

1 City of Yachats  
2 **Parks and Commons Commission**  
3 March 1 2022  
4

5 Present: Adam Altson, Fran Morse, Catherine Whitten-Carey, Michael Hempen, George  
6 Mazeika, Chair, Craig Berdie, Dean Shrock, Joann Kittel, Neal Morphis, Paul Agrimis,  
7 Patricia Hettinger, Maury Morgenstein, Leon Sterner

8 **I. CALL TO ORDER**

9 Meeting called to order at 2:04 pm by Chair, George Mazeika.

10 **II. CORRESPONDENCE/ COMMUNICATIONS**

11 (8:08) Morphis advised the signed quote for the bike racks was returned to  
12 Urban Racks.

13 **III. REPORTS**

14 **A. Trails**

15 Written report from Bob Langley included in packet. Kittel advised that the  
16 Amanda Trail Bridge and trail is now open Job Corps started making  
17 benches (24) out of 150 year old spruce log and placing concrete steps.  
18 Mazeika asked about the estimate for the walkway and Kittel advised it  
19 should be in any day now.

20 Whitten-Carey and Altson thanked Kittel for her hard work in getting the  
21 bridge done; acknowledging that many people helped but she  
22 spearheaded the project. She advised there were 11 partners; View the  
23 future raised \$55K, Federated Tribes of Siletz and Federated Tribes of  
24 Siuslaw. Civil West did an outstanding job and this was their first  
25 suspension bridge. Berdie advised he saw surveyors and asked if  
26 anything else was happening with the delineators. McClung advised that  
27 had nothing to do with the delineator project. He said at least another  
28 month.

29 **B. Little Log Church**

30 (13:30) Mazeika advised that the Letter of Intent did not get sent.

31 (14:38) Stott advised the LLCM in the meeting on Thursday. The attorney  
32 held up the letter and the City Manager will explain it and she (Stott) said it  
33 will be a disappointing meeting.

34 **C. YYFAP Update**

35 (17:25) Hettinger said they are settling in and the kids love it. Having office  
36 space for the staff is nice, too. Open House went well, it was small, but  
37 they saw new faces from the community.

38 (18:45) Berdie asked for clarification on the improvements to the space  
39 that was at YYFAP's expense. Hettinger replied that per the lease  
40 agreement some was reimbursed by the City; she has the paperwork  
41 outlining that. Berdie questioned if the other Commissioners knew that

1 was the agreement. Berdie's was concerned that the Commission wasn't  
2 aware of that agreement and the money came out of the Commission's  
3 budget.

4 (20:50) Stott indicated that the public should be made aware that they can  
5 use Amazon Smile and name YYFAP as their charity. Hettinger indicated  
6 they do occasional flyers internally.

7 (22:42) Whitten-Carey indicated a great job was done on the playground  
8 and new mulch. Hettinger advised she was told a new load should be  
9 added once a year due to compaction and loss to maintain the appropriate  
10 level. Went on to discuss the accident of the truck running into the blue  
11 house across the street due to a medical emergency with the driver.  
12 Insurance is dealing with that. The load ended up being dumped in the  
13 parking lot and many, many people came and moved via wheelbarrows all  
14 the mulch.

15 (27:15) Whitten-Carey asked about the loose board in the tree house and  
16 asked if that had been fixed. Hettinger advised it has not been fixed but is  
17 has been looked at and will be taken care of.

#### 18 **D. Green Space Project.**

19 (28:29) Berdie advised they are 95% complete on the RFP. It will be  
20 posted in the document library.

### 21 **IV. ONGOING BUSINESS**

#### 22 **A. Pocket Parks**

23 (30:17) Mazeika introduced Maury Morgenstein from the archaeological  
24 firm of GeoScience Management International. He and his firm have not  
25 yet been appointed as the archaeologists for the project; does that need to  
26 be done before he gives an update? *No response from the Commission.*  
27 Morgenstein indicated that the letter from SHPO actually requested an  
28 Archaeological Resources Investigation which is different than a survey.  
29 If nothing is found the cost might be \$1K; if something is found perhaps  
30 \$2.5K plus depending on what SHPO requires. Mazeika referred to  
31 Morgenstein's Scope of Activity included in the packet.

