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**CITY OF YACHATS  
CITY COUNCIL MEETING  
Civic Meeting Room, Yachats Commons  
February 12, 2015  
Regular Meeting 2:00 P.M.  
MINUTES**

Mayor Ronald Brean called the regular meeting of the City Council to order 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: 7.

**I. Announcements and Correspondence**

The new equipment has been installed in the kitchen of the Commons

Brean said that the Quietwater Homeowners Association submitted a letter to the Code Enforcement Officer requesting permission to trim back a tree near the riverbank that has split. Brean said that he spoke with Wally Orchard about the tree and it has been decided to leave it as it is at this time and monitor the situation. If it should become more of a hazard, in the future an exception to the current riparian area standards may be permitted.

**II. Citizen's Concerns – None.**

**III. Consent Agenda**

- A. Minutes of January 5, 2015 Work Session, January 9, 2015 Regular Meeting**
- B. Bills for Approval**
- C. Resolutions from January Meeting**
  - 1. Resolution No. 2015-01-02 – Blackstone Streets Agreement**
  - 2. Resolution No. 2015-01-03 – Commission Membership**
- D. Parade Permit – Mardi Gras Parade – February 14, 2015 6:00 P.M.**

Motion to adopt the consent agenda, Aye – 5, No - 0

**IV. Reports**

**A. City Council**

Scott said that the changes to the tax-reporting portion of the online database should be completed by this weekend, so the business owners that have agreed to beta test the system may begin working on that next week.

The next step will be to do some clean up and modification in the business license request process to make it easier for business owners to request a new license or renew their current one.

Frye reported on the Central Oregon Coast Health Network that has been working together for the past year and a half to assess health care access and develop options for additional access, such as a traveling clinic or a virtual clinic.

The group has applied for a grant to help implement some of those options.

1 Frye said that the Waldport Clinic is moving up by the High School, and the County Health  
2 Department will be opening up an evening clinic at the High School.

3  
4 Frye said that the hospital in Newport will be placing a bond issue on the May ballot for  
5 improvements to the facility and they are recruiting volunteers to help support the measure. She  
6 has volunteered to place lawn signs in the Yachats area.

7  
8 Glenn said that he attended the Job Corps open house and learned a lot about the way the training  
9 facility operates and how they work with the trade unions to ensure the students can move to  
10 advanced trainings and secure jobs when they finish the program.

11  
12 Glenn said that they are hoping to get the culinary program reinstated.

13  
14 Glenn said that he and Frye attended the Elected Officials training session presented by the  
15 League of Oregon Cities.

16  
17 Brean said that he met with the other coastal mayors and the main topic was dealing with bio-  
18 solids. Florence is mixing their bio-solids with woody debris, which they then sale as compost for  
19 gardens, etc. While Yachats does not produce enough bio-solids to produce a salable product, it  
20 may be possible to coordinate with other local cities and Dahl Disposal, which has plenty of woody  
21 debris.

22  
23 The Yachats Money Thinkers are continuing to work on ideas for financing future needs.

24  
25 Brean said that the City Council met in a joint meeting with the Lincoln County Board last night.  
26 There were conversations regarding the Ocean View Drive/804 S, transportation links between  
27 Lincoln and Lane Counties and wind energy.

28  
29 **B. Written Reports: City Recorder, Code Enforcement Officer and Public Works**  
30 **Director**

31  
32 The Emergency Planning Committee also submitted a written report. They are working on a Table  
33 Top exercise and they would like to have the City Council participate, so they are looking for a date  
34 to schedule the exercise when Council members can attend.

35  
36 **V. Business**

37 **A. Recommendation from Public Works & Streets Commission: Goals for South**  
38 **Reservoir Project**

39  
40 Bob Bennett, Chair of the Public Works and Streets Commission said that he was part of the group  
41 reviewing the RFPs for the South Yachats Reservoir construction and the group decided that they  
42 needed a set of goals for the project so that they would have a clear picture of what they want to  
43 communicate to the engineers that are selected.

44  
45 The Public Works and Streets Commission and Public Works Director developed a set of goals for  
46 the project that they are recommending to City Council as follows:

- 47 1. Design and Construct the Reservoir so that it is placed into service by the Summer/Fall  
48 of 2016.
- 49 2. The reservoir shall be an integral part of the overall water system to work in unison with  
50 the rest of the Yachats Water System.

- 1 3. In the case of an emergency situation (i.e. flood, earthquake, etc.) the reservoir must be
- 2 able to be isolated so as to contain the existing stored water, and provide a connection
- 3 to deliver water during emergency circumstances.
- 4 4. Maximize the property to build as much reservoir as the property will support keeping in
- 5 mind cost and water storage disinfection.
- 6 5. In the event the reservoir size required exceeds the budget identified construct as much
- 7 reservoir as the budget allows and include in the design the ability to expand or duplicate
- 8 the reservoir in the future.
- 9 6. Make sure the reservoir SCADA System is designed to meet the criteria established in
- 10 our SCADA Master Plan.
- 11 7. Research possible funding alternatives through Federal and State agencies and funding
- 12 sources for Water Systems taking into consideration item 1) above.
- 13

14 The Public Works and Streets Commission is making the following recommendations:

- 15 • Approve the South Yachats Reservoir Goals identified above.
- 16 • Incorporate these Goals into the Design and Construction of the South Yachats Reservoir.
- 17

18 Bennett said that the Commission would like these goals approved by the City Council prior to the

19 kickoff meeting with the engineers.

