

1. Meeting Materials

Documents:

[12-02_CC_AGENDA_12-08-16.PDF](#)
[12-02_COMMITTEES_AND_COMMISSIONS.PDF](#)
[12-02_HWY_101_PROJECTSCHEDULE.PDF](#)
[12-02_INDIGENOUS_PEOPLES_DAY.PDF](#)
[12-02_REFINANCE_LOANS.PDF](#)
[12-02_SHEPHERDING_PROGRESS_MATRIX_2016.PDF](#)
[12-02_TANK_SITE_PUBLIC_HEARING_12-06.PDF](#)

Yachats City Council Vision

Our village is a place where natural resources are valued and protected, where diversity is celebrated, and where a vibrant economy and sense of community pride create and recreate a living spirit. Yachats cares not just for its citizens' basic needs but also supports them in their efforts to excel mentally, physically, artistically, and spiritually. It is a community with an enduring sense of itself.



CITY OF YACHATS

CITY COUNCIL MEETING

441 Hwy 101N, Yachats Commons, Room 1

Thursday, December 8, 2016 at 2:00pm

AGENDA

- I. Announcements and Correspondence
 - Letter from Food Equity Committee
- II. Citizen's Concerns
- III. Consent Agenda
 - A. Minutes: 11/08/16 Council Work Session; 11/10/16 Council Meeting
 - B. Bills for Approval
- IV. Reports
 - A. Council
 - B. Written Reports:
 - Administrator, Code Enforcement, Public Works, Emergency Planning Committee
- V. Public Hearing Continued – Ordinance 346: Amendments to Yachats Municipal Code Chapter 9
- VI. Business
 - A. Affordable Housing (defer SDC fees) (whether to proceed to ordinances) VOTE
 - B. Construction Excise Tax (whether to proceed to resolutions/ordinances/IGA) VOTE
 - C. Committee/commission review (vote on changes, if proposed) VOTE
 - D. Columbus Day/Indigenous Peoples Day (vote on designation of IPD) VOTE
 - E. Formula business recommendation from Planning Commission (if accepted) VOTE
 - F. Re-finance City loans VOTE
- VII. Other Business
 - A. From the Council
 - B. From the Staff

This meeting is open to the public and all interested persons are invited to attend. This meeting will be audio taped. All items to be considered by the Commission must be submitted to City Hall no later than one week prior to the meeting. Minutes of all public meetings are available for review at City Hall, or on the City website at www.yachatsoregon.org.

In accordance with ORS 192.630, City of Yachats will make a good faith effort to provide accommodations for any person desiring to attend a public meeting, if the request is made at least 48 hours in advance of the meeting time. The meeting room is physically accessible to persons with mobility devices; a sign language or foreign language interpreter may be available, with advance notice. Call City Hall at 541-547-3565 or Oregon Relay 1-800-735-2900 (TDD) two days in advance.



Early in the council discussion about the organization review, it was suggested there be a comprehensive examination of the current commission and committee structure. There has been a general understanding that this work would wait for the arrival of the new city administrator.

Background

The city of Yachats has five commissions and two committees. Of these, two are enshrined in State statutes (Planning and the Budget Committee) where their purpose, objectives and processes are defined and documented. I therefore recommend that they be excluded from this review and are therefore not included in the discussion that follows.

Commissions	Committees
Parks & Commons	Budget
Public Works & Streets	Finance
Planning	Trails
Library	
Little Log Church	

Discussion

Commissions exist to advise the city council, recommend policy and legislative changes, provide a forum for public comments and requests and suggest future capital projects. Less clear is the relationship with city operational activities especially where information gaps exist needed to support policy and legislative changes. This appears to be due to the lack of staff analyst resources.

The central topics to be addressed appear to be the following:

- What is the optimal number and mix of commissions and committees for Yachats?
- Clarify the role and structure of commissions.
- Clarify the informational role for commissions related to city operations. Related to this area is the need to make key analysis less dependent on volunteer commission members.

Are these the correct topics for review and discussion?

Study group composition

Given this project was originally given to the organization study group, I propose that group continue the work while substituting the city administrator for the previous staff individuals.

COMMITTEES/COMMISSIONS SEATS ARE OPENING ON JANUARY 1

Seats on various committees and commissions are opening January 1, as well as two seats that are already vacant. The seats are designed to expire on alternate years, to keep some seniority in each entity. Some members with expiring appointments will re-apply, but all seats are open to the residents of Yachats for application.

The only commission required by law is the Planning Commission. The other bodies have served in the capacity of advising the Council of concerns and providing input. The council intends to revamp some commissions and committees, and may end up combining areas of expertise.

