



City of Yachats
Public Works and Streets Commission Meeting
To Be Held Via Zoom & In Person
Tuesday, January 13, 2026, 2:00 PM

In Person Meeting Location:

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

[Join Zoom Meeting](#)

<https://us02web.zoom.us/j/87044929816>

Meeting ID: 870 4492 9816

Agenda

Work Session

- Vacant properties w/o services & properties with septic tanks
- Approach to providing services
- Commissioner assignments for February 2026

Regular Session

I. Call to Order

II. Announcements & Correspondence

- a. The process for Commission evolving to a Committee (Charter)
- b. Transportation Plan (ODOT)
- c. Need to fill Commission Seat

III. Citizens' Concerns (limited to items not on the Agenda, 5-minute)

limitation per person)

IV. Reports

- a. Meeting Summary
- b. Fire Dept Report
- c. Emergency Preparedness Committee Report
- d. Public Works Report
 - i. Monthly Speed Data
[IGNORE_INDENT]
 - ii. 2025 December Public Works Report
[IGNORE_INDENT]
 - iii. 2025 December Water Report
[IGNORE_INDENT]
- e. PW Finance Report
- f. Finance Committee Report

V. Current Business

- a. Commissions' Projects - keep in mind CC Goals.
Street Work / Streetlights / Speed Control / Municipal Code Update
Coordination with Planning Commission

VI. Other Business

- a. From Commission
- b. From Staff
- c. Next Meeting February 10, 2026

VII. Adjourn

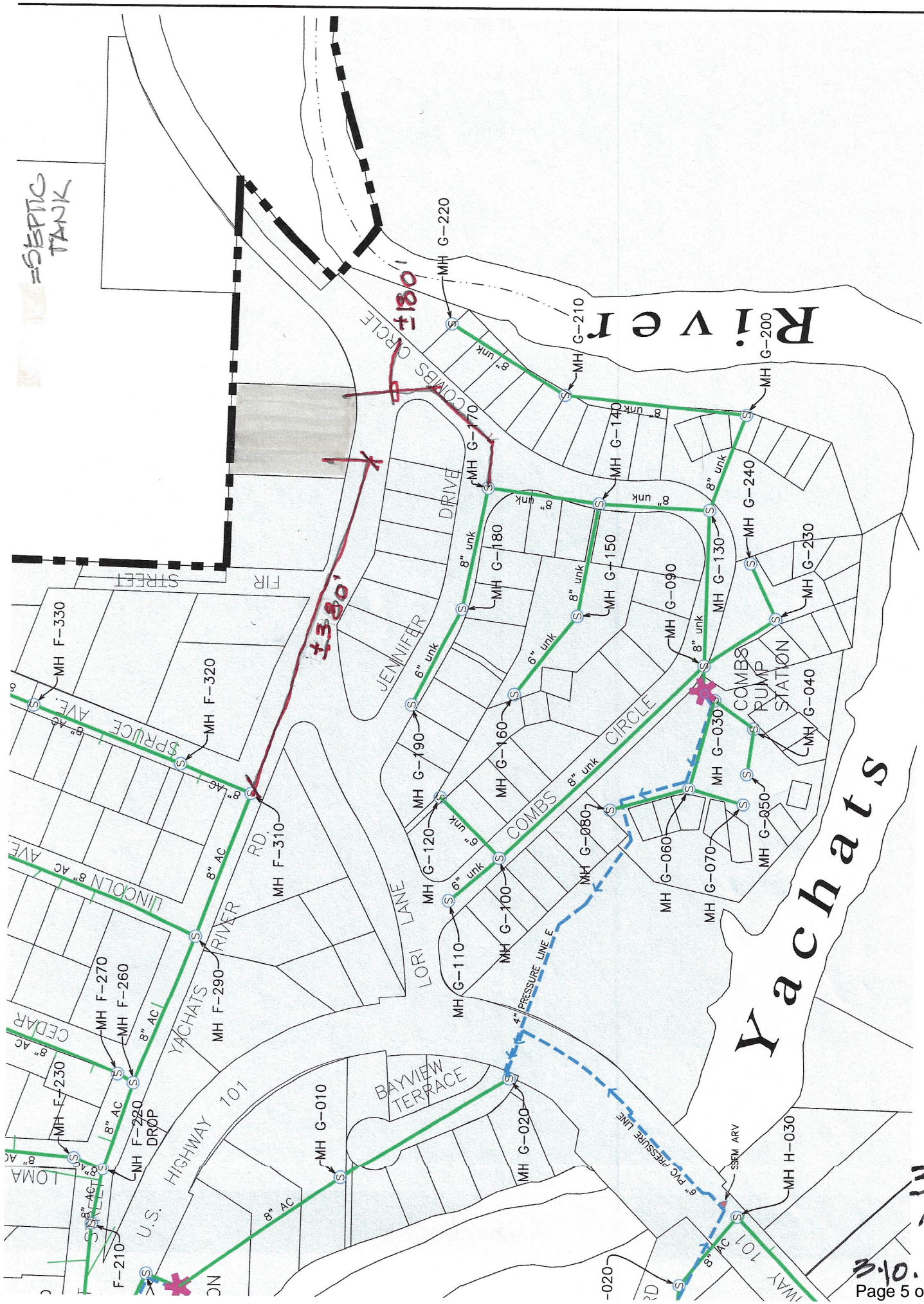
This meeting is open to the public and interested citizens are invited to attend. . This meeting will be audio taped. All items to be considered by the Commission must be submitted to City Hall no later than one week prior to the meeting. Minutes of all public meetings are available for review on the 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 December 30, 2025 By: Kimmie Jackson, Recorder



