

1. 2:00 P.M. Agenda

Documents:

[2021-08-18 Council Agenda.pdf](#)

2. Meeting Materials

Documents:

[2021-186 RES Committee Appointment Parks And Commons.pdf](#)

[2021-186 RES Committee Appointment Parks And Commons.pdf](#)

[PWS Commission-Committee Request For Action-1.Pdf](#)

[PWS Commission-Committee Request For Action -2.Pdf](#)

[Toolbox Presentation - Scott.pdf](#)

[LLCM.pdf](#)

2.I. Additional Documents

Documents:

[IIIb - PWSC Request For Action - REVISED.pdf](#)

[IIIc - PWSC Request For Action - REVISED.pdf](#)

[IIId - Yachats Commons Floor Plan.pdf](#)



**CITY OF YACHATS
REGULAR CITY COUNCIL MEETING
Yachats OR
Wednesday, August 18, 2021 at 2:00 pm
To Be Held Via Zoom
Join Zoom Meeting**

Join Zoom Meeting

<https://us02web.zoom.us/j/88944916404>

Meeting ID: 889 4491 6404

One tap mobile

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Dial by your location

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Meeting ID: 889 4491 6404

Find your local number: <https://us02web.zoom.us/j/kx4R849JO>

REGULAR COUNCIL MEETING

I. Announcements, Correspondence, and Proclamations

II. Public Comment:

Topics not listed on the agenda 5 Minute limitation per person

III. New Business

- a. Consideration of appointment of Catherine Whitten-Carey to seat B on the Parks and Commons Commission

The Yachats City Council meetings are open to the public and interested citizens are invited to attend. These are open meetings under Oregon law, but a work session is not a community forum; audience participation is at the discretion of the Council. Meetings are audio-recorded. Public meeting minutes are available for review at City Hall. The meeting place is accessible to persons with disabilities. For accommodations, please call (541) 547-3565, or Oregon Relay 1-800-735-2900 TDD) two days in advance. City of Yachats does not discriminate on the basis of race, color, religion, creed, gender, national origin, age, disability, marital or veteran status, sexual orientation, or any other legally protected status.

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.

Posted 07/16/2021



- b. Public Works and Streets request concerning Pedestrian Safety on HWY 101
 - c. Public Works and Streets request concerning Street Lighting
 - d. Progress on talks with YYFAP
 - e. Consideration of issues related to camping within the city
- IV. Old Business
- a. Toolbox, document library, and property inventory (Agenda item requested by Greg Scott)
 - b. Drought status and water restrictions
 - c. Little Log Church and Museum
 - d. City Manager recruitment
- V. Reports
- a. Financial
 - b. Council
 - c. City Manager
- VI. Other Business
- a. Mayor
 - b. Council
 - c. Staff

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**CITY OF YACHATS
RESOLUTION NO. 2021-186
A RESOLUTION MAKING AN APPOINTMENT TO
THE PARKS & COMMONS COMMISSION**

WHEREAS, The following applicant has agreed to accept appointment if offered, and

WHEREAS, The City Council discussed the appointment at the August 18, 2021 meeting;

NOW THEREFORE, the City of Yachats resolves that the following appointment is made:

Parks & Commons Commission:

- o Catherine Whitten-Carey, Seat B, expiring 12/22

Passed and adopted August 18, 2021. This Resolution is effective upon adoption.

Attest:

Leslie Vaaler, Mayor

Katherine Guenther, City Manager



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Leslie Vaaler, Mayor

Katherine Guenther, City Manager



CITY OF YACHATS
COMMISSION / COMMITTEE MEETING REPORT
REQUEST FOR ACTION

COMMISSION: PUBLIC WORKS & STREETS COMMISSION

MEETING DATE: AS SOON AS TIME IS AVAILABLE ON THE AGENDA

ACTION: *Action item(s), brief statement of Motion or planned action*

Public Works & Streets Commission requests that the City Council recommend the Commission take on a study of Street Lighting in order to create a City Policy regarding: Location, type, lumen output, design, means for citizen request to add or remove Streeting Lighting within the City Limits excluding ODOT jurisdiction. Study should include interface with Planning for guidelines to be included in Planning Code.

RECOMMENDATION(s): *Brief statement of recommendation(s) or other Commissions, Committees, Council and/or City Staff* **Chair or other appointee should attend meeting where recommendation is presented

DOCUMENT CHANGES, Any document changes should be indicated through redlining and sent to Kimmie Jackson at kimmie@yachatsmail.org

You will be submitting a document change: YES

NO

If YES, Document Title:



CITY OF YACHATS
COMMISSION / COMMITTEE MEETING REPORT
REQUEST FOR ACTION

COMMISSION: PUBLIC WORKS & STREETS COMMISSION

MEETING DATE: AS SOON AS TIME IS AVAILABLE ON THE AGENDA

ACTION: *Action item(s), brief statement of Motion or planned action*

Public Works & Streets Commission requests that the City Council recommend the Commission take on a study to approach ODOT regarding improvement to the Pedestrian Safety on Hwy 101. This would be in conjunction with Phase 2 of the previous HWY 101 project. Goal: to improve pedestrian Safety from HWY 101 & 1st Street to across the river to an appropriate termination prior to southern City Limits.

