CITY OF YACHATS
CITY COUNCIL WORK SESSION
November 7, 2016
Minutes

The work session of the City Council was called to order by Mayor Ron Brean at 9:30 a.m. in the Civic Meeting Room. Council members present: Mayor Ron Brean, Max Glenn, Sandy Dunn, and Barbara Frye. Also present: City Administrator Joan Davies, Code Enforcement Officer Don Niskanen, Water Department Lead Rick McClung, and Facilities Manager Leon Sterner. WWTP Operator Dave Buckwald was excused. Audience: 5.

I. Call meeting to order

The meeting was called to order at 9:30am by Mayor Ron Brean.

II. Status update: Hwy 101 Project

Water Department Lead Rick McClung is working on the hydro-vac of potholes above the utilities to get the exact locations; a 42" wide trench is needed on the east side of Hwy 101. They want to realign at Fisterra, if it won't cost too much, but they also want to bore now from the Drift Inn to 3rd St and put in a high-density polyethylene line at a cost of $92,000. They are working with City Administrator Joan Davies and financial advisor Tom Lauritzen, concerning what money is available. A 1pm meeting today will focus on a reduced cost.

Mayor Brean said it's a good thing the City didn't move the main when they were going to, as it would have been in the wrong place for this project. Councilor Dunn asked if this is the only option and Rick McClung confirmed that it is.

Councilor Frye said she is not familiar with standards of this kind of construction. If a big thing like this comes up, do we get a second opinion? Do you rely on the company doing it? Are we obligated to stick with them? Mayor Brean said our engineer advises us on these issues. Councilor Frye said she just wants to be sure the City doesn't make a mistake.

Rick McClung said one option at first was to put new FM inside the old trench. But, when it rains, the pipe takes up too much space. Or, the City could have dumped the storm water into the sewer system. That would have been a $40,000 savings. Mayor Brean explained that the City is trying to keep storm water out of the sewer system, as the storm drain runs full sometimes. Dave Buckwald is responsible for that, as is the City Administrator.

Councilor Frye is worried about the project going on into next summer. Mayor Brean said the work that's left might be disruptive; laying sidewalks will be troublesome. Two phases would be best.

III. Status update: Water supply, tank site status

Rick McClung said the water tank project is going pretty good. Administrator Davies is handling the purchase of the property. The geo tech drill has been done and the City should have the report any day now. The City Planner will apply to the Planning Commission for a conditional use for a tank on R-2 property. There is a hearing on Dec 6 for public input. This is a more stable spot than the first one, and the City should be able to break ground in the spring, the way things are lining up.

Councilor Dunn asked if the City has to do the hearing for the first piece of the project. Rick McClung said we do, but it's extended to the second meeting, as we hadn't finished the earthquake safety concerns. Councilor Frye asked if there is anything to address up front. The project engineer will be at

the hearing to explain the logistics. The tank will come in sheets, so as to not transport much weight at one given time.

Councilor Dunn said she would like to see examples of a similar tank built on a hill above the houses that proved to be okay. Rick McClung said that was not a bad idea, and the engineer had brought in drone video of other projects. He said it would be comforting to see how the tank sits, as there are four to five houses around it. Councilor Frye said it would be good to have the info for reassurance. It might affect insurance and the re-sale of a house. Mayor Brean said the Planning Commission could stop the project.

IV. Status update: FOG/BOD/TSS wastewater committee and goals

Rick McClung reported that Dave Buckwald held a meeting with Rick Haynes, Rick McClung and Administrator Davies, with Don Niskanen attending as an advisor. The topic of the committee is the fats/oils/grease that build up outside the restaurants, in the manholes. It goes to the pump station, the crew has to scoop it out of the wet wells, and they spend about 40 hours per month on this nasty work. It's not getting any better. The City has a grease trap program, but it's not working, and it appears they need to be more aggressive, but there is no framework set up in which to do that. It needs to be similar to what was done with the water system. Dave Buckwald has put together a committee to create the program and it should include business owners, Public Works and the City Administrator. Fees or fines will not be contemplated, to begin with, because it could easily be a pro-active, cooperative solution from the business owners. People turn on hot water to get grease down the sink, and all it does is cool off and congeal in the system.

Jim Tooke said that he was in restaurant business for 20 years. The problem with grease has never been solved by anybody. He has been to food shows and it has never worked. Over time, it builds up and plugs all of the sewer lines. He believes that most of the restaurants don't have the technology to solve this issue.

Rick McClung suggested that if a business has a grease trap, they would pay a nominal $35.00 per month fee. The Budget Committee always wants to know what we get done, and we have to say we are spending $40 per hour, cleaning out grease. Jim Tooke said his business did $2,000,000.00 in sales and they never purposely dumped grease down the sink, but if you wash dishes, you get grease in the line. It's an expensive proposition. He suggested the use of microbes or paddlewheels.

Councilor Dunn said she supports putting together a team, but without the expectation to solve the issue. Councilor Frye said she likes the idea of educating and holding the parties responsible.

