This year the City of Yachats will only collect a total of \$29,000 through general property taxes.



City Council Votes on Sewer Treatment Plant

At a special emergency meeting on October 11, City Council voted to pursue construction of a Sequential Batch Reactor (SBR) type of sewer plant. This type of plant, which is essentially an updated version of the same technology used in the current plant, was chosen because it is a tried and true method that has been around for about 100 years.

A Sequencing Batch Reactor (SBR) is a wastewater treatment technique consisting of an activated

sludge system that operates sequentially in time rather than space. In other words, the steps in the process take place one after another in the same tank. Usually a multiple tank system is used, thus allowing the incoming flow to be switched to the empty tank while the other is in operation. In order to keep microorganisms to treat the influent, a SBR is never completely emptied and retains a portion of the settled solids to provide starter microorganisms for the next batch.

City Council cited various reasons for making their choice: it will produce a clean effluent; it will continue to be relatively easy to find qualified operators; capacity could be increased in the future with little trouble; and, it seemed to be the best choice financially.

The treatment plant and related system improvements, including new city shop facilities will cost about 5.9 million dollars. City Council plans to place a measure on the March 2005 ballot election for authorization to issue General Obligations bonds to finance the project. General obligations bonds are repaid with property taxes.

Currently the City of Yachats is under a Mutual Agreement and Order (MAO) with the Department of Environmental Quality (DEQ) that requires the City to construct a new plant in order to meet the permit standards. If the City fails to comply with the agreement the DEQ would build the plant, then place liens on each property within the city limits to pay for it.



City Council Reviews Methodology in Allocation of Sewer Connections.

Another part of the MAO with the DEQ relates to new sewer connections that are allowed until the new sewer plant is on line and able to meet the demand. The number of sewer connections allowed is measured by Equivalent Dwelling Units (EDU). These units, which vary from type of dwelling or business, determine the additional "load" to the sewer plant. As improvements to the system are completed, additional EDUs may become available. One (1) EDU is approximately equivalent to one two-bedroom house.

The MAO sets out time schedules for specific improvements and regulates the number of sewer connections available while the MAO is in force. EDUs were to be granted at various stages of the time schedule as the City completed the work. At a special meeting held in December of 2002 City Council decided that while operating under the MAO, building permits will be issued to the extent that EDUs are available on a first-come first-serve basis as long as the owner is ready to begin construction within 90 days and complete the building and connect to the system within 18 months. Although Council had no way of forecasting how many applications would be received, they felt that if the previous 3 years' history was a guide to the future, there would be a sufficient number of EDUs to meet the demand. However, that has not been the case. Although the City is ahead of schedule on the timetable in the MAO, the number of permit applications coming across the counter has exceeded the number of connections available, so City Council began to look at the way EDUs are allocated and will continue the conversation at the November meeting.

At the October meeting City Council voted to continue on a first-come, first-served basis with the determining factor for issuing or reserving EDUs to be when the City has signed and dated the Lincoln County Building Permit Application form. The application form shall not be signed until the City determines that the application complies with Chapter 9 and that services are available to the property. This would supplement the existing policy related to building permits in that the construction must begin within 90 days and be completed within 18 months.

Currently all building permit applications for property within the Yachats city limits must be submitted to the Lincoln County Building Department. The City of Yachats is presently accepting and reviewing applications received from Lincoln County. The City has requested that the Oregon Department of Environmental Quality (DEQ) issue additional EDU allowances in accordance with the Mutual Agreement and Order (MAO). Building permit applications will be forwarded to the County for final plan approval when the City receives notification from the DEQ that additional EDU allowances are available.

This issue will be on the November agenda for further discussion.



One Way Traffic for Portion of East Second and Prospect Streets Approved

City Council approved a recommendation from the Public Works and Streets Commission for a change in traffic control on Second Street, creating way-one streets in the area. Council said that they will review this decision in one year to determine if it is working as a solution to the problems created by truck traffic and parking.

