

**CITY OF YACHATS**  
**CITY COUNCIL MEETING**  
Civic Meeting Room, Yachats Commons  
April 8, 2015  
Regular Meeting 2:00 P.M.  
**MINUTES**

The regular meeting of the City Council was called to order by Mayor Ronald Brean at 2:00 p.m. in the Civic Meeting Room at the Yachats Commons. Council members present: Greg Scott, Sandy Dunn, Barbara E. Frye and Max Glenn. Audience: 5.

**I. Announcements and Correspondence**

Letters from Maeona Urban (regarding work force housing) and Gerald Stanley (regarding the changes in the Lincoln County Transit bus schedule changes.

There is a Bill in the Legislature that will remove the restrictions on cities from providing work force housing by mandated fees.

Brean said that there was a meeting scheduled to discuss a connection from Lincoln County to Lane County last week. Lincoln County did not attend.

- Ladies Club Fund Raiser Next Friday to raise money to update the kitchen at the Club.
- Thursday the 16<sup>th</sup> – Informational Meeting regarding the Newport Hospital Bond Issue.
- This Sunday at 2:00 p.m. Bill Hall will read from his new book titled "McCallandia" in which an alternate history results in Oregon Governor Tom McCall becoming the 38<sup>th</sup> President of the US.
- This Saturday – YYFAP Talent Show at 2:00 p.m.

**II. Citizen's Concerns**

Bob Bennett said that the Emergency Planning Committee is scheduling a table top exercise for May 12 and would like to have several members of the City Council participate.

Glenn will attend. Brean and Scott will make an attempt to participate.

**III. Consent Agenda**

**A. Minutes of March 9, 2015 Work Session and March 12, 2015 Regular Meeting.**

**B. Bills for Approval**

Motion to adopt the Consent Agenda, Aye – 5, No – 0.

**New Item: Budget Committee Interview**

Kerry Kemp said that he has been involved in local government for 30 years. He is the current City Manager for Waldport and lives in Yachats.

Kemp said that in California the staff prepares the budget and submits it to the City Council, so last year's Waldport's budget process was the first time he had worked with a Budget Committee.

When asked if the Waldport budget is a program budget he said that it was.

Glenn asked how his experience with the The Ford Family Foundation Leadership Program has helped him understand the community.

1 Kemp said that he has learned how the Waldport and Yachats communities are linked and he has learned  
2 more about the people.

3  
4 Kemp said that he understands the challenges that Yachats has due to the very small property tax rate and  
5 the large room tax revenue, which is different than Waldport.

6  
7 Kemp said that he is excited about being part of the citizen group while working on the budget instead of  
8 being active on the government side.

9  
10 **IV. Reports**

11 **A. City Council**

12  
13 **B. Written Reports:**

14 Visitors Center, City Recorder, Public Works Director and Code Enforcement Officer attached.

15  
16 **V. Business**

17 **A. Resolution No. 2015-04-01 – Application for State Parks Grant**

18  
19 Motion to adopt Resolution No. 2015-04-01, Aye – 5, No – 0.

20  
21 **B. Membership – Budget Committee**

22  
23 Motion to appoint Kerry Kemp and Brad Webb to the Budget Committee, Aye – 5, No – 0.

24  
25 **C. Parking Plan**

26  
27 Brean said that he asked the City Planner to provide an analysis of the parking that is required and how much  
28 additional parking is needed.

29  
30 According to the parking analysis, the Hwy 101 project will result in 27 additional on-site parking and 32  
31 additional on-street parking.

32  
33 Brean said that the analysis is a good start, and discussions will continue at future meetings.

34  
35 When asked when the public meeting regarding the Hwy 101 will be held, Brean said that he is not able to  
36 answer that question yet because ODOT is not finished with the Appeal Process.

37  
38 **D. Late Tax Penalties**

39  
40 Scott said that the City Council discussed this at the work session on Monday and that there was consensus  
41 to amend the Code sections for the Occupancy Tax, Prepared Food and Beverage Tax and the Marijuana  
42 Tax to make the penalties consistent and to add a flat late fee of \$100.

43  
44 Motion to direct staff to draft an Ordinance for the next City Council meeting, Aye – 5, No – 0.

45  
46 **E. Contracting Rules**

47  
48 Motion to direct staff to prepare the Ordinance for adoption in May, Aye – 5, No .