20

21 There was consensus that these goals are a good starting point.

## 22

### 23 **B. Engineering Firm Selection for South Reservoir Project**

24

25 The Review Committee is recommending that Dyer Partnership be selected as the engineers for

26 the South Reservoir Project.

27

28 Dunn said that the group reviewing the engineering proposals for the new storage tank south of

29 the bridge looked at four proposals. Each member of the group independently reviewed and

30 rated each of the proposals. Two of the firms received much lower ratings than the other two, so

31 they were dropped from consideration. The two firms that were eliminated did not seem to have

32 as much experience with this type of project. Once that was done the top two firms were invited

33 to an interview. Each of the interviews lasted three hours and they were given an opportunity to

34 make a presentation. Following the interviews, the group discussed the firms and made the

35 recommendation to select Dyer Partnership.

36

37 The advantage Dyer has is their experience with the current system. Therefore, their timeline

38 showed less time planning and more time for the construction phase.

39

40 While the owner of the other firm interviewed worked for Dyer at the time the Yachats Water

41 Master Plan was completed that was quite some time ago and they would need to do a lot of

42 work up front to catch up on the current system in order to develop the plans for the new

43 reservoir.

44

45 Scott said that given the close rankings of the two firms he would like to select the other firm. He

46 said that he has not been happy with the quality of some of the work submitted by Dyer in the

47 past and he believes the City has been overcharged in the past. He believes that some of the

48 Storm Water Plan was boilerplate and that the City was overcharged for that work.

49

50 Scott said that he would like the City to work with another engineering firm. Scott said that he is

51 ready for a fresh start.

1  
2 Brean said that since the City is not able to compare the two by price, the next step after  
3 selection would be to sit down and negotiate the price. At that time, Dyer could be told that the  
4 City does not want to be charged for work they pull off the shelf, especially if they had done that  
5 work for Yachats in the past.  
6

7 Scott pointed out that he believes the Storm Water Master Plan was mostly boilerplate and cost  
8 more than it should have.  
9

10 Bennett said that he does not know what the City asked for when the Storm Water Master Plan  
11 was developed so it is possible the City received what it asked for.  
12

13 Motion to accept the recommendation from the Review Committee to select Dyer Partnership as  
14 the engineers for the South Reservoir Project, Aye – 5, No – 0.  
15

16 Motion to appoint Public Works and Streets Commission Chair Bob Bennett, Councilor Scott,  
17 Finance Committee Chair Tom Lauritzen and Public Works Director Larry Blanchard to the  
18 negotiation team, Aye – 5, No – 0.  
19

20 **C. Ordinance No. 332 – Charter Communications Franchise Agreement**  
21

22 Motion to adopt Ordinance No. 332 – Charter Communications Franchise Agreement, at this  
23 meeting, Aye – 5, No – 0.  
24

25 **D. Recommendation from Parks and Commons Commission – Membership**

26 **E. Recommendation from Emergency Planning Committee – Membership**  
27

28 Motion to appoint Ruth Bass to the Parks and Commons Commission and William Watson to the  
29 Emergency Planning Committee, Aye – 5, No – 0.  
30

31 **F. Resolution No. 2015-02-01 Charter Amendment – Purchase of Property**  
32

33 Brean said that the City does not have the authority or opportunity to negotiate for real property in a  
34 timely manner. Brean said that if some business besides a bank were to move into the empty  
35 building the Commons could lose access for parking.  
36

37 It was also mentioned that 40% of the watershed has been logged and it is affecting the quality of  
38 the water Yachats needs. But the City Council was not able to have a place at the table to discuss  
39 options that would have protected the watershed.  
40

41 Batchelder reminded the Council that as individual citizens they could lobby for the election in any  
42 way they wish.  
43

44 Motion to adopt Resolution No. 2015-02-01 – Charter Amendment – Purchase of Property, Aye –  
45 5, No – 0.  
46

47 **VIII. Other Business**

48 **A. From the Council**  
49

50 Scott asked if it would be possible to move the April 9 meeting to April 8 because he has a conflict.  
51

1 It was agree to move the April meeting to April 8 at 3:00 p.m.

2

3 **B. From the Staff**

4

5 Blanchard said that he handed out the revised Gantt Chart to City Council based on the recent  
6 conversation with the engineers that are working on the Hwy 101 Improvement Project.  
7 Presentation of the final plans to City Council has been moved out to the April meeting.

8

9 There is a break in the wire between the 1 ml gallon reservoir and the 10k reservoir, which is  
10 buried, and so the 10k reservoir is being filled manually until that can be repaired.

11

12 The fuel tank system that was being proposed has run into quite a few hurtles so a gravity fed  
13 elevated tank system may be the best option. However, with the elevated tank system there would  
14 be no card lock system.

15

16 Claudia Price said that a card lock company might be able to install all of the equipment needed  
17 and all the City would have to pay for is the gas that is pumped.

18

19 A major water leak was found at the Fire Station and repaired.

20

21 Work should begin on grading the gravel roads next week and the contractor thinks they will be  
22 able to start working on the deep patching soon.

23

24 When asked about a bank coming to town, Brean said that the Board of the Community First Credit  
25 Union is very interested in opening a branch in Yachats, but they could not give a specific  
26 timeframe.

27

28 There being no further business before the City Council, the meeting was adjourned at 4:00 PM.

29

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33 \_\_\_\_\_  
Ronald L. Brean, Mayor

34

35 Attest:

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Nancy Batchelder, City Recorder