



**City of Yachats
Meeting**

**To Be Held Via Zoom & In Person
Tuesday, May 5, 2026, 2:00 PM**

COMMUNITY SPACES COMMITTEE

In Person Meeting Location:

Commons Building, Civic Meeting Room 3
441 N. Hwy 101, Yachats OR 97498

[Join Zoom Meeting](#)

<https://us02web.zoom.us/j/83554861795>

Meeting ID: 835 5486 1795

Agenda

Work Session

- Discuss increasing Transient Lodging Tax and System Development Charge
- Update outline for the Tree Ordinance
- Exterior public restrooms
- Announcement and update on Pickleball Tournament

Regular Session

- I. **Meeting Called to Order** (reminder to silence phones)
- II. **Announcements**
- III. **Public Comment**

IV. Reports (an opportunity for Commissioner questions and comments)

- a. Summary Meeting Minutes
- b. Workgroups Report
- c. Commons Reports

V. New Business

- a. Meet with Lance Bloch
- b. Welcome Bill Reeves
- c. Vote for Vice Chair

VI. Other Business

- a. From Committee
- b. From Staff

VII. Adjourn

This meeting is open to the public and all interested persons are invited to attend. This meeting will be audio and video taped. All items to be considered by the Committee 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 April 27, 2026 By: Kimmie Jackson, Recorder



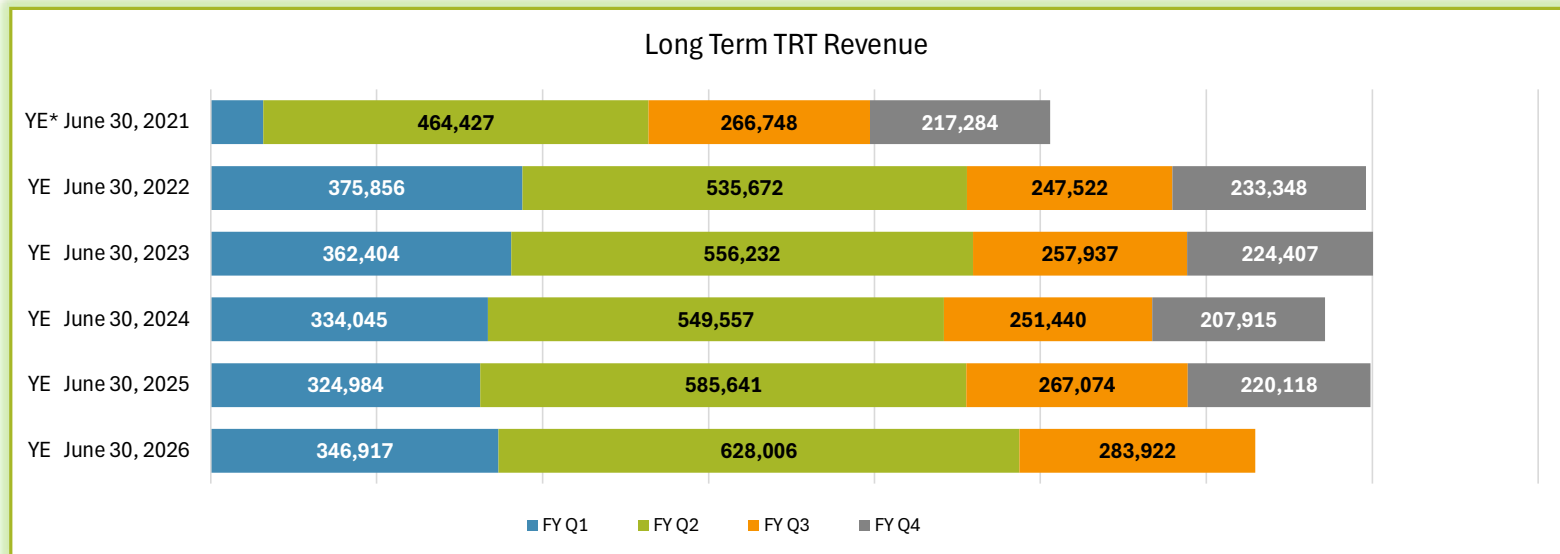
January 2026

Long Term TRT Revenue



	Stays Apr-Jun Paid in July	Stays Jul-Sep Paid in October	Stays Oct-Dec Paid in January	Stays Jan-Mar Paid in April	
	FY Q1	FY Q2	FY Q3	FY Q4	Full Year
YE* June 30, 2021	63,269	464,427	266,748	217,284	1,011,728
YE June 30, 2022	375,856	535,672	247,522	233,348	1,392,398
YE June 30, 2023	362,404	556,232	257,937	224,407	1,400,980
YE June 30, 2024	334,045	549,557	251,440	207,915	1,342,957
YE June 30, 2025	324,984	585,641	267,074	220,118	1,397,818
YE June 30, 2026	346,917	628,006	283,922	0	1,258,845

* YE = Year End



DRAFT OUTLINE
RE: TREE ORDINANCE

§ 00.000.00 Tree Removal and Protection

A. Purpose

B. Definitions (definitions specifically related to this Section)

C. Tree removal without a permit prohibited

D. Permit Administration

1. City permit process.

a. Application

b. Site Plan required

c. Permit duration

2. Involvement of certified arborist.

3. Landscape Site Plan – tree removal Plan required

4. Penalties, claims and appeals

E. Tree removal on City property.

1. Prohibit cutting by anyone except City staff or City contractors.

2. Penalties

F. Tree removal on private property.

1. Authority of City to require tree removal

2. Removal of a tree which poses a safety hazard

3. Removal of a tree damaged by storm, fire or other injury
4. Removal of a dead tree
5. Removal of a diseased tree
6. Removal of a tree to construct a structure
7. Removal of a tree for defensible space – wildfire mitigation / prevention
8. Heritage Trees
9. Removal of a tree for health and vigor of surrounding trees
10. Removal of a tree for landscape purposes

7 Removal of a tree where required for solar access

 Limitations

 Follow-up inspection

8. Removal of a tree for passive solar (prohibit?)
11. Removal of tree for sight line / view purposes (prohibited?)
12. Replacement for trees removed
13. Exceptions

G. Trimming, pruning and maintenance of trees on private property.

1. Topping of trees (prohibited?)
2. Trimming / pruning of trees. (limitations and guidelines)

H. Protection of trees during construction / other tree removal activities

I. Approved tree species

J. Prohibited tree species

K. Additional requirements

QUOTE

120525-01-01 • 02/18/2026



OR Yachats City of Urben Blu

Customer:

Yachats City of
PO BOX 345, 501 Highway 101 N
Yachats, 97498

Ship to Zip: 97498

Prepared for:

Neal Morphis
Phone: 15418196568
cityclerk@yachatsmail.org

Prepared by:

C/O MRC, Inc.
PO Box 106
Spring Lake, NJ 07762
800.922.0070
hello@mrcrec.com
www.mrcrec.com

Quantity	Part #	Description
1	UBSUACT	Urben Blu - Urben Blu - Single Bathroom Unit, 8'11" x 15'6", 1 Self-Cleaning Toilet + 1 Mechanical Room + Adult Changing Table Includes adult changing table and heated concrete slab
1	1	Urben Blu - Urben Blu - Pre-construction Site Visit, Installation Supervision, Testing & Client Training (Visit 01: Validation of ground utilities, location, level etc.; Visit 02 – 3-day process: Day 1: Crane and connection supervision; Day 2: Ensure proper function; Day 3: Train client on app)
1	4	Urben Blu - Urben Blu - 5-Year SIM Connection & Virtual Tech Support 5-Year Bandwidth/Software License, Technical Support (during business hours), Sim Card, Monitoring (mandatory for self-cleaning) *Must be renewed in 5-year installments*
1	5	Urben Blu - Urben Blu - Water Fountain Two level water fountain with bottle filling station

Grand Total \$316,000.00

Comments

Shipping to Yachats, OR

Sales tax is not included.

Tax Exempt Certificate required at time of order or tax will be applied

Not Included:

- Customs
- Crane
- Site Prep, Stone to Spec
- Connections to water, sewer, electric

Included:

- Project management fee for install supervision
- State certified engineered drawings
- 3 year parts and labor warranty
- 10 year structural building warranty

RR/hn

QUOTE

120525-01-01 • 02/18/2026



INCLUDED WITH THE AUTOMATED WASHROOM

- State certified stamped and sealed drawings for approvals prior to manufacturing
- Automation and self-cleaning system
- 12-inch heated concrete slab
- Prefabbed product
- Packing/crating
- Flat roof with white membrane
- Concrete walls, vandal-proof, anti-graffiti protection
- Concrete sink
- Air exchanger
- Mechanical room
- Pressure washer
- Four-sided personalized exterior finish (add-on)
- 3D plans/renderings
- Installation supervision by Project Manager
 - Visit 01: Validation of ground utilities, location, level etc.
 - Visit 02 – 3-day process: Day 1: Crane and connection supervision; Day 2: Ensure proper function; Day 3: Train client on app
- 3-year parts and labor warranty
- 5-year bandwidth/software license, technical support (during business hours), sim card, monitoring (mandatory for self-cleaning) warranty (must be renewed every 5-years)
- 10-year structural building warranty
- Delivery to an accessible site

NOT INCLUDED UNLESS STATED OTHERWISE

- Unloading – crane rental & operator
- Electrical & plumbing (approximately 8 hours each)
- Stone/ground compaction to spec
- Anything not specifically listed as “included”

TERMS & CONDITIONS

- Orders not subject to cancellation
- 40% deposit due with executed order
- 30% paid at 50% of progress of manufacturing or 2 months following signing of order (whenever is soonest)
- 30% balance due prior to shipment
- Terms are firm due to finishing choices by customer being custom. Customer will be provided unique CSA and manufacturing numbers for bathroom if needed

PRICING NOTES (MRC reserves the right to requote if):

- Quote is older than 30 days
- Purchaser drawing approval exceeds 30 days
- Purchaser delays original ship date 30+ days

PROPOSAL INFORMATION/NOTES

- The proposal is based on design, not necessarily an exact match to bid or architectural drawings
- Lead times may vary significantly based on design complexity, seasonal demand, and current backlog
- Simple material supplier PO or signed proposal/order form are acceptable for ordering with deposit and agreement of payment terms stated above. PO legalese will be rejected
- MRC does not accept orders with contingent liability or liquidated damages

QUOTE

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DESIGN/ENGINEERING

- Design requirements not disclosed to MRC prior to proposal or required revisions resulting from information not previously disclosed are subject to additional fees. Common examples are site-specific requests/requirements and pertinent foundation information, including but not limited to geotechnical reports, foundation depth limitations, epoxy anchor design, or installations near or connected to other structures causing drift snow loads
- PRELIMINARY WORK TO DEVELOP THE SITE AT THE EXPENSE OF THE CLIENT:
 1. The site must have a minimum bearing capacity of 50 kPa over the entire surface of the seat of the building
 2. Excavate the ground 12" (300mm) wider and longer than the exterior dimension of the building
 3. The bottom of the excavation must be 12" (300mm) lower than the projected bottom of the building
 4. Galvanized plate of 1/4" x 14 3/4" x 9 3/4 mesh not supplied by manufacturer
 5. An approved geotextile membrane as TEXEL 7609 or equivalent is required at the bottom of the excavation
 6. Install a 2" (50mm) high density insulation at the bottom of the excavation, (seal any opening crossing the insulation)
 7. Fill the excavation with a 12" (300mm) layer of granular stone compacted to 95% of the modified proctor
 8. Install 2" (50mm) high density insulation around the perimeter of the slab vertically and horizontally
- Local code may have requirements that are not the responsibility of MRC or manufacturer
- Each project is designed for its specific location after receipt of order. Occasionally, engineering determines that materials not included in the proposal are required. Such materials shall be provided by others
- Drawings provided with this proposal are preliminary and are not for construction. For complete project specific details, engineered drawings can be purchased separately without obligation to purchase the structure

FABRICATION/SHIPPING DETAILS

- Shipping dates are not guaranteed
- Freight is priced based on pooled loads to a location accessible by a flatbed semi-trailer
- Trucking will call at least 24 hours prior to delivery to coordinate
- Offloading by others. Materials must be stored off the ground and kept dry

SEPTIC

- Bathrooms can work with septic tank; however, no tank or pump is provided in this purchase. Local plumber being used by Customer will need to make sure this is done to local code and provide whatever is needed to execute this from a plumbing perspective.