Signage will be posted restricting traffic to one direction on Prospect Avenue and the section of East 2nd Street between Prospect Avenue and Hwy. 101. Public Works and Streets Commission said that by allowing traffic to only proceed North on Prospect Avenue and West on East Second Street segment between Prospect Avenue and 101, the safety issue of traffic turning onto Hwy. 101 from Prospect Avenue would be resolved quickly and inexpensively. At the same time, congestion and delay caused by truck unloading on East Second will be reduced because traffic may only proceed in one direction, instead of two directions as it does today. Commission members also feel that large trucks should be able to make the left turn easily from Prospect Avenue to East Second, and will not have to turn onto on-coming traffic from the left since this street will now be one way.

The Commission also recommended that East Second between Prospect Avenue and Highway 101 be widened to the full width of the city-owned right-of-way in order to provide additional parking for trucks and restricting this additional parking area on the North side of East Second Street to short-term truck unloading via signage and striping. The Commission expected that when combined with a one-way traffic pattern, it should ease the congestion problem with minimal or no business inconvenience, and moderate cost to the city.



In Other City Council Business:

- City Council adopted Resolution No. 439 - A Resolution To Reallocate Funds In The Fiscal Year 2004-2005 Appropriations. Primarily this was done to recognize a grant from the Friends of the Little Log Church for construction of the new addition to the building.
- City Council approved a liquor license application for the Wine Place, a new business going in near the corner of Hwy. 101 and West Fourth. The application will be forwarded to the Oregon Liquor Control Commission for final approval.
- City Council adopted Resolution No. 441 Opposing Measure 37, which if approved by the voters, would mean that Governments must pay owners, or forego enforcement when certain land use restrictions reduce property value. City Council also continued consideration of the bluff protection amendment to the November meeting, which will be after the election. They did this because if measure 37 passes it may have an impact on how the City would enforce the standards in the amendment.



New Members Appointed to City Commissions

Greg Scott was appointed to serve on the Planning Commission through December 2007. Scott is most interested in working on the comprehensive plan because he believes it is the cornerstone of the planning for the community. Scott served on the budget committee last spring and is currently an active member of the Capital Improvement Plan development task force.

Michael Trusky was appointed to serve on the Public Works and Streets Commission through December 2005. At his interview, Trusky explained that he worked for Lincoln County Public Works for many years and had served on a Road District Board in another Lincoln County community. Trusky said that now that he is in retirement and living full time at his Yachats home he would like to serve on the Public Works and Streets Commission.

Marie Green was appointed to serve on the Library Commission through December 2006. Green said that the Yachats Library holds a very special place in her heart and she is very interested in making it the best it can be.



Public Works Director's Report

by John McClintock

- Water efficiency is still above 80% after repair of a substantial leak last month.
- A letter was sent to the Department of Environmental Quality requesting 10 additional Equivalent Dwelling Units. Once the final facilities plan is submitted to them, they will approve the request. Dyer said they would have the plan finished and submitted by next Friday.
- The public works crew rebuilt the bridge at Mr. Hall's property. This is the property where the City spreads biosolids, which is why the city crew did work on private property.
- An application for an extension of water rights on the Yachats River to the year 2043 is in the works.
- Improvements to Yachats Ocean Road have started. The paving has been done and the finish work will be done next week if the weather holds. While Road and Driveway is in town they will also be completing other paving projects along West Second Street, King Street and some parking areas in the downtown area. Ocean View has been paved from the Landmark to the end of Second Street.
- Dyer has prepared a proposal for re-submission to Oregon Department of Transportation (ODOT) on the sidewalk project.
- A meeting was held with Andy Strickler, the road contractor for Black Stone Development and Mike Erickson, Dyer Partnership and the City to discuss concerns involving road construction in the development. Larry Lewis, City Planner, then received an erosion plan that shows detention ponds, storm drains, hydro seeding, and compacting of roads. The storm drain system will be directed through detention ponds to disperse the water and minimize the flow off the hill. In addition, the water storage system and pressure required to pump water to upper level home sites were discussed.



Commons News

By Susan Garner - Commons Coordinator

As the rains come, so do the many activities and events found here at the Commons. Room 3, which has been designated a community room, is available for community groups to use rent-free for meetings and gatherings. See me for more details. As of now, the Cub Scouts meet there

every Wednesday at four. If you would like to set up an afternoon or morning for some bridge game or other fun activities that would be open to the public, this is the time to see me with a plan.

