

1 CITY OF YACHATS

2  
3 PARKS AND COMMONS COMMISSION

4 May 17, 2018

5  
6 Approved Minutes

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9 Chair John Moore called to order the May 17, 2018 meeting of the Parks and Commons  
10 Commission at 3:00 pm in Room 1 of the Yachats Commons. Members present: John  
11 Moore, Linda Johnson, Dean Shrock, and Michael Hempen. Absent: Scott Gordon,  
12 Derek Ojeda, and Ruth Bass. Also Present: Facilities Manager Heather Hoen, Trails  
13 Lead Bob Langley, and Friends Board President Rose Valentine. Audience: 8.

14  
15 **I. Minutes**

16 Commissioner Hempen moved to approve the April 19, 2017 minutes: Aye – 4; No – 0.

17  
18 **II. Reports**

19 **A. Facilities Manager**

20 Facilities Manager Hoen asked for questions regarding her report. Commissioner  
21 Johnson asked for an explanation about the costs associated with replacing the roof.  
22 Hoen summarized the bids were for \$70,000, \$77,000, and \$145,000. Hoen noted the  
23 roof is 16,000 square feet, while an average residence might be 1000 square feet.  
24 Hempen asked why one bid was double the others. Hoen explained the high bid  
25 includes removing the entire old roof, even the tongue and groove portion, which  
26 involves extra time and additional dump fees. Hoen indicated she has talked to the  
27 bidders about their costs differences.

28  
29 Hoen explained she has been in contact with the City Attorney about the situation with  
30 the multipurpose room floor. The attorney indicated they would send a letter to the floor  
31 installation company.

32  
33 Hoen reported the beam has been installed in the basement. Commissioner Shrock  
34 asked how functional the space was with the additional nine posts. Hoen indicated  
35 there is approximately nine feet between the posts and YYFAP Director Alice Beck is  
36 considering options to keep the children from running into the poles.

37  
38 Johnson asked if rebates were available to replace the wall heaters with ductless units.  
39 Hempen clarified the rebate is from Central Lincoln PUD, as Federal and State monies  
40 are no longer available.

41  
42 **B. Yachats Trails Committee**

43 Bob Langley reported National Trails Day is June 2, 2018, and there will be a  
44 celebration at Cape Perpetua and a potluck that follows. He highlighted they are  
45 making shirts which volunteers could purchase. Joanne Kittel reported Jeff Bridges, the  
46 Project Manager, said the more expansive, 23 feet high bridge was declined at the

1 Salem offices. Kittel noted Bridges argued the bridge keeps getting destroyed about  
2 every fifteen years from the debris that gets into the stream due to logging. The new  
3 project will likely be lower, approximately six feet above the creek level, and span 80  
4 feet. Kittel explained they have \$124,000 in current funding, but will need \$40,000 more.  
5 She noted View the Future would contribute \$12,000 and the City \$5,000.  
6

### 7 **C. Friends of the Commons**

8 President Rose Valentine reported the Friends would not be moving forward with the  
9 LED stage lighting project. The base price was approximately \$32,000 and the parties  
10 involved did not believe they would get a return on their investment as the stage lighting  
11 is so infrequently used. Valentine also noted One of Us Productions was on hiatus and  
12 is not certain of what they could contribute.  
13

14 Valentine reported the Friends Board made a decision to dissolve the nonprofit.  
15 Valentine noted the energy and commitment of the group is down, and they believe their  
16 original vision to create a community center has been completed. Hempen clarified the  
17 decision to resolve the Board was unanimous.  
18

19 Shrock asked where the money given to the group would go. Valentine noted the  
20 Friends would be responsible about how their funds are dispersed according to the  
21 criteria for nonprofits. Johnson asked why they would not use the funds to get the LED  
22 lighting project done as part of disbursing their funds. Johnson asked about the safety of  
23 the existing lighting on the stage. Valentine reported as long as the extension cords are  
24 unplugged when the lights are not in use, the area is safe.  
25

26 Moore clarified that the Friends are still holding a community meeting on May 22, 2018.  
27 Moore asked if citizens spoke up at this meeting and volunteered to serve, would the  
28 Friends be amenable. Valentine replied that their mission has been completed.  
29

30 Moore noted the by-donation monies are currently being deposited into the Friends  
31 account, and asked the Friends to change that allocation to go to the City.  
32

### 33 **D. Year to Date Revenues and Expenses – no comments**

## 34 **III. Business**

### 35 **A. Commons Roof Bids**

36 Moore suggested the bid from Stutzman and Kropf for \$145,280-147,445 be put aside  
37 in favor of the lower bids from Northwest Roofing in Alsea and Jagow and Son in Otis.  
38 Both stipulated for 40-year shingles. Jagow would upgrade to 60 mil pvc for the poly  
39 membrane for \$750 more, and Northwest's base bid includes the 60 mil poly. Moore  
40 noted Northwest Roofing planned to reuse the stainless steel vents while Jagow  
41 recommend replacing the vents. Hoen noted Northwest planned to put extra glue on  
42 the west facing areas to help with protection from winds. Hoen added Northwest had  
43 been approved to do the roof three years ago, but the work was never done as the  
44 roofer was never given a date to install. Northwest is willing to do the job in July 2018  
45 and Jagow can do the work in August/September 2018.  
46

1  
2 Johnson suggested if the bids were comparable, Hoen could make the decision.  
3 Hempen expressed concern about the vents, as they are a significant point of roof  
4 failure. Shrock agreed that replacing the vents would be a better approach.