VACANT
NO SANITARY

1/4



SEPTIC TANK

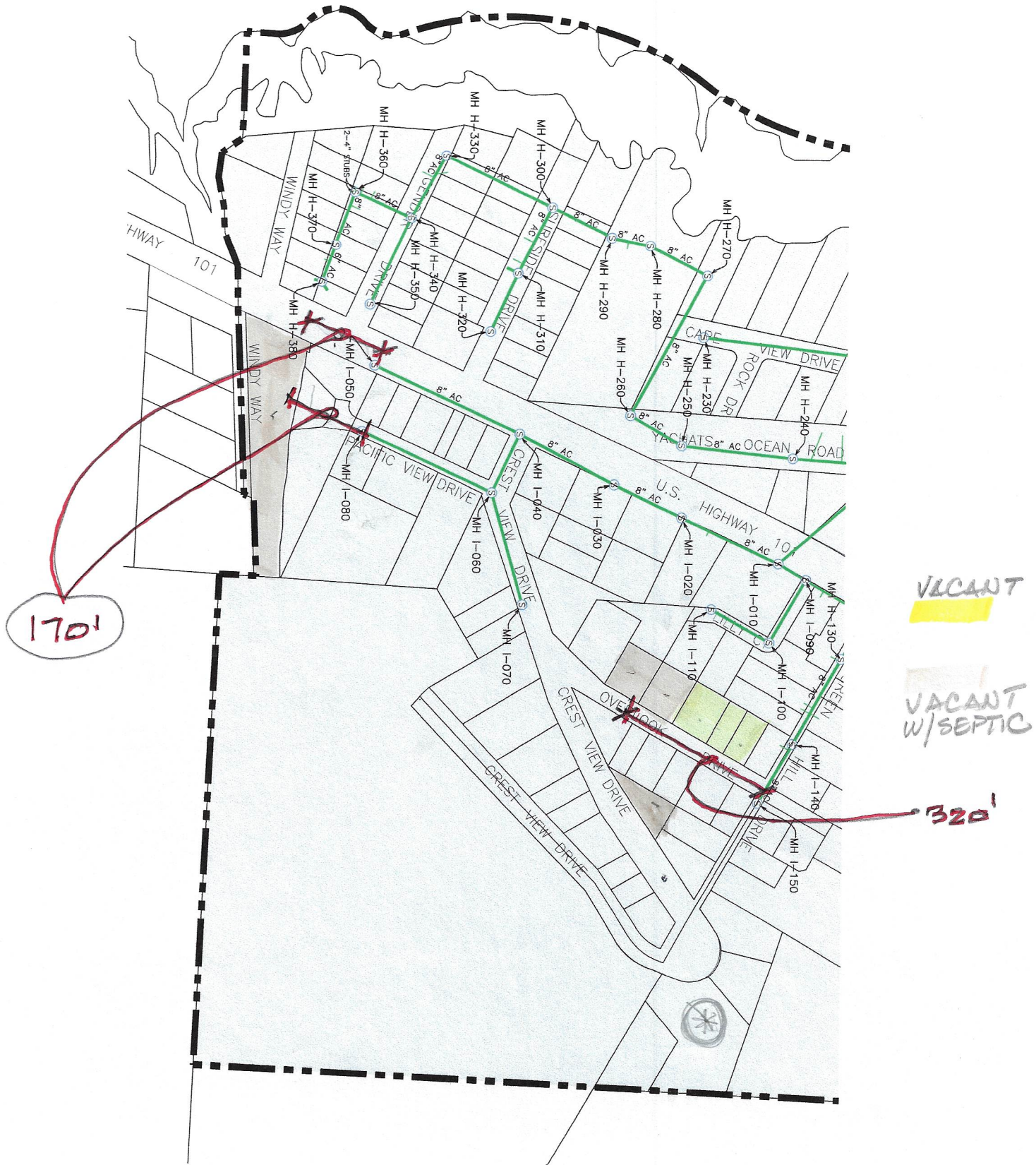
1380'

1180'