Coordination and communication to include the Committee working on the Yachats Ocean View Walkway Concept Plan.

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DOCUMENT CHANGES, Any document changes should be indicated through redlining and sent to Kimmie Jackson at kimmie@yachatsmail.org

You will be submitting a document change: YES NO

If YES, Document Title:

Project Objectives

1. Improve public access to city information
2. Improve decision making
3. Create a system for institutional memory
4. Reduce city costs

All of these objectives are still achievable.

An information toolbox is not a solution. It is a tool as much as an automobile is a tool for transportation. What I am proposing is a tool for data and information.

Information Toolbox - General Concept

One master database to minimize the need for duplicate information and save staff time.

Pushes data entry to people that own the data - decentralizes data responsibility saving staff time

Accessible to everyone with Internet access.

Data fully searchable.

Capable of collecting and reporting data for analysis and research.

Ability to offer targeted communication: street, subdivision, zone type, any property field

Support for performance based management.

Support for aggregated community feedback on every service or complaint request.

Answer questions currently not possible due to a lack of relevant data.

Tailored to the way Yachats exists and the city operates including codes & regulations

Exceeds State data retention requirements in areas not currently meeting standards.

Security model with layered access control based on access permissions.

Full relational queries for search requests so questions like, "show me a list of R1 lots with a house in the local Tsunami zone. Include owner name, e-mail, phone, street, address and neighborhood." Export the results to Excel. The answer is 259 properties

When fully implemented, the database will cost very little to operate and maintain.

The current web provider is unable to replicate the City's business licensing and tax reporting system.

What does the update process entail?

Phase 1 ports a copy of the code for the document library, dynamic reports and the public access to the property inventory to a new domain. There needs to be a minor fix to the document library to address an issue with draft documents. This is the smallest phase and is designed to allow a fast deployment and should be fairly low cost. This update may include minor cosmetic changes.

Phase 2 includes the following areas to update and migrate the GoYachats services. Phase 2 is the largest segment. All of this work involves migration to new code significantly improving security and the user experience while replacing the existing web site to eliminate the \$12,000 a year being spent on contracted web services.

Community Calendar - add invoicing & redesign to simplify

Upgrade invoices - add reservations, SDC, LID, all other non-utility payments

Upgrade business licenses - 80% of the redesign is already done

Property Inventory - small upgrade & user interface enhancements

Administrative tools - these tools are essential to managing and supporting all the applications; most of these are very small applications

- accounts - allows staff to create & edit administrative accounts

- categories - may not be necessary

- organizations - staff use to manage both active & retired organizations

- e-mail templates - staff use to create customized mail templates

- sending e-mail - targeted e-mail service for staff

- e-mail with property filters - combined with the basic e-mail module

- communication log - allows staff to monitor & validate sent messages

- license requests - staff approval for city business licenses

- invoices - for licenses, taxes, facility reservations, SDC, LID, all payments except utility

bills

- photo management - a centralized repository for images used

- taxes - staff use this to manage & monitor taxes due and paid, & manage tax rates

- tax form - businesses use this to enter their gross taxable receipt amounts

- payments by due date - accountant uses this to audit invoices against payments

- manage my account - users account options including password, e-mail, add

organization manage organizations

- request new organization - for staff city of Yachats

- add new events for city - adds city events to community calendar edit city events

Phase 3 includes the new applications

Service Requests and Complaint system - will be designed as a single application with two branches

Vacation rental app - centralize all management of VR services, reports, transactions

Content management system for the web site - allows end users to manage and update their web content. This is part of the decentralize control of web content concept.

Surveys - will allow staff to add a mini survey to applications like service requests, complaints, reservation requests, business license requests, etc. to gauge customer satisfaction & service effectiveness

Only phase 3 involves new apps. So the vast majority of the work is in support of applications that already exist and are in active use.

Design Process

I propose the city manager authorize an initial project group consisting of chairs from Planning, Public Works, Library & a representative from Parks & Commons. In addition, I recommend James Kerti be included to help design the user interface & page layouts. In the long run, it makes sense to decommission the Go Yachats site and given James has created a visitor site and is coordinating with the Chamber, we should explore opportunities for integrating with other Yachats information providers.

This Request

This request is only for approval of an intergovernmental agreement and a modest expenditure for an estimate of the cost of phase 1.

Motion: I move that the city manager be authorized to initiate an intergovernmental agreement with Oregon State University for Phase 1 of the information toolbox. This motion includes up to \$4,000 for the cost of the design estimate.

August 2021

To: Yachats City Council

From: Friends of the Little Log Church and Museum

Thank you for your support in us going forward with the investigatory study on the Little Log Church and Museum, which took place on Tuesday, August 3.