Beginning on November 2, a ukulele class is going to be held here in Room 8. If you were inspired by the recent uke festival, perhaps this is the time to take up a new instrument. Look for the flyers.

There are people who are once again interested in using Room 7 as a weight room, and have cleaned out an area for the exercise equipment. You can stop by city hall to get a key for the room or see me.

Oceana Natural Foods is sponsoring a Halloween Dance on Saturday, October 30 from 6 to 10 pm. It is a family affair so dust off your masks and head on down.

November 6 and 7 are the dates for the annual holiday arts and crafts fair. Save up your money and get ready to spend it here. And if you should need more gifts, the Bizarre Bazaar is coming again the weekend following Thanksgiving.

The Friends of the Commons are once again bringing the famous Celtic Festival here on November 12-14. Tickets are on sale now. Don't wait too long. This should be a fine event for everyone.

The Oregon Coast Chamber Orchestra will be bringing a lighthearted concert here on Friday, November 26 at 7 pm.

Picnic Table Problems

As you may have noticed, there are some people in this community who expend a great deal of energy upending and tipping over the dozen picnic tables we have purchased for the shelter out back. This happens on a daily basis and is almost impossible to track, and now some of the tables are getting damaged. I have contacted the police but we still need to have some community attention to this. Should you see anyone turning the tables on end or stacking them, let me know.



Passport Applications Are Available At Yachats City Hall.

Since there is only one person authorized to accept applications please call Yachats City Hall to make an appointment at 547-3565

Applications are available at Yachats City Hall. You may fill out the application before submitting it, but leave it unsigned. You will need to sign it in the presence of the City Recorder.

Also bring with you the following items:

- 2 identical passport pictures (2" by 2" in size). Pictures must meet passport office specifications.
- - A current State drivers license will be required. If a child is under the age of 16 (or does not have a drivers license), a parent's drivers license will be used.
 - A **certified** birth certificate **or** a passport issued previously.
 - A certified check, money order or personal check, payable to the SEATTLE PASSPORT AGENCY in either of the following amounts:
 - ■ \$40.00 (age 15 and under) - Passports valid 5 years
 - ■ \$55.00 (age 16 and over) - Passports valid 10 years
 - A separate fee, cash or check payable to the City of Yachats in the amount of \$30.00.

If your most recent passport was issued after your 16th birthday, and was issued within the past 15 years you may renew your passport by mail using FORM DSP-82. This form is available at Yachats City Hall.

EXPEDITE SERVICE

Expedited service is available. The fee is \$60.00 per passport. Passports will be processed within 3 business days after receipt by a passport agency. This does not include the express mail fees each way.



GENERAL WATER SAVING TIPS

- Install water-saving devices. There are many devices you can buy inexpensively.
- Find and repair leaks. One drop per second wastes gallons per year. Read your meter at night after day's water use has ended and then again in the morning before any water is used. If the meter registers use, there is a leak.
- Flush only when necessary. Do not use the toilet for a trash can. Install a low-flow toilet.
- Keep showers short with pressure at low force. Install a low-flow showerhead.
- Scrape dishes, but don't pre-rinse before putting them in the dishwasher. If you do dishes by hand, fill the sink instead of running water continuously. Use minimum amount of detergent.
- Thaw frozen food in the refrigerator, not under running water. Cook with a minimum amount of water.
- Use the load selector to match water level to the size of load in your washing machine. Presoak heavily soiled items so they do not have to be washed twice.



- Use a pail or basin instead of running water when you are cleaning. Use a broom or rake instead of water to clean your driveway or walkways.
- Do not leave water running when you wash your car. Rinse quickly, wash from bucket of soapy water, then rinse quickly again.
- Check your shut-off valve regularly and repair or replace as needed. Make sure everyone in the household knows where it is located and how to turn the water off in case of emergency.
- Do not let water run while you shave or brush your teeth.
- Rinse fruits and vegetable in a shallow sink of water instead of under running water.
- Look for leaks in the toilet. Hidden leaks can waste hundreds of gallons a day undetected. Leaks occur when the toilet is out of adjustment or when parts are worn, so it's important to check periodically. Leaks can develop at any time. If you put food color in the tank and that colored water ends up in the bowl, you know you have a leak. Color tablets to use for such a test are available **free** at the City Hall office.
- Don't shower too long or fill the tub too full. Limit your showers to minutes or five inches in the tub for a bath. In addition, remember, a water saving showerhead is a very easy way to reduce water use.