32 (32:28) Morgenstein reviewed the Scope of Activity. He advised the  
33 proposal will be approved but SHPO will require the process be monitored  
34 so he (Morgenstein) will have to stand and watch the removal of the  
35 gravel. Some surveys have been done but are not well documented so  
36 new ones will need to be completed. Just south of the Commission's area  
37 of interest is a large archaeological site a shell midden. He indicated that  
38 is an issue because many shell middens have burials. That is what is  
39 "driving" SHPO. From a visual review of the area he is pretty confident  
40 there is no site there. Morgenstein advised the firm is quite busy and

1 ordinarily they would say “no thank you” but will do it because “we’re  
2 neighbors”.

3 (40:13) Morse voices appreciation for the willingness to help and asked  
4 what needed to be done to officially get Geoscience working on this,

5 Motion by Morse: **the Commission appoints GeoScience Management  
6 International as the archaeologist of the Pocket Parks Project.**

7 Seconded by Altson.

8 (40:49) McClung requested a proposal that can be signed by the City  
9 Manager and Morgenstein said he would get that to Mazeika.

10 (41:51) Morgenstein suggested that if there are other areas that will need  
11 to be done to put them all together and he’ll see if he can do a “package”  
12 without an additional charge.

13 (43:57) Kittel advised they would like Geoscience to be involved in the  
14 350’ boardwalk project from Beach Street along Ocean View to Hwy 101.  
15 No digging, but putting in deep posts. SHPO told trails that they want a  
16 complete engineering design. It is currently County property but a transfer  
17 is currently underway to make it City property; it outside of the State Park.  
18 Three test holes were dug by University of Oregon and she can send  
19 report. Discussion held regarding the boardwalk size and location.  
20 Morgenstein indicated he needed a map and depth of holes and he would  
21 add it to the proposal to SHPO. Berdie spoke about the green space  
22 behind the Commons. Morgenstein advised any City property will need a  
23 survey.

24 (51:18) Altson indicated that consideration has been given to burying the  
25 power lines on the east side between 4<sup>th</sup> and 6<sup>th</sup> Street and he assumed  
26 that would require a survey also. Morgenstein agreed.

27 (52:14) McClung indicated that the underground power lines “has no  
28 traction” at this time, but this Commission could try to move it along and  
29 get it into Public Works and Streets and Council. He did advise grants  
30 would be needed; the cost was about \$250K. Discussion held on whether  
31 it would even be possible to underground all of Ocean View.

32 (56:32) Mazeika named areas to be included in the survey: Peace Park,  
33 4<sup>th</sup> street, 6<sup>th</sup> Street, the east/south boundary of Ocean View from the  
34 State Park to Hwy 101. Mazeika brought up the Landmark property being  
35 for sale again. Morgenstein advised to include everything and if the space  
36 isn’t used, no problem. He said if the pocket park isn’t a rush, take the  
37 time to identify all the areas that will need to be looked at and put them  
38 into one package.

39 **Vote:** Hempen, yes; Shrock, yes; Berdie, yes; Morse, yes; Altson, yes;  
40 Whitten-Carey, yes; Mazeika, yes. **Motion carried unanimously.**

1 (1:03:32) Morgenstein advised planning on 90 days with SHPO. 45 days  
2 to get the approval to survey and then another 45 to get the results  
3 approved.

4 (1:04:15) Discussion held regarding the seedlings and perhaps starting  
5 them in a State Park nursery.

6 (1:06:12) Discussion held on the boardwalk information and a timeline for  
7 that. It will be a while for that but the area is known and that can be  
8 included in the package permit. McClung will check with engineers and get  
9 a sketch. Morgenstein indicated he needed location and the depth.

10 (1:08:28) Hempen thanked Morgenstein for the information, Kittel thanked  
11 Mazeika for finding Morgenstein and she thanked the Commission for  
12 doing good work. Mazeika thanked Berdie as he was the one that located  
13 Morgenstein's contact information.

14 (1:10:17) Mazeika brought up having a work session regarding the plants  
15 and also the boardwalk maybe a week before the April meeting.

#### 16 **B. Commons Painting**

17 (1:10:53) Whitten-Carey advised Room 3 is not yet done and thinks there  
18 might be a color error but needs to check her plans. One person is doing  
19 Room 3, when she went in the other day they were working in the main  
20 hallway. She has asked many times for the sequence of what order the  
21 rooms were being painted and she has not received an answer but things  
22 are moving along. She mentioned the deposit and advised the last she  
23 knew a check had not been received.