Yachats

3/4

Pacific Ocean

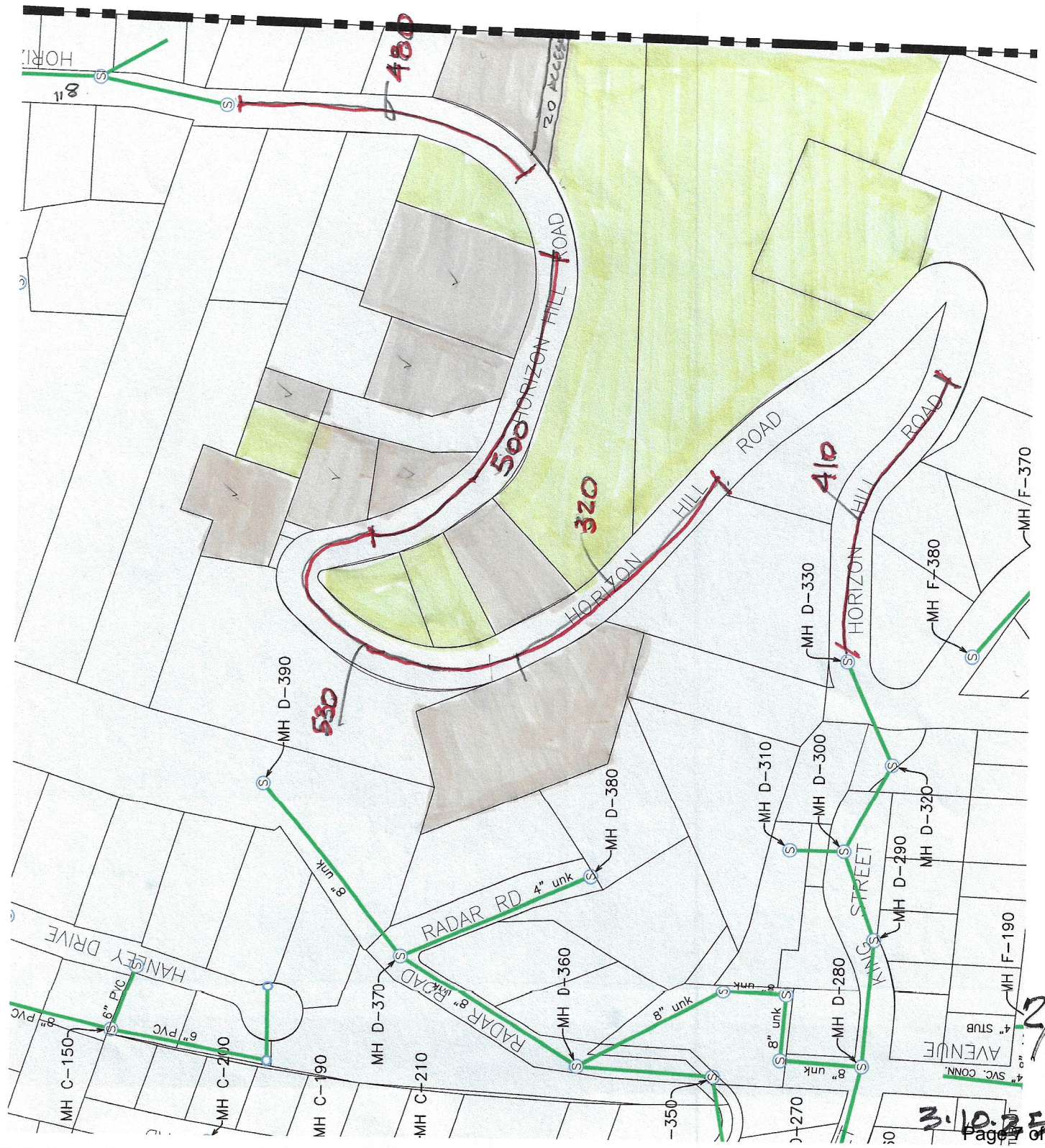


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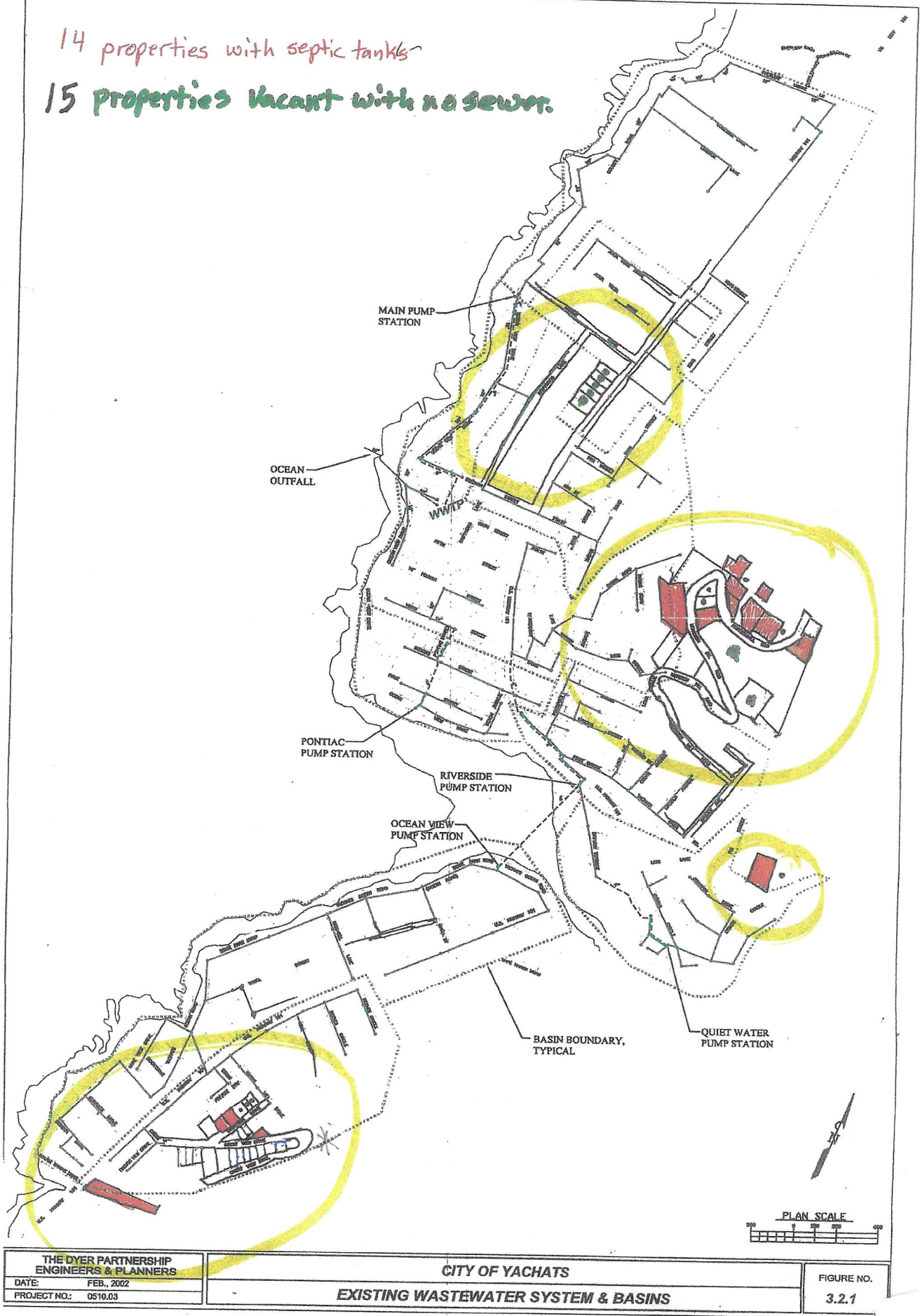
= VACANT
H/O
SANITARY



3.10.25
Page 2 of 39
12/4

Revised 2-11-25

14 properties with septic tanks
15 properties vacant with no sewer.



THE DYER PARTNERSHIP ENGINEERS & PLANNERS	CITY OF YACHATS	FIGURE NO.
DATE: FEB., 2002	EXISTING WASTEWATER SYSTEM & BASINS	3.2.1
PROJECT NO.: 0510.03		

Local Improvement Districts & Reimbursement Districts

Josh Soper, Beery Elsner & Hammond, LLP

Overview

- Both LIDs and reimbursement districts are:
 - Tools for dividing the cost of public improvements among benefitted properties
 - Generally formed using similar processes
 - Districts in the sense of an “area,” not a separate public body
- However, they differ in a few key ways:
 - Initial source of funds and who initiates formation
 - When the benefitted property owners pay
 - Source of authority—statutory or not
 - Whether or not they impose liens

Local Improvement Districts

- Authorized by statute (ORS 223.387-401)
 - But ORS 223.399 authorizes local governments to vary from statutory procedures, and many do
- Local government initiates process (or can be requested by property owners and then initiated by governing body) and provides the initial funds (sometimes via bond)
- The amount allocated to each benefitted property becomes a lien on the property with priority over all other liens (except tax liens)
- Property owners have a specified period of time to pay in full or the option to enter an agreement to make installment payments

Reimbursement Districts

- No statutory authority; authorized by local ordinance
- Developer (which could be a local government) requests formation and provides the initial funds
 - Generally, used when a developer constructs a public improvement needed to serve its property, but which also serves other properties expected to develop in the future
- Does not impose liens on the benefitted properties, but formation resolution is often recorded to provide notice to future owners
- Benefitted property owners pay when (and only if) they develop their property
 - Local government collects payment at time of issuance of building permit (or other permit required to develop the property, such as a connection permit) and remits to original developer
 - Generally, the requirement to pay expires if property does not develop within 10 years, with a possible extension
 - This means reimbursement is not guaranteed
- Commonly referred to as “late comer agreements”

