

City of Yachats
PUBLIC WORKS & STREETS COMMISSION

October 10, 2017

Minutes

John Moore called the October 10, 2017 regular meeting of the Public Works and Streets Commission to order at 3:00 pm in Room 1 of the Yachats Commons. Members present: Doug Johnson, Don Groth, John Moore, Rick Haynes, Marc Courtenay, Tom Bedell, Larry Nixon. Absent: Staff present: Water Plant Lead Rick McClung, Wastewater Plant Lead Dave Buckwald. Audience: 2.

I. Minutes

Groth noted "from" should be "for" on page 2, line 30. Courtenay moved to approve the September 12, 2017 minutes as amended: Aye – 7; No – 0.

II. Reports

A. South Tank Project

Water Plant Lead Rick McClung reported the South Tank Project now has a third design due to the engineers using a topo map that did not match the site. McClung noted that every time there is a change order, there is a 15% markup on the project. The current redesign will result in an addition \$200,000 in cost and 50 days in time. The original retaining wall was 12 feet and is now projected to be 22 to 24 feet. McClung noted the original plan was to have the retaining wall finished by now, but dimensions are not yet set and supplies have not been ordered.

McClung reported the site is not ready for winter in terms of completing drainage ditches, setting up rain bars, and spreading hay to reduce erosion. McClung indicated he would speak with the engineer (Civil West) tomorrow and convey that the site is not acceptable in its current form. Moore asked for clarification on who was responsible for the drainage part. McClung indicated the contractor has that responsibility. Commissioner Courtenay asked about McClung's strategy to motivate the contractor to take action. McClung expressed dissatisfaction with Civil West's work to date. Courtenay suggested bringing City Manager Beaucaire into the process given her legal background. McClung reported the original retaining wall was to cost \$140,000 and is now estimated at \$340,000. Drainage work adds another \$130,000; additional survey is \$10,000; additional excavation is \$30,000.

An audience member noted since the water overflowed last year, new runoff is not staying contained within the ditches.

B. Public Works Department

Wastewater Plant Lead Dave Buckwald reported on work on the Driftwood Water Line CIP. The backhoe has been ordered with a final sale price of \$107,000 and \$17,500 trade-in on the current backhoe, resulting in a final cost of \$89,500. Buckwald reported

1 the parkside generator is being refurbished and, now that they have a pigtail installed,
2 they can use the portable generator when needed. They also moved 18 boxes and
3 hand tools into safety containers.

4
5 McClung reported he created a website at www.yachatspw.com that explains Public
6 Works CIP work.

7 8 **C. Emergency Preparedness Committee**

9 Courtenay reported the Committee is focusing on volunteerism as part of the process.
10 Groth asked about needed certifications. McClung noted there are links on
11 yachatspw.com on how to take classes to get certifications. McClung indicated he now
12 has all the certifications needed for FEMA grants and reimbursements.

13 14 **D. Solid Waste District Advisory Council**

15 Commissioner Nixon reported the entire west coast being impacted by the
16 announcement from China that they are not going to accept any more plastics for
17 recycling. He noted recyclers and haulers are significantly impacted, and Florence has
18 told its residents that all plastic now goes into the regular trash. Nixon reviewed the
19 history of various recycled materials to China.

20 21 **E. Financial Report**

22 Groth commented the numbers appear to be on target. Buckwald noted Public Works is
23 still working on fixed operational costs. Groth asked McClung and Buckwald if the
24 numbers were consistent with what they expected. Buckwald noted they have had
25 some larger expenses than anticipated, but other items have been lower.

26 27 **III Business**

28 **A. Strategy for Sewer Master Plan**

29 Buckwald summarized the current master plan was completed in 2009. He noted there
30 are still septic tanks in town, and sewer lines are needed to reach those locations. He
31 indicated an engineering analysis is needed to ascertain the layout of pipes. Buckwald
32 noted temporary lines are in place. They face of question of whether to invest in
33 redoing the Master Plan versus addressing the septic tank removal issue. The Master
34 Plan qualifies the City for low interest loans, and work on the new sewer lines would not
35 qualify for the loans. They also face the issue of how to supply pressure lines to new
36 construction higher up on the hillsides.

37
38 Buckwald, McClung and Commissioners discussed the roles and relationships between
39 the Master Plan, engineering, and actual construction. Haynes noted the Master Plan
40 indicates where things go, but not how it is done. Buckwald explained the current
41 Master Plan did not address sewer access to persons currently on septic.
42 Commissioners discussed who would be involved in the planning process for the Master
43 Plan. Moore explained Finance merely establishes the budget.

44
45 McClung noted the Wastewater Master Plan, the Water MP and the Drainage Master
46 Plan drive the SDC Master Plan. Changing one impacts all of them. McClung noted

1 work done now would not get included in SDC fees. Courtenay asked if moratorium on
2 building is necessary until sewer line infrastructure can be completed. McClung asked if
3 owners who build now installing septic tanks would be required to convert to sewer in
4 four or five years when the lines were installed. Nixon stated that historically the
5 expectation was that homeowners would convert from septic to sewer on their own
6 initiative.