#### 24 **C. Commons Re-opening**

25 (1:13:01) Mazeika advised things are starting to be booked and hopes the  
26 painting is done by the time groups start coming in. Wants to speak with  
27 City Manager about a facilities manager for the Commons.

28 (1:13:52) Shrock advised that on Monday he noticed there was a leak in  
29 the ceiling of the storage room off the main hall. Mazeika advised that has  
30 been addressed and it is a plumbing issue that Morphis is taking care of.

31 (1:14:22) Discussion held regarding items not being put back in storage  
32 appropriately and how to deal with that. Also discussed taking an  
33 inventory of everything.

34 (1:16:02) Discussion on where to put items removed from the walls.  
35 Mazeika suggested the stage so they would only be moved once.

#### 36 **D. Skate Park Update**

37 (1:17:09) Hempen discussed an interaction he had with a couple at the  
38 skate park. They made some suggestions. They looked into a company.  
39 Two issues; repair of north ramp and improvements. Local kids indicated  
40 just fixing the north ramp would be good for now. Hempen advised

1 Morphis is working on this. Discussion ensued regarding micro skate  
2 parks information included in the packet.

3 (1:20:36) Stott advised that she would like to see the City “go all in” and  
4 see if one of those companies could design a skate park using the whole  
5 space on that side of the road. Discussion on obtaining estimates and  
6 adding it to next year’s capital budget.

7 (1:22:09) Sterner advised that that process was gone through a number of  
8 years ago for a concrete structure and it was determined that the Geotech  
9 will not support the concrete; it will crack. He advised that a lot of research  
10 and thought went into what they came up with. The simple solution he felt,  
11 was to get another quarter pipe. Discussion was held on how to proceed.

#### 12 **E. Bicycle Racks Update**

13 (1:26:09) The racks have been ordered and Hempen advised Morphis is  
14 coordinating that and Public Works will install them. One by City Hall, one  
15 by the pavilion and the third on the southeast corner of the Commons  
16 where the Farmers’ Market is held. They are looking to get more  
17 throughout the City on a private basis.

#### 18 **V. NEW BUSINESS**

19 (1:27:38) Berdie had some finance issues indicating Parks and Commons  
20 was charged \$13,000 without the Commission being informed. Looking at a  
21 new budget to the City Council and includes all of the Commission’s projects.  
22 Berdie asked if the concrete step project could be deferred until next year and  
23 make it a larger project, including a portico, ventilation and landscaping.

24 (1:29:47) Hempen spoke on the scope of the project and it being  
25 professionally designed and engineered saying a project like this would be  
26 hundreds of thousands of dollars and whether City Council would want to  
27 approach something like that. Hempen said it would be worthwhile and Berdie  
28 indicated he thought there would be money as this would come under the  
29 scope of something covered by transient lodging funds. Shrock interjected  
30 that perhaps a new sign board could be included and Discussion was held.

31 (1:32:01) Hempen brought up the Commission embrace the idea of a city rest  
32 room about four years ago and did some research and designs done.  
33 Hempen would like that conversation back on the calendar.

34 (1:33:14) Altson brought up a conversation he had with Jill McClain, who does  
35 gardening around the Commons and Little Log Church and what a problem  
36 human waste in that area has become. Discussion was held on the issue.

37 (1:34:26) Stott indicated she felt this was an important issue and she will bring  
38 it up under new business at City Council. She asked if that restroom could  
39 also have shower facilities. Mazeika questioned whether this was a Parks and  
40 Commons issue or a City Council issue. Discussion was held regarding the  
41 issue. Kittel spoke of a State Park Ranger that has been doing many jobs and

1 he said the bathrooms at Smelt Sands and Yachats State Park have been  
 2 extremely bad where homeless don't use the toilet or miss the toilet...She  
 3 suggested talking to the laundromat/shower in Florence. Morse suggested  
 4 that Bob Barrett be involved in any "committee" formed for that issue. Berdie  
 5 indicated this could certainly help the unhoused, but would also be for visitors  
 6 and it would need to be determined who would clean it and maintain it.  
 7 Shrock said this would be a large expense and the maintenance he believed  
 8 this is a City issue.

9 (1:40:52) Morse advised that her mention of an Ad Hoc committee it was a  
 10 proposal. She felt this was an issue to be tackled by various groups  
 11 throughout the City. Hempen referred to a comment by Quinton Smith of  
 12 Yachats News citing that both Waldport and Florence have these amenities  
 13 and perhaps it is time to address it for Yachats.

