



CITY OF YACHATS

CITY COUNCIL WORK SESSION & REGULAR MEETING

February 6, 2020

Draft Minutes

I. Meeting Call to Order

Mayor W. John Moore called the February 6, 2020 work session and regular meeting of the City Council to order at 9:30 am in the Room 1 of the Yachats Commons. Council members present: W. John Moore, Jim Tooke, and Leslie Vaaler. Absent: Max Glenn. Staff present: City Clerk Kimmie Jackson. Audience: 19.

WORK SESSION

II. Discussion Topics

A. Parks and Commons Commission – Dog Park

John Purcell, Parks and Commons Chair, stated the Commission has heard three requests for how to use the parks area, including a Children’s play area, revamping the ball field, and a dog park. Purcell noted dog parks are not mentioned in the 2011 Parks and Commons Plan. He indicated he did not want citizens to spend time on a plan when it was not possible to implement. He also indicated he would be having Parks and Commons review the Community Park Plan.

Mayor Moore stated this was an ideal opportunity to have a community meeting to get input on what the citizens want for this area. He noted there have been suggestions for using that area for parking. Councilor Vaaler stated she has spoken to a person with the dog park group. She favored the idea of having a community meeting on how to use the area. Purcell stated he wanted to take a broad perspective on use of all park areas.

Purcell asked how Council wanted to be kept informed about the Parks and Commons Commission review of the Community Park Plan. Mayor Moore asked that the Commission consider funding plans for the various proposed uses, including maintenance. Vaaler asked to get periodic updates. Councilors asked that plans include timelines.

Tooke recalled there was a time when the State Parks had indicated they were interested in turning over some of the State Parks land to the City, but the City did not want to pursue the idea due to budgetary restrictions. Purcell noted that several of the goals for the State Parks have been implemented.

B. Noxious Weeds

1 Craig Berdie (319 E 3rd Street), member of Parks and Commons Commission, explained what he
2 has done to address the noxious weed ordinance. Vaaler suggested they step back to look at the
3 larger picture of regulations and how they could be enforced, noting some of the items in the
4 current ordinance that have not been enforced or were unreasonable. She suggested some weeds
5 might present safety hazards, such as the oils in Scotch Broom being a fire hazard or the
6 instability of Alders presenting risks of falling. Tooke favored that Park and Commons move
7 forward with a revision of the noxious weeds ordinance. Mayor Moore advised the Commission
8 to not get too restrictive on enforcement. Berdie reported they discussed several areas around
9 education, variances, planning for mitigation, and the like. Berdie noted in particular that the
10 July 1 weed abatement date created issues with enforcement. Berdie indicated that he would
11 continue to pursue a revision with the Commission with the provision to not get too granular.
12

13 C. Council Vacancy Interview Questions

14 Vaaler handed out a page on proposed questions and Council agreed to the following questions
15 from that handout:
16

- 17 1. The position of City Councilor is a time-consuming position. Would you be able to
18 devote the necessary time to adequately fill the position? Do you have any commitments that
19 would require you to miss any scheduled meetings?
20
- 21 2. What is your understanding of Council's role in Yachats' government?
22
- 23 3. Describe your vision for the future of Yachats.
24
- 25 4. What is an issue that Yachats faces about which you feel conflicted or undecided? What
26 input would you wish to obtain to help you contribute to a satisfactory resolution of this
27 matter?
28
- 29 5. Why do you want to serve on the Yachats City Council at this time?
30
- 31 6. Do you have any particular objectives that you would like to achieve while serving on the
32 Council?
33

34 Council did not decide on the following questions:

- 35 7. Are you employed by, have any business/contractual arrangements, or family connections
36 with programs having agreements with the City? Do you serve on any boards or
37 organizations that interact with the City?

38 Mayor Moore suggested this question was addressed in the written application. Tooke asked if
39 they should ask this question in a public hearing. Vaaler suggested that the City Manager might
40 have a way to improve this question. Council agreed to decide on this question later.
41

42 Council agreed not to include:

- 43 8. Describe a time you compromised.
- 44 9. What are some of your heroes? Why?
- 45 10. Describe an accomplishment of what you are proud and which demonstrates a skill or
46 skills that you feel would be useful to you as a City Councilor?

1 Councilors agreed this question was not necessary.
2

3 11. Has anyone been urging you to seek this position?

4 Tooke suggested that everyone running for Council would be discussing the decision with others.
5 Vaaler suggested everyone would answer, “yes” to this question and wondered if Mayor Moore
6 was trying to getting at something more, such as who in particular has been encouraging. Mayor
7 Moore indicated he was and Tooke suggested that was beyond the scope of what they want to do
8

9 12. What do you perceive to be the biggest strength and weakness of this current Council?

