



NEWSLETTER



CITY OF YACHATS

September 2004

FROM THE MAYOR

EXCITING NEWS! THE NEW WASTEWATER FACILITIES PLAN IS HERE

It seems to me that a great deal of what a city performs for the benefit of its citizens is either taken for granted or, at best, of mild interest. Take water and sewer functions as an example. As long as we get good smelling clear water and the toilet works efficiently, we're happy, at least until the rates go up. So what is EXCITING about the new wastewater facilities plan? Perhaps, IMPORTANT would be more appropriate. Important because development of a new wastewater treatment facility will impact Yachats for at least the next 25 years and will be the largest single expense undertaken by this city in its history. Roughly \$5,000,000 is what will be needed to enlarge and revamp the wastewater systems according to the materials presented to the City Council this last Thursday, by the engineers who have been preparing the Facility Plan. Three options have been evaluated, two of which will cost about 5 million. The third method would cost about 2.4 million more but would also provide some added benefits.

In an effort to sort out the best method, the council has set a special council meeting for 9:30 AM on Wednesday, September 22. Our Public Works staff is attending a facilities tour of several different treatment facilities to see first hand what each method has to offer and to talk to operating personnel. This information will be discussed as part of the special meeting. Additionally, the council will discuss funding mechanisms. The Public Works & Streets Commission has recommended the use of General Obligation Bonds for funding this project. These would be levied in the form of an increase in each property owner's tax bill. The other primary alternative is the issuance of Revenue Bonds, which would be repaid by the water/sewer ratepayers. General Obligation (or GO) bonds have the advantage of being tax deductible for each property owner.

The next step will be to seek financing sources. We will be attending what is known as a "one stop" agency-funding meeting on October 12 to talk to the agencies that offer loans and/or grants for these types of projects. The terms and conditions of each agency vary and we will need to carefully analyze the options in order to make a recommendation to Yachats voters. The selected option should be put before the voters at an early election in 2005. Hopefully it will pass and final plans and specifications can then be prepared and bids obtained for the construction work to be done.

We are operating under a Mutual Agreement & Order with the state Department of Environmental Quality that mandates that we provide these new facilities. The question is not one of whether we do this, only what is the most effective and cost effective method. Please join us on Wednesday, the 22nd at 9:30 to learn more of what to expect and to provide any input you may have.



2020 Is Not Just Perfect Eyesight!

by Council Member Sue Smith

In 1996, a group of citizens joined with a consultant from Portland to create a vision for the future of Yachats (What do we want our village to look like in the year 2020?). The resulting 2020 Vision document was accepted by City Council and certain "action items" were implemented. A chart on

the wall in the Civic Meeting Room illustrates some of the elements of the long-term plan. The Village Circulation Plan is a part of that vision.

The City Council has had, as one of its goals, a review of that plan. The Council, having revisited the plan, is now seeking input from the community and is asking interested residents to make a short term time commitment to look at the document and recommend any changes or further implementations. The document in its entirety is available on the City website (www.city.yachats.or.us) and a list of Action Items, as well as a revised Community Values Statement are available at City Hall for review.

Yachats is a community of valued volunteers whose input is critical to the successful operation of the city. Please help your Council continue to respond to your vision. Call City Hall (547-3565) to indicate interest or for further information.



Supplemental Budget for Fiscal Year 2004-2005 Adopted

Changes in the current budget were made by City Council following a public hearing at the September meeting. These changes were necessary due to various reasons.

- More than anticipated cash carried forward in the General Fund, System Development Charges, Street Fund, Commons Fund, Water Fund and Sewer Funds were acknowledged and appropriated.
- The transfer from the General Fund to the Commons Fund was reduced by the additional cash carried forward in the Commons Fund, which reduced the need for resources from outside the fund.
- The transfer to the Reserve Fund from the General Fund was modified to include the correct amount for the Cops grant.
- The changes to the Capital Reserve Fund in cash carried forward and resulting interest was due to the expenditure of funds to complete the sewer pipe Inflow and Infiltration rehabilitation work.
- After determining the actual amount of room tax received in the year, an adjustment was needed to allocate the proper amount of visitor amenity allocation. The allocation is required by ordinance to be 30% of the receipts - which of course can not be determined until the end of the fiscal year.
- Other adjustments in the capital reserve were made to bring the current budget to actual.
- And, the big adjustment was due to the Yachats Ocean Road paving project and the \$250,000 the City is to receive from State Parks for that work; together with the \$30,000 the City will expend.



