

1. 2:00 P.M. Agenda

Documents:

[2025-11-06 Finance Agenda.docx.pdf](#)

2. Meeting Material

Documents:

[23-25 Tax Comparison.pdf](#)

[Comparison Fiscal 22.23-25.26.Pdf](#)

[CIP Spend YTD FY25-26 Presentation 2025-11-06 Spending Report General Fund.pdf](#)

[CIP Spend YTD FY25-26 Presentation 2025-11-06 Spending Report Public Works.pdf](#)

[Horizon Hill Maps 2025.Pdf](#)

[Horizon Hill Paving Assessment 2025.Pdf](#)



CITY OF YACHATS
FINANCE COMMITTEE

441 Hwy 101 N. Commons Civic Meeting Room 1
Yachats, OR 97498

Thursday, November 6, 2025, at 2:00 pm

To Be Held In-Person & Zoom

Join Zoom Meeting

<https://us02web.zoom.us/j/82455077267>

Meeting ID: 824 5507 7267

- I. Meeting Called to Order
- II. Announcements and Correspondence
- III. Citizens' Concerns (limited to items not on the agenda, 5-minute limitation per person)
- IV. New Business
 - a. Review of September Financials
 - b. Review of Quarter 2 tax collection for F&B and TLT
- V. Ongoing Business
 - a. URD discussion
 - b. LID discussion
 - c. CIP spending report
 - d. CIP review prep and planning
- VI. Other Business
 - a. From Commission
 - b. From 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.

POSTED 10/30/25 By: Kimmie Jackson, Recorder

QTR/YEAR	F&B	HOTEL	VACATION RENTALS	TOTAL
1st 2023	81,032	172,290	47,153	300,475
2nd 2023	127,405	265,385	77,408	470,198
3rd 2023	184,591	435,262	115,332	735,185
4th 2023	93,864	194,974	55,150	343,988
	486,892	1,067,911	295,043	1,849,846
1st 2024	82,968	162,365	45,665	290,998
2nd 2024	133,417	260,010	72,431	465,858
3rd 2024	197,990	459,372	126,086	783,448
4th 2024	98,549	205,626	61,599	365,774
	512,924	1,087,104	305,781	1,905,809
1st 2025	88,364	166,274	55,110	309,748
2nd 2025	135,200	280,911	84,550	500,661
3rd 2025	150,348	483,950	143,088	777,386
4th 2025				
	373,912	931,135	282,748	1,587,795

PLEASE NOTE: THERE IS ONE F&B PAYMENT OUTSTANDING AND THREE TRT PAYMENTS

2022/2023	F&B	HOTELS	VACATION RENTALS	TOTAL	
July -Sept 22	180,382	434,184	121,825	736,391	
Oct - Dec 22	83,803	201,081	55,995	340,879	
Jan - Mar 23	81,032	172,290	47,153	300,475	
Apr - Jun 23	127,405	265,385	77,408	470,198	
	472,622	1,072,940	302,381	1,847,943	
2023/2024					
July -Sept 23	184,591	435,262	115,332	735,185	
Oct - Dec 23	93,864	194,974	55,150	343,988	
Jan - Mar 24	82,968	162,365	45,665	290,998	
Apr - Jun 24	133,417	260,010	72,431	465,858	
	494,840	1,052,611	288,578	1,836,029	
2024/2025					
July -Sept 24	197,990	459,372	126,086	783,448	
Oct - Dec 24	98,549	205,356	61,599	365,504	
Jan - Mar 25	88,364	166,274	55,110	309,748	
Apr - Jun 25	135,200	280,911	84,550	500,661	
	520,103	1,111,913	327,345	1,959,361	
2025/2026					
July -Sept 25	150,348	483,950	143,088	777,386	
Oct - Dec 25					
Jan - Mar 26					
Apr - Jun 26					