49  
50 **F. Proposed Changes to the Business License**

51  
52 Scott explained that a change will be made to eliminate the discounted rate for business such as contractors  
53 that do not renew their license until later in the year because they have not had any work in town. The only  
54 businesses that will be allowed the discounted rate will be new business that has never had a license before.

1 Motion to direct staff to prepare an Ordinance for adoption at the May meeting, Aye 5, No – 0.

2  
3 Scott also said that many of the contractors in town have never gotten a business license because they are  
4 working as a sub-contractor. However there is nothing in the Code that exempts sub-contractors. Therefore  
5 sub-contractors will be required to have a business license.

6  
7 **G. Consider Contract Renewal – Public Works Director**

8  
9 Scott said that in the past the Public Works Director was a part-time position because he was shared with  
10 Waldport. When that Public Works Director was made a full time employee it was anticipated that he would  
11 be able to save the City money by taking on more in-house projects.

12  
13 So, in hiring a replacement for the prior Public Works Director City Council attempted to find an individual that  
14 could provide those services for the City. However, that has not worked out as planned.

15  
16 The City will be doing an organizational structure analysis in an effort to find the best structure for the City,  
17 and the group will be considering many other options for management.

18  
19 Frye said that she believes that the time is right to consider this re-organizational study.

20  
21 Brean said that he spoke with the Public Works Director and explained that although Blanchard has  
22 implemented some improvements there have been some things that have not worked out so well.

23  
24 Motion to not renew the Public Works Director's contract which ends on June 30, 2015, Aye – 4, No -1  
25 (Dunn).

26  
27 **VI. Other Business**  
28 **A. From the Council**

29  
30 Brean said that he met with the USFS regarding the contract for wastewater treatment plant operations.

31  
32 The USFS has agreed to extend the contract for another year, with the first six months being firm, and the  
33 second six months being a transition period when the USFS begins to get ready to find an alternative  
34 agreement or hire their own operator.

35  
36 Brean said that they also talked about using some of the Angell Job Corps students to help the City with  
37 some projects.

38  
39 Glenn said that Community First Credit Union is not able to open a branch in Yachats.

40  
41 Glenn said that Oregon Coast Bank is interested in exploring the possibility of opening a branch in Yachats.  
42 However they do not believe that they will need the amount of space in the existing bank building.

43  
44 Brean said that he talked with them about some options for sharing the space, but he made no promises.

45  
46 Scott said that he would like the Mayor to work with the Senior Public Works Staff on the budget process.

47  
48 Brean said that he will work with Blanchard and Batchelder to schedule this.

49  
50 Dunn said that she thinks the City Council needs to help educate the public regarding the ballot measure for  
51 the Charter amendment on the May Election

52  
53 Brean said that the City Council, as individuals can use such methods as letters to the Editor and writing  
54 letters, hosting community teas or any other means to get the word out as long as City money is not used.

1 Batchelder said that the City can provide factual information regarding the ballot measure as long as that  
2 information is non- biased.

3  
4 It was suggested that brochures could be handed out at the meeting to be held about the Hospital Bond  
5 Issue.

6  
7 Blanchard said that the negotiating team has been attempting to deal with Dyer, the engineering firm selected  
8 to work on the South Reservoir. The team has asked Dyer what the cost would be if certain items were  
9 removed, but they have responded. They have indicated that they are not interested in moving forward with  
10 the project if changed.

11  
12 Brean said that he will be discussing the options with the City Attorney, which could be moving forward with  
13 the second choice firm and negotiating with them in the same manner that the City has been with Dyer or  
14 advertising a new RFP.

15  
16 **B. From the Staff**

17  
18 Blanchard said that the crew will begin installing a sleeve through the water line that services City Hall, the  
19 Bank, Church and the old real estate building on the corner of Hwy 101 and 7<sup>th</sup> Street. Because this line has  
20 some major leaks this is being done now as a temporary fix. A permanent fix will be done as part of the Hwy  
21 101 project.

22  
23 Blanchard reported that replacing one of the largest meters in town and re-calibrating the meter at the water  
24 treatment plant has resulted in a significant improvement to the efficiency rating. Additional large meters will  
25 also be replace soon.

26  
27 There being no further business before the City Council, the meeting was adjourned at 4:55 PM.  
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32 \_\_\_\_\_  
33 Ronald L. Brean, Mayor

34 Attest:  
35  
36

37 \_\_\_\_\_  
38 Nancy Batchelder, City Recorder