

1 CITY OF YACHATS

2
3 PARKS AND COMMONS COMMISSION
4 REGULAR MEETING

5 June 15, 2017

6
7 Minutes
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10 Chair John Moore called to order the June 15, 2017 meeting of the Parks and Commons
11 Commission at 3:00 pm in Room 1 of the Yachats Commons. Members present: John Moore,
12 Michael Hempen, Scott Gordon, Linda Johnson, Derek Ojeda. Absent: Ruth Bass. Also
13 Present: Facilities Manager Leon Sterner, Friends of the Commons Board Chair Rose
14 Valentine. Audience: 6.

15
16 **I. Minutes**

17 Chair Moore noted a correction to the minutes on page 1, line 6: should read 70% instead of
18 75%. Commissioner Gordon moved to approve the minutes of the May 18, 2017 as amended
19 above: Aye – 5; No – 0; Ojeda not present at time of vote.

20
21 **II. Reports**

22
23 **A. Commons User Support Manager**

24 Facilities Manager Sterner referred to his report in the meeting packet. Sterner reported the LED
25 project is moving forward and he is in the process of getting new tables. Moore asked Sterner if
26 the double doors to the Multi-purpose Room had been made secure for keeping out people
27 when the building is open during the Farmer's Market. Sterner stated he had been using a
28 divider screen to keep people from entering. Moore noted Manager Davies indicated people
29 were going into the Multi-purpose Room during the past weekend. Sterner indicated he could
30 use a chain through the door handles to lock them. Moore asked Sterner to provide some type
31 of flush bolt or key lock. Sterner indicated he would contact the locksmith.

32
33 **B. Year to Date Revenues and Expenses Report**

34 Commissioner Johnson asked if the numbers in the report are on target for this time of year.
35 Moore indicated they were and noted next year's budget would show significant changes
36 because changes in budgeting systems that incorporate substantial transfers between account
37 funds.

38
39 **C. Yachats Trails Committee – report in the packet**

40 Trails Crew Chief Loren Dickenson reported their tabulation of volunteer work was 2,115 hours
41 of community service. He noted at a \$15 hourly wage, this number is equivalent to \$31,725.
42 Dickenson reported he just learned the Eugene Library won a large NEA grant, part of which
43 includes the Amanda trail (2 of 50 grants were awarded in Oregon). Joan Kittel will help the
44 Eugene Library develop a presentation on the history of the Amanda Trail. Dickenson reported
45 Senate Bill 327 regarding recreational immunity has passed the Senate and has been signed by
46 the Governor. Dickenson noted two View the Future interpretive signs projects: installation of
47 two signs on the Ya'Xiák is complete and the two signs that will go on Amanda Trail near
48 Ocean Creek B&B have shipped.

49
50 **D. Friends of the Commons**

1 Rose Valentine attended the June 14, 2017 City Council meeting and was able to secure
2 \$10,000 from the Council in matching funds for the LED grant project. Valentine reviewed the
3 previous grant results and funding. Valentine reported they are resubmitting an application to
4 the Oregon Community Foundation for a grant of \$25,000, which includes a \$4,300 contribution
5 from the Friends of the Commons. Moore thanked Valentine for inviting him to the Friends
6 retreat on June 25 2017, which he will attend. Valentine indicated they would hear about
7 whether the grant is awarded in a few months, perhaps into November.

8 9 **III. Business**

10 **A. View the Future Presentation (Andrea Scharf and Jim Adler)**

11 Scharf reviewed the history of how she and Jim Adler got involved in this project. Scharf noted
12 she was chair of View the Future for twelve years, a nonprofit which was started in order to
13 protect from logging the 1000 acres south of the Yachats River. VTF then turned its focus to
14 enhancing the trails system, noting the addition of the Ya'Xiák Trail and the Amanda Trail.
15 Scharf asserted the trails system has become a major attraction for tourists and has helped
16 mend relationships with the Tribes, noting the Amanda Bridge was wonderful partnership
17 between the City, Tribes, VTF, and volunteers). VTF has also worked with Gerdemann
18 Preserve and Wetlands Park behind the Commons. Scharf emphasized that all of these
19 projects took significant time. This property they are now looking at is a long-term vision.

20
21 The parcel Scharf and Adler are considering includes 35 acres on the south side of the Yachats
22 River and 3 acres on north side. Scharf noted the north parcel is an area that floods but would
23 make a great park. Scharf would like for Parks and Commons to join in the effort to acquire and
24 develop the trails and parks aspect of the parcel. Scharf reported they had the Lincoln Land
25 Legacy board make an appraisal on the property. While Scharf and Adler have already
26 invested just over \$6,000, they will be seeking additional funding and applying for grants. She
27 indicated they would need a vision for what the park could look like (e.g., kayak launch) for
28 inclusion in grant applications.

29
30 Commissioner Hempen thanked Scharf and asked if there were obvious boundaries on the
31 property and whether the land could be visited. Adler noted the access points on the map he
32 posted on the wall. Commissioner Shrock asked if water protections were part of their purpose
33 and plans. Adler explained that it would be difficult to make a good argument that development
34 of these properties would significantly create enough hazards to warrant funding from
35 environmental groups. Adler noted the south parcel is a currently platted for 50 houses. Adler
36 added the property owners have been very cooperative.