QUOTE

120525-01-01 • 02/18/2026



Acceptance of quotation: (ALL INFORMATION REQUIRED)

Accepted By (printed): _____ P.O. No: _____

Signature: _____ Date: _____

Title: _____ Phone: _____

Email: _____ Facsimilie: _____

Purchase Amount: **\$316,000.00**

Order Information: (ALL INFORMATION REQUIRED)

Bill To: _____ Ship To: _____

Bill To Contact: _____ Ship To Contact: _____

Bill To Email: _____ Ship To Email: _____

Bill To Phone: _____ Ship To Phone: (Office): _____
(Cell): _____

Bill to Address: _____ Ship To Address: _____

Bill To City, State, Zip: _____ Ship To City, State, Zip: _____

SALES TAX EXEMPTION CERTIFICATE #: _____
(PLEASE PROVIDE A COPY OF CERTIFICATE)

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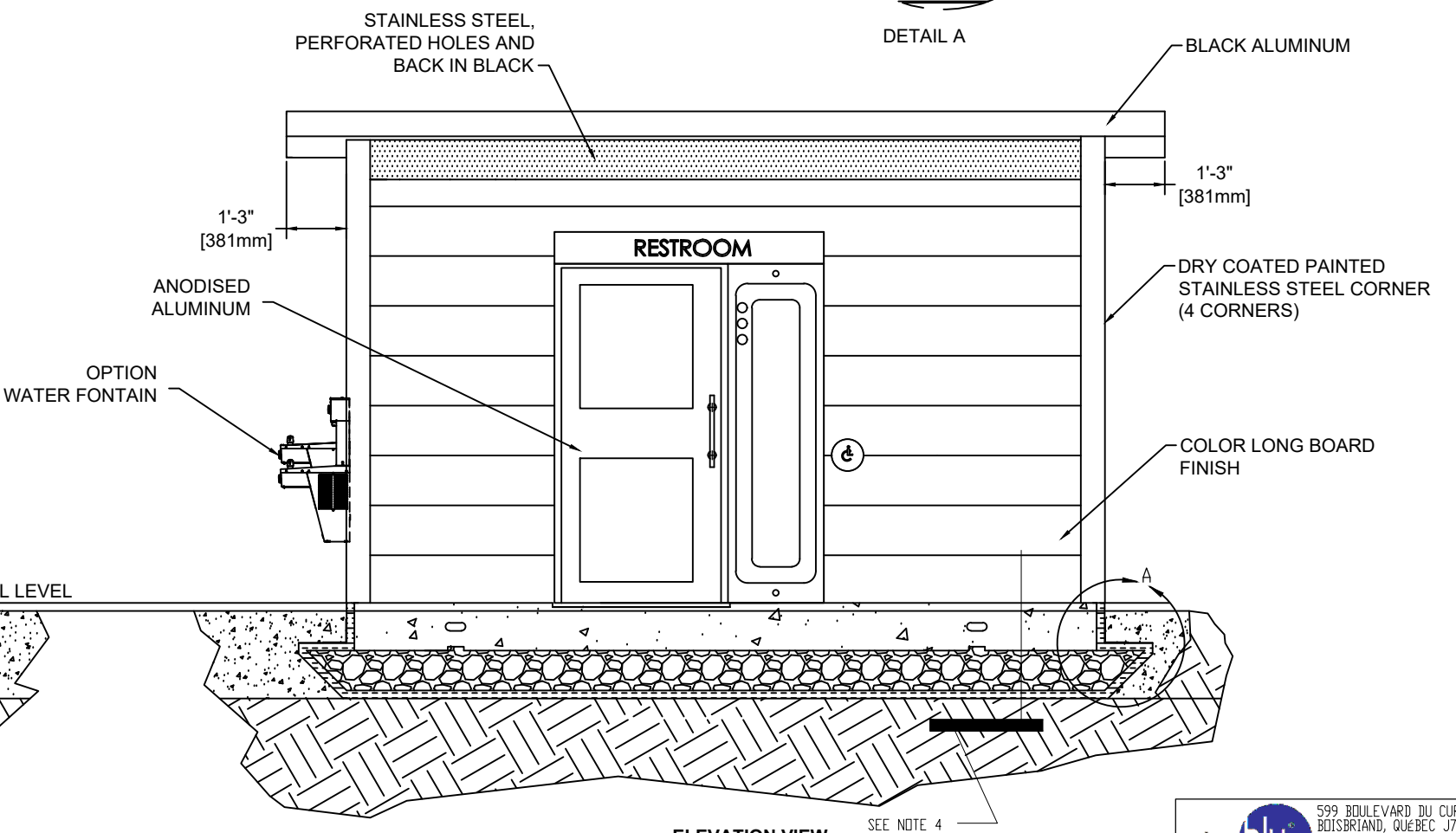
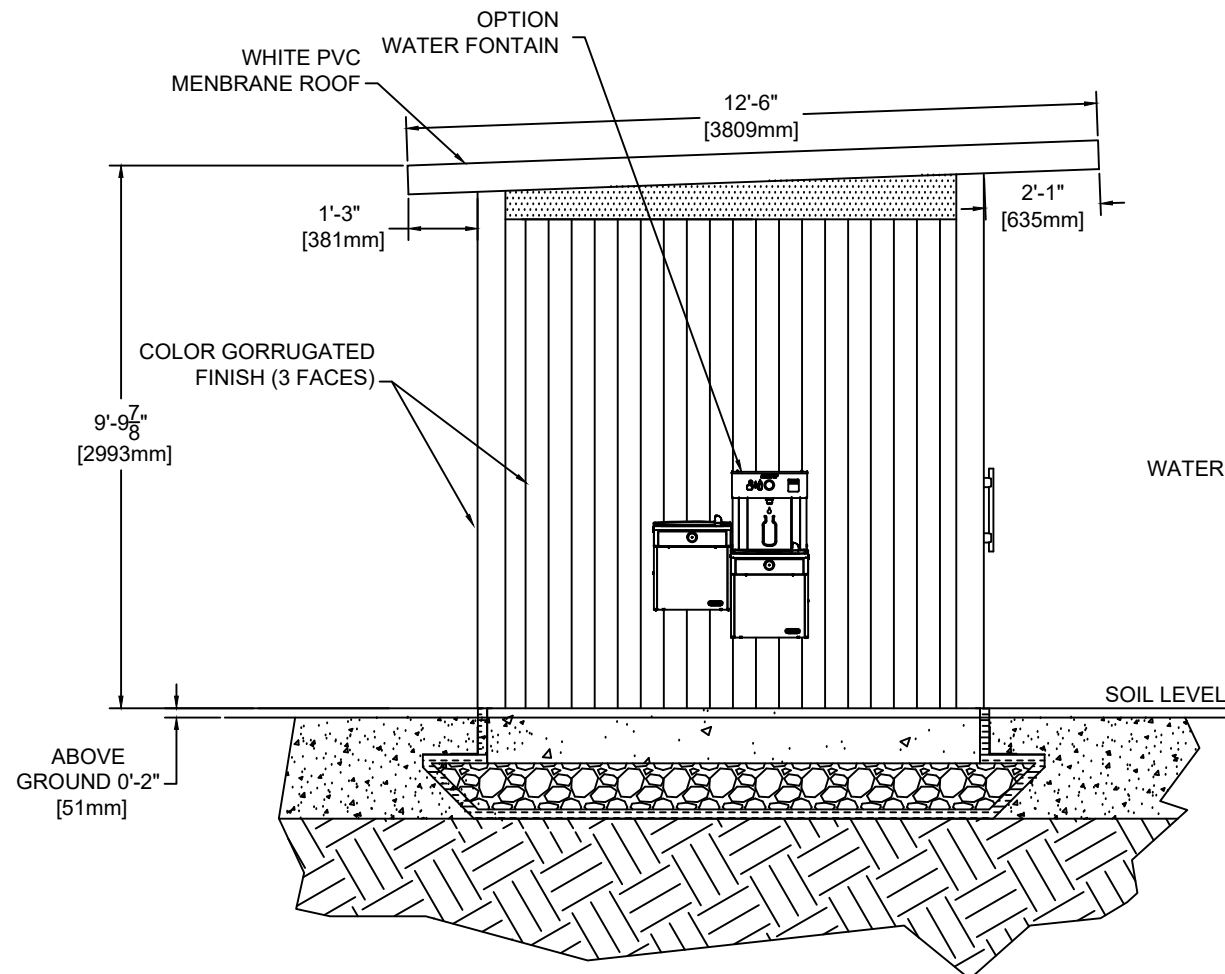
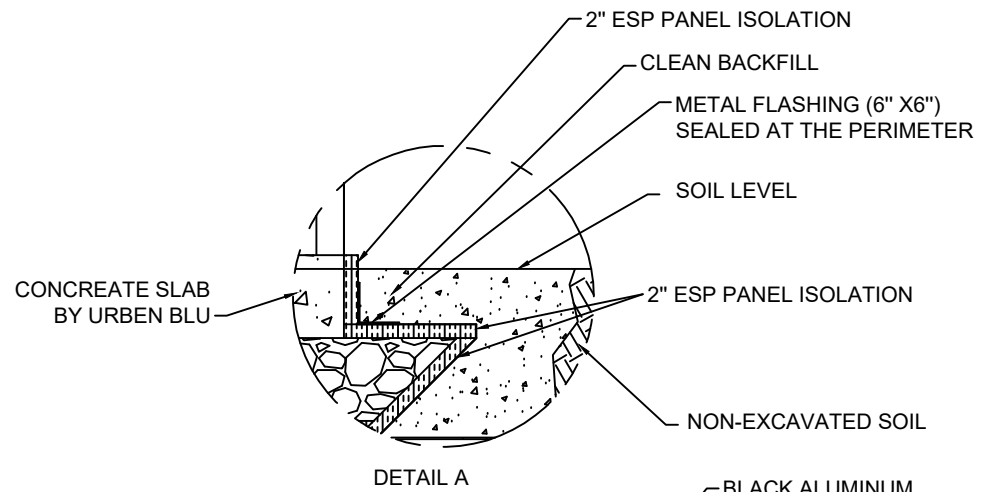
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- 2-Excavate the ground (12") 300mm wider and longer than the exterior dimension of the building.
- 3-The bottom of the excavation must be (12") 300mm lower than the projected bottom of the building.
- 4-Galvanised plate of 1/4" x 14 3/4" x 9 3/4" (wired Ø5/8, 8mas to 3/0 TOR) for grounding, 24" below ground level with mesh not supplied by UrbenBlu.
- 5-An approved geotextile membrane as TEXEL 7609 or equivalent is required at the bottom of the excavation.
- 6-Install a (2") 50mm high density insulation at the bottom of the excavation, (seal any opening crossing the insulation).
- 7-Fill the excavation with a (12") 300mm layer of granular stone compacted to 95% of the modified proctor.
- 8-Install (2") 50mm high density insulation around the perimeter of the slab vertically and horizontally.