Appointees are required to attend all meetings, unless excused, and may be asked to attend training for their specific department. The Library Commission usually only meets quarterly; the Budget Committee meets in the spring, as needed.

These are the seats available for application, and the names of the residents who have been serving in those positions:

Planning Commission

Seat A (Nan Scott) *(not re-applying)*

Seat B (Ken Aebi) *(not re-applying)*

Public Works & Streets Commission

Seat B (Bob Bennett) *(not re-applying)*

Seat E (vacant) *(no current applications)*

Seat F (vacant) *(no current applications)*

Parks & Commons

Seat A (Don Niskanen)

Seat B (Lauralee Svendsgaard)

Seat E (Derek Ojeda)

Library

Seat A (Marion Godfrey)

Seat D (Nikki Carlson)

Budget Committee

Seat A (Yvonne Wulff)

Seat C (Tom Lauritzen)

HWY 101 PROJECT**TENTATIVE SCHEDULE****UPDATED 12-01-16**

12/01-02	Sanitary Sewer Force Main relocation
12/05-06	Prepare 6 th and 7 th Streets west ADA
12/05-07	South Storm Drain 3 rd to 2 nd Streets
12/08-09	Mid Storm Drain 4 th to 3 rd Streets
12/05-16	Franchise utilities – start on 7 th Street
12/12-13	Pour 6 th and 7 th Streets west ADA

A growing number of communities are now ditching the traditional Columbus Day Holiday in favor of Indigenous Peoples Day, which, supporters say, is meant to promote an accurate telling of the United States' history and commemorate the resilience of its original inhabitants against European settlers.

On Thursday, Vermont Gov. Peter Schumlin signed an executive proclamation marking the second Monday of October as Indigenous Peoples Day. According to the proclamation, the day is to recognize that the state "was founded and is built upon lands first inhabited by the Indigenous Peoples of this region," an NBC affiliate reported. The move came three days after City Council members in Phoenix voted unanimously to celebrate Indigenous Peoples Day, the *Arizona Republic* reported. It won't replace Columbus Day, because Phoenix already doesn't celebrate that as a City holiday.

"It is important to acknowledge the original people of this land, and that is something that Columbus Day has completely contradicted," Laura Medina, an Arizona State University student and activist, told the City Council on Monday, according to the *Arizona Republic*. Also this week, the City Council in Denver, which observed Indigenous Peoples Day last year under a temporary proclamation, made the holiday permanent after a unanimous vote Monday, according to Fox News affiliate KDVR.

Phoenix and Denver join at least 26 other cities across the country that will celebrate Native Americans on Monday, while federal and state governments observe Columbus Day.

The idea of celebrating Indigenous Peoples Day as first proposed nearly 40 years ago, when a delegation of Native nations to a UN conference in Geneva passed a resolution. Thirteen years later, in 1990, the First Continental Conference on 500 years of Indian Resistance in Ecuador passed a resolution changing Columbus Day into a celebration of Native Americans. Berkeley CA and South Dakota became the first city and state, respectively, to replace Columbus Day with Indigenous People's Day in the 1990s.

Cities included Seattle WA, Minneapolis MN, Spokane WA, Boulder CO, Albuquerque NM, Portland OR, St. Paul MN and Olympia WA, did so over the next several years following calls from activists to honor indigenous communities and their history, instead of Christopher Columbus.

10-09-16 CNN REPORT

Places that adopted Indigenous People's Day in past 12 months:

Phoenix AZ	Boulder, Denver and Durango CO	Evanston IL	Cambridge MA
Ann Arbor and East Lansing MI		Cook County and Two Harbors MN	
Lincoln NE	Santa Fe NM	Eugene OR	Spokane WA

In most places, Indigenous Peoples Day does not replace Columbus Day or make it a paid holiday, if it was not already one. Only 23 states and Washington recognize it as a paid holiday for state workers. The change makes Vermont the latest state to ditch Columbus Day and make it about the people he encountered after crossing the ocean blue. South Dakota has celebrated Native American Day instead of Columbus Day since 1990. (Alaska adopted IPD in 2015; Hawaii has always celebrated Discoverers' Day in honor of Polynesian explorers who colonized the Hawaiian Islands, instead of Columbus.

Joan Davies

From: Mark Farrell <Mark.Farrell@wafd.com>
Sent: Thursday, November 17, 2016 11:11 AM
To: Joan Davies
Subject: Refunding Projections
Attachments: RefundingProjectionGO111716.pdf; RefundingProjectionWaterRev111716.pdf

Joan:

Thank you for taking some time this morning to discuss Washington Federal's interest in a possible refunding of the City's General Obligation Water Bond and Water Revenue Bonds currently held by USDA Rural Development ("RD"). As you requested, I am attaching projections of the potential savings available under current market conditions. For illustrative purposes, I have assumed a closing date of 1/1/17 and the amount of debt principal shown in the City's 2015 audited financial statements, less the payments that were scheduled to be made since 6/30/15.