STREETS		Budget	Spending	
	Loma to River Rd General Engineering	20,000		
E2PHS3ST	Loma to River Rd General Construction	30,000	6,521.40	
STRTPV26	Street Repairs	110,000	80,747.28	
	West 3rd Street Engineering - Streets	5,000		
CRSWLKFL	Crosswalk Flashers		3,110.00	
TOTAL GENERAL STREETS BEFORE CAPITALIZED LABOR		165,000	90,378.68	
STORM DRAINS		Budget	Spending	
	Loma to River Rd Storm Drains	40,000		
MARINESDR	Marine/101 Storm Drain	60,000		
	West 3rd Street Engineering - Storm Drains	7,000		
TOTAL STORMS BEFORE CAPITALIZED LABOR		107,000	0.00	
CITY SERVICES (CITY HALL)		Budget	Spending	
	Conex Replacement and Supplies	11000		
	Code Compliance Vehicle	10000		
	Radar Speed Trailer	13000		
CHLTUPGR	City Hall Lighting Upgrade	6000	5935	
TROLLEY1	Trolley Purchase	121000	127324	50,000.00
	Security Upgrade	5000		
TOTAL CITY SERVICES BEFORE CAPITALIZED LABOR		166000	133259	
PARKS & TRAILS		Budget	Spending	
BOARDWLK	Boardwalk Construction	250000	7751.21	732,696.00
	Underground Utilities	100000		
TOTAL PARKS & TRAILS BEFORE CAPITALIZED LABOR		350000	7751.21	
COMMONS		Budget	Spending	
	Emergency Shelter - Commons	10000		
COMMSDLT	Sound / Lighting Updates	50000	38754	
	Generator Rehousing and Relocation - Resiliency Measure	15000		
CIVICMP	Park Plan / Civic Plan / Masterplan	20000	5025	
COMRSTRM	Public Restroom	25000	3637.5	
	Stairs NE Entrance	45000		
COMMPAV1	Pavilion Upgrades	160000	-4781.05	
COMMADDI	Commons Addition for YYFAP - Geotech Study	0	7969.5	
TOTAL COMMONS BEFORE CAPITALIZED LABOR		325000	50604.95	
LIBRARY		Budget	Spending	
LIBRARY1-FURNISHG	Preconstruction and Construction	880000	727682.92	340,000.00
	Interior Finishing	100000	4880.32	
	Interior Wall Felt	25000		
TOTAL LIBRARY BEFORE CAPITALIZED LABOR		1,005,000.00	732,563.24	
LITTLE LOG CHURCH MUSEUM		Budget	Spending	
LLCMRENO	LLCM Rehabilitation	285000	2397.08	130,000.00
TOTAL GENERAL FUND BEFORE CAPITALIZED LABOR		2,403,000.00	1,016,954.16	