PRELIMINARY

urbanblu 599 BOULEVARD DU CURÉ-BOIVIN
BOISBRIAND, QUÉBEC J7G 2A8
TEL:(450) 437-8094
FAX:(450) 951-9181

TOLERANCES / TOLÉRANCES : DIMENSIONS IN INCHES / DIMENSIONS EN POUCE TOLERANCES / TOLÉRANCES : FRACTIONAL / FRACTION ± 1/16 ANGULAR / ANGULAIRE : ± 0.5° BEND / PLI ± 0.020" X ± 0.040" X.X ± 0.020" X.XX ± 0.010" X.XXX ± 0.005"	CLIENT : XXXXXXXXXX	PROJECT / PROJET : SIMPLE UADA	
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	APPROVED BY / APPROUVÉ PAR : GUY THIBAUT	PEINT / PEINTURE : N/A	REV : NR
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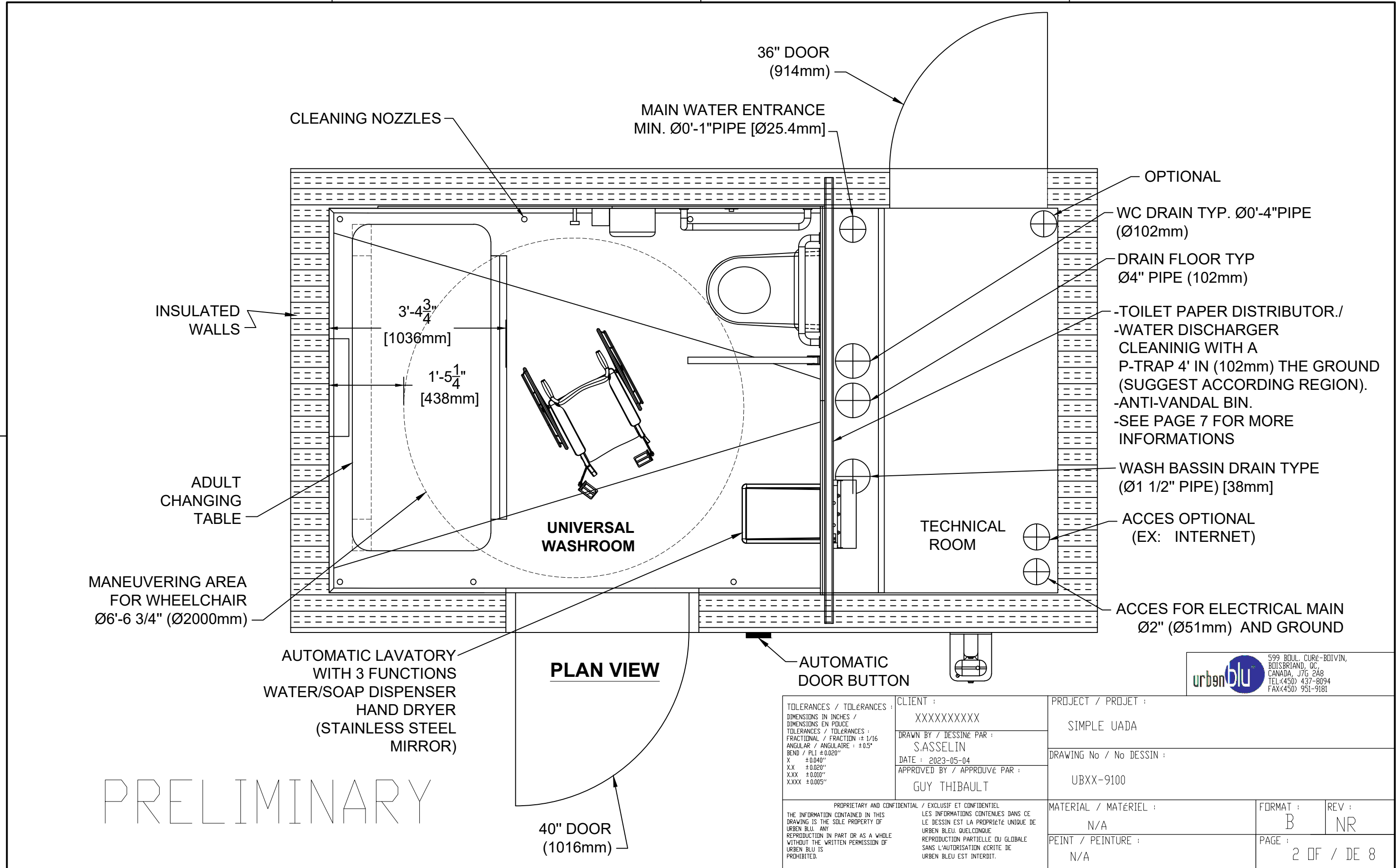
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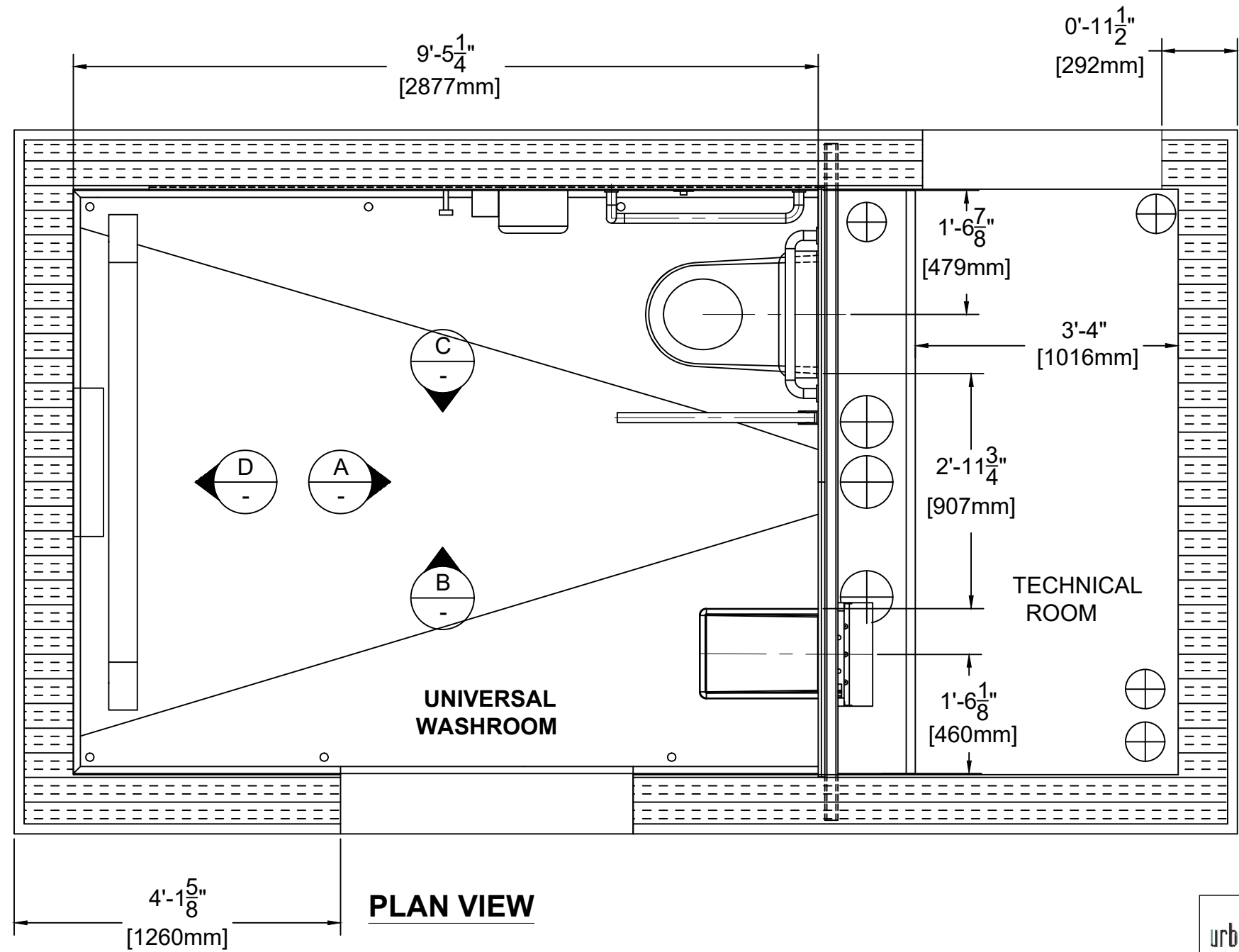
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PLAN VIEW

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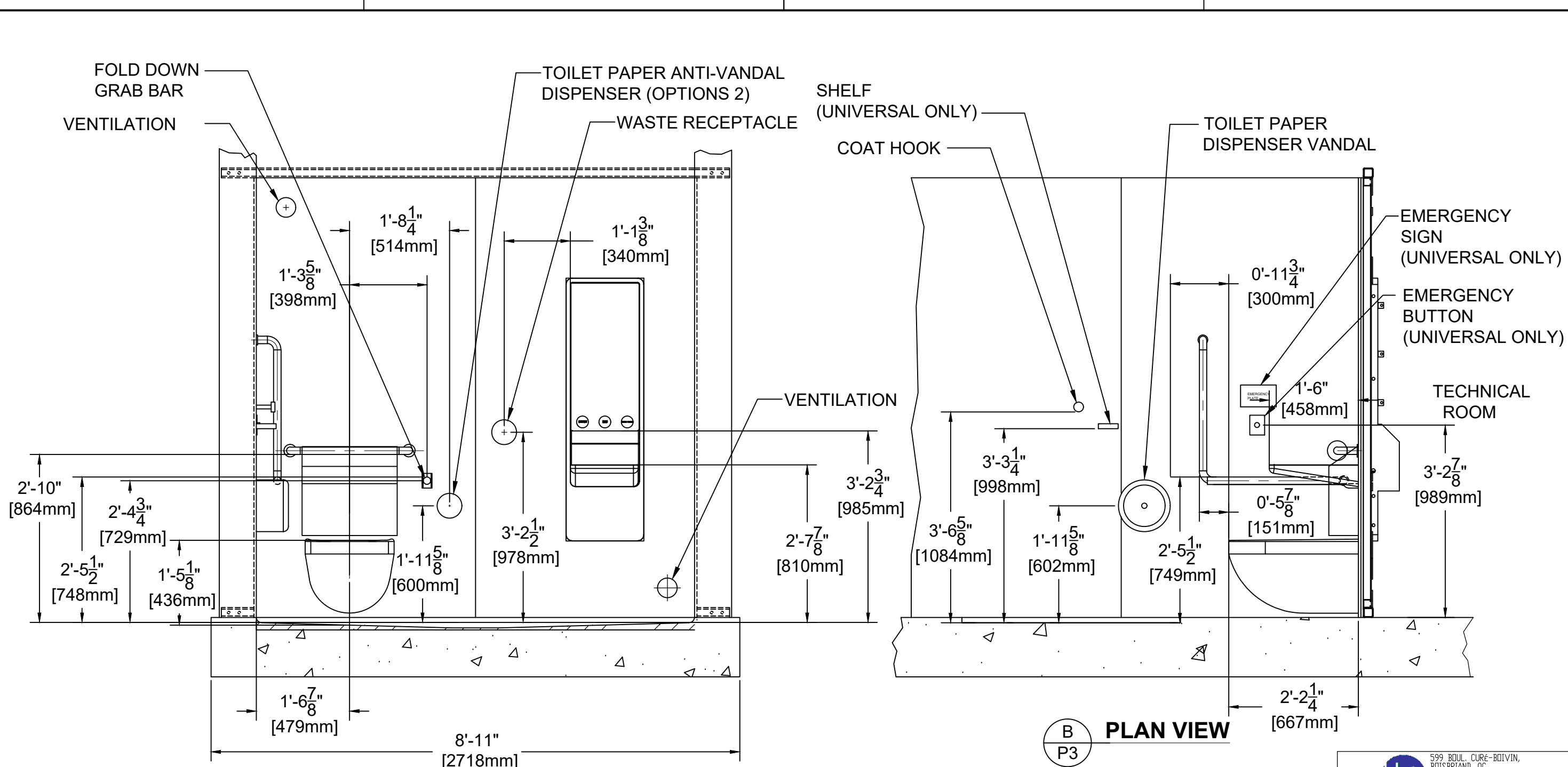
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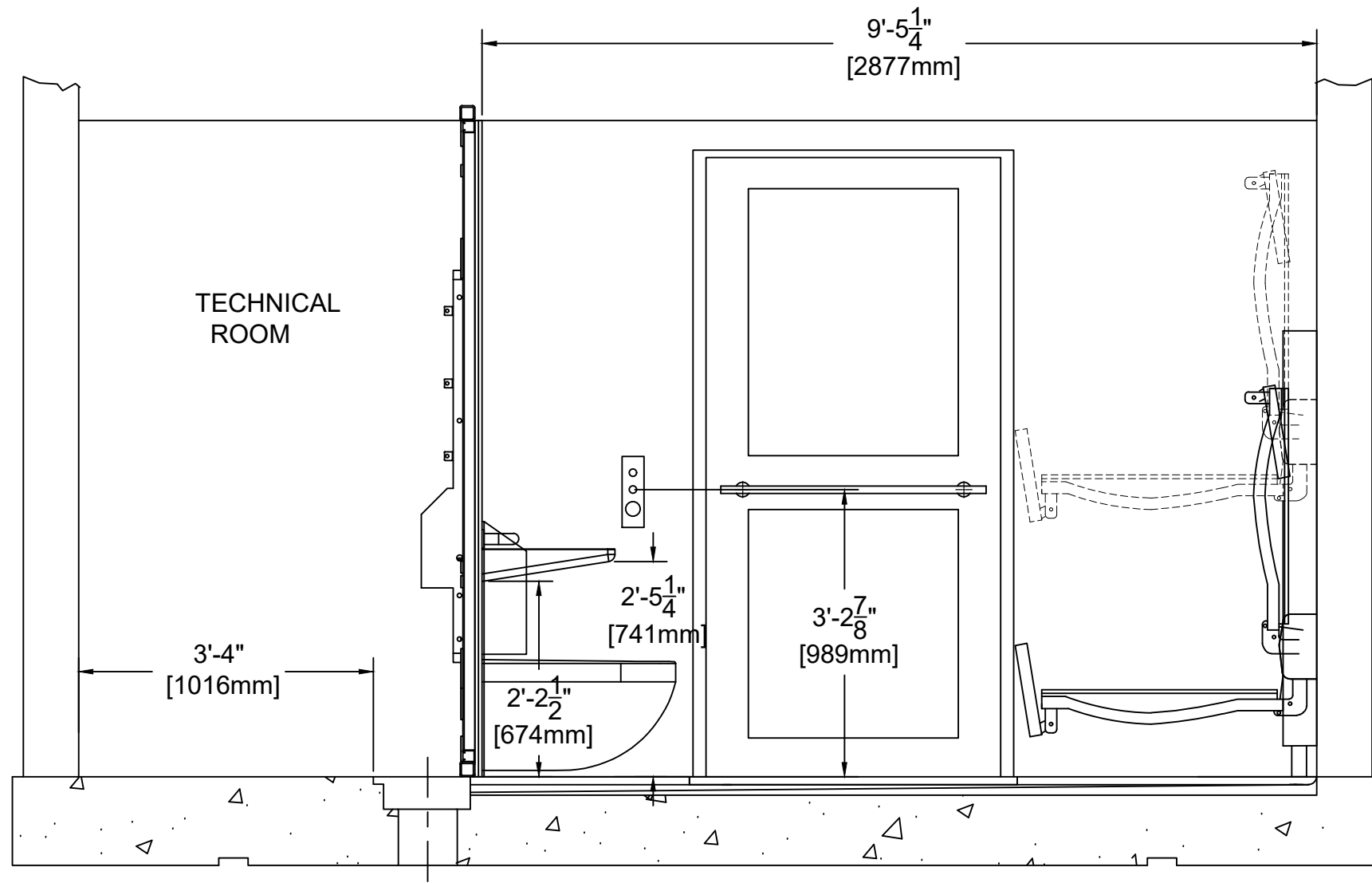
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599 BOUL. CURÉ-BOIVIN,
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FAX:(450) 951-9181