The attached cost/benefit analysis of the General Obligation Bond shows the following:

- Page 1. Debt service schedule as of 1/1/17 for a proposed refunding bond at the current indicative rate of 2.85%. Amortization is based on 30 equal semiannual payments, including principal and interest.
- Page 2. Estimate of the net projected savings. Costs of the RD bond and the proposed Series 2017 refunding bond appear under their respective columns, with the differences shown under the far right-hand columns. In order to have a fair comparison of the RD bond and the Series 2017 refunding bond, I did not include costs of issuance in the principal amount of the Series 2017 refunding bond; if you decide you want to add costs of issuance into the financing amount, there is no impediment to doing so. Although the costs of issuance are estimates, you will see that the net projected savings to the City highlighted in the red box is **over \$177,000.**

The attached cost/benefit analysis of the Water Revenue Bonds shows the following:

- Page 1. Debt service schedule as of 1/1/17 for a proposed refunding bond at the current indicative rate of 2.90%. Amortization is based on 30 equal semiannual payments, including principal and interest.
- Page 2. Estimate of the net projected savings. Costs and differences are presented as described above for the GO bond, and costs of issuance are likewise not (but could be) included in the principal amount of the Series 2017 refunding bond. Based on the estimates, the net projected savings to the City is **over \$155,000.**

Washington Federal would anticipate that the security for any refunding bonds would be substantially the same as that for the RD bonds. Please note that the general terms outlined in this e-mail do not represent a commitment to lend, and any such commitment, if offered, may contain terms and conditions in addition to or different from those mentioned here.

If you agree that the potential savings to the City from these refundings are of a compelling magnitude, I propose that we discuss the alternatives further after you have the opportunity to review the attached information. Please let me know if you have any questions, or if you would like a more detailed financing proposal.

Mark M. Farrell
Director of Government Banking

City of Yachats, Oregon

\$531,294 General Obligation Water Refunding Bond, Series 2017

Dated 1-Jan-2017

Net Projected Savings

Gross Projected Savings

	<u>RD Bond</u>	<u>Series 2017</u>	<u>Difference</u>	
Total Interest	\$ 273,441	\$ 125,351	\$ 148,090	
Reserve Account Requirement	\$ 45,459	\$ -	\$ 45,459	
Gross Projected Savings				\$ 193,549

Estimated Costs of Issuance

Bond Counsel	\$ -	\$ 12,000	\$ (12,000)	
Bank Origination Fee	\$ -	\$ 1,000	\$ (1,000)	
Bank Counsel	\$ -	\$ 3,500	\$ (3,500)	
Estimated Costs of Issuance				\$ (16,500)

Net Projected Savings	\$ 177,049
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Washington Federal.
invested here.

City of Yachats, Oregon

\$494,067 Water Revenue Refunding Bond, Series 2017

Dated 1-Jan-2017

Net Projected Savings

Gross Projected Savings

	RD Bonds	Series 2017	Difference
Total Interest	\$ 293,543	\$ 118,744	\$ 174,799
Reserve Account Requirement	\$ 39,978	\$ 40,854	\$ (876)
Gross Projected Savings			\$ 173,923

Estimated Costs of Issuance

Bond Counsel	\$ -	\$ 12,000	\$ (12,000)
Bank Origination Fee	\$ -	\$ 1,000	\$ (1,000)
Bank Counsel	\$ -	\$ 5,000	\$ (5,000)
Estimated Costs of Issuance			\$ (18,000)

Net Projected Savings

	\$ 155,923
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Washington Federal.
invested here.