CIP Report
 FY 25-26
 Public Works

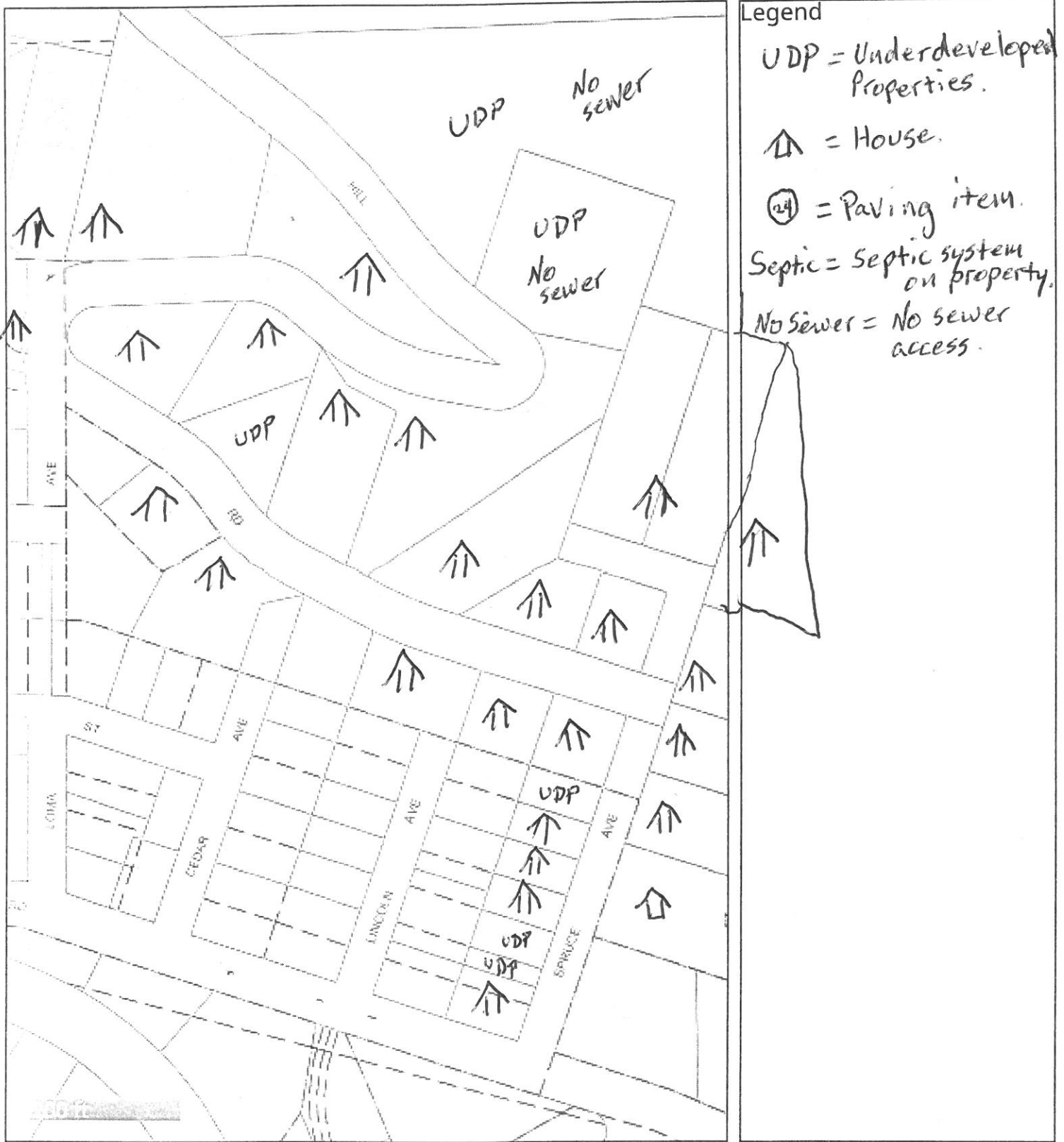
2025-11-06

Grants/Gifts
 Received Grants/Gifts
 Anticipated

FUND/CODE	PRIORITY	MASTERPLAN	DEPARTMENT / DETAIL	Budget	Spending	Grants/Gifts Received	Grants/Gifts Anticipated
				2025-2026			
ENTERPRISE				WATER (WTP)			
E2PHS3WL	1	M/P D-13	2ND ST PH3 Loma to River Rd Waterline Construction	284,000	186,433.27		
SWLCWPUD	1	M/P S-03	Analysis / Engineering SWLCWPUD	50,000	10,877.25		
REEDYIMP	1	M/P S-05	Reedy Creek Raw Water Pipeline Improvements	300,000	7,801.50		
WTPUPGRD	1	M/P T-01	WTP Upgrade CIP Annually	30,000	12,243.93		
	2	M/P D-08	West Third Street Engineering Water		30,000		
WTRSPJ26 + WTDESDEV	2	M/P ST-04	Feasibility Study For Water Tank - New Reservoir Site	210,000	85,005.68	20,000.00	80,000.00
			Property Acquisition for Reservoir Replacement	750,000			
HYDRTIMP			Annual Hydrant Replacements	30,000	25,184.90		
			Blackstone 126 res Fence	25,000			
WELECGT0			Public Works Slide Gate		18,849.00		
WTSCADA			SCADA Upgrade	30,000			
			Water Booster Stations Gensets	80,000			
			Water Meter Upgrades	25,000			
			Water Treatment Plant Fence	20,000			
			Water Unplanned / Contingency	25,000			
TOTAL WTP BEFORE CAPITALIZED LABOR				1,889,000	346,395.53		

ENTERPRISE				WASTEWATER (WWTP)			
	1	M/P G-02	Mainline A Manhole between A-040 to A-050	15,000			
	1	M/P G-04	Hanley Drive Sewer Manholes	20,000			
	1	M/P P-03	Quiet Water Lift Station Improvements	50,000			
	1	M/P T-05	Outfall Pipeline Improvements	30,000			
	2	M/P F-01	Pontiac Lift Station Force Main Engineering	12,000			
	2	M/P F-02	Riverside Lift Station Force Main Engineering	33,000			
MLSUPGRD	2	M/P P-04	Main Lift Station Improve	166,000	48,513.00		
			Annual Inflow and Infiltration (I&I) Rehabilitation	40,000			
WWELECGT			Public Works Slide Gate		18,849.00		
E2PHS3WW			2ND PH3 Loma to River Rd Wasteline Construction	50,000	24,355.62		
WWTPUPGR			Wastewater Treatment Plant Upgrades	85,000	1,389.00		
949YRRIM			949 Yachats River Rd Property Improvements	58,000	161.70		
			West 3rd Street Engineering Wastewater	10,000			
			Wastewater Unplanned / Contingency	25,000			
TOTAL WWTP BEFORE CAPITALIZED LABOR				594,000	93,268.32		
TOTAL ENTERPRISE BEFORE CAPITALIZED LABOR				2,483,000	439,663.85		