This study revealed a substantial amount of dry rot throughout the structure, as well as other issues outlined in this packet. Due to these concerns, the engineer advised against reopening the structure to the public until these issues are addressed.

We have received a strong recommendation to urgently conduct weatherization work on the structure in advance of winter.

It would fall under the category of maintenance and cost up to \$12,000.

We have been advised that doing this preventive work would help avoid further damage to the building this winter, which could save hundreds of thousands of dollars in future work.

This packet includes an estimate for suggested long-term plans to stabilize the structure and address the core issues facing the building.

While we do not expect a firm commitment from the City at this time toward that portion of the project, we do want to present you with the best information we have on what we have agreed is the best course of action for us moving forward.

We expect to be able to contribute to this project amount through grants and fundraising, and that moving forward would be the result of collaboration over a more extended period of time.

Thank you,

Friends of Little Log Church and Museum

Client: City of Yachats
Project: Little Log Church and Museum Field Investigation
Location: Yachats, Oregon
Project No:

Date: 13 August 2021
Rev: 0

Field Investigation Report

The project team met on site, Tuesday, 3 August 2021, to investigate the Little Log Church & Museum (LLC&M) building. The project team consisted of Charlie McClain; McClain Construction, Mick Hornbeck; McClain Construction, David Clough; Pioneer Engineering and Larry Thornton; Fresh Aire Engineering.

The original Log Church section was investigated first. Considerable damage from water intrusion and dry rot was encountered. The dry rot in many of the exterior logs was so severe that a screw driver penetrated the entire log until it encountered the interior sheetrock. On the inside, water damage was evident on portions of the hardwood floor, baseboards and on the interior sheetrock.

The dry rot was significant enough that portions of the building had settled and started to twist. The northeast corner of the church is the lowest and the building appears to be settling and twisting from the south west corner where the new museum building is attached. This structural failure is a result of the ongoing log wall, wood sill, and wood foundation deterioration. At this time, no interior damage from the structure movement was seen. With this extent of water intrusion and dry rot, it is expected that there is also a considerable amount of black mold that will be uncovered once any demolition is started.

The original wood windows are also starting to show signs of dry rot. Fortunately the dry rot is in the early stages and the windows can be repaired with epoxy and new wood sills.

The roof and roof structure were also investigated. The cedar shake roof appeared to have been replaced and is in good shape. From the attic, a small section of the roof structure did have a sign of water intrusion, but is assumed it may have been prior to the roof being replaced. The original board and batten siding in the gable ends was original, except for the south gable. The south gable appears to have been replaced when protective plywood was installed over the deteriorating log walls. The original interior gable walls and attic did not have any evidence of water intrusion.

The added entry structure has logs installed in a vertical configuration and does not appear to have any damage. The entry roof is also in the same good



condition as the church roof. However, the exposed bell tower structure is deteriorating and the attachment to the roof is starting to show signs of failure.

The newer Museum section of the building was then investigated. The applied log siding also showed considerable water intrusion and dry rot. At this time, the interior wall structure appears to be protected from the tar paper membrane. The windows are also showing signs of dry rot and mold. The existing cedar roof is deteriorating and should be replaced to prevent water intrusion. The flat roof section has a standing seam metal roof. This roof was not installed with the proper amount of slope for this type of a roof. There is evidence of water not draining properly and portions of the fascia and trim starting to rot.

Based on the information gathered, a budget construction estimate has been completed and is attached. The project team recommends the original church portion of the building be addressed immediately. It is also recommended that \$10 to \$12,000 of the budget construction estimate be spent immediately to temporarily weatherize the building for the winter. This work could be completed in two days. And further damage to the building from water and strong coastal winter winds will cause additional structural damage to the building. Temporary bracing should also be installed to provide additional structural support for the building to withstand the upcoming strong winter wind loads. The bell and exterior bell tower should also be removed and the existing roof patched to prevent any potential winter water damage. The project team believes the temporary weatherization work will prevent any additional damage to the building during the winter season. If the temporary weatherization work is not completed the additional winter weather damage would most likely be severe and would result in significant construction cost increases. Because of the mold and structural integrity of the building, it is recommended that the building be closed until the these repairs can be completed.

The repair work could start in the spring of 2022, when the weather is acceptable to remove and replace the walls. The duration of the construction is expected to be two months. Temporary steel beams will be installed under floor structure to support the building while walls are removed one at a time, maintaining the building's structural rigidity. The existing wall, sill plates and foundation will be completely removed and replaced with a new concrete foundation, sill and wall structure.

Concrete replica logs were estimated but found to be expensive. This solution also has numerous horizontal joints that would require ongoing maintenance to prevent similar failure. The best solution would be replicating the vertical board and batten siding that is currently in the gable ends. The siding would be concrete, requiring very low maintenance and be durable to protect the building from future water damage. This is a proven solution based on the existing board and batten siding performance and the deterioration of the newer Museum simulated log siding.

