



NEWSLETTER



CITY OF YACHATS October 2005



Mayor's Message

By Mayor Sue Smith

Change

There seems to be a lot of misunderstanding in the community about the development that is currently taking place in Yachats and what the City can or should be doing about it. Simply put, Oregon law requires that a City grow to its urban growth boundary, which, in Yachats, is the City Limits. It also says that once the UGB has been built "out" it must be extended to maintain the required 20 year "buildable lands inventory". Also, the City is required to provide services to that growth. What the City CAN do is monitor the development and assure that all building is according to City code and zoning. Code and ordinances are available at City Hall or on the City's website, www.ci.yachats.or.us

What that seems to mean for Yachats is that we will grow and change. A great number of us moved here because we liked the small town feel. My best guess is that Yachats will always be a small town in relation to the towns around us. But will it stay the small town with which many of us fell in love? That's not likely. Economics plays too big a role. Our land and home prices, though increasing substantially, are still lower than a great many "desirable" locations in the country; Americans are increasingly mobile. The Central Oregon Coast has been "discovered" by those who seek the quality of life that we enjoy.

Is change a bad thing? Is change a good thing? I guess the answer is different for each of us. We change our hair styles; we change our cars; we change our clothing styles; we change our homes...nothing remains the same.



WATER RATE DISCUSSIONS

By Mayor Sue Smith

The Public Works and Streets Commission is continuing its work on water rates; recommendations will be made to City Council for adoption in the future. Staying informed is always a good idea. Meeting times and dates are posted around town, on the city website, and in the City Newsletter. Questions can be asked and answered any time at these meetings or of any Councilor or Commissioner.



GREEN RIBBON TEAM

By Mayor Sue Smith

The Mayor has formed a Green Ribbon Committee (green being the color used to mark located sewer lines) to address the long term debt repayment of the almost \$6 million dollars for the new Waste Water Treatment Plant. While the City doesn't begin paying until the plant is on line (approximately two years from now), now is the time to begin the discussion of HOW the repayment picture might look. Rates? Property taxes? Some potential new source of funds? Representatives from the lodging industry, restaurants, small business, non-profits, staff, Public Works and Streets Commission, City Council, Budget Committee and resident/citizens at large make up this committee. They will determine their own meeting schedules but will report monthly to City Council and Public Works and the plan is that they will have at least two recommendations and no more than four for City Council to consider within six months. Stay tuned!

WHAT ARE FIXED AND WHAT ARE VARIABLE EXPENSES??



By Mayor Sue Smith

During our continued discussions about water rates, the term "fixed and variable expenses" comes up a lot. What are they?

Simply put, a fixed expense is one that does not vary with water consumption. Examples of fixed expenses are debt service (repayment), personnel costs, part of the plant maintenance, meter reading, etc. Examples of variable expenses are energy costs, chemicals, etc. The contingency fund is part of the fixed cost in that it is set aside as sort of an "insurance policy" for emergencies and there is no way to tell when they may occur or what kind they may be.



New Members for the Budget Committee

Before a special Budget Committee meeting held on October 13 City Council filled two vacancies on the committee. Linda Hetzler and John Toepfer were appointed to fill the two vacant seats created when Dale Garrell resigned because he moved from Yachats and Lee Corbin resigned because he will be out of town for extended periods of time.

Before appointing Hetzler, Mayor Smith explained that there had been some question about Hetzler's residency. Hetzler supplied a copy of her voter registration card, which shows her as an elector in the City of Yachats, and that is what the State requires to serve on the Budget Committee.

Toepfer will serve until December 31, 2006 and Hetzler's term ends December 31, 2005.



Public Works Director's Report

By John McClintock

- The Oregon Department of Transportation employee who is responsible for the overlay project met with Yachats city officials to discuss issues related to the paving project scheduled for next summer.
- The glitches in the lighting at the North Gateway seem to have been worked out.
- The progress on the South Gateway is slow, but work is continuing. A survey is the next step. The City has the ODOT and building permits in hand.
- The water efficiency rate was a little over 90% last month.
- The water plant continues to operate without major problems.
- The Coolidge Lane water line project is nearing completion.
- The Federally required water system vulnerability and emergency response plan is in place. The details of this plan are confidential.
- A public meeting has been scheduled for November 2 at 5:00 p.m. at which the engineers will meet with any interested citizens to provide information about the engineering designs for the new sewer plant.
- The City continues to work on the inflow and infiltration problems in the sanitary sewer system; the hydraulic load is being reduced so less rainwater is reaching the plant.
- Curbs were installed and the stripes painted in the parking behind the Commons.
- A representative from the DEQ was in town recently. He visited several private property sites, and that agency will be dealing with the erosion control issues in those developments.



Park Progress

A Report from the Yachats Community Park Task Force

4th Street Improvement

Bill Bodewig Tree Service has been contracted to brush cut and limb up trees and shrubs along 4th street west of the children's play area to just east of the spruce forest and about 50 feet north into the Park. Mr. Bodewig will chip and shred the debris, which will be available for residents to use for gardens and paths.