7
8 Buckwald reported in order to avoid a building moratorium, they have already
9 established a temporary pressure line on Crestview, and another temporary pressure
10 line from Overlook to a manhole on Greenhill is needed for three new buildings. He
11 noted current code allows for septic installations if the property is over 200 feet from an
12 existing sewer line.

13
14 Buckwald added that following the sewer overflow at the main pump station in 2014,
15 Agency Creek started showing high levels of pathogens, which DEQ asserted was likely
16 due to leaking septic tanks. Buckwald indicated he would rather install temporary
17 pressure lines than enact a building moratorium.

18
19 Courtenay expressed concern that natural resources like Agency Creek were being
20 impacted. Courtenay emphasized now is the time to address the septic tank issue.

21
22 Nixon noted in the late 1960s, jurisdictions along the coast were required to stop
23 draining sewage into natural drainage ways, and many cities incorporated at that time in
24 order to get funding to install and upgrade sewer infrastructure.

25
26 Haynes posed an option of developing a Master Plan that does not have great detail on
27 engineering, but more emphasizes the plan for lines, with details about engineering the
28 lines and associated costs to come later. Buckwald has talked to IFA about low interest
29 loans for Master Plan. Melissa Murphy from IFA indicated there could be funding and
30 low interest loans for implementing the Master Plan.

31
32 Nixon noted Larry Lewis used to have a record of properties on septic systems.

33
34 Groth wanted to know potential role of Planning Commission would be in this process.
35 Nixon indicated Planning Commission could alter code to establish a method for
36 converting from septic to sewer. Moore noted he was not aware of the Planning
37 Commission being involved in the past.

38
39 Moore asked Buckwald whether to update the Master Plan or apply for grant money to
40 lay the pipes first. Buckwald explained that they need to make decisions about who is
41 going to cover what costs associated with getting a sewer line to the property and
42 joining the septic with the sewer. He noted a home beginning construction on Horizon
43 Hill that will need about 250 feet of pressure line to hook up with a manhole at the top of
44 Blackstone.

1 Buckwald noted the terrain in the Horizon Hill area is likely to need wider than the
2 standard two-foot trench because of boulders, which will result in higher costs.

3
4 Moore asked how long it would take to install all the lines. Buckwald was not certain,
5 but noted they may be able to add in a sewer line as part of the South Tank Project
6 trenching for the water feed line and drainage line.

7
8 Courtenay suggested they create a map of unbuilt lots to get a clearer idea of where
9 lines are needed. Buckwald suggested making a map like Joan Davies did for the
10 vacation rentals that indicates homes with septic systems. Groth suggested a work
11 session where they look at maps. Buckwald noted the current Master Plan on
12 yachatspw.com, which is easier to access than through the document library.

13
14 Buckwald indicated he could compile list of current septic tank houses and send it to the
15 Commission. Courtenay suggested they also look at potential building sites (vacant
16 land).

17 18 **B. Equivalent Dwelling Unit (EDU)**

19 McClung explained an EDU is the amount of water that goes through a meter for one
20 house and one business. McClung noted the question is how many gallons go through
21 a meter before it is considered an extra dwelling. Yachats used to have Yachats
22 Equivalent Unit. In the 2015 water restructuring, the new YEU was not finalized.

23
24 McClung reported two places in town are using 60,000 gallons, the number for the old
25 YEU that triggered billing for an extra unit. There is also the question of what happens if
26 the usage goes down the next month. Does the extra unit amount fluctuate according
27 to each water bill? McClung believed the 60,000-gallon target did work in the past and
28 seems reasonable. McClung clarified this usage is for the 5/8 or 3/4 size meters.

29
30 McClung would like to see an EDU per water meter line size (for 5/8-3/4 or 2 inch),
31 noting 60,000 gallons is overload on the smaller meter. He noted it costs \$28,000 in
32 SDCs to install a 2-inch meter.

33
34 Haynes noted he worked in areas where rates were more dictated by zoning rather than
35 meter size or usage. McClung noted there could be different per unit prices based on
36 usage, with water getting more expensive per unit as usage increases.

37
38 There are only eight 2-inch meters among the top 50 water users. McClung noted half
39 of the water used in Yachats goes through only 50 meters (out of 800+ meters).

40
41 Courtenay asked for clarification on conservation aspect. McClung stated Public Works
42 is very in favor of conservation and is encouraged by outside agencies to pursue
43 conservation. He summarized some history of the levels of conservation, noting the
44 level where hotels could not do laundry. Moore noted the City could buy water from
45 south Lincoln County, and then pass that cost onto the heavy users, thus not asking the
46 hotels to ship out linens for laundering. McClung noted Moore's suggestion would

1 necessitate some work from Public Works, such as putting meters on the laundry
2 facilities.

3
4 Groth suggested getting Tom Lauritzen to make presentation on the EDU situation.
5

6 **IV. Other Business**

7 **A. From the Commission – none**
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9 **B. From the Floor – none**
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11 With no further business before the commission, Moore adjourned meeting at 4:16 pm.
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16 _____
17 John Moore, Chair

_____ Date
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Minutes prepared by H.H. Anderson on October 22, 2017.