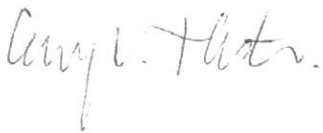


Previous inspections indicated approximately 10 of the original logs are still intact. These logs could be salvage and a display built to show the original Log Church construction technique. The LLC&M Committee discussed this solution at length and came to the conclusion that replicating the original logs was very sentimental to the history of the building. But because of added construction cost and the on-going maintenance cost, the board and batten system was the best solution.

It is also worth noting that all of the proposed work can be classified as repair work. Therefore, the current building code would not require the LLC&M building to be brought up to the current code requirements. This provides the current project with a considerable cost savings.

At this time, it is also recommended that \$130 to \$140k be budgeted to repair the Museum portion of the building for the 2023 summer. At this point all of the immediate repair work will be completed and the LLC&M building will be protected. Any additional improvements can then be discussed, budgeted and prioritize accordingly.

Thank you,



Larry Thornton, P.E.
Fresh Aire Engineering, LLC

Attachments:

1. McClain Construction Budget Construction Estimate
2. Pioneer Engineering Site Report



Project: Yachats Log Church Exterior Restoration

Item: Estimate

Date: 8/11/21



BASE GMP						
SECTION	DESCRIPTION	QTY	UNIT	UNIT COST	ITEM COST	BUDGET
GENERAL CONDITIONS						
01-311	Project Engineer					0
	Labor	0	HR	\$0.00	0	
01-312	Project Manager					8,640
	Labor	108	HR	\$80.00	8,640	
01-313	Project Executive					0
	Labor	0	HR	\$0.00	0	
01-314	Superintendent					30,240
	Labor	432	HR	\$70.00	30,240	
01-315	Assistant Superintendent					0
	Labor	0	HR	\$35.00	0	
01-316	Contract Administration					0
	Labor	0	HR	\$48.00	0	
GENERAL REQUIREMENTS						
PD-659	Permit Fees Excluded					0
	Other	0	LS	9,800	0	
	Design Fees Excluded					0
	Other	0	LS	20,000	0	
01-317	Housing					22,000
	Other - super and pm housing allowance	11	WK	2000	22,000	
	Other - craft labor housing allowance	0	DA	98	0	
01-318	Travel and Subsistence					29,827
	Other - flights	0	LS	0	0	
	Other - super and pm per diem allowance	135	DA	55	7,425	
	Other - craft labor per diem allowance	135	DA	25	3,375	
	Other - super and pm vehicle fuel, service, mileage etc.		DA	0	0	
	Other - All labor vehicle fuel, service, mileage etc.	23,490	MILES	0.81	19,027	
01-319	Printing and Shipping					435
	Other	1	LS	435	435	
01-451	Material Testing- Excluded					0
	Other	0	EA	500	0	
	Other	0	EA	400	0	
01-457	Special Inspections - Excluded					0
	Other-structural	0	EA	600	0	
	Other - Soils and Compaction	0	EA	300	0	
01-510	Temporary Toilets					344
	Other	2	MO	172	344	
01-511	Temporary Power Service					0
	Subcontractor - temporary service/connections spider box	0	LS	1500	0	
	Other - service fees	0	MO	0	0	
01-513	Temporary Water					0
	Subcontractor - temporary service concrete truck wash area	0	LS	0	0	
	Other - service fees	0	MO	0	0	
01-515	Temporary Lighting					408
	Other	6	WK	68	408	
01-516	Temporary Heating					1,050
	Other	6	WK	175	1,050	
01-521	Field Office					0
	Other - use owners space	0	MO	0	0	

