



CITY OF YACHATS
CITY COUNCIL
MEETING SUMMARY MINUTES
City Hall, 441 Hwy 101 N, OR 97498
Wednesday, September 17, 2025

- I. Call to order the City Council Meeting at 11:00 am**
- II. Roll Call**

Council Members	P/A
Craig Berdie, Mayor	P
Mary Ellen O'Shaughnessey	P
Catherine Whitten-Carey	P
Barry Collins	P
Nicole Hedlund	P

Staff Members	
Bobbi Price, City Manager	Kimmie Jackson, Recorder

Audience
11

WORK SESSION

- I. City Council Goals Tracker** – Council reviewed the following Council Goals narrated by City Manager Price.

Infrastructure and Water Sustainability

Council discussed the long-term goal of water sustainability, focusing on a new reservoir and seismically stable storage. A geotechnical study was completed, supported by a \$100,000 grant from Business Oregon. Challenges include steep terrain, retaining walls, and the associated costs of reservoir construction. Alternatives and potential sites were also reviewed. Related projects include street rehabilitation, wastewater inflow reduction, and public works/emergency storage planning.

Livability and Safety

The Council reviewed projects aimed at improving pedestrian and traffic safety, including partnerships with ODOT, pursuing grants, and planting trees. Recent progress includes an increased law enforcement presence, a speed monitoring trailer, and pending results from the Transportation Growth Management grant.

Environmental Stewardship

Discussions focused on the expansion of parks and open spaces, and assessing property donations. View the Future assisted with the creation of a draft criteria for land acquisitions. Weed and tree ordinances are being revised to enhance compliance, improve fire safety, and promote environmental health.

Housing and Community Development

The Housing Code update led by Cascadia Partners is progressing, with a public meeting scheduled for September 30 and code adoption targeted for April 2026. The Council acknowledged the likely public resistance but emphasized the state-mandated changes. Middle-income housing development remains a priority.

Public Art and Community Spaces

A public art ordinance is being finalized to guide murals and installations, with interest already shown by local artists. Council also discussed interim uses for city-owned properties, such as the Landmark lot, while balancing staffing and financial capacity with ongoing capital projects.

Fiscal Sustainability

The Finance Committee is evaluating urban renewal districts and potential Local Improvement Districts (LIDs) to help fund street and sewer upgrades, particularly in Horizon Hill. The Council discussed aligning goal-setting with the budget cycle to better match priorities with available funding.

City Manager Price stated that Code compliance efforts have improved, especially with weed abatement and vacation rental inspections; grants were received for parks and recreation projects, including estuary walkway and

commons improvements. The session ended with an agreement to improve coordination between Council goals and the budget process.

Adjourn City Council Work Session Meeting at 12:33 pm.

REGULAR CITY COUNCIL MEETING

I. Call to order the City Council Meeting at 1:00 pm

II. Roll Call: All members are present.

III. Announcements /Proclamations/Correspondence

- a. A public service announcement by Councilor Collins addressed the Council regarding Medicare coverage in Lincoln County. Over 5,000 residents participating in the Medicare Advantage plan will lose their coverage as of January 1 due to the plan's shutdown. He mentioned the Senior Health Insurance Benefit Assistance (SHIBA), which offers no-cost counseling to help individuals understand their options. There are two contact numbers for SHIBA: 541-812-0849 and 540-1974-2684. Please note that callers may need to leave a message due to high call volumes.
- b. A citizen living in Koho expressed concern about having to pay for city street repairs (which they rarely use), paying for utilities as a part-time resident, and property taxes. The Mayor responded by noting that the bulk (roughly 90%) of a homeowner's taxes in the city go to county taxes.
- c. A letter was received regarding development and the city's water supply. The writer, while not anti-development, expressed concern about the availability of water and the effects of climate change on water trends (heavy winter rains, less spring/summer rain) and urged the Council to consider this when reviewing development plans.
- d. Mayor Berdie announced that the application for a grant for the estuary walkway has been approved, amounting to \$720,000. - He thanked the City Manager and her team, specifically acknowledging Bob Langley for his contributions.