COUNCIL PROGRESS MATRIX 2016		GOAL: To provide for the effective governance of the City of Yachats	
Goal/Objective	Individual or Team Assigned	Shepherd	Progress
1. Convene a team to consider City management of the State Park facilities in Yachats. a. Yachats State Park b. Smelt Sands c. Yachats Ocean Road d. 804 Trail	Team to be convened	Brean	06-01-16 Discussed possibility of City taking over State Park. A future meeting needed. 05-09-16 Conversations with State Parks Regional Director.
2. Hire and work with City Administrator for fully coordinated transition to the new structure and evaluate staff roles as it relates to the organizational study.	City Administrator	Frye	05-09-16 City hired City Administrator COMPLETED
3. Convene an ad-hoc committee to consider appropriate uses of Visitor Amenities funds to attract visitors and to serve the needs of the residents as well. (Public art, visitors serving facilities, marketing efforts, festival support, etc.). Committee will make recommendations Council.	Committee to be convened	Brean	09-07-16 Ongoing Administrator working with Events Coordinator/Facility Manager on events 05-09-16 Approved \$50k in 2016-17 budget for projects and a contract with Chamber to hire coordinator. Task Force still needs to convene.
4. Continue development of emergency plans and resilience preparedness.	Emergency Preparedness Committee	Glenn	06-01-16 Worked with committee, media on notices for drill 05-09-16 Coordinated with the media for the June 10 Drill
5. Form an ad-hoc committee to consider methods of more effectively communicating the programs, activities, policies, processes, topics of council discussion to the citizens of Yachats. Recommendations of this committee will be made to Council, including general communications, social media considerations and new ideas. This committee will be chaired by City Administrator.	Committee to be convened	Glenn	09-07-16 Still waiting to hear from Chamber about social media position; using multiple sites for info outlets
6. Develop plans for diversifying revenue opportunities. a. Franchise fees b. Street district or utility fee c. Grant writing d. Methods for funding workforce housing	Finance Committee	Brean (Glenn assisting with item d.)	06-01-16 Glenn asked Planner to look into inclusionary housing. Brean: talked with County regarding workforce housing on two small lots as part of 804 Trail Settlement Agrmnt. Brean: possible street fee to put within water/sewer bill, not as an increase. Money could be used for streets now, transferred to reserves accounts if not needed later.
7. Work with Library Commission to develop/revise a strategic plan. a. Library operations b. Library location c. Funding strategies d. Bequest allocation	Library Commission	Dunn	05-09-16 Library sub-committees set up to meet more often to work on plan. 04-11-16 Library Commission will meet more often to begin work on updating strategic plan. Task Force to start needs assessment.

8. New accounting software	IT Committee	Scott	12-15-16 cash register and technical set-up scheduled 10-19/20-16 trained in new software for accounting system 09-07-16 Scott has reviewed several programs and has found one that fits City's needs; working on coordination now
	Marketing Committee	Dunn	04-11-16 Agreed to hire a graphic artist to design logo COMPLETED
10. Database development	IT Committee	Scott	09-7-16 Integrating data. Google log-in process completed for the City's database site and the Facebook capabilities will be done shortly. He is also working on the integration of data to the City's database from the MuniBilling records
11. Continue improvements in IT capabilities 12. Develop and implement service satisfaction instruments	City Administrator and IT Team	Scott	06-01-16 Scott has been researching online survey capabilities for the service satisfaction instrument and found one that is reasonable. Mayor to develop survey questions.
13. Use of the 501 bank building	Bank Team	Glenn	Now scheduling events with Events Coordinator and Facilities Manager 09-07-16 HVAC, window cleaning, electrical outlets, grounds and tree care done. Next is plumbing repairs. 06-01-16 Working on interviews for remodeling – on hold 05-09-16 Recommendations for 501 Building Study Group is on May 12, 2016 agenda
14. Complete Highway 101 improvements including undergrounding of electric service	Public Works	City Council	11-07-16 Project underway 09-07-16 Project to begin 09-12-16

15. Complete south city reservoir project	Public Works	City Council	12-06-16 public hearing; EIS received; awaiting geo-tech 10-07-16 Purchase offer accepted; awaiting geo-tech testing 09-07-16 Negotiating with owners; exec session 09-15-16. Appraisal completed 06-01-16 McClung reported on the alternative site and the cost savings if built there
16. Increase parking in the core business area	City Planner	Frye	5-9-16 Brean reported that City is looking at a lot, need an agreement with an adjoining property owner for access, to increase available spaces and make the lot easier to develop for parking.
17. Complete south city entrance sign	Public Works	Dunn	On hold
18. Work with the County to complete upgrade and repairs to Ocean View Drive and the 804 south trail	Public Works	Brean	06-01-16 Brean working with State and County on Ocean View Drive improvements that would allow City to take over jurisdiction. State Park naturalists want to move the camas. The archaeologists also need to assess area before road can be moved.
19. Participate in programs that seek to bring health care services to Yachats.	Frye	Frye	09-07-16 Info meeting held 08-28 at 501; 45 attended; good interaction with LCHC staff 05-09-16 Lincoln Community Health Clinic conducted a site visit to look at potential places for clinic. Board Meeting May 10. They liked the space in the Commons if City Hall moved to the 501.
20. Revisit backyard chicken concept	Brean	Brean	05-09-16 Council agreed to pilot program. Res. 2016-05-05 adopted on 05-12-16.
21. Continue efforts to develop public transportation options to the south	Dunn	Dunn	05-09-16 Grant received for a pilot Lincoln County-Florence transportation connection project. Money comes July 1.
22. Continue to participate and provide leadership in marketing endeavors that enhance business opportunities and that provide benefit to Yachats residents, as well.	Marketing Team	Dunn	09-07-16 Team working on events for 50/100 anniversary.