Restoration Plan

Paul Adamus et al has been contracted to develop a restoration plan for the wetlands area of the Park. Mr. Adamus and crew will spend several days surveying the wetlands and meeting with the Task Force. Mr. Adamus will have a final restoration plan available for approval early next spring. The approved plan will then be sent to Department of State Lands for their approval. This plan will give the Task Force a roadmap for improvements and restoration of the wetlands area. Thanks to Davis Schlesinger for his hard work on both the wetlands delineation project and this restoration plan project.

4th Street Trail and Boardwalk

Bids are now being sought for an improved trail/boardwalk with bridges from 4th street through the Park joining the Spruce Tree deck and boardwalk. This improved trail will be wheelchair and stroller accessible.

Oregon Parks and Recreation Department Grant

The City of Yachats was successful in obtaining a \$75,000 matching grant from the OPRD for Park improvements. Thanks go to Larry Lewis, City Planner and Lee Corbin, Task Force Chair, for their hard work in obtaining this grant. The grant will reimburse the City for 52% of costs associated with Park improvements. The City through allocated funds and private donations will cover the 48% balance. Additional grants and private donations are being sought.

Other News

Lee Corbin has stepped down as Chair of the Task Force, but will remain a member of the Task Force. Lee has served as the Chair since the inception of the Task Force in December 2003. Donald Niskanen was elected new Chair of the Task Force. Questions or comments can be directed to Don at 547-3706, 547-3848 or emailed to brambleandrose@orcoast.com

The Task Force meets monthly in the Civic Meeting room at the Yachats Commons. The public is invited and welcomed to attend these meetings. Please check with City Hall for the next scheduled meeting. The Task Force members include: Jim Adler, Betty Bahn, Leslie Carter, Lee Corbin, Mark Doyle, Paul Engelmeier, Jim Gerdemann, Cy Kauffman, Cheryl Kraft, Keith Kraft Larry Lewis, Chad Link, Ray Meehan, Donald Niskanen and David Schlesinger. Feel free to contact any of these members with your questions or comments.



Library News

The Library is now open again, with fresh paint and new carpet. A big THANK YOU goes to the volunteers who moved the books, bookshelves, and furniture **several times** during the refurbishing project. That was a big job and without them, the work would never have been completed.

The annual Friends of the Yachats Library book sale, that normally takes place in October, has been rescheduled; it will be held next spring.



Hwy 101 Sidewalk Planting Strips

By Bev Barmore

The complete landscaping around the new stone sign on our norther city limits looks very, very fine indeed.

NOW...it remains for the planting strips, the ODOT created in our new sidewalks, to also be landscaped and barked. A small committee has been formed to do this project and they hope to have it completed by mid-December, in order for the plants to become well-established before the summer and fall dry spell next year. They plan to use some of the same ground covers that are around the new sign, and use other ground covers and low growing types for focal points and varied colorings, blooms, and interest. The goal for the sidewalk strips is to have tough plants that are drought and wind tolerant, while also being low in maintenance needs.

Yachats won't be Butchart Gardens...but our superb natural setting will be enhanced with just this little bit of landscaping in the sidewalk strips. There has been input from master gardeners and serious gardener folks in Yachats, put other research with nurseries. The committee also welcomes all suggestions and ideas for plants, donations of plants and or money for plants, and people. Rather than spending finite City dollars, we are first asking for plant donations from area residents. If you have any cuttings to share, please call Bev at 547-3826. Dollar donations for this project are, of course always welcome.

A special thank you to Drew Roslund (Overleaf lodge and Fireside Motel) for donating the bark.



CONGRATULATIONS

By Mayor Sue Smith

No, we don't have a new employee, but in the future you will see the City Recorder referred to as Nancy Batchelder. Nancy Otterson was married on October 29th to Andrew Batchelder. Stop by City Hall and offer your congratulations.

Budget Comparison - Fiscal Year July 1, 2005 to June 30, 2006		
Reporting Through 9-30-05		
Program	Budget	Year to Date
General Administration	\$643,528	\$349,325
Library	\$17,571	\$6,070

Little Log Church & Museum	\$10,038	\$3,767
Parks & Commons*	\$141,078	\$88,715
Streets	\$110,545	\$31,170
Water	\$431,658	\$120,443
Sewer	\$963,572	\$131,892
In Reserve for Future Uses	\$1,511,162	\$1,449,307
Debt	\$131,943	\$1,450
	\$3,961,095	\$2,182,141



Hand Valves Can Save Money and Water

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 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. Twice a year, at the same time you change your smoke detector batteries and change your clocks...make sure your hand valve is accessible.

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.

"Living with Bears"

November 3, 2005 - 6:30 p.m. at the Commons

Presenter: Doug Cottom, District Wildlife Biologist, Oregon Department of Fish and Wildlife co-sponsored by the Perpetua Foundation:

We have many bear problems in the mid-coast of Oregon annually and the problems have been occurring for decades. The Yachats area has had many of these problems. Bears adapt easily to living among residential neighborhoods at the coast. However, some people do not know how to deal with bears living in their neighborhoods. Many of the residential bears become habituated to people because the bears are treated as pets or non-dangerous wildlife. Some people do not realize their every day activities may be influencing bear behavior. Finally, and most importantly,

there are some misconceptions about our ability to effectively deal with a bear problem.

[City of Yachats](#)