10 Vaaler wondered if people would answer this question honestly. Mayor Moore concurred with
11 this suggestion. Tooke did this question was necessary and might be too intrusive.
12

13 Mayor Moore closed the work session at 9:52 am.
14

15 **REGULAR MEETING**

16 Mayor Moore opened the regular meeting of the City Council at 9:52 am.
17

18 **III. Announcements, Correspondence and Proclamations**

19 Mayor Moore announced the celebration of life for Barbara Frye on Saturday, February 8, 2020
20 at 2:00 pm.
21

22 **IV. Public Comment (topics not on the agenda)**

23 Tom Lauritzen asked about the recent email hack to the computer system and whether citizens
24 were at risk. Mayor Moore indicated the Facilities Manager has been working with COG to
25 remedy the issue. He added that the hack did send out responses to email replies and that a News
26 Times reporter was hacked in a similar way.
27

28 **V. New Business**

29 **A. Dahl Disposal – Directional Discussion**

30 Chuck Lerwick, Dahl Disposal, and Curtis, route supervisor, stated their garbage trucks only
31 pickup trucks on the right-hand side. He noted if they go the indicated direction, they will have
32 to charge customers for using the valet service for moving the cans. They suggested an option to
33 be able to go the wrong direction between W 3rd and W 7th Streets, which would take about 20
34 minutes. Curtis indicated they currently go through that area between 11:00 am and noon.
35 Curtis indicated they could adjust these times, starting as early as 6:00 am. Lerwick emphasized
36 how sensitive customers were to their scheduled pickup time.
37

38 Vaaler asked how many of the cans in this area were bear carts that were already causing the
39 drivers to get out. Curtis estimated there were two or three. Tooke clarified that Dahl would be
40 amenable to not using the bear carts. He reported they had to get a new supplier and it costs
41 \$200 for a new bear cart. Councilors were not certain as to where the requirement for a bear cart
42 was established.
43

44 Mayor Moore was favorable to allowing this traffic flow exception.
45

1 Vaaler asked what time the delivery trucks go to the C&K. An audience member believed it was
2 early morning.

3
4 Tooke moved to allow the Dahl pickup trucks to go northbound on Ocean View Drive in the
5 one-way southbound section from W 3rd to W 7th Street: Aye – 3; No – 0.

6
7 Vaaler asked that Lerwick get approval from the County about this traffic flow decision as
8 Ocean View Drive was still a county road.

9
10 Lerwick complimented Yachats for contributing 1,260,000 gallons of yard debris and 954,000
11 gallons of comingled recycling in 2019, noting this was materials that did not go to the landfill.

12 13 **B. Commission Rules**

14 Mayor Moore indicated he has corrected some minor typos.

15
16 Vaaler moved to approve the changes to Commission Rules with the aforementioned minor
17 adjustments: Aye – 3; No - 0.

18 19 **C. Water Rate Comparison and Discussion of Methodology**

20 Clerk Kimmie Jackson brought in Tim Tice on the speaker phone.

21
22 Tice reported they have continued to clarify expenses with costs for operations and cost needs
23 for capital improvements. Mayor Moore noted the initial plan for tiered pricing was to
24 contribute \$200,000 to the capital reserves. Mayor Moore noted the increase to large users in
25 this initial proposal would have been very significant. Mayor Moore reported Public Works and
26 Streets Commission and those who looked at the numbers agreed that it was better to return to
27 the \$100,000 capital reserves request and to change the proposed \$8.55/\$10.00/\$12 tiered rates to
28 \$5.50/\$6.00/\$6.50. Tice suggested they use \$6.00/\$6.50/\$7.00 in order to meet the budget and
29 generate a realistic surplus. Mayor Moore reported that Water Treatment Plant Lead Rick
30 McClung was supportive of this \$6.00/\$6.50/\$7.00 adjustment.

31
32 Vaaler noted Council previously voted to use the \$200,000 capital contribution and asked if they
33 were to go with this \$200,000, would they previous projected tiered rates remain the same. Tice
34 indicated they would but would create a significant increase to larger users. He stated the
35 \$100,000 amount would allow for completion of the smaller project and push back some of the
36 larger ones.

37
38 Vaaler referred to a recent memo from the City Manager about options for different capital
39 contribution levels of \$100,000, \$125,000, \$150,000, and \$200,000. Vaaler did not want to
40 compromise the infrastructure and quality of water. Tice indicated a \$150,000 capital
41 contribution would result in approximately \$7.00/\$7.50/\$8.00 tiers and an additional \$50,000
42 would add another dollar.

43
44 Bob Bennett (196 Shell Street), Public Works and Streets Commission Chair, asked if Tice has
45 checked the impact on medium user accounts and what their contribution to the overall revenue
46 would be. Tice reported the cost for a 5/8th meter would be \$88.24 (\$80.22 current) for 8 units

1 and \$116.24 (\$101.54 current) for 12 units. Mayor Moore noted the proposed rates would have
2 minimal impact on the lower consumption users. Bennett stated he thought the tiered
3 consumption structure was sound. He noted the goal was to have little to no impact on year-
4 round residents. Bennett indicated he wanted to run more comprehensive simulations against
5 current rates. He was hoping there would be some shift in costs to the 6 to 12 unit users rather
6 than only to the largest users.