	Other - mobilization	0	EA	0	0	
01-524	Field Storage					0
	Other - use room 120	0	LS	0	0	
	Other - mobilization	0	LS	0	0	
01-528	Field Office Supplies					0
	Other	0	LS	500	0	
01-541	Safety Requirements					450
	Other - safety equipment	2	MO	150	300	
	Other - fire protection devices (Use Owners)	2	MO	75	150	
01-545	Scaffolding and Platforms					0
	Labor	0	HR	\$0.00	0	
	Materials	0	LS	\$0.00	0	
	Subcontractor	0	LS	\$0.00	0	
01-547	Temporary Access and Staging					0
	Labor "move material to staging points business in operation	0	HR	\$0.00	0	
	Materials	0	LS	0	0	
	Subcontractor	0	LS	\$0.00	0	
	Equipment	0	LS	0	0	
01-548	Mobilization					2,698
	Labor	30	HR	\$89.92	2,698	
	Materials	0	LS	50	0	
	Subcontractor	0	LS		0	
	Equipment	0	LS	0	0	
01-549	Equipment and Tools					7,600
	Equipment	1	LS	1,500	1,500	
	Equipment - rental external	1.00	MO	4,250	4,250	
	Labor - mobilization	0	LS	0	0	
	Other - fuel, service, etc.	2.00	MO	325	650	
	Other Reach Forklift	1	LS	1200	1,200	
01 561	Temporary Construction and Protection					5,439
	Labor	16	HR	\$89.92	1,439	
	Materials exterior water protection for winter	1	LS	4,000	4,000	
	Subcontractor	0	LS	\$0.00	0	
	Equipment	0	LS	1250	0	
01 564	Temporary Fencing					2,712
	Labor	8	HR	\$89.00	712	
	Subcontractor	200	EA	10	2,000	
01 567	ADA Signage					0
	Labor	0	HR	\$55.00	0	
	Material	0	LS	400	0	
	Other - Striping	0	LS	585	0	
01 569	Security Services					300
	Other	1	LS	300	300	
01 740	Jobsite Cleaning					3,041
	Labor	40	HR	\$76.01	3,041	
	Materials	0	LS	500	0	
	Subcontractor	0	LS	\$0.00	0	
	Equipment	0	LS	0	0	
	Other	0	LS	0	0	
01 741	Final Cleaning - Excluded					0
	Labor	0	HR		0	
	Materials	0	LS	0	0	
	Subcontractor	0	LS	\$0.00	0	
	Equipment	0	LS	0	0	
	Other	0	LS	0	0	
01 74 50	Waste Disposal					6,160
	Other - service fees	1	LS	\$6,160.00	6,160	
01 911	Commissioning					0
	Subcontractors	0	LS	0	0	

CONSTRUCTION

02 80 20	Asbestos Remediation - Excluded					0
	Labor	0	HR	\$0.00	0	
	Materials	0	LS	\$0.00	0	

	Subcontractor		0	LS	\$0.00	0	
	Equipment		0	LS	\$0.00	0	
	Other		0	LS	\$0.00	0	
02 41 00	Selective Demolition						28,976
	Labor	240	HR		\$89.92	21,581	
	Materials	1	LS		\$2,395.00	2,395	
	Subcontractor	0	LS		\$0.00	0	
	Subcontractor	0	LS		\$0.00	0	
	Other - Remove Bell and Patch Roof	1	LS		\$5,000.00	5,000	
03 30 00	Concrete						66,681
	Labor - Patching	0	HR		\$0.00	0	
	Plumbing trench	0	LS		\$0.00	0	
	Other	0	LS		\$0.00	0	
	Subcontractor - Pour Footings	1	LS		\$50,359.70	50,360	
	Subcontractor - Excavate	1	LS		\$16,321.21	16,321	
	Other	0	LS		\$0.00	0	
05 50 00	Metal Fabrications						0
	Labor	0	HR		\$60.00	0	
	Materials	0	EA		\$0.00	0	
	Other	0	LS		\$0.00	0	
	Other	0	LS		\$0.00	0	
06 10 00	Rough Carpentry						73,140
	Labor	480	HR		\$89.92	43,162	
	Material	1	LS		\$ 20,684.00	20,684	
	Subcontractor	0	LS		\$0.00	0	
	Other - Shoring	1	LS		\$9,293.72	9,294	
06 20 00	Finish Carpentry						18,308
	Labor	95	HR		\$89.92	8,543	
	Materials	1	LS		\$9,765.00	9,765	
	Subcontractor	0	LS		\$0.00	0	
	Equipment	0	LS		\$0.00	0	
	Other	0	LS		\$0.00	0	
06 41 00	Casework						0
	Labor	0	HR		\$0.00	0	
	Materials	0	LS		\$0.00	0	
	Subcontractor	0	LS		\$0.00	0	
	Equipment	0	LS		\$0.00	0	
	Other	0	LS		\$0.00	0	
07 210	Batt Insulation						8,960
	Labor	0	HR		\$0.00	0	
	Materials	0	LS		\$0.00	0	
	Subcontractor	1	LS		\$8,960.00	8,960	
	Equipment	0	LS		\$0.00	0	
	Other -	0	LS		\$2,050.00	0	
07 410	Roofing						2,800
	Labor	0	HR		\$0.00	0	
	Materials	0	LS		\$0.00	0	
	Subcontractor	0	LS		\$0.00	0	
	Equipment	0	LS		\$0.00	0	
	Other-Facia repair	1	LS		\$ 2,800.00	2,800	
08 71 00	Doors and Hardware						0
	Labor	0	HR		\$55.00	0	
	Materials	0	EA		\$0.00	0	
	Subcontractor	0	LS		\$0.00	0	
	Subcontractor	0	LS		\$0.00	0	
	Other	0	LS		\$0.00	0	
08 80 00	Windows						14,995
	Labor	0	HR		\$0.00	0	
	Labor	0	HR		\$0.00	0	
	Materials	0	LS		\$0.00	0	
	Subcontractor	0	LS		\$0.00	0	
	Equipment	0	LS		\$0.00	0	
	Other - New Glazing	1	LS		\$14,994.98	14,995	
09 29 00	Gypsum Wall Board & Metal Framing						20,593
	Labor	0	HR		\$0.00	0	
	Material	0	LS		\$0.00	0	
	Subcontractor	1	LS		\$20,592.74	20,593	
	Other	0	LS		\$0.00	0	