14 (1:42:36) Whitten-Carey, Berdie and Altson all had comments about the  
 15 Pavilion being occupied when it shouldn't have been and things being moved.  
 16 Questioned whether the church was still monitoring the unhoused using the  
 17 Pavilion. Stott indicated the Barretts have been undergoing some family  
 18 health issues and that she would check with someone about the status of this  
 19 issue.

## 20 VI. COMMONS OTHER BUSINESS

### 21 A. From Commissioners

22 (1:46:16) Altson asked what was going to happen with the plants for the  
 23 pocket parks that aren't going to be able to be planted. Berdie advised  
 24 they can be housed but as soon as rainy season starts they should go in  
 25 the ground.

26 (1:47:10) Mazeika brought up the sale of the Landmark property and how  
 27 it would be a wonderful City Park. He said the price is \$550K. Discussion  
 28 held regarding inclusion of the boardwalk and the restroom project and  
 29 raising money through grants. Kittel said there are certainly grants out  
 30 there and reminded the Commission this is part of the Oregon Coast Trail  
 31 and that is a top priority for recreational funding in the State. She  
 32 suggested speaking to Jessie Dolan of Oregon Coast Visitor's Association  
 33 to suggest what grants are available. She also indicated Kevin Shanley,  
 34 who is doing work on the boardwalk project without any cost. He has all  
 35 kinds of ideas for that property and would probably donate his time to  
 36 come up with a design for that.

37 (1:51:52) Stott asked for clarification on how getting grants and purchasing  
 38 the property happened. Kittel responded by saying grants do not work as  
 39 reimbursements. Time wise, many grants only come up once a year. She  
 40 advised there are grants out there to purchase property for recreational  
 41 purposes. She advised that the City should get a copy of the Geotech

1 report the O'Neills had done so they can determine where they can build  
2 and what the soils are like

3 (1:56:12) Berdie advised if the City buys the property development will be  
4 expensive. He continued by saying the purchase of the property would  
5 give the City the luxury of deciding what needs to be done for a visitor  
6 amenity and defining what the City wants it to be.

7 (1:58:04) Kittel advised that if the upper part could be ADA accessible that  
8 opens up more opportunity for grants. She went on to say she noticed  
9 many grants now are requiring 50 year sustainable material and American  
10 made and a least part of it being ADA. Further discussion held.

11 (2:00:30) Stott advised she felt the next Council agenda was rather light  
12 and she would bring this up to Council.

13 (2:02:00) Mazeika proposed a motion **that the Parks and Commons  
14 Commission send a resolution to the City asking the City to  
15 purchase the former Landmark property for use as a city park.**

16 **Vote:** Hempen, yes; Shrock, yes; Berdie, yes; Morse, yes; Altson, yes;  
17 Whitten-Carey, yes; Mazeika, yes. **Motion carried unanimously.**

18 (2:03:18) Stott indicated that Mazeika, as chair of the Commission, should  
19 send an email to the City Manager with the Resolution.

20 (2:04:06) Smith recommended having a member of Parks and Commons  
21 at the Council meeting to bring up the issue during Citizen Comments or  
22 to backup Stott. He went on to say there is all kinds of information  
23 available such as the MLS listing, get contact information for the O'Neills,  
24 contact a realtor, perhaps be able to do a 120 Option to Purchase. Be as  
25 formal with as much information provided as possible.

26 (2:06:04) Whitten-Carey suggested perhaps email isn't the way to go to  
27 get this information to the City Manager since she has a full plate and an  
28 email can be missed. She felt a hard copy should be hand-delivered to  
29 City Hall as well as an email. Stott advised she would contact the mayor  
30 and get this on the agenda for the next City Council meeting if the  
31 information on the property can be gathered. It was also suggested to add  
32 it to the package to Geoscience Management.

33 (2:09:18) Mazeika advised he would do a hard copy of the email and the  
34 MLS and take it to City Hall.

35 **B. From Staff**

36 None.

37 **C. For the Next Agenda**

38 None,

39 **VII. FROM THE FLOOR**

40 None.

41 **VIII. ADJOURNMENT**

1 Hempen moved that the meeting be adjourned at 4:06 pm.

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3 Transcribed by Contractor, L.F. Barrett on March 17, 2022.

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DRAFT