7
8 Mayor Moore clarified that Tice's recommendation was use \$6.00/\$6.50/\$7.00 tiered rates. Tice
9 added that to have the \$150,000 contribution to capital the rates would be 7.00/\$7.50/\$8.00.
10 Mayor Moore indicated they did look at the \$150,00 and the impact on large users was too
11 significant.

12
13 Vaaler asked that Tice calculate numbers for \$200,000. Mayor Moore reminded Vaaler that he
14 and she calculated the amount for \$200,000 and observed that the impact on for of the large users
15 was too high. Vaaler stated she did not agree with that conclusion. Mayor Moore stated he
16 would not support a structure that had a significant impact on the larger users who produce the
17 bulk of the revenues that run the City.

18
19 Tooke and Moore discussed how the different capital contributions would impact that ability to
20 cover current capital needs over the next five years. Mayor Moore reported McClung estimated a
21 need for \$450,000 in capital projects over the next year or two. Vaaler recalled the City Manager
22 had indicated the \$200,000 would cover the projects for the next 2-3 years, but the \$100,000
23 would not. Bennett noted most of the capital projects addressed the water delivery system, not
24 the production system.

25
26 Bennett asked that he have time to conduct further analysis on a broader range of users.

27
28 Vaaler clarified with Tice that he did not need firm decision on the water rates now, but he did
29 need the additional data on wastewater use to begin that analysis.

30
31 Vaaler moved to refrain from deciding on water rates at this time and to instruct Tice to proceed
32 with the wastewater analysis: Aye – 3; No – 0.

33
34 Vaaler asked Tice about the issue with a 4" compound meter. Tice explained that larger users
35 sometimes use the larger meter for the heavy flows and a small meter for the low flows. Tice
36 was not certain if this type of meter was working properly.

37 38 **D. 2020 Council Goals**

39 Mayor Moore reviewed that Council developed six goals from the facilitated session. Vaaler
40 indicated the spreadsheet in the packet does not reflect the weights that were placed on the goals
41 at the goal session. She thought the version in the minutes was a better reflection of what
42 Council had decided. Vaaler recalled that their plan was to have a short list of goals that they
43 could actually implement.

44
45 Mayor Moore stated most cities have very broad goals. Vaaler clarified that the spreadsheet is a
46 list of everything that was mentioned at the goal session, and she wanted to see some items
47

1 weighted more heavily than others. For example, three Councilors favored exploring new citizen
2 engagement tools and no one listed creating a citizen involvement committee as a priority.
3 Mayor Moore indicated the items under each document were simply tasks. Mayor Moore stated
4 he thought the six broader goals were agreed upon.

5
6 Moved to approve the broad Council goals as highlighted in red in the packet worksheets: Aye –
7 3; No – 0.

8 9 **VI. Public Hearing**

10 **A. Continuation of YMC 4.08 Vacation Rental Licenses**

11 Mayor Moore opened the public hearing on YMC 4.08 on Vacation Rental Licenses at 11:20 am.

12
13 Mayor Moore reported the current number of vacation rentals was at 129.

14
15 Vaaler asked that establishing a waiting lists be adequately advertised. Vaaler suggested they
16 advertise in both the March and April Newsletters. Mayor Moore clarified Vaaler wanted to
17 keep the application process open until May 1, 2020. Mayor Moore suggested they could
18 determine the order of the wait list applicants at the May 7, 2020 meeting. Vaaler suggested
19 Council determine how they will decide the order prior to that date.

20
21 Councilors agreed to set May 1, 2020 as the deadline for applications for the wait list.

22
23 Vaaler asked what they would be requiring for applications, such as providing a parking map or
24 a fee. Clerk Jackson stated the previous process was to submit an application, have the City
25 conduct an inspection, and then have the applicant pay a fee. Vaaler asked what type of
26 application would be reasonable just to get on the waiting list, as she did not see a need to have
27 staff time involved at this stage of the process. Website Coordinator Anderson explained she
28 was asked to set up an online form to accept applications that would not require staff time.
29 Vaaler asked to have a public drawing to determine the order.

30
31 Councilors discussed what needed to go into the application. Jackson suggested they included
32 their water account number to indicate whether they own the property. Duke Tracy suggested
33 they explain the process going forward after the list is established as that could impact who
34 applied. Mayor Moore clarified that after they go through everyone on the list, their position
35 would be “first come first serve.”

36
37 Mayor Moore closed the public hearing at 11:40 am.

38 39 **VII. Other Business**

40 **A. From Mayor - none**

41 **B. From Council**

42 Vaaler asked if a citizen could raise some issues concerning budgeting issues with the proposed
43 water rates. Mayor Moore asked that they wait until Manager Beaucaire and Rick McClung be
44 in attendance.

45 46 **C. From Staff - none**

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Mayor Moore adjourned the meeting at 11:02 am.

ATTEST:

W. JOHN MOORE, Mayor

Shannon Beaucaire, City Manager

Date

DRAFT