Spruce and Horizon Hill Rd Pavement Issues



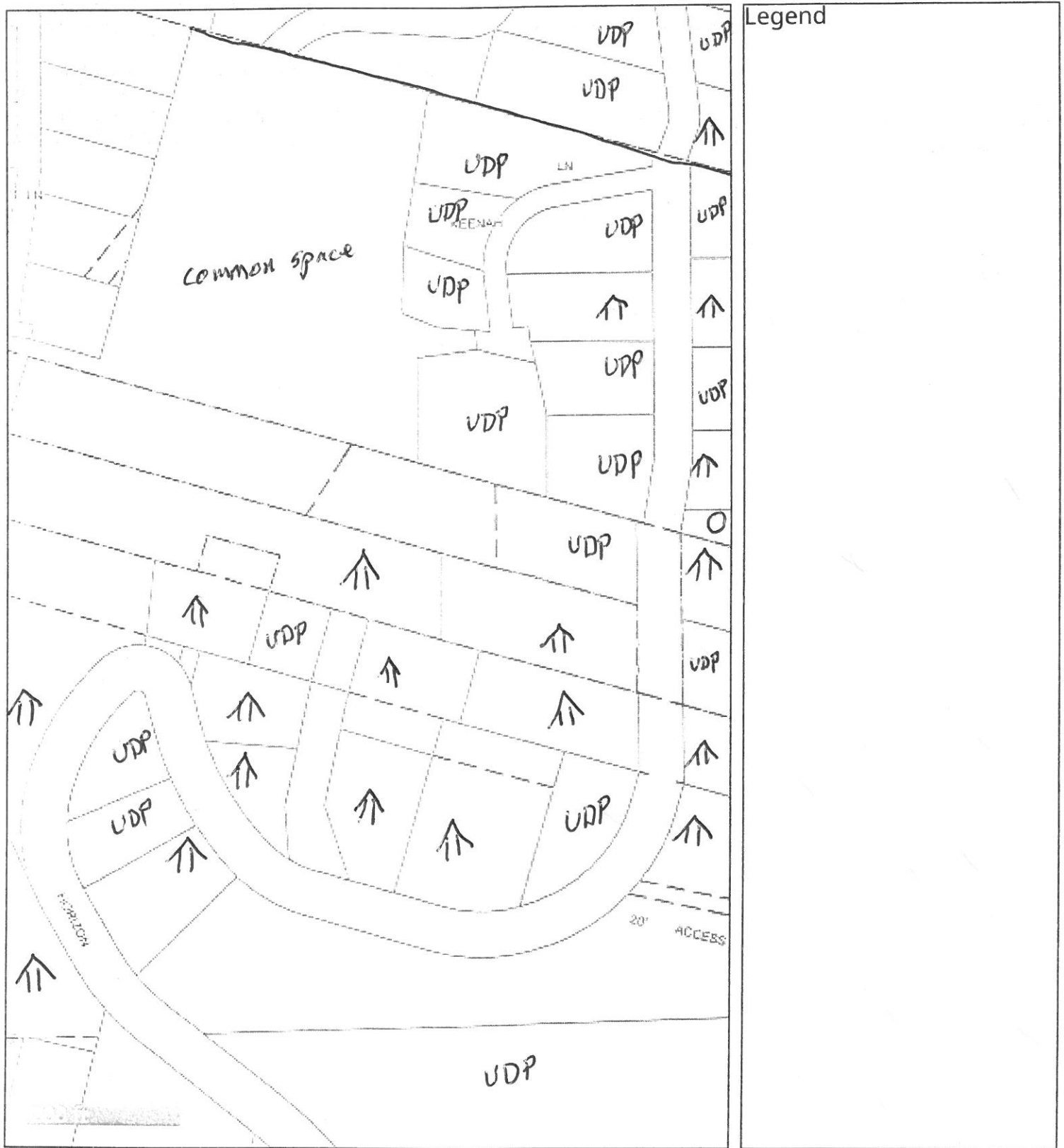
Printed on 11/4/2025

Tax Lot Data For Assessment Purposes Only

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Spruce and Horizon Hill Rd Pavement Issues