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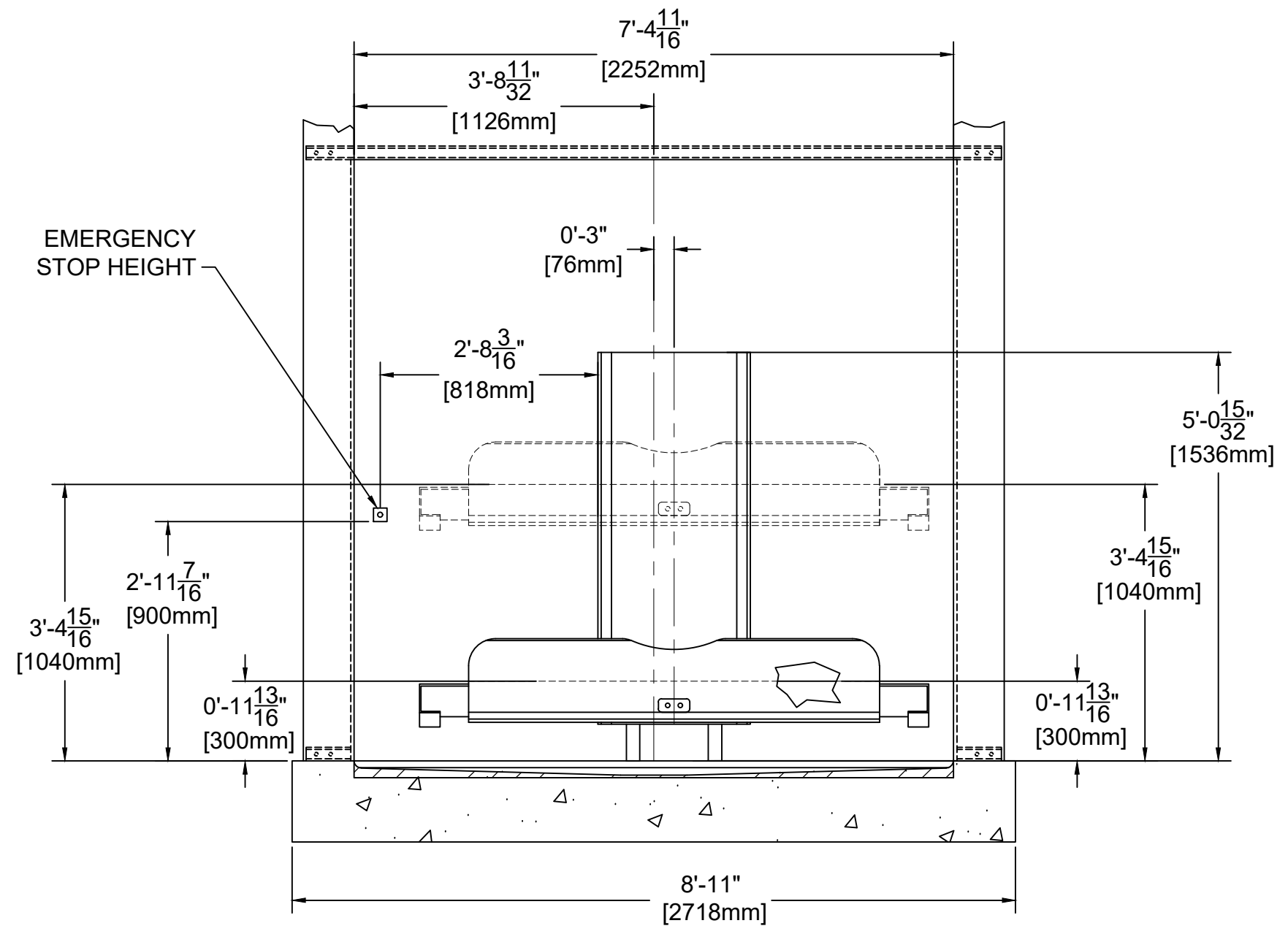
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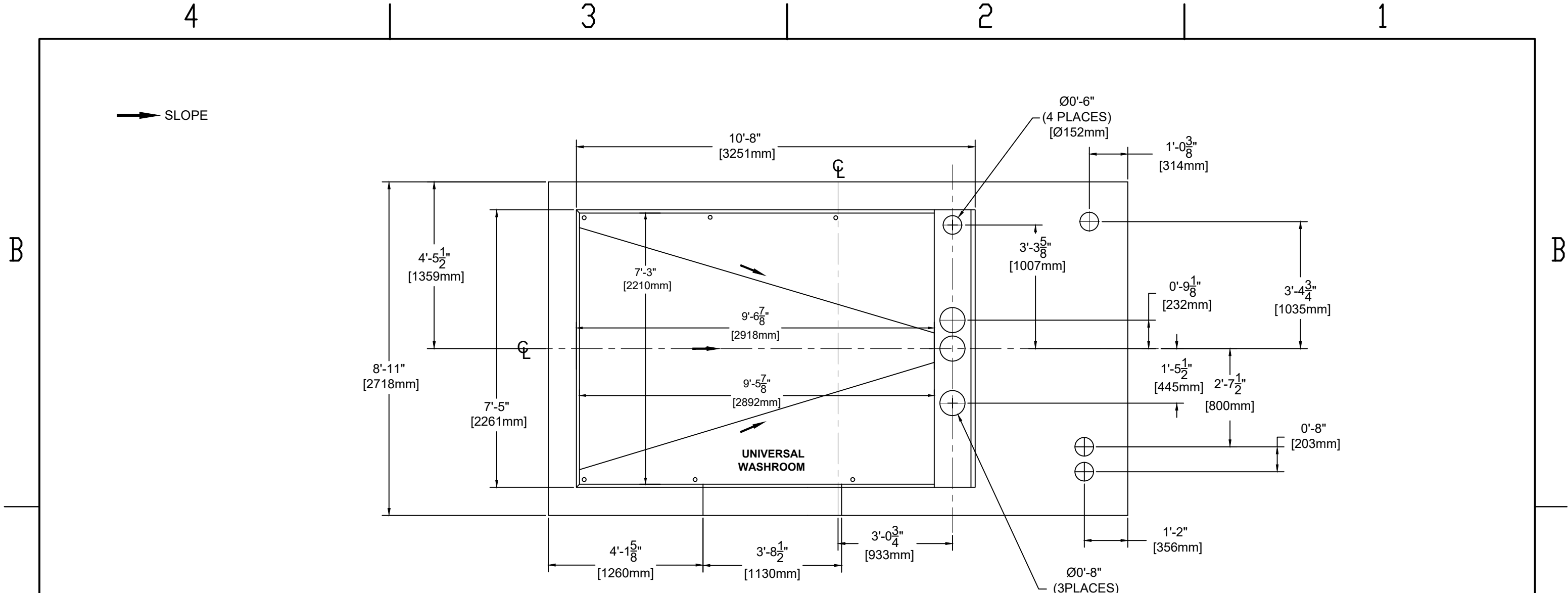
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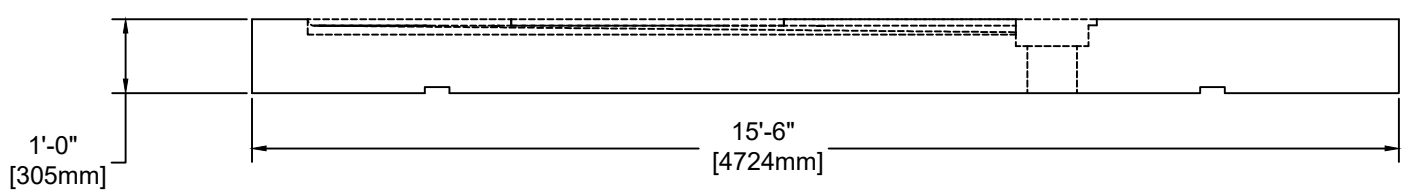
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PLAN VIEW



ELEVATION

urban blu
 599 BOULEVARD DU CURÉ-BOIVIN
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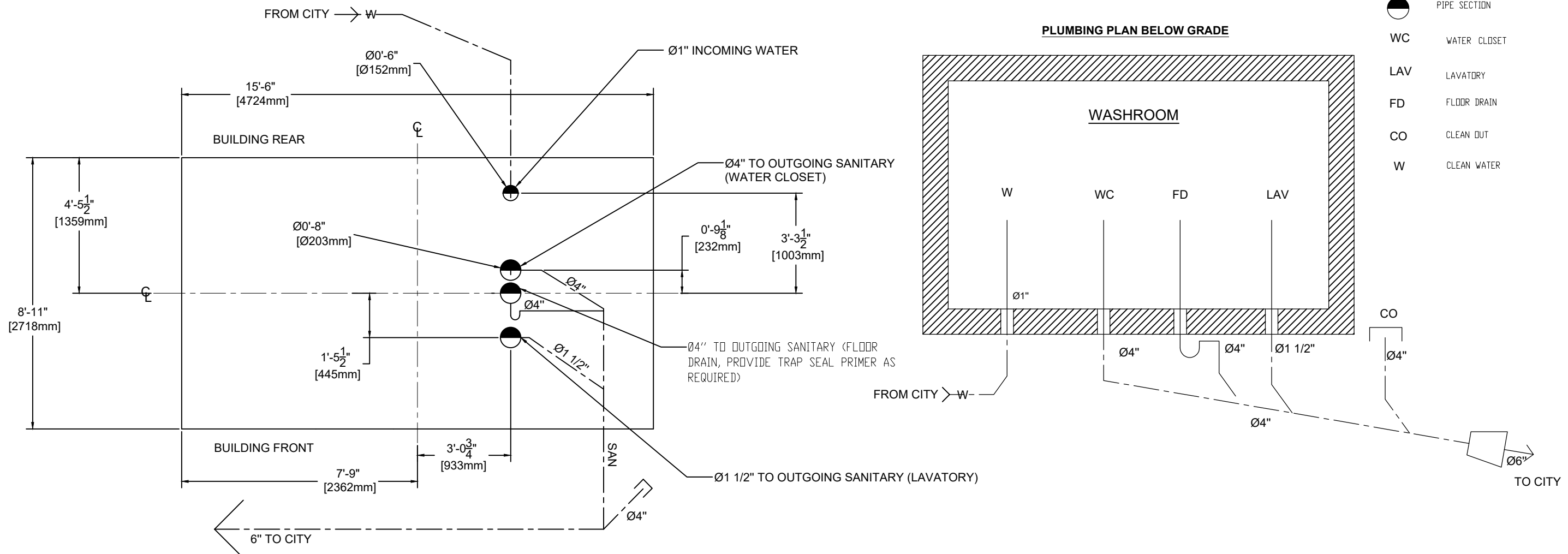
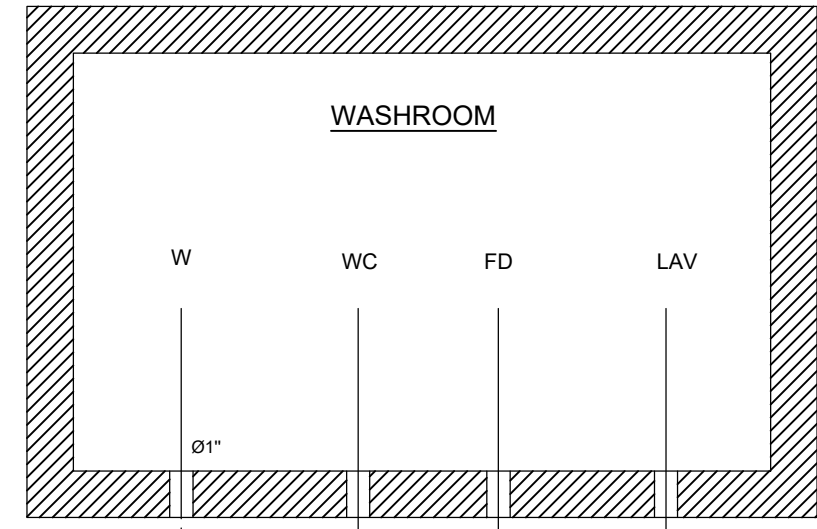
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LEGEND

- NEW SANITARY DRAIN BLOW GRADE
- NEW SANITARY SERVICE BLOW GRADE
- └─┘ SANITARY TRAP
- PIPE SECTION
- WC WATER CLOSET
- LAV LAVATORY
- FD FLOOR DRAIN
- CO CLEAN OUT
- W CLEAN WATER

PLUMBING PLAN BELOW GRADE



NOTE : READ THESE DRAWINGS IN CONJUNCTION WITH ALL THE REFERENCE DRAWINGS LISTED

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BOISBRIAND, QUÉBEC J7G 2A8
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PRELIMINARY