Formation Process*

- Initiation
- Engineer's Report (or Manager's Report, etc.)
- Formation Hearing
- Approval of Formation
- Construction of Improvements
- Post-Construction Report, Hearing, and Resolution
- Payment

*Because processes can vary by jurisdiction, much of the information in this presentation is based on generalities

Engineer's Report

- Prepared by local government staff or a consultant
 - For a reimbursement district, the application submitted by the developer is often essentially a draft Engineer's Report
- Describes the public improvement project; some codes limit which types of improvements qualify
- Sets out the boundaries of the district based on which properties will be benefitted
- Estimates the costs of the improvements
- Describes a proposed formula to distribute costs among the benefitted properties
- Applies the formula to the estimated total cost in order to estimate the cost share for each benefitted property

Engineer's Report – The Formula & Costs

- Formula for distributing costs:
 - Under the LID statutes, the formula is based on the “special or peculiar benefits accruing to the lot;” ordinances often use “just and reasonable”
 - Sometimes, less than 100% of the cost is allocated to benefited properties, e.g. to reflect the portion of the benefit that would accrue to the city as a whole
 - For reimbursement districts, it's important to consider what portion of the land is developable
- Possible factors:
 - Frontage
 - Square footage
 - Number of utility connections
- Eligible costs are often more limited for reimbursement districts (engineering, construction) vs. LIDs (legal, administrative, construction, engineering, interest, and other financing costs)
- Reimbursement districts generally include an administrative charge for the local government's services in administering the program and an interest rate for the benefit of the developer

Formation Hearing

- Notice to each owner of property within the proposed district boundary, generally including most of the information in the Engineer's Report
- Remonstrance process
 - Referenced in statute, but not required or created by statute
 - Found in many local government charters or codes for LIDs
 - Generally, if the owners of a specified percentage of the properties within the proposed district object, formation is delayed by a specified period of time
 - Local governments commonly require non-remonstrance agreements in connection with developments where an LID is foreseen as a possibility (e.g. to improve a substandard street in the future). Generally, it is a covenant binding on future owners.

Approval of Formation

- Can be by resolution, order, or ordinance depending on the local code
- Establishes the district boundaries (benefitted properties), estimated total cost, formula for apportioning costs, and estimated cost for each property
- Can be consistent with the Engineer's Report or the governing body may modify those recommendations based on the hearing
- For LIDs, the estimated cost for each property immediately becomes a lien on that property (to be replaced by the final cost when it is determined).
- For reimbursement districts, there is also generally then an agreement entered between the developer, including provisions for indemnification of the city in regard to formation and administration of the district

Construction of Improvements



- Sometimes, these processes are initiated after construction is already completed. In those cases, the process ends here because the actual costs (rather than estimates) were used in the earlier steps.

Post-Construction Report, Hearing, and Resolution

- Post-Construction Report
 - Based on the cost allocation formula approved at formation
 - Uses the **actual construction costs** rather than an estimate to determine the final amounts allocated to each benefitted property
- Hearing and Resolution
 - Notice sent to the owners of the benefitted properties
 - Establishes the final costs for each property
- Some cities omit this step for reimbursement districts and the fee is based on the estimated cost, not to exceed actual costs

Other Considerations - LIDs

- Oregon Constitution, Art. XI, Section 11b(2)(d) relates to LID assessments under Measure 5. In order to qualify as an LID assessment and not a tax (subject to compression, etc.):
 - The assessment must involve a public capital construction project benefitting specific properties;
 - The cost of the improvement must be assessed against the properties at the completion of the project; and
 - The property owner must be given the option to pay off the assessment in installments over at least 10 years
- ORS 223.405-485 and some local codes provide for reassessment—essentially a “do-over” if the original LID process is invalid or even just questionable
- ORS 223.505 et seq. provides for enforcement of liens and foreclosure sales

Examples and Further Reading

- LID ordinances and cases
 - Hillsboro Municipal Code Subchapter 3.16
 - Gresham Revised Code Article 11.10
 - *Martin v. City of Tigard*, 183 Or App 408 (2002).
 - *Bullock v. City of Ashland*, 241 Or App 378 (2011).
 - *Hill v. City of Portland*, 293 Or App 283 (2018).
- Reimbursement district ordinances and cases
 - Hillsboro Municipal Code Subchapter 3.18
 - Gresham Revised Code Article 11.15
 - *Baker v. City of Woodburn*, 190 Or App 445 (2003).
 - *Kieling v. City Council (Sherwood)*, 239 Or App 441 (2010).

Thank you!

Josh Soper
Of Counsel

BEERY ELSNER & HAMMOND, LLP

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www.gov-law.com

§ 3.04.010. Local improvement plan.

Whenever the Council decides to make a local improvement to be financed by assessments to the benefited properties, the Council shall direct the Director of public works or some other qualified person to prepare a local improvement plan for preliminary approval by the Council. The Council shall consider the plan, making such changes as it deems appropriate. Once a plan receives preliminary approval, it shall be filed for public examination in the City Recorder's office and shall contain, at a minimum, the following information:

- A. A description of the local improvement, including drawings and specifications;
 - B. The estimated cost of the local improvement;
 - C. A map showing the boundaries of the district to be assessed;
 - D. A fair method for apportioning the cost of the local improvement among the benefited properties;
 - E. A list of the benefited properties, including for each property, the name and address of the owner, the tax assessor's valuation, the amount of any outstanding assessment, and the share of the estimated cost to be assessed to it; and
 - F. The share of the estimated cost to be paid by the City, if any.
- (Ord. 181 § 1, 1996)

§ 3.04.020. Notice of hearing.