23. Find appropriate means of protecting the character of Yachats from the negative implications of formula business models.	Planning Commission	Frye	11-15-16 public hearing for formula business proposal 09-07-16 Planning Comm still working on ordinance language
24. Improve the visual appeal of Yachats: a. Address "blight" appearance in neighborhoods and business areas. b. Devise a method of encouraging and displaying public art, especially kinetic art.	Convene an ad-hoc Committee	Glenn	6-1-16 Glenn is putting together a list of names for ad-hoc committee to improve City visual appeal. Glenn thinks City needs public art plan, but planters have already been installed and fund raising going for "Portia" statue. 05-09-16 Glenn: not sure who should convene committee; now he knows he is authorized, he will.
25. Re-visit and solidify City policies related to vacation rentals	City Council	City Council	09-07, 10-07, 11-07-16 Vacation rentals on agenda 05-09-16 City Council began discussion regarding possible cap on the number.
26. Participate in alternative energy projects. a. Encourage solar systems. b. Explore opportunities for city participation in EIP wind energy project.	Finance Committee	Brean	06-01-16 Brean said he and others met with PUD regarding the preliminary plans. Burkle device can actually store energy even if power is made by Bonneville. 05-09-16 Met with PUD to talk about Burkle's energy machine.
27. Work with Planning Commission to develop appropriate policies for industrial businesses.	Planning Commission	Scott	05-09-16 Still working on definition. 06-01-16 Plan Comm working on definition of "light industrial" Will hold public hearing; wants any industrial use to include retail space.
28. Work with other governmental entities to explore more efficient and productive use of wastewater bio-solids.	Public Works	Brean	
29. Plan for the long-term development of additional raw water storage.	Finance Committee and Public Works	Brean	09-07-16 McClung and Davies met 08-17-16 with IFA and Water Source Protection 06-01-16 McClung said the City could qualify for a matching grant to develop additional raw water storage. There are some steps the City will need to take first, such as a water source protection plan and a feasibility study. May be a small grant for study.

30. Work with the Planning Commission on developing policies that might lead to certification as an International Dark Sky Community.	Planning Commission	Scott	09-07-16 Dark Sky considerations included in Hwy 101 project lighting considerations. No Commission changes yet. 06-01-16 working on formula businesses and new steep slope building regulations, so it may be some time before they get to Dark Sky. 05-09-16 Planning Commission will add Dark Sky to agenda.
31. Affordable housing	Glenn	Glenn	10-07-16 Glenn requested to be assigned affordable housing

Created date: March 29, 2016

Last update: November 7, 2016



CITY OF YACHATS

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Relay Oregon 800-735-2900 (TDD)

November 8, 2016

NOTICE PUBLIC HEARING POSTPONED CONTINUED TO DECEMBER 6, 2016 Yachats Planning Commission

The November 15, 2016 Planning Commission public hearing on the water storage tank has been postponed. The public hearing will be continued to:

TUESDAY, DECEMBER 6, 2016, 3:00 P.M.

The applicant is requesting a conditional use permit to construct a water storage tank. A governmental structure or use of land; and public utility facility requires a conditional use permit in the R-1 Residential Zone.

A copy of the application, all documents and evidence submitted by or on behalf of the applicant, applicable criteria, and other relevant information are available for inspection at no cost, and copies can be provided at reasonable cost. A copy of the staff report will be available for inspection at no cost seven days prior to the hearing, and copies can be provided at reasonable cost.

Written comments may be submitted to the City of Yachats at 441 N. Highway 101, Yachats, OR or mailed to P.O. Box 345, Yachats, OR 97498. You are encouraged to submit written testimony to the City at least one week in advance of the Tuesday, December 6, 2016 meeting. Written testimony received prior to the meeting will be forwarded to the Planning Commission. The public may provide oral testimony at the December 6, 2016 public hearing.

Failure to raise an issue in person or by letter, or failure to provide statements or evidence sufficient to allow the decision-maker an opportunity to respond to the issue precludes appeal to the land use board of appeals based on that issue.

If you request additional information please contact Larry Lewis, City Planner at 541-547-3565 or larry@yachatsmail.org.