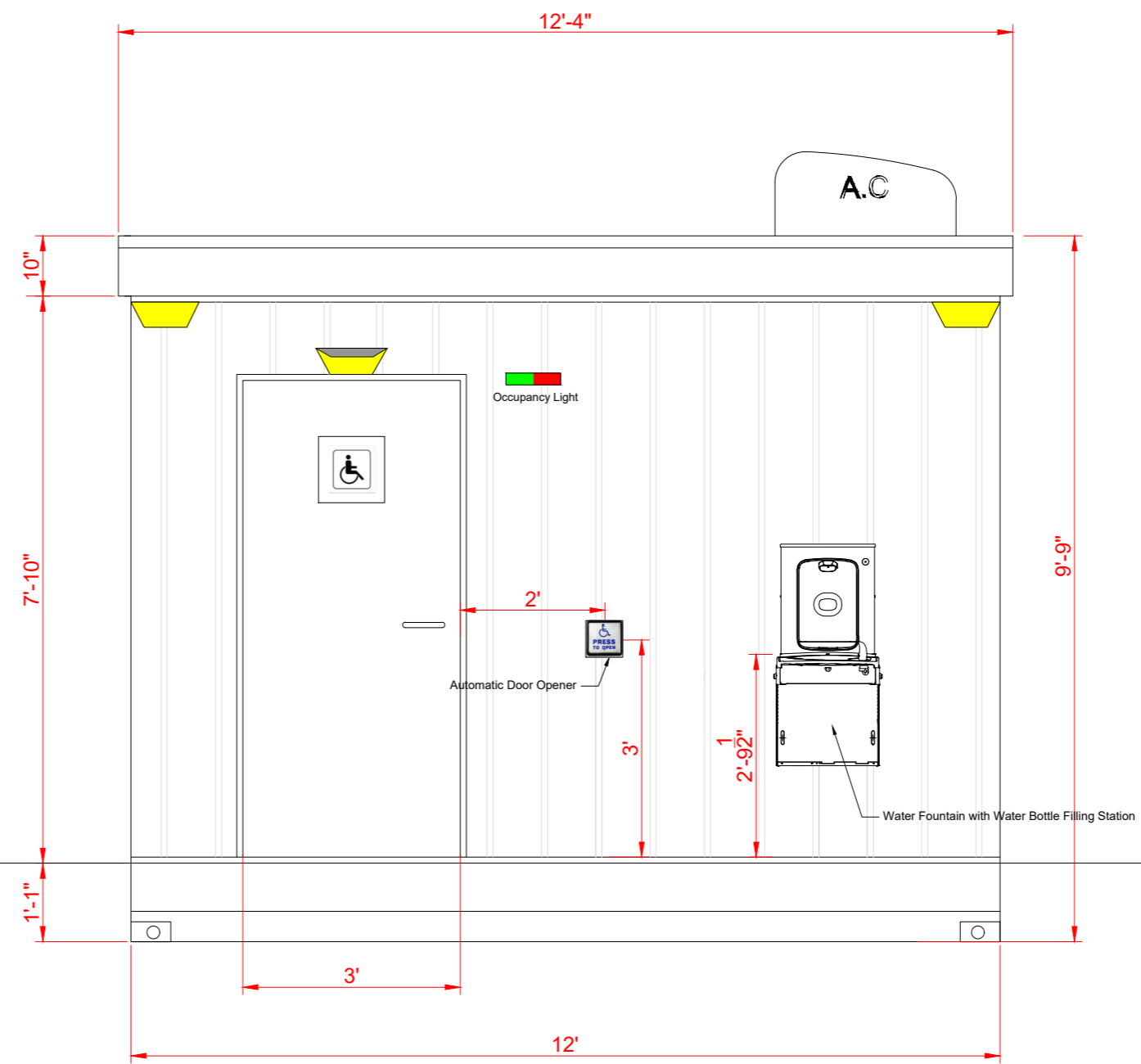
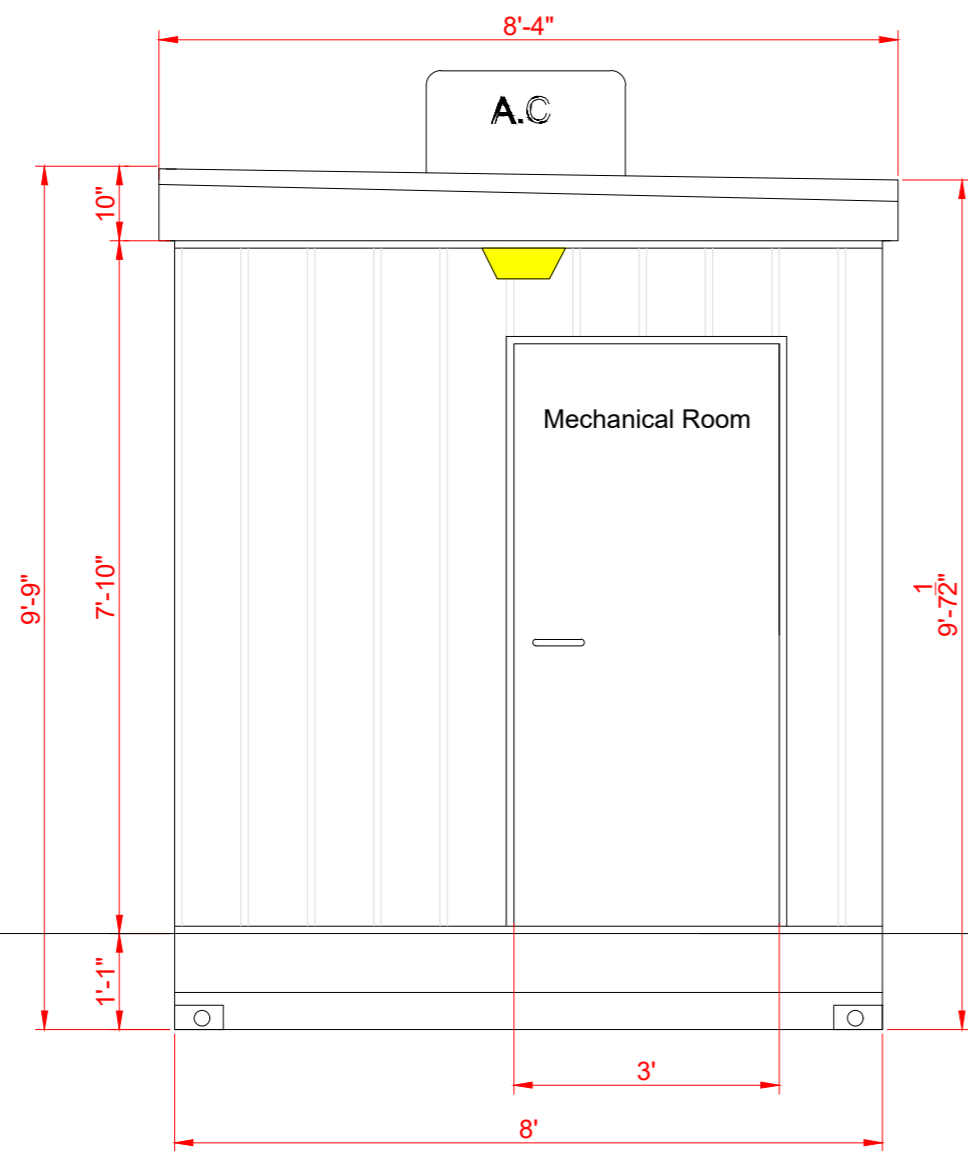
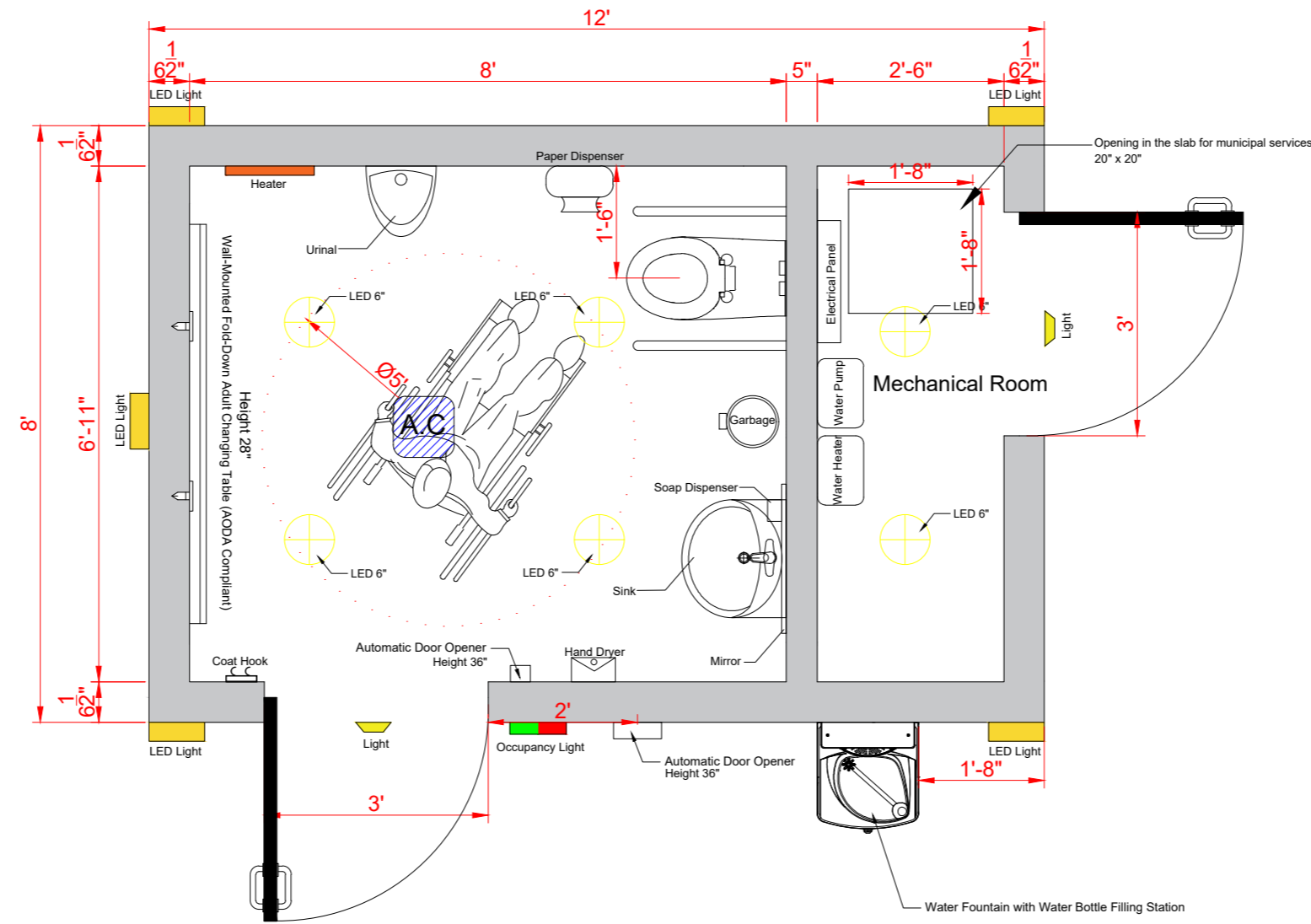
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	DRAWN BY / DESSINÉ PAR : SASSELIN DATE : 2023-05-04 APPROVED BY / APPROUVÉ PAR : GUY THIBAUT	DRAWING No / No DESSIN : UBXX-9100		
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1



PROJECT:
D-BOX 8'X12'
ADA

Date:
Feb 24 2026



January 24, 2026

NIU TOILET PROPOSAL FOR:

City of Yachats

8540527 Canada Inc. D.B.A. NIU TOILET

About Us:

NIU smart toilet is the latest division of Comac Corporation- a Canadian Corporation (established- 1984) specialized in manufacturing of smart toilets in North America. Our goal, to create the perfect smart self-cleaning bathroom with the highest efficiency at the lowest cost. To do so we have brought together the best engineers to create the world first revolutionary Smart Bathrooms to meet today and tomorrow requirements. The NIU Smart bathrooms are designed with one goal; Comfort, Safety & Innovation.

ADDRESS:

Comac Corporation- 833 Rue Beriault, Longueuil, Quebec, J4G 1X7 / 1-855-550-0303 / www.niutoilet.com / www.comaccorporation.com

Contact: Jeffrey Cohen- 514-444-3161- jeffc@niutoilet.com

Account types:

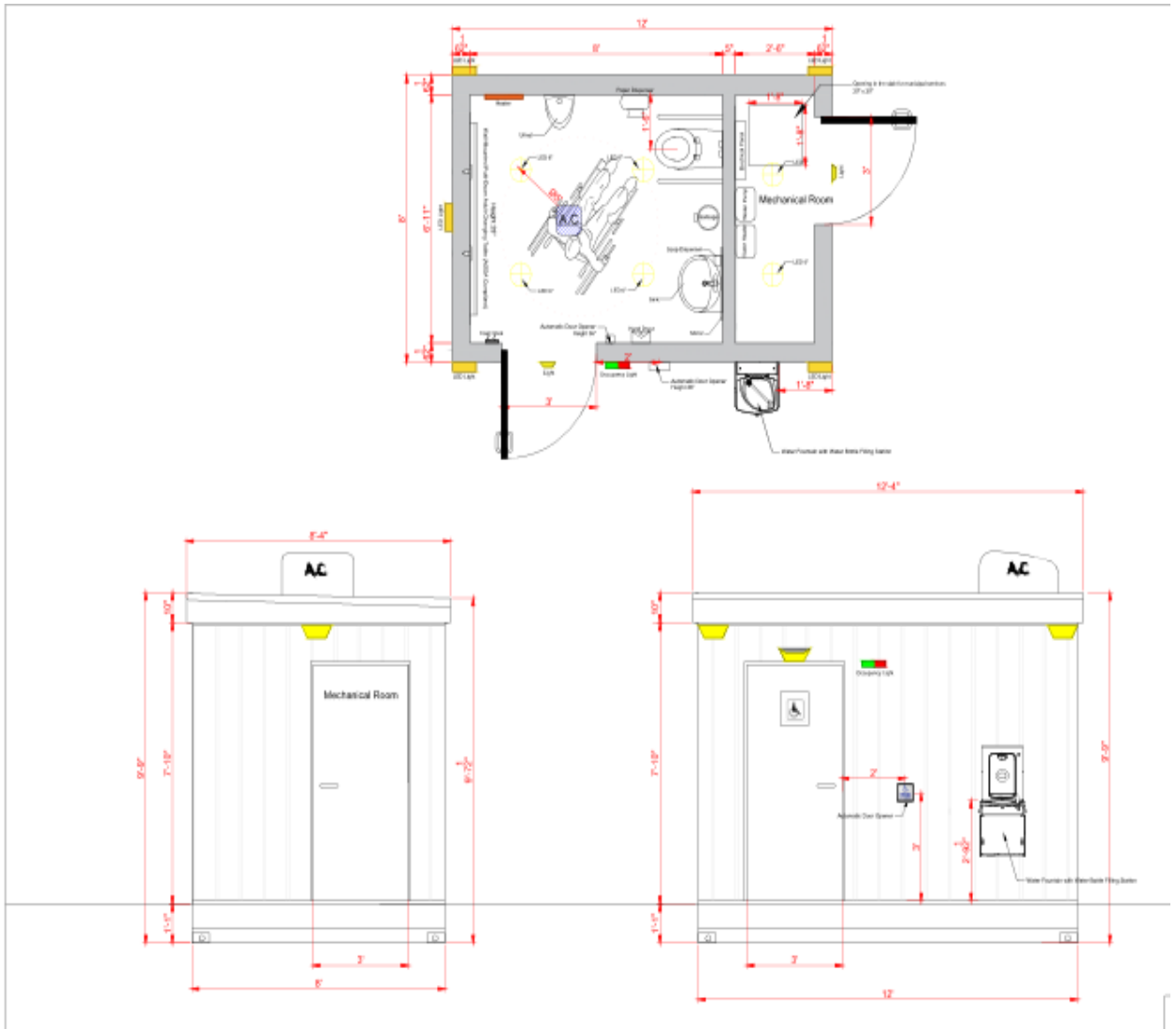
We currently work with procurement groups across North America (Sourcewell/Canoe/Merx/Procurated/etc) and supply school districts, government agencies (local and federal), rental companies, emergency relief sector, and other markets/sectors.

NOTE: There are different options for exterior colors and finish.



PROPOSED PRODUCT INFORMATION:

D-Box – 8 x 10- MENS/WOMENS ADA accessible washroom structure



Unit is designed to be connected to city services- water/sewage/electric



INCLUDED PRODUCT Features + Construction:

STANDARD FEATURES:

- Antibacterial walls
 - UV disinfection system
 - Self-disinfection system ULVC
 - Self-cleaning HVAC mechanism
 - Dual communication system (Remote accessibility)
 - Wireless camera
 - Waterless urinal – ***to be confirmed by customer***
 - ADA Automatic Stainless Steel toilet
 - ADA Stainless Steel sink
 - Stainless steel urinal
 - Hand dryer
 - Automatic Soap dispenser
 - Toilet paper dispenser
 - Paper towel dispenser
 - Automatic faucet
 - Waste Bin- recessed
 - Adult change table
 - Fire alarm
 - Smoke alarm
 - Mechanical room
 - Touchless control panels
 - Touchless paper towel dispenser
 - Automatic light (ON & OFF) inside and outside- 12V
 - Occupancy lights
 - 1000W/120V Heating system
 - AC – central heat and cold- 15000 BTU
 - Winter package
- EXTERIOR WATER FOUNTAIN/WATER BOTTLE FILLING

WARRANTY: *Physical Structure: 5 YEARS PARTS AND COMPONENTS /20 YEARS STRUCTURE*

(Interior Components- All Canadian Made COMAC products and accessories with lifetime warranty)

PRICE: \$199,00.00 (delivered and set up on location)

- TERMS: 30% DEPOSIT/BALANCE UPON DELIVERY
- Lead time: 12-16 weeks

Price Proposal: Sam Moore Parkway - City of Newport, OR
Date: November 12, 2024
Reference: 11502-1/3/2023-0
Sourcwell: Contract # 081721-PRM

Our Offer to Sell:

1. Restroom Building delivered to site @ \$ 220,363

Public Restroom Company (PRC) herein bids to *furnish (building only per plans and specifications, delivered to site with all costs except installation including applicable taxes excluding retention.* (Retention is not allowed as this is materials or a product fully assembled before shipment to the site and therefore not subject to retention.)

2. Installation: Turnkey Installation of the Building above @ \$ 30,163 with retention allowed.

Public Restroom Company also includes in this two-part quotation our turnkey installation package for this building. Our national factory authorized installation team will:

- a. Arrive onsite to confirm and verify the Owner/General Contractor provided scope of work in preparation for installation including access to the site.
- b. Verify the building pad size, building corners, finished slab elevation, utility depth and location, meter size and distance from building, and compaction compliance.
- c. Excavate the utility trenches for placement of our prefabricated underground piping tree for the buildings plumbing and electrical, set the kit in place, provide the water test for inspection before backfilling, and then place the site adjacent coarse sand you provide to us alongside the building pad and screed it level for final building placement. We will need onsite water availability for wetting the sand bed before building placement to consolidate the pad.
- d. Set the building on the site pad.
- e. Connect the utility piping stub ups to the building piping stub down building points of connection for water, sewer, and electrical conduit to the building internal electrical panel.

3. Owner/General Contractor Final Tie In of Utilities and other site work:

- a. The Owner/Contractor is responsible for making all **final plumbing connections** at the 6' POC locations.
- b. The Owner/Contractor is responsible for pulling wire and completing all final tie-ins to the electrical panel from the 6' POC location.
- c. The Owner/Contractor is responsible for preparing the pad/foundation. PRC will trench through provided pad/foundation to run utilities to 6' POC locations.

4. Total Cost of building and installation @ \$ 250,526

Sam Moore Parkway - Newport, OR | 11/12/2023 | Reference # 11502-1/3/2023-0
2587 Business Parkway | Minden, NV 89423 | www.PublicRestroomCompany.com | p: 888-888-2060 | f: 888-888-1448

OWNER/GENERAL CONTRACTOR SCOPE OF WORK WITH/WITHOUT FOOTINGS:

Scope of Work Background:

Owner/General Contractor shall survey the site, establish survey for the building pad and prefabricated building slab elevation and front corners, excavate for building footings (if required), locate footing sleeves for electrical, waste, and water, pour the footings (if required), furnish sand base adjacent to subgrade pad, and provide location for utility POC's nominally 6' outside the foundation.

Preparation of Building Pad:

Owner/General Contractor is responsible for providing the building subgrade pad or when required footings to frost depth per Public Restroom Company design specifications. PRC will provide detailed drawings for the subgrade building pad, utilities POC's, and if required the footings, attached to this scope of work.

Subgrade Pad/Foundation Requirements:

1. Owner/General Contractor shall survey the building site and provide a finished slab elevation for the prefabricated building. The building pad size we require is larger than the final actual building footprint. Provide building front corner stakes with 10' offsets.
2. Excavate the existing site to the depth of the required footings to local code if required.
3. Furnish coarse concrete sand adjacent to subgrade pad so PRC can cut the utility trenches, install underground utilities, and screed sand.
4. If determined that under slab vapor barrier and or insulation is required, Owner/General Contractor shall provide materials and installation.

Owner/General Contractor verification of site access to allow Building Delivery:

1. You certify to PRC that suitable delivery access to the proposed building site is available. Suitable access is defined as 14' minimum width, 16' minimum height, and sufficient turning radius for a crane and 70' tractor-trailer.
2. Our cost is based upon the crane we provide being able to get within 35' from the building center and for the delivery truck to be no more than 35' from the crane center picking point.
3. If the path to the building site traverses curbs, underground utilities, landscaping, sidewalks, or other obstacles that could be damaged, it is the Owner/General Contractor's responsibility for repair and all costs, if damage occurs.
4. If trench plating is required, it shall be the cost responsibility of the Owner/General Contractor.
5. If unseen obstacles are present when site installation begins, it is the Owner/General Contractor responsibility to properly mark them and verbally notify PRC before installation.
6. If weather becomes an issue for safety or site installation delays due to weather, Owner/General Contractor or PRC with General Contractor's confirmation may call-off set. If building set is stopped, relocation of the building modules to an onsite or offsite location may incur additional costs to Owner/General Contractor.

Installation Notice and Site Availability:

PRC will provide sufficient notice of delivery of the prefabricated building. The Owner/General Contractor shall make the site available during the delivery period. During the delivery period, on an improved site, Owner should stop site watering several days before delivery to minimize the impact on the soils for the heavy equipment needed for installation.

Caution: *If site is not ready for our field crew to perform their installation and if no notice of delay in readiness from Owner/General Contractor is received, PRC will provide a change order for re-mobilization on a daily basis until the site is ready for us. Ready means that the site pad is completed, the corner required survey stakes are in place, the slab elevation stakes are in place, the location of the front of the building is confirmed on site, and access to the site is available from an improved roadway. Owner/General Contractor shall sign the change order before we will continue delivery.*

Public Restroom Company will “turn-key” set the buildings including the hook up of utilities inside the building (only) when they are available. PRC will use its own factory trained staff for the installation.

Utility Connections:

1. PRC to complete all internal building plumbing connections and connections from the electrical panel to building’s fixtures. The Owner/ Contractor is responsible for making the **final plumbing connections** at the 6’ POC locations.
2. The Owner/Contractor is responsible for pulling the wire and completing the final tie-in to the electrical panel from the 6’ POC location.
3. The Owner/Contractor is responsible for commissioning the building once final utility connections are made. This includes flushing & testing all water service lines before final startup.

Special Conditions, Permits, and Inspection Fees:

Follow any published specifications governing local building procedures for applicable building permit fees, health department fees, all inspection fees, site concrete testing fees, and compaction tests, if required by Owner. PRC is responsible for all required State inspections and final State insignia certification of the building, if applicable.

Jurisdiction for Off-site Work:

Jurisdiction, for permitting and inspection of this building shall be either the State agency who manages prefabricated building compliance in the state or the local CBO (when the State does not provide certification.) If the responsibility for building inspection is the local CBO, we will provide a certified plan set, calculations, and a third-party engineer inspection report for any and all closed work the local official cannot see.

PUBLIC RESTROOM COMPANY SCOPE OF WORK:

Our In Plant/Off-Site Construction Scheduling System:

PRC has several off-site manufacturing centers in the United States, strategically located, with the proper equipment and trained staff to fabricate our custom buildings to our high-quality fit and finish standards. PRC manages quality control in our off-site production facility to comply with the approved drawings and provides an inspection certification and photos as required. When proprietary materials, which we have designed and fabricated, are part of the project, PRC supplies the manufacturing centers with these proprietary PRC components. We then schedule the in-plant construction process to coordinate with your delivery date through our Operations Division field staff. We guaranty on time at cost delivery weather permitting.

Special Payment and Progress Billing Terms:

Invoicing begins on the 30th of the month following an order and/or the acceptance of the proposal/contract. The first progress billing invoice will be issued for the commencement of design and engineering of architectural plans. This will be 10% of the contracted amount. Once construction begins invoicing will commence monthly based on plant percentage of completion, supported by photographs.

In the event of project stoppage, additional fees may be assessed for re-mobilization, storage, crane costs, etc. ***Our discounted project costs are based upon timely payments. Delays in payment could change delivery schedules and project costs.***

Delivery and Installation:

Site Inspection:

PRC staff, upon site arrival, will verify the required dimensions of the building pad and the corner locations/elevation. We will also verify the delivery path from an accessible road or street and install the underground utilities to the point of connection nominally 6' from the exterior of the building.

Installation:

PRC will install the building turn-key, except for any exclusion (listed under "Exclusions," herein.)

Installation of Utilities under the Prefabricated Building:

We fabricate off-site an underground utilities (water, and DWV piping and fittings) preassembled plumbing and electrical tree. Our site staff will set the underground tree into code depth excavated trenches and our staff will install the coarse concrete sand to bed the piping per our submitted drawing.

We provide all the buildings under-slab piping including the driven electrical ground rod. The Owner/General Contractor brings utility services to within 6' of the pad and are responsible for final connections at that point.

Connection of Utilities Post Building Placement:

After placement of the building on the pad by PRC, our field staff will tie in the water and sewer connection “inside” the building only and terminate at a point of connection (POC) outside the building clearly marked for each utility service. The Owner/General Contractor is responsible for final utility point of service connections at the nominal 6’ from building locations.

Electrical:

PRC provides the electrical conduit to the POC 6’ from the building. The Owner/General Contractor pulls the wire and ties it off on the electrical panel.

Plumbing:

PRC provides the POC up to 6’ from the building footprint and the Owner/General Contractor connects the water to our stub out location.

Sewer:

Some sites depending on the local jurisdiction will require an outside house trap which Owner/General Contractor shall install if needed. PRC will provide you with a sewer point of connection including a clean out to which Owner/General Contractor will terminate the site sewer service.

Testing of Water, Sewer, and Electrical in Plant and Final Site Utility Connection:

Before the building leaves the manufacturing center, PRC certifies a pressure water piping test, DWV, and the electrical connections for compliance with code. While the building is fully tested for leaks at the plant before shipment, road vibration may loosen some plumbing slip fittings and require tightening once the building services (water) is completed. Owner/General Contractor is responsible for minor fitting tightening to handle small slip fitting leaks caused by transportation.