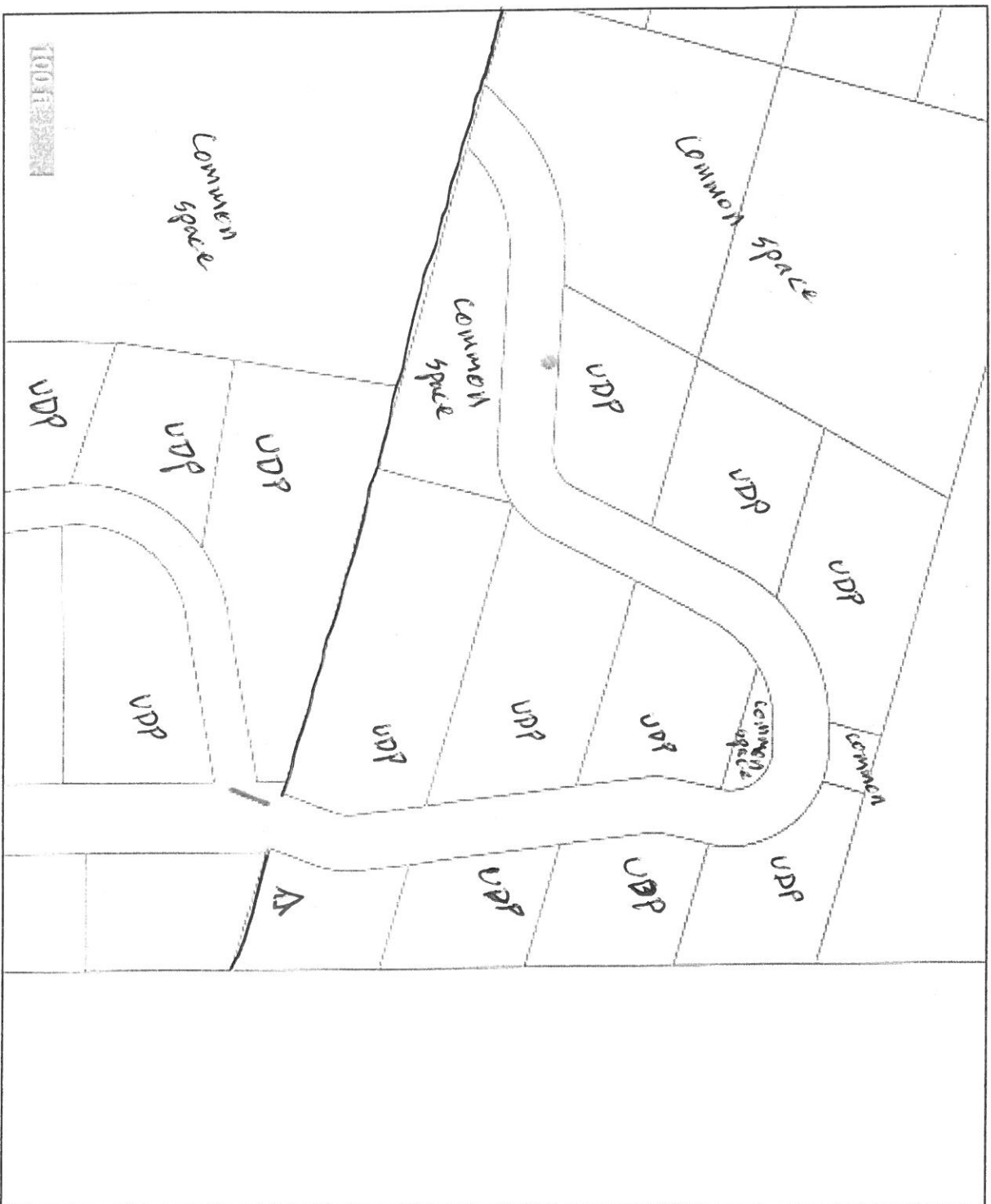
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Horizon Hill Pavement Issues 2025