Bluff Protection Ordinance Continued to October Meeting

City Council held a special work session before the regular September meeting to discuss the bluff protection ordinance. At that work session many changes were proposed, which were then were made by motion at the Council's regular meeting. Staff was directed to prepare a new draft incorporating the changes for public review. They will consider adoption of the modified document at the October meeting.



Tsunami Practice Drill

On September 22, 2004 at 1:30 p.m., the Yachats Rural Fire Protection District will conduct a Tsunami Drill.

Will you know what to do during the drill?

Will you know where to go in case of the real thing?

The City of Yachats will be participating in the drill as the first step in creating our Community Emergency Response Team (CERT) and we need your help!

Participation is encouraged. Start thinking and planning what you will do for both the drill and the real thing. Consult the Tsunami brochure you received in your last newsletter, contact the Fire District, or call City Hall for instructions about where to go.

Business owners are asked to plan for participation. Will you instruct your employees to participate? What will you do to assist your customers during the drill or during the real thing?

Residents are asked to plan for the drill and discuss it with your neighbors - will they be able to participate in the drill?

Do you have neighbors that may need your assistance?

See you on the hill . . .for the drill

September 22 - 1:30 p.m.



City Council Adopts the Official Management Discussion and Analysis for the 2003-2004 Budget Year

As part of a new national governmental accounting standard every city is required to include a narrative in the annual financial statements explaining the overall financial condition and what impact operations had on the budget. At their September meeting City Council adopted their statement for the previous year. After the auditor completes the audit, the following narrative will be incorporated into the document:

- The overall financial condition of the City of Yachats is stable. Although the state budget was hit hard and the Legislature began looking for ways to fund services, Yachats was not impacted by those problems and continued to be fully funded.
- The Oregon Tourism Commission reported that consumer confidence, as measured by the Travel Industry Association of America, continued to decline; but, travel to the Oregon Coast was still strong and the City received more than the budgeted amount in room tax revenue.
- The budget for 2003-2004 was sufficient to fund all the requests submitted by the Commissions, the Public Works Director, outside agencies, and local organizations; provided adequate funding for the daily operations of the City, as well as a significant transfer to the Reserve Fund.
- Public works remained a top priority and the budget supported that priority, including protection of the watershed, street maintenance and improvements, and the initial requirements for the Mutual Agreement and Order with the Department of Environmental Quality. The water and sewer funds collected sales revenue that was sufficient to operate the system, complete certain improvements, and provide some funds to be set aside for future City facilities.
- The City was also able to assist community organizations meet the various needs of the community, with a minimal investment, by supporting the programs of those agencies, including programs run by the Youth and Families Activities Program, Lincoln County Council on Aging, the Yachats Health Clinic, and others.
- There were several amendments and a supplemental budget adopted by resolution during the 2003-2004 fiscal year. The most significant change from the original and final amended budgets for the City was the acknowledgment of grant and settlement funds from The Department of Land Conservation and Development; Oregon Parks and Recreation; and, the settlement funds related to the 804S mediated settlement. Those funds were used for trails and park development along Ocean View Drive, between Marine Drive and Aqua Vista Loop, and behind the Commons.
- Although there were problems related to the project, and it was not completed as anticipated, the budget for the fiscal year included construction of a sidewalk. The Oregon

Department of Transportation (ODOT) approved the construction of a sidewalk from West Sixth Street to just north of the Union 76 station in the State highway right of way with funds available for such safety-related projects. ODOT required the City of Yachats to administer the project, including contracting with the surveyor, engineer and contractor. All related expenses needed to be included in the current fiscal budget for the City. These funds were a pass through and there was no match required by the City. This project may come to fruition in the 2004-2005 fiscal year if the problems can be worked through.

- Improvements to the main sewer pump station, funded in part from a grant from the Regional Investment Board, were not completed in the 2002-2003 fiscal year as anticipated and therefore the grant had to be carried forward to the next fiscal year. The grant funds and the matching amount were included in the 2003-2004 fiscal year by adoption of a resolution amending the adopted budget.
- The City used funds from the reserve accounts to rehabilitate the sewer collection system to correct inflow and infiltration problems. This reduced the amount of storm water entering the wastewater plant and was part of the Mutual Agreement and Order with the Department of Environmental Quality. By using reserve funds rather than borrowing the City was able to complete the work quicker and less expensively.
- City crews replaced the water main along Second Street. It was possible for the City to do this project because a larger backhoe was purchased. By doing more of the work in-house, the City has been able to do it more economically than contracting with an outside firm.
- In the near future the City will be required to undertake the major project of constructing a new sewer plant as part of the Mutual Agreement and Order with the Department of Environmental Quality.