Time of Completion:

PRC estimates a 240 calendar day schedule to complete our scope of work from receipt of written notice to proceed together with signed approved architectural submittals from all authorities required to approve them.

Exclusions/Exceptions:

- 1. Access issues for delivery of the building by a clear unobstructed path of travel from an improved roadway to the final installation pad or foundation may cause site delays and extra cost at each site. This exclusion covers sites whose access is limited by trees, inaccessible roadways, overhead power lines at location where crane will lift building, grade changes disallowing our delivery trailers with only 4” of clearance to grade, berms, or uneven site grades, or when the path of travel is over improvements such as sidewalks, all of which are not within the scope of work by PRC. On some sites without on-site storage availability for buildings that cannot be set, relocation to a proximal crane yard and later relocated to the site for installation, will incur additional fees at rates that vary depending on local rates. PRC will provide written costs for this additional work by change order.**

2. If weather on site causes site delivery issues, the delivery may have to be diverted to an off-site location and the additional costs will be a change order to the bid. Our staff works with the Owner/General Contractor in advance to make sure sound decisions for delivery are made to avoid this issue. But sometimes Owner/General Contractor take risks for weather, but this risk is clearly at the Owner/General Contractor risk, not PRC.
3. Sidewalks outside the building footprint.
4. Trench plates or matting needed for protection of site soils, sidewalks, hardscaping, or site utilities shall be the responsibility of the Owner/General Contractor. Any site soils damage or other site improvements if damaged during installation shall be the responsibility of the Owner/General Contractor.
5. Not responsible for removing any soil, sand, or other debris as a result of trenching or installation.
6. Survey, location of building corners, finish floor elevation, excavation, and construction of subgrade building pad and footings (if required) per PRC plans.
7. Soil conditions not suitable for bearing a minimum of 1500 PSF with compaction to 90% maximum dry density shall require Owner/General Contractor correction before building placement. If no soils testing report is available before bid, Owner/General Contractor must verify site supporting soils at a minimum of 1500 PSF because that is the least we can place our structures on or Owner/General Contractor or engineer of record must design a foundation system to meet the imposed loads of site placement.
8. Improper water pressure, an undersized meter, or improper water volume flow to the building may necessitate a change order for installation of a building internal diaphragm tank to provide the minimum flow rate and static pressure of up to 60 PSI and a minimum of 40 PSI to properly flush the fixtures. Building water service chlorination, post installation, shall be by Owner/General Contractor.
9. Our bid included crane costs are based on a maximum 35' radius from the center pin of the crane (10' back from the rear of the crane) to the building center point of the furthest building module roof. If additional distance requires a larger crane, additional costs will be assessed by change order to the Owner/General Contractor.
10. Bonds, building permits, a site survey, special inspection fees, minor trash removal (nominally one pickup truck of shipping materials), final utility connections to the on-site water, sewer and electrical are by the Owner/General Contractor. Since the building is fully inspected and tested in plant, minor plumbing leaks (if water is not available when building site work installation is completed) is by the Owner/ General Contractor.
11. Site Traffic Control, if applicable, shall be by Owner/ General Contractor, not PRC.
12. Any equipment installation, site work or special inspections other than described within this proposal, shall be by Owner/General Contractor.
13. Backflow certification if applicable by Owner/ General Contractor.
14. Any Fire Suppression Systems by others, not by PRC.
15. Any future transformers, related shut offs, and disconnects for electrical is by others, not by PRC.
16. If determined that under slab vapor barrier and or insulation is required, Owner/General Contractor shall provide materials and installation.

Insurance and Prevailing Wage Certification:

PRC shall comply with the required insurance requirements, wage reports, and safety requirements for the project, including OSHA regulations.

Special Insurance to protect the Building before acceptance:

As PRC requires payment for each month of off-site construction, and since the building is not on owner property where their insurance will cover the building, we maintain a special policy that insures the property even when paid for off-site until the building is finally accepted by the owner. This special policy protects the Owner's custom ordered materials to be used in the fabrication of the building during this period. PRC provides this Stock Throughput Policy to cover the building materials from supplier to manufacturer, while it is being built off-site, while in transit to the job site, during and after it is installed on-site until final acceptance. This special policy has a \$1,000,000 coverage limit. This exceeds the cost of any single building we have offered for sale herein.

Errors and Omissions Insurance:

Our firm employs licensed architects, engineers, and drafting staff to provide design of our buildings. Since these buildings are required to meet accessibility standards and building codes on site, and since we are the designer, we carry Errors and Omissions Insurance (E & O) to protect our clients from any errors. The policy covers a limit of up to \$2,000,000 per occurrence and is more clearly explained in the insurance certificates we provide after receipt of a purchase order.

WARRANTY:

All work performed by PUBLIC RESTROOM COMPANY (called "Company") shall be warranted to the Owner to be of good quality, free of faults and defects in material, workmanship, and title for 5 years from last date of installation if building is installed by Company or 1 year if building is installed by Owner or Owner's agent without on-site supervision by Company. Company warranty on building shell including exterior walls, concrete 8" slab/foundation, and roof system is warranted for 20 years structurally. The Company will repair or replace at their sole option any defects in work upon proper notice to the below stated address below.

Owner/General Contractor selected parts and materials that are not PRC approved will not be covered under PRC's 5 year component warranty. These selections will be covered only by any available manufacturer warranty.

Our Company extended warranties shall be Company only and shall have no effect on any required Performance, Payment, or Warranty Bonds where Surety shall assume no liability to the Company, the Owner, or any third parties should the Company fail for any reason to deliver acceptable maintenance warranties beyond the one year period. The warranty extension is solely between the owner and PRC and not the general contractor, bonding company, or architect/engineer of record.

This warranty applies only if all work performed by Company has been fully paid for, including change orders if applicable. Company has no responsibility for any neglect, abuse, or improper handling of building product.

The warranties expressed herein are exclusive, and are in lieu of all other warranties expressed or implied, including those of merchantability and fitness.

There are no warranties which extend beyond those described on the face of this Warranty. The foregoing shall constitute the full liability of the Company and be the sole remedy to the Owner.

Term of Offer to Sell and Owner/General Contractor Acceptance:

This offer is valid for acceptance within 30 days, or when a part of a public bid for the applicable duration imposed within the Owner's bid documents. Acceptance is by approving our post bid preliminary notice to begin drawings subject to final Owner/General Contractor approval of our submittals and receipt of a contract or a purchase order/contract.

Special Notice of Possible Project Cost Increases as a Result of Late Payments:

In the event of delayed or late payment, PRC shall have the right to remedies including late charges, overall project total cost increases, and other damages as allowed by applicable law. The contract price quoted herein is a discounted price based upon our receipt of progress payments as invoiced on the agreed billing schedule of PRC. In the event of non-payment, PRC will provide a 5 day written notice to cure and if payment is still not received, the discounted price for the payment due may increase, to an undetermined amount, to cover work stoppage, remobilization, cancellation of materials and subsequent restocking charges, resale of the contracted building to another party, storage fees, additional crane fees, travel and per diem costs for field crews, and any other cost applicable to the project, as allowed by law. Interest if applicable to non-payment will be assessed at the maximum amount allowed by law or 18% whichever is greater.

Termination:

Upon Termination for any reason, Owner/General Contractor shall be liable for the cost of all work performed up to the date of termination. Additionally, Owner/General Contractor shall pay for off-site demolition and disposal of the partially or fully fabricated building as well as any non-returnable materials which were custom-ordered to complete fabrication in PRC's factory location. Any returned materials are subject to return and restocking fees at the Owner/General Contractor expense.

Venue for Contract Jurisdiction:

Public Restroom Company requires all contracts accepted by our firm to hold that the venue for legal jurisdiction for this contract offer and acceptance shall be Douglas County, Nevada. In the event of your default, PRC shall be entitled to the full amount due including reasonable attorney fees, costs, storage, expenses of physical recovery, and statutory interest, as allowed by law.

No modifications to this offer shall be authorized unless confirmed in writing by the President of Public Restroom Company.

Offered by: Public Restroom Company by



Charles E. Kaufman IV, President

This provides conditional acceptance of this preliminary purchase order for this building subject to acceptance of the submittals, furnished by Public Restroom Company. Once you accept the preliminary submittals, this shall become a final purchase agreement or at your discretion the final purchase order or a contract may be substituted with this attached.

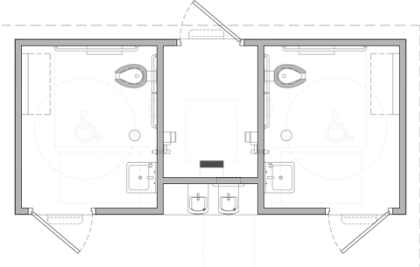
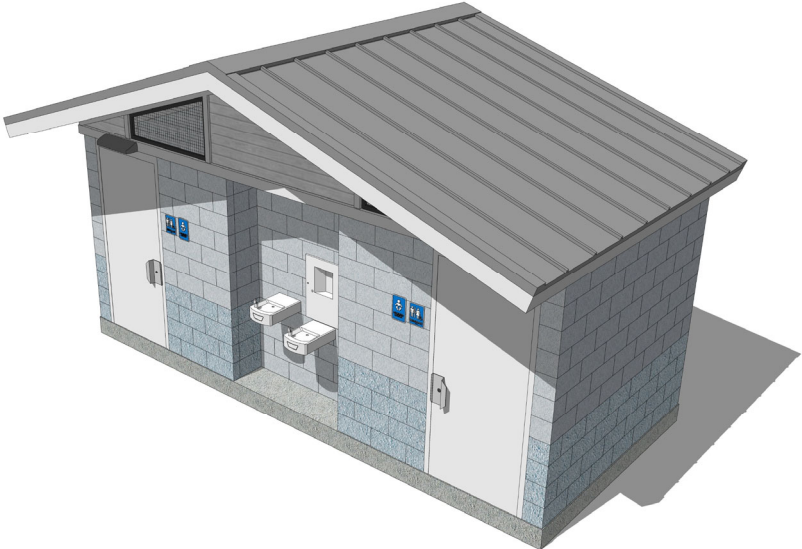
Accepted by:

Authorized Signature

Date Signed

Printed Name

Legal Entity Name and Address



FLOOR PLAN
SCALE: NOT TO SCALE

RESTROOM BUILDING
NEWPORT, OREGON
SAM MOORE PARKWAY

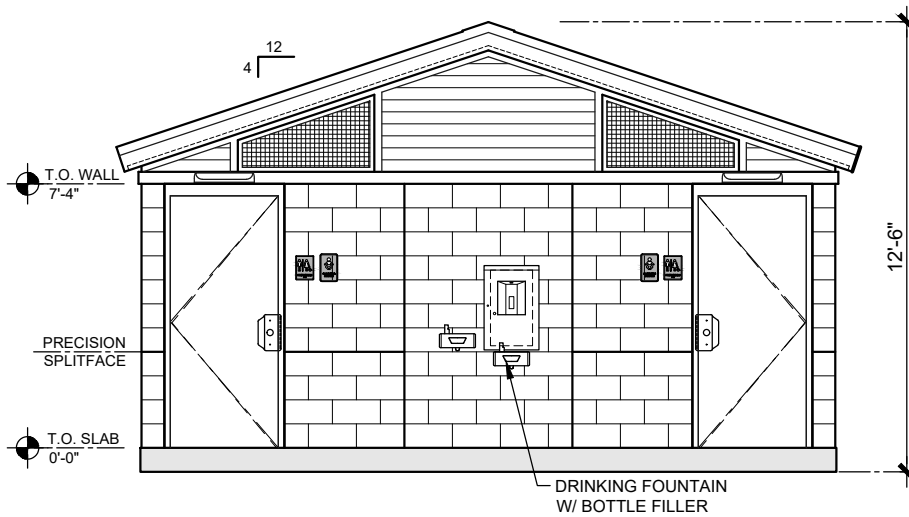
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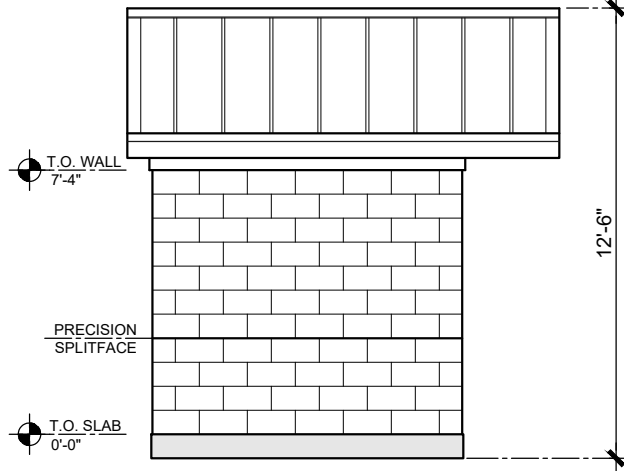
www.PublicRestroomCompany.com

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MINDEN NEVADA 89423
P: 888-888-2060 F: 888-888-1448