37
38 Moore clarified that VTF is not asking for money but for vision. Adler noted VTF could gift the
39 property to the City if they could raise funds for the purchase, but they have not received much
40 financial backing to date. He noted they needed recognition that the City wanted the parcel in
41 order to make requests from other funding sources.

42
43 Adler noted their current vision is not firm, explaining they have generated ideas to make their
44 recreation and infrastructure plan attractive. He noted the possibility of creating a raw water
45 storage reservoir, which would require an easement across Hancock's property to access
46 existing City property. Adler noted the largest of the 3 parcels is riparian

47
48 Hempen asked about reactions from the City and the Budget Committee to this project, and
49 Moore indicated both entities were very much in favor of the project. Adler added funders want
50 to see popular support and just enough money to indicate they are serious. Scharf added that

1 many of the granting agencies require matching funds.

2
3 Moore asked what Scharf and Adler needed from the Parks and Commons Commission at this
4 time. Scharf stated they would like an endorsement and commitment to work with VTF. Adler
5 suggested Commissioners go look at the area. Moore suggested a next step of forming an ad
6 hoc committee to investigate options. Adler noted VTF has accepted responsibility for
7 assessing public opinion. Moore stated the Commission would look at the property and then
8 make a recommendation.

9
10 All commissioners were interested in going on a field trip to the parcels. Anderson noted that a
11 gathering of 4 or more Commission members constitutes a public meeting and the Commission
12 would need to proceed accordingly.

13
14 An audience member noted something like the Kayak Shack (Waldport) would be a great
15 addition to the community for those who want to try kayaking.

16
17 Dickenson (323 Jennifer Dr) added that the expansion of the trails network would be significant,
18 especially given that it would be offer exploration of a riparian system and help residents
19 recognize the importance of the river.

20
21 **B. Friends Request for \$10,000 from the City to match for LED lights for the**
22 **Commons building**

23 Hempen moved to approve asking the city to match of \$10,000 for the LED Lighting project by
24 the Friends of the Commons: Aye – 6; No – 0.

25
26 **C. Yachats Commons Rental Rates**

27 Moore recalled Gordon had asked for data on what portions of rentals are by commercial,
28 private, and community. Moore tabulated data provided by Sterner and noted the hours in the
29 spreadsheet do not directly correlate to income generated. Hempen asked if the use trends
30 have been consistent over the years. Sterner stated there are inconsistencies, but the updated
31 online reservation system will enable much more accurate tracking.

32
33 Moore surmised commercial to be approximately 10%, private to be 20-30%, and community to
34 be the remainder of the hours used. He added the Church of God accounts for 18% of
35 revenues. After examining the data, Moore stated he is more inclined to leave rates at status
36 quo. All Commissioners were in agreement to retain the current structure.

37
38 Moore stated the rate card needs some cleanup. Regarding pipe and drape, Sterner reported
39 the material and color of the drape would make it not need frequent cleaning. Sterner argued
40 the details of how the equipment is to be used needs addressing before a price can be set.
41 Moore asked Sterner about the skill level needed to set up and suggested that setup be the
42 purview of Sterner. Gordon suggested adding a set-up fee. Sterner indicated \$25 would not
43 cover labor costs were he to hire someone. Sterner wanted clarification of whether the pipe
44 and drape could go offsite. Moore indicated it should definitely not go offsite. Hempen asked
45 Sterner about potential interest the product. Sterner indicated people had expressed interest,
46 and the Commission discussed possible ways the product would be used. Sterner suggested he

1 meet with someone from the Commission for formulate a policy. The Commission decided to
2 add Pipe and Drape rental at \$100 per event for 100 feet.

3
4 Moore noted Councilor Scott would like for Parks and Commons to make a final presentation to
5 the Council on the pricing structures. The Commission noted they would implement the pricing
6 structure and review after a year.

7
8 As Polly Plumb Productions donated the pipe and drape, Moore argued Poly Plumb Productions
9 should have the fee waived for their future events. The Commission concurred.

10
11 Moore asked if there should be an additional deposit for items taken off premises. Sterner
12 reviewed the history off site rentals. The Commission concurred no additional deposit is
13 required for off site use. Sterner asked that off site rentals go through him so that he can
14 ensure equipment is available as requested.

15
16 Johnson made a motion to assess a fee of \$100 per event for rental of the pipe and drape
17 system for on-premises use only and to not assess this fee to Polly Plumb Productions: Aye – 6;
18 No – 0.

19
20 **IV. Other Business**

21 **A. From the Commission – none**

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23 **B. From the floor**

24 Violet Young asked if the fees for their fair would stay same as last year. Moore indicated they
25 would.

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27 With no further business to discuss, Moore adjourned the meeting at 4:29 pm.
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33 _____
34 Chair W. John Moore

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33 _____
34 Date

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40 Minutes prepared by H.H. Anderson, June 17, 2017.