Don Groth said there is also a FOG problem on the south side of the bridge, so it's not just a restaurant problem. Mayor Brean said that if we can at least minimize the problem, that will save money. Councilor Dunn asked where the articles of clothing are coming from. Rick McClung said he doesn't know the source, but it's every month, in the same part of the system. Mayor Brean said the City Administrator has the authority to establish a committee. Code Enforcement Officer Don Niskanen said most of the restaurants or businesses with grease traps have been cooperative when he checked them.

V. Continued Discussion: Vacation Rentals

The question was asked if 625 and 635 were the two vacation rentals on the same lot. Rick McClung clarified that there is one meter for the duplex.

Mayor-Elect Gerald Stanley there are four or five houses across from the Fire Station, and they are all on one meter. Rick McClung said that in the first houses south of the bridge, there are three units on one meter. Councilor Glenn would like a percentage cap of vacation rentals, by neighborhood.

Councilor Dunn pointed out that the neighborhoods are not all the same size. Mayor Brean said that in theory, you could create a proportionality, with the Overleaf and Quiet Water being unique. No single neighborhood should take the brunt of it, and it's not perfect, since the neighborhoods are different.

VI. Continued Discussion: Service Satisfaction Survey

Councilor Frye said she likes the idea of getting input, as it's pretty broad. She is not sure how it was constructed. Mayor Brean asked what services does the City provide and how are they being done? Basically, this is an attempt to measure satisfaction, and it may be done periodically, in smaller bits.

Councilor Frye said there should be different styles of answers, drop-downs, yes/no choices; maybe just use one scale. She loves the idea, just don't like the way it's set up, and asked who is going to collate the responses. Mayor Brean said it would be done through Survey Monkey. Councilor Dunn didn't think the answers about LLCM could be utilized. Council Glenn thought there would be a smaller number of responses, because it will just be those that pay attention to their computers. Councilor Dunn suggested telling them to do a hard copy. Councilor Frye said she was stunned at the great response to the clinic survey. Councilor Dunn said the survey is very comprehensive.

Leon Sterner said maybe it would behoove us to come up with where we want to arrive. Mayor Brean said he thinks we can, but in pieces, as it should be. If it changes over time, we want to know why, whether it's good or bad. Leon Sterner said it's a good idea, but wants to know the end purpose. Mayor Brean said we have to be careful in how we phrase the questions and answer options.

Councilor Dunn suggested adding a question asking if the respondent has been to a council meeting, or looked at the website. Councilor Frye said to also add the question if they've ever been to the Document Library. Councilor Dunn thinks a survey was done about six years ago and would like to compare them.

VII. Continued discussion: Affordable housing and construction excise tax

Mayor Brean said Layne Morrill wanted to be a part of the discussion at today's session, but he had told him it was premature. Mr. Morrill wanted to know when it would be "mature". The proposed Construction Excise Tax is fascinating to look at, as it changes the lay of the land. It changes the cost of housing and we aren't sure that's a way to go, until we see how it works.

Councilor Dunn asked what the City would do with the tax; will it just benefit one non-profit organization; are there are none out there because we haven't had the money to help? She is not sure it's practical for our size of town. Councilor Glenn said the City doesn't need to act at this time, since the 2017 legislation is addressing this issue further. One piece was watered down and they have had some unexpected push-back. She doesn't want to make a 15-30 year commitment for just one builder.

Council Dunn said she understands Layne Morrill's proposal. He had to file it by October and she suspects his package says he's planning on SDC change delays and then he could get the CET. He has to be able to answer them and she isn't sure why he couldn't have an answer from the Council.

Mayor Brean said the answer is "maybe", and it could be by this cycle, if granted. He doesn't feel an obligation to Mr. Morrill's deadline. Mayor Brean said he has some local business owners working on a concept of housing for employees which is not unlike an old-fashioned company town, and the Council could potentially support something like that.

Councilor Glenn said he likes the idea to ask for the five per cent of the Food and Beverage Tax that businesses collect, which the City might match, as it puts the employers into the housing game. Councilor Frye said that homelessness and Affordable Housing are connected. She doesn't know if it's the City's role or not, to be involved, although it is a big problem.

Councilor Dunn asked if we have a legal obligation for this issue. Mayor Brean said there's nothing in the Charter. Councilor Frye said how we spend our resources is important, and we shouldn't piece meal it together. Councilor Dunn asked what would happen if she told the City she was going to buy five run-down houses for rentals. What would you give me? Are we prepared for that potentially happening?

Councilor Frye said she doesn't think we have an over-achieving program. Mayor Brean said Administrator Davies is looking for cities that are already doing this. He will ask the League what cities might have a program to entice developers. Councilor Dunn said the emphasis needs to be on Work Force Housing, as we already have Affordable Housing, without helping with Work Force Housing. Councilor Frye said the Council needs to sort through the terms.

VIII. Continued discussion: Mayor transition/council goals

No discussion.

IX. New discussion: Nuisance abatement

No discussion.

X. Monthly review: Measurable Objectives/Goals (Shepherding)

Move to Thursday.

XI. Approve agenda for November 10, 2016 City Council meeting

Appoint an Interim Council President. Come up with a stance on Layne Morrill's project. Finalize Ken Gagne's request for a letter support of support for his project.

The meeting was adjourned at 11:26pm.

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Ronald Brean, Mayor

Attest: _____
Joan Davies, City Administrator