Upon filing of a plan, the City Recorder shall prepare notice of a plan hearing. The notice shall be published once a week for two consecutive weeks in a newspaper of general circulation in the City, the first publication to be not less than 10 days prior to the hearing. A notice shall also be mailed to the owner of each property to be assessed not less than 14 days prior to the hearing. The notice shall provide:

- A. A description of the local improvement;
- B. The estimated cost of the local improvement;
- C. A map showing the boundaries of the district to be assessed;
- D. Each benefited property owner's name and estimated assessment;
- E. The share of the estimated cost to be paid by the City, if any;
- F. That the local improvement plan is available for examination in the City Recorder's office;
- G. The time and place of the plan hearing on objections to the local improvement;
- H. That any written objections, explaining the reasons for the objections, must be filed in the City Recorder's office not later than two days before the day set for the plan hearing;
- I. Except for a sidewalk or an improvement unanimously declared by the Council to be needed at once because of an emergency, action on the local improvement shall be suspended for at least six months if the owners of properties representing at least two-thirds of the property to

be specially assessed for the improvement file written objections.
(Ord. 181 § 2, 1996)

§ 3.04.030. First plan hearing.

The Council shall conduct a first plan hearing at the time and place stated in the notice. The Council shall review all written objections and hear any oral objections. Except for a sidewalk or an improvement unanimously declared by the Council to be needed at once because of an emergency, if the Council receives written objections from owners of properties representing at least two-thirds of the property to be specially assessed for the improvement, further action on the local improvement plan shall be suspended for at least six months. If action on the plan is not suspended, the Council may, within 60 days of the first plan hearing, give final approval of, amend or abandon the local improvement plan. If the plan is amended, the Council shall file the amended plan with the City Recorder and conduct a new first plan hearing on the amended plan after notice is given under Section 3.04.020.

(Ord. 181 § 3, 1996)

§ 3.04.040. Second plan hearing.

If action on the local improvement plan is suspended under Section 3.04.030, the Council may, within 60 days of the first plan hearing, schedule a second plan hearing no sooner than six months after the first plan hearing. The City Recorder shall give notice of the second plan hearing under Section 3.04.020, except that subsection I of Section 3.04.020 shall be omitted from the notice. The Council shall conduct the second plan hearing at the time and place stated in the notice. Objections may be filed prior to the second plan hearing, but filing of objections shall not suspend action on the local improvement plan. The Council may, within 60 days of the second plan hearing, give final approval of, amend or abandon the local improvement plan. If the plan is amended, the Council shall file the amended plan with the City Recorder and conduct a new first plan hearing on the amended plan after notice is given under Section 3.04.020.

(Ord. 181 § 4, 1996)

§ 3.04.050. Construction contract.

Construction of the local improvement may be by the City, another government agency, a private contractor, or any combination thereof. No contract shall be let and construction shall not begin until the local improvement plan receives final approval. With respect to private contracts of more than \$1,000, the Council shall solicit bids and either let the contract to the lowest responsible bidder or reject all bids. If all bids are rejected, the Council may either solicit new bids or abandon the local improvement. All private contractors shall post performance bonds or other security acceptable to the Council and meet any other council requirements.

(Ord. 181 § 5, 1996)

§ 3.04.060. Financing.

The Council may adopt any one or more of the following means of financing the local improvement:

A. Assess the benefited properties, using any reasonable method to:

1. Determine which properties are specially benefited by the local improvement, and
 2. Apportion the assessments among the benefited properties;
- B. Authorize payment by the City of all or part of the cost of the improvement if the local improvement benefits the City in part or as a whole or for such other reasons as the Council deems just;
- C. Obtain federal or state grants, add or increase customer service charges, issue bonds or use any other legal means of finance.
- (Ord. 181 § 6, 1996)

§ 3.04.070. Notice of proposed estimated assessment.

When the Council decides that all or part of the cost of the local improvement shall be assessed to the benefited properties and determines the amount of the proposed estimated assessment to each property, the City Recorder shall file the proposed estimated assessments and send notice to each assessed property owner. The notice shall provide:

- A. The amount of the property owner's proposed estimated assessment;
- B. A date not earlier than 20 days from the date of mailing by which any objection to the proposed estimated assessment must be filed;
- C. That each objection shall state a reason for the objection;
- D. That the Council shall consider the objection and may adopt, correct, modify or revise the estimated assessment.

(Ord. 181 § 7, 1996)

§ 3.04.080. Estimated assessment ordinance.

The Council shall consider all timely filed objections to proposed estimated assessments and may adopt, correct, modify or revise any estimated assessment. The Council shall then determine the amount of estimated assessment to each benefited property and shall, by ordinance, spread the estimated assessments. No estimated assessment may exceed the amount of the proposed estimated assessment.

(Ord. 181 § 8, 1996)

§ 3.04.090. Final assessment.

Upon completion of the local improvement, the Council shall compute the actual cost and determine the final assessments. If the final assessments are less than or equal to the estimated assessments, the Council shall, by ordinance, spread the final assessments, which shall supersede and replace the estimated assessments. Credit shall be given for payments previously made under the estimated assessments. If any credit exceeds the total amount due under the final assessment, the excess shall be refunded to the property owner of record on the date of refund.

(Ord. 181 § 9, 1996)

§ 3.04.100. Notice of proposed deficit assessment.

If the final assessments are more than the estimated assessments, the Council shall direct the City Recorder to prepare and file proposed deficit assessments to the respective properties. The City Recorder shall also send notice to each assessed property owner. The notice shall provide:

- A. The amount of the property owner's proposed deficit assessment;
- B. A date not earlier than 20 days from the date of mailing by which any objection to the proposed deficit assessment must be filed;
- C. That each objection shall state a reason for the objection;
- D. That the Council shall consider the objection and may adopt, correct, modify or revise the deficit assessment.

(Ord. 181 § 10, 1996)

§ 3.04.110. Deficit assessment ordinance.

The Council shall consider all timely filed objections to proposed deficit assessments and may adopt, correct, modify or revise any deficit assessment. The Council shall then determine the amount of deficit assessment to each benefited property and shall, by ordinance, spread the deficit assessments. No deficit assessment may exceed the amount of the proposed deficit assessment. Credit shall be given for payments previously made under the estimated assessment. The deficit assessment combined with any unpaid amounts due under the estimated assessment shall constitute the final assessment to the property.

(Ord. 181 § 11, 1996)

§ 3.04.120. Assessment liens—Installment provisions.

With respect to the recording of liens and the ability of property owners to apply for installment payments on assessments, the provisions in ORS Chapter 223 shall be applied.

(Ord. 181 § 12, 1996)

§ 3.04.130. State law.

In the absence of applicable provisions in this chapter, the provisions of ORS Chapter 223 or other applicable state laws shall govern.

(Ord. 181 § 13, 1996)

§ 3.04.140. Assessments presumed valid—City powers.