5  
6 Moore asked Hoen to ask Northwest what it would cost to replace the vents. Hoen  
7 added Northwest had noted in their bid to remove the antenna mast.

8  
9 Moved to allow Hoen to proceed with Northwest as a roofing contractor, with the  
10 addition of replacing the stainless vents: Aye – 4; No – 0.

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12  
13 **B. Commons Policy Update** – postpone until June meeting

14  
15 **C. 804 Trail South**

16 Joanne Kittel reported the leaders have been especially focused on the 60 meters from  
17 the Landmark to Beach St where there is no trail. She noted Councilor Frye had asked  
18 the Trails Committee to make recommendations for this leg of the trail and to present at  
19 the June Council meeting. Kittel explained her letter contains a summary of the work  
20 they have done over the last two years. Kittel noted she contacted the Oregon State  
21 Historical Preservation Office (SHPO) to find out what archeological issues would need  
22 to be addressed. She reported she had provided information on the type of surface  
23 needed for a trail that could withstand the rains, winds, and salt (granite rather than  
24 basalt). She highlighted the appendix indicated possible funding sources. Loren  
25 Dickenson provided a drawing of what the boardwalk could look like. Bob Langley  
26 added that the State has mandated that the 804 Trail be completed.

27  
28 Kittel clarified the Trails Committed wanted to apprise the Commission and asked for  
29 support the concept. She noted the decision about traffic flow would affect how much  
30 room they have to work with. Kittel indicated she had discussed using the 804  
31 mitigation funds with Lincoln County Counsel Wayne Belmont. She reported Belmont  
32 seems supportive of using mitigation fund to build a deck in the Marine Drive area. She  
33 did not know how much money was left in the funds.

34  
35 Johnson noted the Parks Master Plan has an overlook at 5<sup>th</sup> Street. Kittel noted that  
36 area was where cars park. Johnson asked if the boardwalk had to be cantilevered or  
37 whether posts could go underneath the path. Loren Dickenson explained they would  
38 need to do soil and archeological studies to determine how it should be constructed.

39  
40 Hempen clarified the main issues are safety, the State mandate's to complete the trail,  
41 and the County's support of the effort. Hempen added the boardwalk would greatly  
42 enhance that area of the City. Hempen suggested they look at the project in terms of  
43 Phase I (the 60 meter stretch) and Phase II (the lookouts and areas north of the area).

44  
45 Shrock asked about how the findings of the archeological sampling would affect the  
46 build. Kittel explained the archeologist would make the decisions and could allow

1 building even if there are shell middens. However, if more artifacts were found, they  
2 could prohibit any disturbance of the area.

3  
4 Kittel noted there is a dangerous point from 2<sup>nd</sup>/3<sup>rd</sup> to 6<sup>th</sup> Streets and asked that the  
5 Council consider this danger when deciding about traffic flow. Shrock asked about the  
6 possibility of stabilization of the embankment in that area. Moore explained the  
7 County's attempt to add rip raff in that area was stopped by a lawsuit. Kittel noted the  
8 policy of State Park is to let nature take its course.

9  
10 Commissioners and Kittel discussed ramifications of continued erosion cutting off  
11 access to the area and eventually to homes.

12  
13 Dickenson noted even the gravel from 7<sup>th</sup> to Aqua Vista cannot be used with walkers  
14 and strollers. Ann Stott reported she could not walk in that section with her walker.

15  
16 Hempen moved to recommend to the City Council the adoption of the Trails  
17 Committee's Phase I project and to support the Phase II project: Aye - 4; No - 0.

#### 18 19 **IV. Other Business**

##### 20 **A. From the Commission**

21 Johnson raised the issue of an added retaining wall in the area in front of the Commons  
22 and asked why the Commission was not in charge of making that decision. Moore  
23 explained the slope was too steep to have a safe gradual descent. Johnson asked for  
24 an image of how the area might appear. Shrock was also surprised that this decision  
25 had been made without their input. Moore indicated he would go with Johnson and  
26 Shrock to the area following the meeting to review the concept.

##### 27 28 **B. From the floor - none**

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30 With no further business to discuss, Moore adjourned the meeting at 4:10 pm.

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Chair W. John Moore

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Date

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38 Minutes prepared by H.H. Anderson, May 21, 2018