Legend

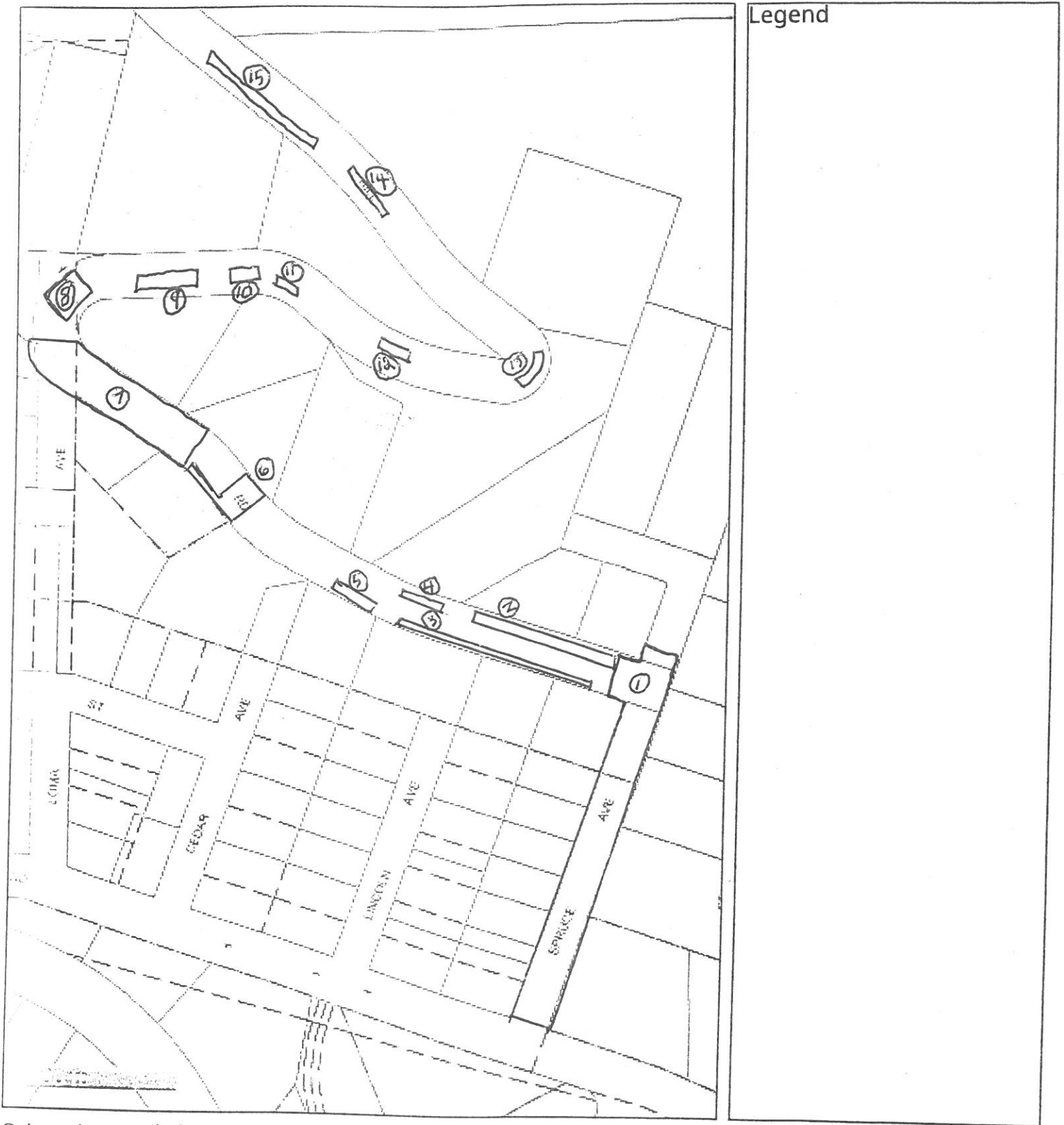
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Spruce and Horizon Hill Rd Pavement Issues