All assessments for local improvements shall be presumed valid. Defects in any assessment procedure shall not invalidate the assessments, provided that the assessments are determined to be fair. The City may modify the assessment procedure with respect to any local improvement, provided that concerned parties are given sufficient notice of the modifications and the modified procedure is fair. The City may abandon an assessment proceeding at any time, provided that all paid assessments are refunded. It is not the purpose of this chapter to limit the authority or flexibility of the City, but to grant to the City all powers of any applicable law in making and financing local improvements and in making, modifying and enforcing assessments therefore.

§ 3.04.140

§ 3.04.150

(Ord. 181 § 14, 1996)

§ 3.04.150. Conflicts.

If there are conflicts between this chapter and any other city ordinance or regulation, this chapter shall govern.

(Ord. 181 § 15, 1996)



**CITY OF YACHATS
PUBLIC WORKS & STREETS COMMISSION
MEETING SUMMARY MINUTES
City Hall, 441 Hwy 101 N, OR 97498
Tuesday, December 09, 2025**

I. Public Works & Streets Commission Meeting 2:00 pm

II. Call to Order

III. Roll Call

Committee Members	P/A
Linn West, Chair	P
Don Groth, Vice Chair	P
Alex Cox	P
Bob Bennett	P
James Welch	A
Kevin Erdahl	P
Don Phipps	P

Staff Members	
Kimkie Jackson, Recorder	Bobbi Price, City Manager
Rick McClung, Water Lead	Dave Buckwald, Wastewater Lead

Audience
10

IV. Announcements / Correspondence - The Chair reported on several upcoming grant opportunities related to drinking water service improvements, source water protection, renewable water projects, and watershed protection. Commissioners discussed the potential for pursuing these funding opportunities in future planning efforts.

V. Citizens' Concerns (5-Minute Limit) -

VI. Reports

- a. Meeting Summary - No changes.
- b. Fire Dept Report - (Linn) No report.

- c. Emergency Preparedness Committee Report -West reported the successful installation of a new Connex storage unit at the cemetery, funded through a grant. To fulfill grant requirements, additional expenditures will be made for interior shelving. The January meeting will include hands-on radio training and development of written operating protocols. Power availability for radio charging was discussed, and potential solar solutions were explored for the cemetery site.
- d. [The Public Works Report](#) - Public Works staff reported extensive activity over the past two months, including storm response, debris and tree removal, cleanup at the 949 site, and ongoing beautification efforts. For full details, see the public works report in the online packet.
- e. [The Public Works Finance Report is online for review.](#) Groth indicated that water revenues are tracking close to projections following the rate increase, with reserve levels meeting the budgeted target of \$250,000. Commissioners discussed the need to evaluate reserve adequacy in light of inflation and long-term capital needs. A request was made for a detailed financial impact report to be presented at the January meeting.
- f. The CIP Report is online for review. Updates were provided on the boardwalk project, including utility coordination, lighting installation, and phased development plans. Reservoir planning efforts included favorable geotechnical findings confirming the suitability of the proposed site and the identification of an existing logging road to support access. Watershed protection efforts were discussed, including outreach to private property owners and potential grant funding to support acquisition or planning activities.

VII. Current Business

- a. Speed Data - Phipps reviewed the spreadsheets attached to the online packet.

Commissioners continued to discuss safety concerns at Gimlet Gates during winter conditions and reviewed options for gate closure and liability considerations. Updates were provided on West 3rd Street and force main projects, including surveying, easement acquisition, and

plans to apply for an ODOT grant to support paving and storm drain work. Crosswalk visibility and pedestrian safety within the newly established 25-mile-per-hour zone were discussed, including coordination with ODOT and acknowledgment of required engineering and ADA evaluations.

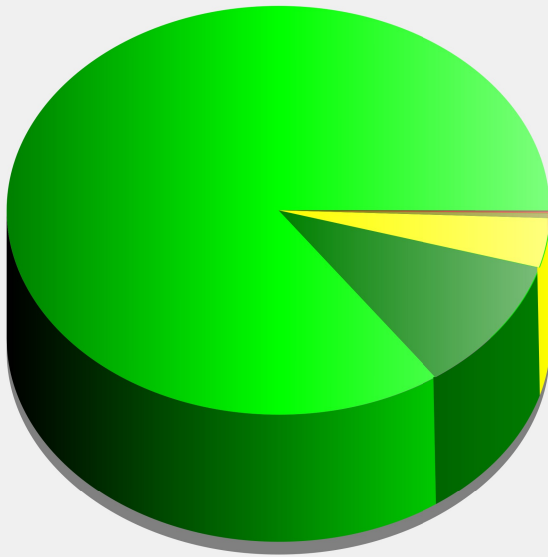
- b. Seat B - Bob Bennett Term Exp. - announced his decision to step down after many years of service, citing the successful transition of key initiatives and readiness for new leadership. The Commission expressed appreciation for his long-standing contributions and institutional knowledge.
- c. Updates were provided on the boardwalk project, including utility coordination, lighting installation, and phased development plans. Reservoir planning efforts included favorable geotechnical findings confirming the suitability of the proposed site and identification of an existing logging road to support access. Watershed protection efforts were discussed, including outreach to private property owners and potential grant funding to support acquisition or planning activities.
- d. The Commission discussed changing its name to a Committee.






Motion:	The motion was made to recommend to Council to change the Commission to a Committee:			
Ayes:	Groth, Cox, Erdahl, Bennett, Phipps, and West	Nays:	Absent: 1	Abstained :
Passed:	6/0			

Adjourn Meeting 3:26 pm.