Public Works Director's Report

McClintock reported:

- The sewer plant was operating at the limit over the holiday weekend; but it managed to take care of everything, barely.
- The City received the building permit for the main sewer pump station on Lot 26 and construction should begin soon.
- The T-intersection project should be completed within the next two weeks – the paving is done.
- The University of Oregon will begin the archeological survey on Yachats Ocean Road within the next week or two. Once that is done, the paving can begin. The rest of the City streets scheduled for paving will be done following that.

Budget Comparison - Fiscal Year July 1, 2004 to June 30, 2005		
<i>Reporting Through</i>	<i>8/31/04</i>	
Program	<u>Budget</u>	<u>Year to Date</u>
General Administration	\$575,180	\$308,430
Library	\$15,758	\$3,583
Little Log Church & Museum	\$8,418	\$1,245
Parks & Commons*	\$117,412	\$54,972
Streets	\$120,013	\$34,692
Water	\$398,931	\$77,332
Sewer	\$436,033	\$175,238
In Reserve for Future Uses	\$1,289,151	\$1,282,306
Debt	<u>\$126,118</u>	<u>\$11,963</u>
	<u>\$3,087,014</u>	<u>\$1,949,761</u>



Commons News

By Susan Garner - Commons Coordinator

Autumn is moving right in and now is a good time for you to consider getting involved in activities here at the Yachats Commons. There is a variety of yoga and tai chi classes at all different times of the day. Should you want to learn guitar or get involved in singing, the Commons is the place to be. Call for an updated schedule or check our bulletin board for weekly happenings.

New community room available

We are trying something new here at the Commons. Room 3, the smaller meeting room next to city hall will become a community room. This means that if your group is a non-profit that would like to meet in room 3, you can use the room free of charge up to four hours a month. The room still needs to be scheduled with me to avoid conflict. Groups such as the Boys' Scouts and Girls' Scouts are encouraged to come in. If you have an idea for open group activities (bridge game, free art class, etc.), let me know. We can start to be really creative with this space. A donation jar in the room will help offset regular costs of the room.

Commons Calendar

September 22 – Red Cross Blood Drive – don't forget to give

September 25 – Ukes in Yachats – Ukulele festival

September 28 – Health Clinic Discussion

September 30 – Lunch Bunch – Senior Luncheon

October 2 – Picnic Shelter Dedication – community picnic

October 7 – Yachats Big Band Dance

October 15 – Mushroom Dinner

October 16 – Mushroom Festival

October 22 & 23 – Friends of the Yachats Library Book Sale

October 24 – Piano Study Recital

October 28 – Lunch Bunch – Senior Luncheon

For information regarding the activities at the Commons and for general information, call 547-4734.

Do You Know Where to Look?



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.



Burning Debris?

The Yachats Rural Fire Department has a few suggestions for burning materials in an open burn.

- Be a courteous neighbor. If you plan to burn, and know one of your neighbors has a respiratory illness, let them know ahead of time, so they can close their windows and avoid breathing the smoke.
 - Follow the DEQ open burn regulations; these include being in attendance while burning, and having a hose and shovel at hand.
 - Start your fire with a good hot fire, it will burn more quickly and efficiently.
 - Check with the fire department before burning, as during dry conditions permits may be required, or a burn ban may be in place.
 - If you have any questions, call the Yachats Fire Department at 547-3266.
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Even when City Hall is "closed" people are available to help you in case of any emergency



You know the old law about the worst always happening, and at the worst possible time. Therefore, you can count on emergencies happening when City Hall is closed. Also, since the Public Works Department has different hours than City Hall there may be times when they are working, but there is no one at City Hall. 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

Even when City Hall is closed, the phones are forwarded to an answering service 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 crewmember currently on call.

So if you need to get in touch with the City, day or night, call 547-3565. Whoever answers the telephone will be able to help you in case of an emergency; it doesn't matter if it is a City employee or the answering service!



Low Income Waiver on water bills

Yachats Code allows the City Recorder to grant a partial waiver if the consumer is eligible.

A waiver of 50% of the monthly base water charge may be considered by the City Recorder based upon written request by the user, and documentation of eligibility for low income assistance from the State of Oregon. Based on the current base rate that waiver is \$11.50 per month.

If you meet the criteria, and would like your case considered contact the City Office.

www.ci.yachats.or.us