



CITY OF YACHATS
CITY COUNCIL REGULAR MEETING
SUMMARY MINUTES
December 6, 2024

The regular meeting of the City Council was called to order by Mayor Craig Berdie at 1:00 p.m. in the Civic Meeting Room of the Yachats Commons. Members present: Mary Ellen O'Shaughnessy, Council President, Councilor Barry Collins, Councilor Anthony Muirhead (via Zoom), and Catherine Whitten-Carey; Staff: City Manager Bobbi Price, Recorder Kimmie Jackson.

I. Announcements-Correspondence – Proclamations:

The mayor attended the bi-monthly Mayor's Meeting. The City of Depoe Bay is interested in Hydrogen Fuel Cells, and there will be a demonstration. An event showcasing emergency power solutions using hydrogen fuel cells is scheduled for January 25, with separate sessions for community leaders and residents.

II. Citizens' Concerns: None

III. Consent Agenda

The consent agenda discussed during the council meeting included several updates on the City Manager's Report, including a community input session with Scharen Design Studios, the acquisition of the Landmark property, and steps forward with the Ocean View Drive transfer to secure funding for the estuary walkway project; continued efforts with the Emergency Preparedness and Finance Committees; Strong Towns initiative with community involvement; and collaboration with Lincoln County Water Alliance.

Public Works and Planning Updates had progress on delineator installations is now in progress; the Little Log Church Museum contract is in place; and fencing around the water plant. Ongoing efforts to address problem properties and code compliance issues in the city; Notable areas of budget overruns, including mowing expenses and postage. Positive overall financial health but acknowledging areas needing refinement in projections and allocations.

A farewell and appreciation were expressed for departing council member Anthony Muirhead; Acknowledgment of new council member Nicole Hedland, including a brief on her motivations and goals for representing working families and ensuring the town's resiliency, and lastly the discussion of the workforce housing survey results, emphasizing

the need for housing solutions tailored to community preferences, such as small homes or village-like setups over apartments.

The Motion was made to approve the consent agenda, with the necessary amendments (including corrections to the November meeting minutes).

The vote was taken, and all members voted in favor.

IV. New Business

Write-in candidate for Council - Nicole Hedland, who received the most write-in votes for an open city council position in the November election. After receiving confirmation from the county clerk's office, Nicole accepted the position and expressed her excitement about joining the council, as she highlighted her strong connection to the town, noting her family's long history in the community since 1975, and her grandfather's past role as mayor; emphasized her intent to bring a voice for working families and residents, especially those who may not have the time to attend council meetings and to focus on building a resilient community where everyone can thrive.

Workforce Housing - The city collected survey data to understand community needs for workforce housing. The survey was open for some time to encourage maximum participation, and it was distributed through multiple channels, including social media, email, and flyers with QR codes. The survey received 29 responses, with 26 providing open-ended comments. Key insights included the desire for affordable housing that doesn't impose strict work hours or income requirements, as well as preferences for smaller, private living spaces like tiny homes or villages over larger apartment complexes. Many respondents indicated a need for more privacy and space, with some even preferring to live in a camper rather than an apartment. There was significant support for "little homes" or village-style living arrangements that would be pet-friendly and offer more personal space.

The discussion also highlighted the ongoing challenges of balancing middle-income housing needs with affordable housing constraints. A key takeaway was the realization that while some affordable housing exists, it may not meet the true needs of middle-income workers trying to secure housing and advance financially.

Goal Setting - There was an emphasis on starting early to allow for thorough discussion. A special goal-setting meeting was proposed for January 20, with a suggested start time of 10 or 11 a.m. to ensure sufficient time for deliberation.

State of the City Address - The plan is to streamline the presentation, highlight key accomplishments, and set goals for the upcoming year. There was also mention of educating the public about the city's budget and operations. The date is set for January 15th, at 5:00 PM

V. Ongoing Business

1 **SDC – Admin Policy** - The document discusses a revised policy for System Development
2 Charges (SDC), focusing on ensuring a consistent and fair collection process. Key changes
3 include: 1. **Payment Timing:** The updated policy clarifies that SDCs must be paid when the
4 city planner approves a development plan, and the charges must be settled before a
5 building permit or connection to city services like water, sewer, or storm drains is issued. 2.
6 **Prepaid Fees:** The policy addresses concerns about long-term prepayments, where some
7 developments paid SDC fees decades ago at much lower rates. Now, any unpaid difference
8 between the original SDC and the current rates must be settled when the development
9 proceeds. 3. **Clarification of Procedures:** The policy also emphasizes the need for better
10 alignment with the city's existing code, ensuring that SDCs are collected according to a
11 standardized procedure, and addressing discrepancies in the city's previous practices. 4.
12 **Policy Implementation:** There is ongoing discussion to refine aspects of the policy,
13 ensuring it covers all eventualities, such as long gaps between payment and actual
14 construction, and the need to balance the city's revenue generation with fairness to
15 developers.

16 **FEMA Submission** - The FEMA-related discussion in this document primarily revolves
17 around the ongoing efforts to secure funding for a local estuary walkway project. There
18 was a special meeting planned due to significant public feedback on the FEMA ordinance.
19 This ordinance is crucial as it impacts the ability of the city to access FEMA funds for
20 infrastructure projects. The discussion indicated that this ordinance would be moved
21 forward, despite challenges related to the number of public comments.

22 In addition, the document touched on broader emergency preparedness topics, with
23 mentions of the city's work with committees such as Emergency Preparedness and Finance.
24 The implementation of projects like the estuary walkway depends on this FEMA funding,
25 and there was a focus on ensuring the local community's input and concerns are
26 incorporated.

27 **VI. Other Business**

28 The regular Council Meeting is on January 15, 2025; the Special Goal Setting Meeting
29 January 11th at 11:00 am; the city fee schedule is in progress and is in the process of
30 gathering further information and will bring it back to the council.

31 Councilor O'Shaughnessy made a year-end heartfelt thanks to the staff, volunteers, and
32 community involvement; lastly mentioned the comfort dogs, Yuki, Marlo, and Lily, as a
33 symbol of community.

34 **Next Steps**

- 35 • City Manager to send updated SDC administrative policy to council members and attorney for review
- City Manager to contact FEMA about potential future tweaks to flood ordinance model code
- Katherine to merge current city ordinance with new FEMA model code changes

- City staff to put flood ordinance/moratorium discussion on the February agenda
- Public Works to accelerate Riverside drainage project before potential moratorium
- City staff to compile more detailed data on the number of workers needing housing in Yachats
- City Manager to set up onboarding meeting with new councilor Nicole Hedlund
- City staff to prepare draft State of the City presentation for February 6th meeting
- City Manager to look into creating educational games/materials about the city budget and funds
- Advise Parks & Commons Commission to analyze and update Commons rental fees
- City staff to schedule symbolic weed-clearing event at newly acquired Landmark property
- City Manager to increase staff training budget for next fiscal year
- City Council to discuss forming Housing Advisory Commission at goal-setting session
- City staff to plan ribbon cutting event for Little Log Church Museum renovation

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2 Adjourned at 3:25 pm

3 Kimmie Jackson Recorder