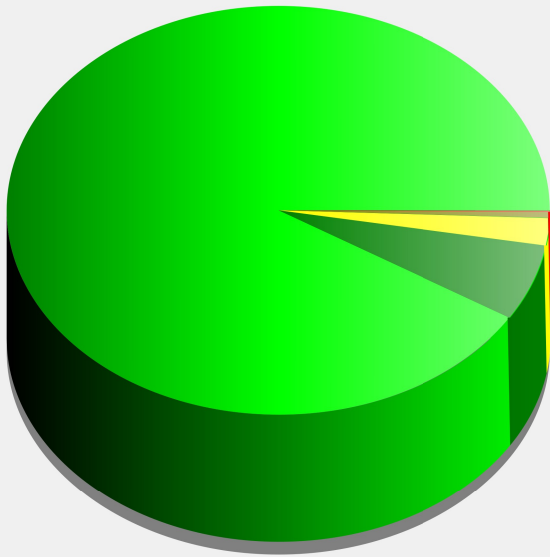
Minutes prepared by: Kimmie Jackson, Recorder







Outgoing vehicles



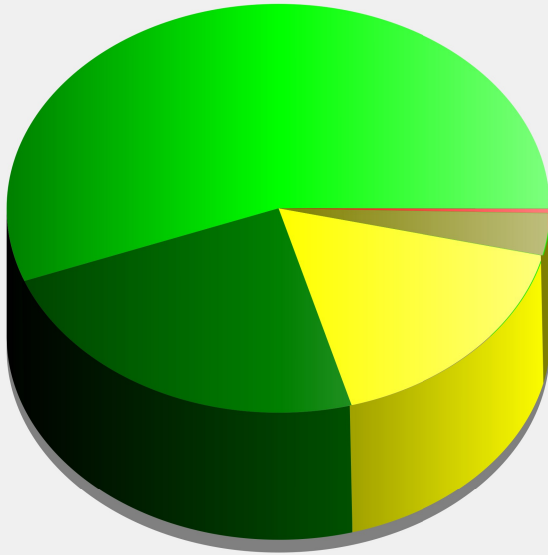
	<= 25 Mph : 68,630 - (84.82 %)
	26 - 30 Mph : 8,634 - (10.67 %)
	31 - 35 Mph : 3,166 - (3.91 %)
	36 - 40 Mph : 299 - (0.37 %)
	41 - 45 Mph : 73 - (0.09 %)
	46 - 65 Mph (and more) : 109 - (0.13 %)







Incoming vehicles



	<= 25 Mph : 60,384 - (91.21 %)
	26 - 30 Mph : 4,002 - (6.04 %)
	31 - 35 Mph : 1,434 - (2.17 %)
	36 - 40 Mph : 301 - (0.45 %)
	41 - 45 Mph : 60 - (0.09 %)
	46 - 65 Mph (and more) : 23 - (0.03 %)

Incoming vehicles



	<= 25 Mph : 22,838 - (55.79 %)
	26 - 30 Mph : 9,641 - (23.55 %)
	31 - 35 Mph : 6,948 - (16.97 %)
	36 - 40 Mph : 1,357 - (3.31 %)
	41 - 45 Mph : 143 - (0.35 %)
	46 - 65 Mph (and more) : 11 - (0.03 %)



Date: January 9, 2026
To: Bobbi Price, City Manager
From: Public Works Department
Re: December 2025 Public Works Report/WW CIP Report

Rainfall at Yachats Public Works:

	<u>Inches</u>			
	2025	2024	2023	2022
December	11.98	9.65	18.17	10.58
Rain year to date:	54.62	81.79	66.69	57.64

Total water produced: **3,463,500** gallons

Total water accounted for: **2,952,941** gallons Water loss efficiency: **83%**

Total wastewater treated: **9,729,000** gallons

The following is a list of what was done by Public Works staff in December 2025.

Streets:

- Multiple potholes filled.
- Tree removal on Crestview Drive, Horizon Hill and the playground.
- Delineator repair.

Storm Drainage:

- Storm drain clearing.
- Gender Creek overflow clean-up.

Water Treatment Plant:

- Water systems operations.
- Water plant maintc.
- Fallen trees cleared from Reedy Creek access road.

- Reedy Creek gallery cleaned x3.
- TAG repairs at WTP.

Distribution Sys:

- Meter reading and rereads.
- Meter maintc.
- Leak inspections.

Wastewater Treatment Plant:

- Wastewater systems operations.
- Plant maintc. & clean-up.
- Biosolids operations.
- Assisted TAG with repairs at WWTP.
- U.V. system repair.

Collection Sys:

- Lift station inspections.
- Degreased lift stations.
- Float cleaning.
- Vac truck repairs.
- Brush cut Riverside lift station area.
- Pontiac pump#1 replaced.

Public Works:

- Shop maintc. and clean up.
- Customer complaints.
- Fleet maintc. & repair.
- Equipment maintc. & repair and fueling.
- Multiple locates.
- Brush box handling.
- PW administration.
- Piles picked up for Trails crew.
- Garbage removal at the Commons.
- Samples to Newport.
- City Hall and Commons and New Library work orders.
- PW yard organizing.
- Brush cutting.
- Parts run to Newport.
- Safety meeting.
- Safety inspections on City property.
- Banner And lights installation.
- Emergency Container site prep.
- Storm related clean-up.

- Assisted NBS with brush box camera.
- Cleaned gutters at the Commons.
- Several power outages.
- Christmas tree repair.
- Replaced PW dryer.
- Playground slide repair.

Wastewater Capital Improvement Projects:

- **Main Lift Station Improvements:**
 - Major projects completed. Final project is to paint the building in the Spring. (Work will be done in house.)
- **Quiet Water Lift Station Improvements/Riverside Force Main Replacement:**
 - Continued surveying in process.
- **Pontiac Force Main Replacement /3rd St Improvements:**
 - Continued surveying in process.
- **Wastewater Treatment Plant Upgrades:**
 - Continuing with upgrading such as component replacement.



	9.2024	10.2024	11.2024	12.2024	1.2025	2.2025	3.2025	4.2025	5.2025	6.2025	7.2025	8.2025	9.2025	10.2025	11.2025	12.2025
Gallons of Water Produced																
Water Plant	4,401,455	3,791,600	3,590,300	3,445,800	3,541,300	3,201,800	3,344,100	4,017,200	3,767,100	3,980,800	5,327,200	5,205,500	4,551,900	4,037,800	3,698,000	3,463,500
Total	4,401,455	3,791,600	3,590,300	3,445,800	3,541,300	3,201,800	3,344,100	4,017,200	3,767,100	3,980,800	5,327,200	5,205,500	4,551,900	4,037,800	3,698,000	3,463,500
Gallons of Accounted for Water																
Reservoir Level Feet	30.0	30.0	28.0	29.0	29.7	26.3	23.0	29.9	29.9	21.9	28.8	29.5	26.3	28.0	24.8	22.3
Reservoir +/- Gallons 41,666 per Foot	149,998	0	-83,332	41,666	29,166	-141,664	-137,498	287,495	0	-333,328	287,495	29,166	-133,331	70,832	-133,331	-104,165
Waterline Flushing/Est. Water main breaks in gallons.	0	110,000	0	21,000	84,000	64,000	350,000	12,000	0	0	45,000	0	30,000	67,000	0	45,000
Gallons Sold	4,361,200	3,323,969	3,047,388	2,687,766	3,396,930	2,493,510	2,821,291	3,370,443	3,097,012	4,355,395	4,397,716	4,799,998	4,303,596	3,273,398	3,323,274	3,012,106
Total Water Accounted for	4,511,198	3,433,969	2,964,056	2,750,432	3,510,096	2,415,846	3,033,793	3,669,938	3,097,012	4,022,067	4,730,211	4,829,164	4,200,265	3,411,230	3,189,943	2,952,941
Final Water Report																
Water Loss Efficiency	N/A	89%	79%	74%	99%	68%	89%	90%	78%	N/A	86%	92%	92%	81%	85%	83%
Unaccounted Gallons per Month	N/A	357,631	626,244	695,368	31,204	785,954	310,307	347,262	670,088	N/A	596,989	376,336	351,635	626,570	508,057	510,559
Unaccounted Gallons per Minute	N/A	8.3	14.5	15.6	0.7	19.5	7.0	8.0	15.5	N/A	13.8	8.7	8.1	14.5	11.8	11.8