IV. Public Comments / Citizens' Concerns - None

V. Ongoing Business

- a. [Charter Franchise Agreement](#) (Chris Madden) (Directed by Ordinance 2015-332) – The Council reviewed the proposed agreement with Charter Communications, which replaces the previous five-year contract with a new ten-year term. The agreement is non-exclusive and maintains the federal maximum franchise fee of 5%. The cost is budgeted at approximately \$24,000 for the current fiscal year. The Charter representative, Chris Madden, confirmed the 10-year term is the most significant change.

Motion:	A motion to approve as presented:			
Moved:	O'Shaughnessey			
Ayes:	Collins, Hedlund, Whitten-Carey, O'Shaughnessey, and Berdie	Nays: 0	Absent: 0	Abstained: 0
Passed:	5/0			

VI. Public Hearing

- b. [FEMA Model Ordinance \(9.54\)](#) – A public hearing was held for the FEMA Model Ordinance, which is required by FEMA for the state of Oregon's compliance with the National Flood Insurance Program (NFIP) and the Endangered Species Act (ESA) Integration. These standards will apply to approximately six properties located within the city's floodplain.

Motion:	A motion to approve chapter 9.54.10 flood damage prevention regulations with typographical corrections as noted, and effective 30 days from adoption:			
Moved:	Whitten-Carey			
Ayes:	Collins, Hedlund, Whitten-Carey, O'Shaughnessey, and Berdie	Nays: 0	Absent: 0	Abstained: 0
Passed:	5/0			

V. [Consent Agenda](#)

Motion:	The motion was made to approve as presented:
Moved:	Whitten-Carey

Ayes:	Collins, Hedlund, Whitten-Carey, O'Shaughnessey, and Berdie	Nays: 0	Absent: 0	Abstained: 0
Passed:	5/0			

VI. Ongoing Business

- a. [Westech Report](#) – Ray Engle presented to the Council, confirming that while a new one-million-gallon-plus reservoir is feasible to build at the site, the project will be complex, complicated, and extremely expensive due to the city's steep topography. To place the tank at the necessary 220-foot elevation, significant structural work is required, including building a 47-foot-tall wall that wraps around most of the back (south) side of the tank, as well as installing rigid inclusions (rock piers) to support the tank floor. The estimated cost for site preparation of the 1-million-gallon tank alone is approximately \$3 million. As an alternative, the engineer suggested a smaller 500,000-gallon tank, which would reduce site preparation costs to roughly \$2.2 million. Alternatively, investigating a single 1.5 million-gallon tank at a much higher elevation (700–712 feet) could improve fire protection, although this would necessitate a complete reconfiguration of the system.
- b. [Vacation Rental \(VR\) Code Review](#) – The Council reviewed an early draft of amendments to the Vacation Rental Code. The primary goal is to clarify the code to ensure that a VR license holder must be a person, not an LLC or a trust. This is intended to prevent "corporate ownership" of the rentals. The Council discussed adding a provision to the code to revoke a VR license if a property has a second violation for complaints like unauthorized personal fireworks.
- c. [Fireworks](#) – The Council reviewed a potential amendment to the VR code to address recurring issues. The discussion centered on adding a provision that would allow the city to revoke a VR license if a property receives a second violation for complaints related to the use of unauthorized personal fireworks. This was considered as part of the effort to clarify and strengthen the city's ability to manage and enforce

rules against disruptive or dangerous behavior associated with short-term rentals.

- d. Council Rules – The Council reviewed and subsequently approved the amended City Council Rules after a discussion that highlighted the most substantive changes. The key change for the public is that the new rules now dictate that in an election for an open position, a write-in candidate must receive at least 5% of the votes cast to fill the position, and remove signatures from minutes. The rest of the amendments were described as mostly "semantics and cleanup," with the addition of rules of conduct that could be used for other commissions to ensure consistency.

Motion:	The motion was made to approve with changes:			
Moved:	Hedlund			
Ayes:	Collins, Hedlund, Whitten-Carey, O'Shaughnessey, and Berdie	Nays: 0	Absent: 0	Abstained: 0
Passed:	5/0			

Adjourn City Council Meeting 4:02 pm.

Minutes prepared by: Kimmie Jackson, Recorder