09 51 00	Hard-Lid Ceiling					0
	Labor	0	HR	\$0.00	0	
	Materials	0	LS	\$0.00	0	
	Subcontractor	0	LS	\$0.00	0	
	Equipment	0	LS	\$0.00	0	
	Other - misc patching	0	LS	\$0.00	0	
09 64 00	Flooring					5,000
	Labor	0	HR	\$55.00	0	
	Materials	0	LS	\$0.00	0	
	Subcontractor	0	LS	\$0.00	0	
	Other - misc repair	1	LS	\$5,000.00	5,000	
09 90 00	Painting					10,644
	Labor	0	HR	\$0.00	0	
	Materials	0	LS	\$0.00	0	
	Subcontractor	1	LS	\$10,643.63	10,644	
	Other	0	LS	\$0.00	0	
	Other	0	LS	\$0.00	0	
10 28 00	Restroom Accessories Included in plumbing					0
	Labor	0	HR	\$55.00	0	
	Materials	0	EA	\$0.00	0	
	Subcontractor	0	LS	\$0.00	0	
	Equipment	0	LS	\$0.00	0	
	Other	0	LS	\$0.00	0	
12 21 13	Gutters/ Downspouts - Storm Fndtn Drains					3,440
	Labor	0	HR	\$0.00	0	
	Materials	0	LS	\$0.00	0	
	Subcontractor	1	LS	\$3,440.00	3,440	
	Equipment	0	LS	\$0.00	0	
	Other	0	LS	\$0.00	0	
21 05 00	Fire Suppression - Excluded					0
	Labor	0	HR	\$0.00	0	
	Materials	0	LS	\$0.00	0	
	Subcontractor	0	LS	\$0.00	0	
	Equipment	0	LS	\$0.00	0	
	Other "knox Box and Caps"	0	LS	\$0.00	0	
22 05 00	Plumbing					0
	Labor	0	HR	\$0.00	0	
	Other	0	EA	\$0.00	0	
	Subcontractor	0	LS	\$ -	0	
	Other-	0	LS	\$ -	0	
	Other -	0	LS	\$ -	0	
	Other -	0	LS	\$ -	0	
23 05 00	Mechanical - Excluded					0
	Labor	0	HR	\$0.00	0	
	Materials	0	LS	\$0.00	0	
	Subcontractor	0	LS	\$0.00	0	
	Equipment	0	LS	\$0.00	0	
	Other	0	LS	\$0.00	0	
26 05 00	Electrical					3,200
	Labor	0	HR	\$0.00	0	
	Materials	0	LS	\$0.00	0	
	Subcontractor Safe off misc reappear	1	LS	\$3,200.00	3,200	
	Equipment	0	LS	\$0.00	0	
	Other	0	LS	\$0.00	0	
31 00 00	Site work included in Concrete					0
	Earth Moving/ Site Clearing	0	LS	\$0.00	0	
	South Footing	0	LS	\$0.00	0	
	Piped Utilities	0	LS	\$0.00	0	
	Striping and Signage	0	LS	\$0.00	0	
	Fencing and Gates	0	LS	\$0.00	0	
	Planting and Landscaping	0	LS	\$0.00	0	

SUB-TOTAL = **378,079**

CONTINGENCIES

70-106	Contractor Contingency					26,466
	Other	7.00%	PCT	378,079	26,466	

70-108	Design Development Contingency					0
	Other	0.00%	PCT	0	0	

SUB-TOTAL = 26,466

INSURANCE & SURETY

01-321	CPL Insurance					957
	Other	0.253%	PCT	378,079	957	
01-322	COC Property Insurance					0
	Other	0.0000%	PCT	378,079	0	
01-323	CGL Insurance					1,890
	Other	0.500%	PCT	378,079	1,890	
01-324	Surety Bonds Excluded					0
	Other	0.000%	PCT	0	0	

SUB-TOTAL = 2,847

72-107	CM/GC Fee					30,246
	Other	8.0000%	PCT	378,079	30,246	

SUB-TOTAL = 30,246

CONSTRUCTION GRAND TOTAL = \$437,638

*Budget excludes special inspections, permitting fees,surety bonds,soil report

During the initial site visit to the “Little Log Church & Museum” at 328 West 3rd Street in Yachats Oregon, the following building conditions were observed:

- Roof – No signs of substantial damage
- Walls – Substantial rot was found in several locations, likely due to years of insufficient maintenance.
- Foundation – Building appears to be shifting likely due to water damage and rot.

The 2018 IEBC and Chapter 34 of the OSSC will require some sort of evaluation by the engineer to confirm any initial observations prior to any design work. This evaluation would consist of some level of assessment of the building, either through in person observation by the engineer of record, or if acceptable to the building official, we may be able to evaluate remotely through some combination of video and/or picture documentation. In addition, during the site visit it was mentioned that there was previous evaluation done on this structure. It would be helpful in our evaluation to have a copy of those evaluations for review. This could save time and reduce cost of our evaluation by helping to identify issues that were observed by previous design professionals.