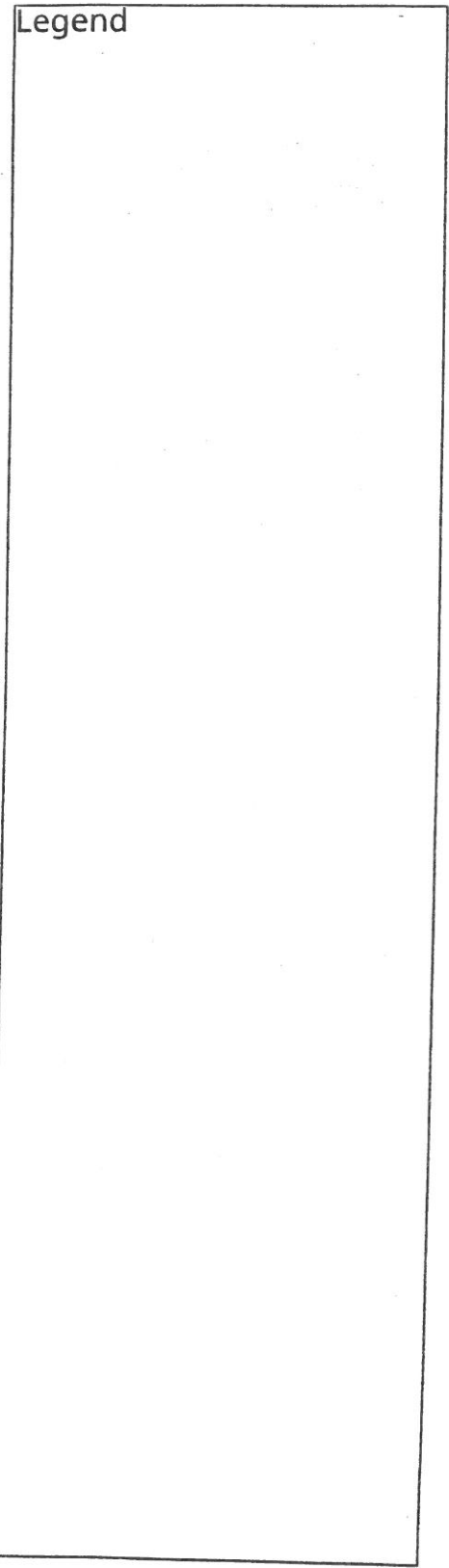
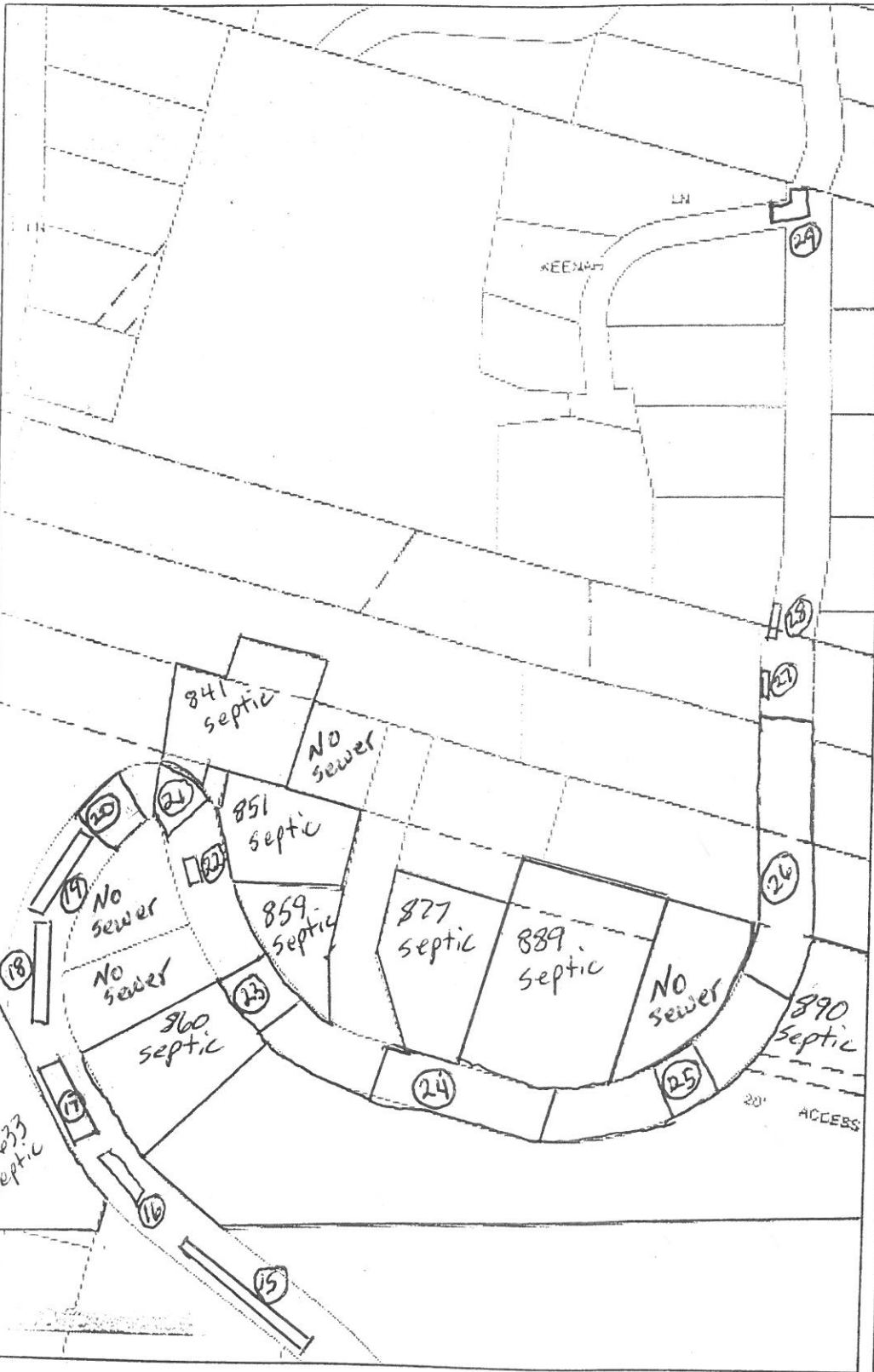
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Spruce and Horizon Hill Rd Pavement Issues



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Horizon Hill Pavement Issues 2025



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Horizon Hill Pavement Issues 2025



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11/4/2025

Paving listed by item number.