- Don't leave the water running while you shave or brush your teeth.
- Make sure the washer and dishwasher are full before running them. And don't bother rinsing the dishes in the sink before you put them in the dishwasher. Scrape them clean and let the machine do the rest.
- Don't leave the water running while you scrub vegetables.
- Store a jug of ice water in the refrigerator for drinking.
- Check all the faucets in the house once or twice a year and replace worn washers.
- Create an awareness of the need for water conservation among your children. Avoid the purchase of recreational water toys that require a constant stream of water.
- Encourage your employer to promote water conservation at the workplace. Suggest that water conservation be put in the employee orientation manual and training program.

- Patronize businesses that practice and promote water conservation.
- Report all significant water losses (broken pipes, open hydrants, errant sprinklers, abandoned free-flowing wells, etc.) to the property owner or the City.
- Encourage your school system and local government to help develop and promote a water conservation ethic among children and adults.
- Support projects that will lead to an increased use of reclaimed wastewater for irrigation and other uses.



- Support efforts and programs to create a concern for water conservation among tourists and visitors to our state. Make sure your visitors understand the need for, and benefits of, water conservation.
- Encourage your friends and neighbors to be part of a water conscious community. Promote water conservation in community newsletters, on bulletin boards and by example.
- Conserve water because it is the right thing to do. Don't waste water just because someone else is paying the bill such as when you are staying at a hotel.
- Try to do one thing each day that will result in a savings of water. Don't worry if the savings are minimal. Every drop counts. And every person can make a difference. So, tell your friends, neighbors and co-workers to "Turn it Off" and "Keep it Off."



Sewer Water Quality Information

Why are wastewater treatment plants important? Because, wastewater treatment plants help us enjoy life to the fullest. They protect the public's health from disease causing bacteria and viruses. Treatment plants actually disinfect wastewater, eliminating many harmful organisms. Second, they protect water quality so that we can enjoy clean oceans, lakes, streams and rivers. The National Pollution Discharge Elimination System (NPDES) establishes effluent limits for all point-source discharges in the United States. The limits imposed on each discharger are determined by the receiving water's capacity to assimilate the waste, as well as the water's use. Water intended for drinking requires more protection than water used only for boating. All water quality should be suitable for swimming and fishing.

To help keep the Yachats sewer system running smoothly and effectively please follow these "conservation" tips.

No Grease - Grease that is liquid when you pour it into the drain from your frying pan quickly becomes a stiff, sticky, and insoluble lump inside the pipe. *Grease should never be flushed or put down sink drains.*

Avoid flushing chemicals into the wastewater treatment system. Introducing chemical compounds such as drain cleaner, paint, thinners, or other household cleaners result in imbalances at the wastewater treatment plant.

Do not use the wastewater system to clean unwanted food from refrigerator or other solid matter. Flushing disposal diapers, items of clothing, dirt, gravel, plants, foodstuffs, or other items that do not quickly dissolve in water will block the sewer lateral leaving your home or business.

Try to limit use of your garbage disposal to relieve the burden on the sewer plant.

Budget Comparison - Fiscal Year July 1, 2004 to June 30, 2005		
Reporting Through	9/30/04	

Program	<u>Budget</u>	<u>Year to Date</u>
General Administration	\$615,500	\$347,020
Library	\$15,758	\$5,052
Little Log Church & Museum	\$8,418	\$7,590
Parks & Commons*	\$117,412	\$63,949
Streets	\$121,913	\$45,957
Water	\$405,769	\$114,486
Sewer	\$690,714	\$208,293
In Reserve for Future Uses	\$1,289,151	\$1,282,306
Debt	<u>\$126,118</u>	<u>\$11,963</u>
	<u>\$3,390,753</u>	<u>\$2,086,616</u>

Do you have your copy of the Yachats owner's manual? Look for it on line or come into City Hall and ask for the Yachats Citizen's Handbook.