		Budget	Spending	Grants/Gifts Received	Grants/Gifts Anticipated	Anticipated Spending
STREETS						
	Loma to River Rd General Engineering	20,000				
E2PHS3ST	Loma to River Rd General Construction	30,000	47,511.40			
STRTPV26	Street Repairs	110,000	90,306.36			
	West 3rd Street Engineering - Streets	5,000				
CRSWLKFL	Crosswalk Flashers		3,110.00			
OCEANVIE	OCEANVIEW DRIVE DELINEATORS		3,567.17			
TOTAL GENERAL STREETS BEFORE CAPITALIZED LABOR		165,000	144,494.93			
STORM DRAINS						
	Loma to River Rd Storm Drains	40,000	37,590			
MARINESDR	Marine/101 Storm Drain	60,000				
	Overlook Drive Storm Drain Upgrade Engineering and Const	0				10,000
	West 3rd Street Engineering - Storm Drains	7,000	948.5			
TOTAL STORMS BEFORE CAPITALIZED LABOR		107,000	38,538.50			
CITY SERVICES (CITY HALL)						
	Conex Replacement and Supplies	11,000	4,373.11			
	Code Compliance Vehicle	10,000				
	Radar Speed Trailer	13,000				13,000
CHLTUPGR	City Hall Lighting Upgrade	6,000	5,935			
TROLLEY1	Trolley Purchase	121,000	127,324	50,000.00		
	Security Upgrade	5,000				
TOTAL CITY SERVICES BEFORE CAPITALIZED LABOR		166,000	137,632.11			
PARKS & TRAILS						
BOARDWLK	Boardwalk Construction	250,000	9,535.46		732,696.00	750
	Underground Utilities	100,000				
TOTAL PARKS & TRAILS BEFORE CAPITALIZED LABOR		350,000	9,535.46			
COMMONS						
	Emergency Shelter - Commons	10,000				
COMMSDLT	Sound / Lighting Updates	50,000	49,985.41			
	Generator Rehousing and Relocation - Resiliency Measure	15,000				
CIVICMP	Park Plan / Civic Plan / Masterplan	20,000	5,025			
COMRSTRM	Public Restroom	25,000	19,137.37			28,766
	Stairs NE Entrance	45,000				
COMMPAV1	Pavilion Upgrades	160,000	-4,781.05			23,700
COMMADD1	Commons Addition for YYFAP - Geotech Study	0	15,939			
COMMSDAC	Commons Acoustic Panels MP Room	0	15,060			
TOTAL COMMONS BEFORE CAPITALIZED LABOR		325,000	100,365.73			
LIBRARY						
	Preconstruction and Construction	880,000	871,744.1	340,000.00		2,748.6
LIBRARY1-FURNISHG	Interior Finishing	100,000	61,945.32			74,434.56
	Interior Wall Felt	25,000				
TOTAL LIBRARY BEFORE CAPITALIZED LABOR		1,005,000.00	933,689.42			
LITTLE LOG CHURCH MUSEUM						
LLCMRENO	LLCM Rehabilitation	285,000	86,800.29	130,000.00		75,000
TOTAL GENERAL FUND BEFORE CAPITALIZED LABOR		2,403,000.00	1,451,056.44			

CIP Report
FY 25-26
Public Works

2026-01-09

FUND/CODE	PRIORITY	MASTERPLAN	DEPARTMENT / DETAIL	Budget	Spending	Grants/Gifts Received	Grants/Gifts Anticipated	ANTICIPATED SPENDING
				2025-2026				
ENTERPRISE								
WATER (WTP)								
E2PHS3WL	1	M/P D-13	2ND ST PH3 Loma to River Rd Waterline Construction	284,000	281,529.91			
SWLCWPUD	1	M/P S-03	Analysis / Engineering SWLCWPUD	50,000	11,157.25			
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	28,707.76			19000
3STIMPWL	2	M/P D-08	West Third Street Engineering Water	30,000	948.50			
WTRSPJ26 + WTDESDEV	2	M/P ST-04	Feasibility Study For Water Tank - New Reservoir Site	210,000	130,111.86	20,000.00	80,000.00	
			Property Acquisition for Reservoir Replacement	750,000				
HYDRTIMP			Annual Hydrant Replacements	30,000	29,952.63			
			Blackstone 126 res Fence	25,000				
WELECGT0			Public Works Slide Gate		20,075.03			
WTPSCADA			SCADA Upgrade	30,000				
			Water Booster Stations Gensets	80,000				
METERUPG			Water Meter Upgrades	25,000	15,710.62			
			Water Treatment Plant Fence	20,000				
			Water Unplanned / Contingency	25,000				
OVERLKWL			Overlook Waterline Engineering	0				25000
TOTAL WTP BEFORE CAPITALIZED LABOR				1,889,000	525,995.06			
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	47,589.12			
WWTPUPGD			Wastewater Treatment Plant Upgrades	85,000	19,693.53			58000
949YRRIM			949 Yachats River Rd Property Improvements	58,000	5,827.12			
3STIMPSL			West 3rd Street Engineering Wastewater	10,000	948.50			
			Wastewater Unplanned / Contingency	25,000				
TOTAL WWTP BEFORE CAPITALIZED LABOR				594,000	141,420.27			
TOTAL ENTERPRISE BEFORE CAPITALIZED LABOR				2,483,000	667,415.33			