Horizon Hill Pavement Assessment 2025

Item #	Street Name	Paving Issue	Approx. Square	Priority
1	Spruce Ave.	Layer degradation.	11,000	1
2	Horizon Hill Road	Alligatoring in the tire path.	865	3
3	Horizon Hill Road	Sunken grade. Geotech?	1,772	1
4	Horizon Hill Road	Alligatoring.	185	4
5	Horizon Hill Road	Alligatoring.	165	4
6	Horizon Hill Road	Min. cracking, overlay?	510	5
7	Horizon Hill Road	Alligatoring.	4,752	2
8	Horizon Hill Road	Min. cracking.	672	5
9	Horizon Hill Road	Min. cracking.	96	5
10	Horizon Hill Road	Alligatoring.	140	3
11	Horizon Hill Road	Cracking.	84	4
12	Horizon Hill Road	Alligatoring.	205	4
13	Horizon Hill Road	Alligatoring with potholes.	156	3
14	Horizon Hill Road	Sunken grade. Geotech?	424	2
15	Horizon Hill Road	Sunken grade. Alligatoring.	1,445	3
16	Horizon Hill Road	Alligatoring.	595	4
17	Horizon Hill Road	Min. Alligatoring.	828	4
18	Horizon Hill Road	Beginning to alligator.	225	5
19	Horizon Hill Road	Med. Alligatoring.	560	4
20	Horizon Hill Road	Min. Alligatoring.	450	5
21	Horizon Hill Road	Aggregating. Overlay?	689	5
22	Horizon Hill Road	Min. Alligatoring.	100	5
23	Horizon Hill Road	Heavy Alligatoring.	1,242	3
24	Horizon Hill Road	Med. Alligatoring.	3,439	4
25	Horizon Hill Road	Light Alligatoring, large pothole.	576	2
26	Horizon Hill Road	Heavy Alligatoring.	4,752	2
27	Horizon Hill Road	Light Alligatoring.	54	5
28	Horizon Hill Road	Two foot of edge gone.	70	5
29	Horizon Hill Road	Aggregating. Overlay?	345	4
Total square footage:			36,396	

Paving items listed by priority.

Item #	Street Name	Paving Issue	Approx. Square Footage	Priority	Total square feet per priority
1	Spruce Ave.	Layer degradation.	11,000	1	
3	Horizon Hill Road	Sunken grade. Geotech?	1,772	1	12,772
7	Horizon Hill Road	Alligating.	4,752	2	
14	Horizon Hill Road	Sunken grade. Geotech?	424	2	
25	Horizon Hill Road	Light Alligating, large pothole.	576	2	
26	Horizon Hill Road	Heavy Alligating.	4,752	2	10,504
2	Horizon Hill Road	Alligating in the tire path.	865	3	
10	Horizon Hill Road	Alligating.	140	3	
13	Horizon Hill Road	Alligating with potholes.	156	3	
15	Horizon Hill Road	Sunken grade. Alligating.	1,445	3	
23	Horizon Hill Road	Heavy Alligating.	1,242	3	3,848
4	Horizon Hill Road	Alligating.	185	4	
5	Horizon Hill Road	Alligating.	165	4	
11	Horizon Hill Road	Cracking.	84	4	
12	Horizon Hill Road	Alligating.	205	4	
16	Horizon Hill Road	Alligating.	595	4	
17	Horizon Hill Road	Min. Alligating.	828	4	
19	Horizon Hill Road	Med. Alligating.	560	4	
24	Horizon Hill Road	Med. Alligating.	3,439	4	
29	Horizon Hill Road	Aggregating. Overlay?	345	4	6,406
6	Horizon Hill Road	Min. cracking, overlay?	510	5	
8	Horizon Hill Road	Min. cracking.	672	5	
9	Horizon Hill Road	Min. cracking.	96	5	
18	Horizon Hill Road	Beginning to alligator.	225	5	
20	Horizon Hill Road	Min. Alligating.	450	5	
21	Horizon Hill Road	Aggregating. Overlay?	689	5	
22	Horizon Hill Road	Min. Alligating.	100	5	
27	Horizon Hill Road	Light Alligating.	54	5	
28	Horizon Hill Road	Two foot of edge gone.	70	5	2,866
Total square footage:					36,396

Paving assessment done by David Buckwald
Yachats Public Works

Summary

Uderdeveloped properties:	29
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Devoped Properties:	45
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Uderdeveloped and developed properties that would benefit from street improvements:	74
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Properties with no sewer access (would be a new septic system):	6
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Total properties benefiting from sewer access and street improvements:	14
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