After review of the 2018 IEBC and Chapter 34 of OSSC it appears repairs can be limited to the systems that are damaged. Based on that assumption along with the initial observations we believe, pending the engineer evaluation, we could justify the damage is limited to the walls and the wood foundation system, therefore we can limit the repairs to replacing those systems while leaving the roof system in place as it is now. This would be accomplished by providing temporary shoring at the building interior, while the exterior walls are re-built and connected to the new foundation and existing roof.

Thanks,

David Clough

Project/Design Manager | Pioneer Engineering LLC

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CITY OF YACHATS
COMMISSION / COMMITTEE MEETING REPORT
REQUEST FOR ACTION

COMMISSION: PUBLIC WORKS & STREETS COMMISSION

MEETING DATE: AS SOON AS TIME IS AVAILABLE ON THE AGENDA

ACTION: *Action item(s), brief statement of Motion or planned action*

Public Works & Streets Commission requests that the City Council recommend the Commission take on a study of Street Lighting in order to create a City Policy regarding: Location, type, lumen output, design, means for citizen request to add or remove Streeting Lighting within the City Limits excluding ODOT or County jurisdiction. Study should include interface with Planning for guidelines to be included in Planning Code.

RECOMMENDATION(s): *Brief statement of recommendation(s) or other Commissions, Committees, Council and/or City Staff) **Chair or other appointee should attend meeting where recommendation is presented*

Attached is an outline of Conceptual approach to the Study if approved

DOCUMENT CHANGES, Any document changes should be indicated through redlining and sent to Kimmie Jackson at kimmie@yachatsmail.org

You will be submitting a document change: YES

NO

If YES, Document Title:

PUBLIC WORKS & STREETS COMMISSION'S CONCEPT APPROACH:

STREET LIGHTING STUDY IN REGARD TO ADOPTING AN ORDINANCE

1. Review other small and coastal communities Ordinances for Street Lighting
 - a. Do they have an ordinance?
 - b. Why they do or do not have an ordinance?
2. Investigate accommodation to Dark Sky
 - a. Pro's & Con's from other communities
3. Discuss with other Public Works and/or Planning Depts. of those small and coastal communities that have a lighting ordinance about:
 - a. Why do they have an ordinance?
 - b. Issues with street lighting
 - c. Issues with the ordinance
 - d. How does Dark Sky consider into Policy?
 - e. Are individuals or neighborhoods allowed to add or delete streetlights or to have street lights turned off at certain times?
4. Determine a means to invite discussion from public regarding levels of public safety to be considered
5. Discuss with PUD regarding options regarding Street Lighting:
 - a. Pole and fixture height and styles
 - b. Locations: moving, deleting, changing type or height, adding



CITY OF YACHATS
COMMISSION / COMMITTEE MEETING REPORT
REQUEST FOR ACTION

COMMISSION: PUBLIC WORKS & STREETS COMMISSION

MEETING DATE: AS SOON AS TIME IS AVAILABLE ON THE AGENDA

ACTION: Action item(s), brief statement of Motion or planned action

Public Works & Streets Commission requests that the City Council recommend the Commission take on a study to approach ODOT regarding improvement to the Pedestrian Safety on Hwy 101. This would be in conjunction with ODOT and their previous HWY 101 project approach for this area. Goal: to improve pedestrian Safety from HWY 101 & 1st Street to across the river to an appropriate termination prior to southern City Limits.

Coordination and communication to include the Committee working on the Yachats Ocean View Walkway Concept Plan.

*RECOMMENDATION(s): Brief statement of recommendation(s) or other Commissions, Committees, Council and/or City Staff) **Chair or other appointee should attend meeting where recommendation is presented*

Attached is an outline of the approach to the study

DOCUMENT CHANGES, Any document changes should be indicated through redlining and sent to Kimmie Jackson at kimmie@yachatsmail.org

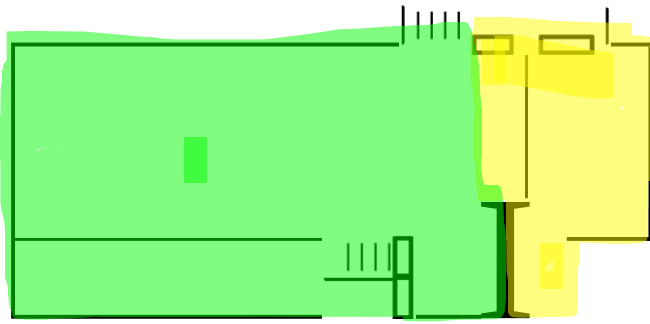
You will be submitting a document change: YES NO

If YES, Document Title:

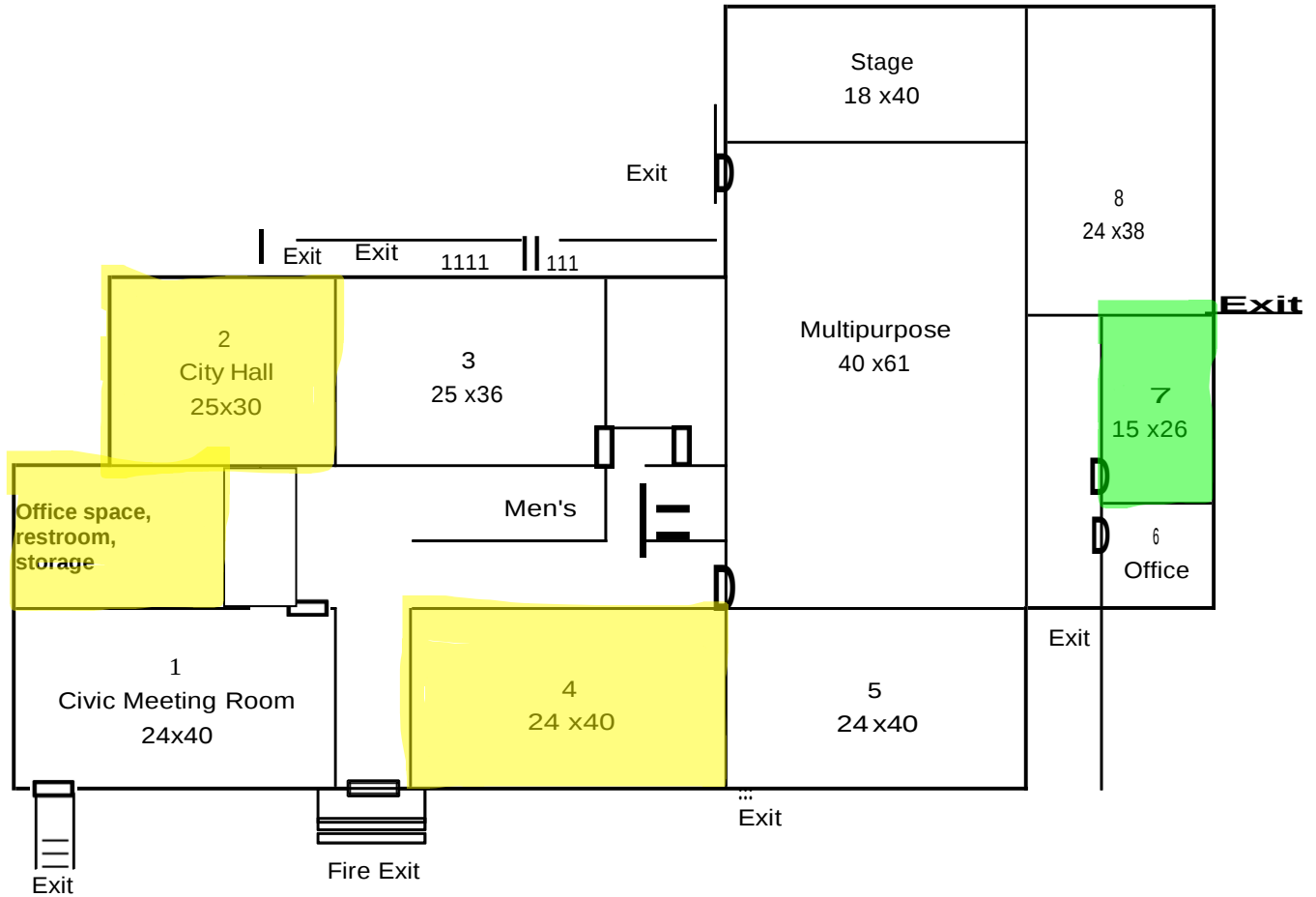
PUBLIC WORKS & STREETS COMMISSION'S CONCEPT TO APPROACH:

HWY 101 Pedestrian and Bike Safety from Hwy 101 & 1st Street south to city limits

1. Open a discussion with ODOT regarding possibility of the improvement for pedestrian Safety in addition to the project that Trails has
2. Coordinate with Trails re: what they have done and are working on
 - a. The installation of the delineators from 1st to Bayview Terrace
 - b. Connection to the Boardwalk
 - c. Approach ODOT thru Trails to look into the option of additional improvements
3. What else could be added to the Trails project as a Phase 2 with ODOT
 - a. Determine if PW&SC can offer ideas to ODOT engineers for consideration
4. Review ideas that had surfaced from ODOT & Yachats group that worked on this area previously
 - a. PW&SC review, walk & discuss the west side to offer ideas where separate pedestrian & bikes can be and where common lane for both required.
 - b. Research various bike/pedestrian ways
5. Determine the extent that is practical: how far south do we really need to go?
 - a. Look at an additional phasing approach?
6. PW to explore possible grants for any possible project



Basement



Yachats Commons Facility