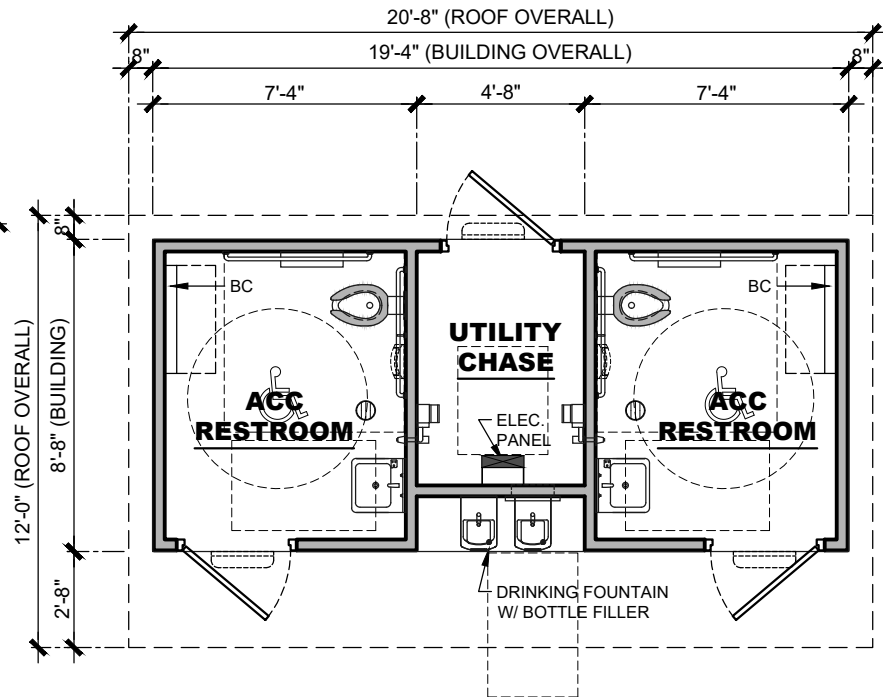
ELEVATION 1

SCALE: 3/16"=1'-0"



ELEVATION 2

SCALE: 3/16"=1'-0"



FLOOR PLAN

SCALE: 3/16"=1'0"



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BUILDING TYPE:	RESTROOM BUILDING
PROJECT:	SAM MOORE PARKWAY NEWPORT, OR

REVISION #	-
REVISION DATE:	
PROJECT #:	11502
START DATE:	1/3/2022
DRAWN BY:	EOR

SHEET#	
MAX. PERSON / HOUR:	90 S



CITY OF YACHATS
Community Spaces Committee
MEETING SUMMARY MINUTES
Room 3 441 Hwy 101 N. OR 97498
Tuesday, April 7, 2026, at 2:00 pm

Work Session

I. Meeting called to order

Commission Members	P/A
Adam Altson, Chair	p
John Pravel	P
Dan Wright	P

Staff Members	
Kimmie Jackson, Recorder	Bobbi Price, City Manager
Rosa Marchand, Coordinator	

Work Session

1. Public Restrooms project - (2:45) Neal reviewed options for installing a public restroom identified in the City’s Capital Improvement Plan. The discussion compared self-cleaning restroom units with traditional prefabricated models.

The group discussed that self-cleaning units offer automated sanitation and may reduce staff maintenance but raise concerns about reliability, moisture after cleaning cycles, and specialized repair parts; traditional units may be simpler but require ongoing maintenance; only a small number of vendors provide self-cleaning units, though at least one has a regional presence.

Total project cost will be significant, with additional expenses for utilities, site preparation, and installation. Members agreed to move this item to the next meeting for more discussion.

2. Tree Ordinance - (22:21) Members reviewed the draft outline of a potential tree ordinance intended to guide future policy discussions.

That will need to include requiring permits for tree removal, with exceptions for hazardous or diseased trees; a possible requirement for a certified arborist evaluation; consideration of a tree replacement standard; prohibiting unauthorized removal of trees on City property; establishing meaningful penalties to deter violations; addressing tree removal for construction, solar access, fire safety, and views; and protecting trees during construction activities.

Concerns raised were potential costs to property owners (permits and arborist services); enforcement capacity and administrative burden; balancing environmental protection with private property rights; and legal and practical implications of regulating tree removal. The discussion concluded that further research and refinement are needed before moving forward.

Regular Meeting

- I. Meeting called ot order (1:09:17)
- II. Announcements - Kick off Pickleball Tournament May 16, 2026, 9a-12p
- III. Reports - No comment on the Committee Summary, and members reviewed the Commons report and Workgroup reports online. Also discussed were glass recycling bins and what it would take to have them, but this discussion has been tabled. Also discussed was holding a contest to rename the event rooms at the Commons and involving community participation in naming the rooms.
- IV. Elect Vice Chair - (1:52:24) Members decided to wait until the interviewee, Mr. Reeves, is added to the committee before voting on a vice chair.
- V. Interview William (Bill) Reeves & Vote: (1:54:07) Mr. Reeves gave a brief introduction and explained why he would like to be considered.

Motion:	Motion was made to recommend to the City Council that Mr. Reeves be appointed to the Community Spaces Committee:			
Ayes:	Wright, Pravel, and Altson	Nays: 0	Absent:0	Recused:
Passed:	3/0			

- VI. Phase II Walkway - (2:03:56) Phase 2 Walkway – The topic was mentioned in the closing conversation and generally focused on project awareness and status, not on design, funding, or timelines. Members did not engage in detailed deliberation, and no new information or staff were provided. The conversation suggested the project remains ongoing or pending further development, but is not ready for Committee action at this time.

Adjourn Community Spaces Committee Meeting 4:09 pm.
Minutes prepared by Kimmie Jackson, Recorder

May CSC Report

- **Bathroom Project/ North End of the Commons Update (Phase I & II):** Phase two on hold.
- **T-Mobile Grant:** Grant application has been submitted. Award determinations will be made by late May 2026
- **OASIS Marine Debris Internship:** The City of Yachats has applied to host an intern this summer through the Oregon Sea Grant OASIS program. If selected, the intern will be based in Yachats from June through August and will assist with the **Waste Prevention and Materials Reduction Initiative**, a project focused on eliminating waste before recycling or disposal becomes necessary. The intern will help develop policies, operational practices, and purchasing guidelines that reduce material use and waste generation within City buildings and heavily used community facilities. Secondary projects may include identifying system improvements for waste and toxics reduction in municipal operations, as well as supporting the **Community Recycling Enhancement Initiative** by assessing existing recycling systems to reduce contamination and improve effectiveness. **Update: On May 1, The City will receive a list of up to three applicants to interview, and Bobbi and I will be hosting interviews between May 5–7.**
- **Commons and City Storage Room Cleanup & Surplus Sale:** We hosted a City surplus sale on April 24, 2026, out of Room 8 at the Commons. The sale included excess items from the City storage unit, the Little Log Church Museum, the Library, and the Commons.
- The effort to prepare for this sale and to get all items sorted, accounted for, and staged in Room 8 was significantly more physically and mentally demanding than expected. I am very grateful to Public Works and Neal for their extensive support and hands-on help, and to Lorraine for helping with logistics and advertising. As a team, we underestimated both the volume of work and the condition of many of the items in the storage unit, including the many LLCM boxes. It was a very large undertaking to say the least.
- While all boxes and LLCM items currently stored in my office are intact and their contents are salvageable, there is now a strong odor of mold and mildew in my office space creating an unhealthy environment for me to work in. As a result, I will need to once again move back to City Hall until the Little Log Church Museum is ready to retrieve their items. This is a setback, but I will pivot and adjust as needed.
- The surplus sale itself was successful. We sold a good number of items; however, there remains a large quantity of usable items still in good condition. I recommend hosting another surplus sale before considering donations or disposal.
- **YYFAP Expansion:** It was determined that the cost of preliminary architectural and engineering work would be too high to proceed. Given the financial demands of

these early-stage requirements, we are pausing our application for the Child Care Infrastructure Grant. Instead, we will be pursuing a planning grant to cover these initial expenses. This approach would better position us to prepare a strong application for the main infrastructure grant and ensure the expansion is both feasible and sustainable. I am in the process of looking into a planning grant now.

- **Acoustic Treatment:** The acoustic treatment for the Multipurpose Room at the Commons was evaluated, but the cost exceeded the current fiscal year's budget capacity. It has been determined that this expense will be deferred and included in next fiscal year's budget planning
- **Sound and Lighting:** The New Lighting system has been installed. It is operational through a tablet and lighting board. The Speakers and Subwoofer have been installed. The Control Panel has been installed. A few more modifications to the system to come. Jeremy, our sound professional, visited on February 1st to install updates that enabled Zoom and live-streaming capabilities in the Multipurpose Room. Following these upgrades, we successfully hosted our first City Council Meeting in the space on February 4th, utilizing the new system. We also used the new features during the State of the City event, which was likewise held in the MP Room.
- The only issue that surfaced during these events was the recorder's need for a hard-wired ethernet connection to maintain adequate internet speed for her program, software, and Zoom. When she logs into the building's Wi-Fi, her system runs significantly slower, creating substantial lag. We will be working to improve this connectivity issue to support smooth operation during future meetings and events. **Efforts to resolve this problem are currently active.**
- **Emergency Shelter:** Current Focus: Collecting and organizing essential shelter supplies. Developing binders with operational procedures and volunteer guidelines. Creating clear documentation and signage for shelter areas.
- **Generator:** The generator would need to be transferred from Public Works to the Commons, and the one that is already at the Commons will be transferred to City Hall. The breaker panel at the Commons is corroded and must be replaced before the generator can be installed there. The work will be extensive and costly, requiring us to apply for a grant and get on a wait list for repair work. In the meantime, I plan to go through the commons and mark each line that is currently attached to the Generator.
- **Commons Supplies/Rental Packages/ Pricing update:** in progress

- **Live Music At The Commons:** I met with Emily on Tuesday, April 21, to discuss once-a-month live music opportunities in the multipurpose room at the Commons. We also discussed the possibility of having live music behind the Commons for the Fourth of July. We ended the meeting with the understanding that Emily would consider her stipulations for working with the City, specifically related to providing live music talent. She plans to send her stipulations to me by May 1.
- **Line Dancing Event:** The City will be hosting a Line Dancing event on May 15th in the Multipurpose Room at the Commons, starting at 4:00 PM. The event will kick off with a line dancing lesson led by instructor Kristina Rooke, followed by a fun dance party where everyone can put their new moves into action. No experience necessary, just come ready to dance and have fun!

Discussion: Safety Concern! Position of Gravity Hooks that hold open the Northeast Entrance doors.



City of Yachats Volunteer Agreement

City of Yachats
501 Highway 101 N

PO Box 345

Yachats, OR 97498

Phone: 541-547-3565

Fax: 541-547-3063

Thank you for your interest in volunteering for City of Yachats!

We value community involvement and look forward to partnering with volunteers to help us better serve the citizens of Yachats. To ensure the safety of our volunteers and protect the interests of the City, all prospective volunteers are required to complete a brief application and follow the process outlined below.

The application process includes the following steps:

1. Complete the volunteer application form & submit
2. The City Recorder will schedule a meeting between the applicant and the City Manager to discuss the role and what to expect.
3. The application will be forwarded to the relevant commission or committee for review.
4. If selected to move forward, the applicant will be interviewed by the City Council.
5. City Council will then vote on the appointment.

Thank you again for your willingness to contribute your time and talents. We appreciate your interest in serving our community!

First Name

Lance

Last Name	Bloch
Address	[REDACTED]
City	Yachats
State	OR
Zip Code	97498
Daytime Phone	[REDACTED]
Evening Phone	<i>Field not completed.</i>
Email	[REDACTED]

(Section Break)

Volunteer Activity

Please describe the type of volunteer work you are interested in performing, activity/event, or Commission/Committee you wish to volunteer for.	Community Spaces Committee
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Please list the date(s) or range of dates for which you would like to volunteer	Starting May 2026
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Statement of Interest or Related Experience for Commissions & Committees	I have been on the Yachats Planning Commission in the past. I resigned due to health reasons. My family's health issues have stabilized and I find that I have time to volunteer again.
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Upload document, if needed	<i>Field not completed.</i>
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(Section Break)

References

*Please list two references that are **not related to you** and that have knowledge of your relevant experience for the type of volunteer activity you are interested in.*

Reference 1

First Name	John
------------	------

Last Name	Purcell
Address	[REDACTED]
City	Yachats
State	Or
Zip Code	97498
Phone Number	[REDACTED]
Relationship	Friend
Years Known	9
Reference 2	
First Name	James
Last Name	Sanders
Address	[REDACTED]
City	Yachats
State	Or
Zip Code	97498
Phone Number	[REDACTED]
Relationship	Neighbor/friend
Years Known	9
Emergency Information	
<i>Name and contact information for the person(s) to reach in the event of an emergency.</i>	
Name	Ryan Bloch
Phone Number	[REDACTED]
Relationship	Son
Name	Tracey Eaton
Phone Number	[REDACTED]

Relationship

Daughter

I understand and agree to the following:

- I will keep all issues pertaining to city business confidential
- I may be subject to background and motor vehicle record checks.
- I will adhere by Oregon Occupational Safety and Health Division (OR-OSHA) safety standards and training I am provided.
- I have read and understand the Volunteer Policy.

I hereby certify that the facts set forth in this volunteer registration are true to the best of my knowledge. I agree that if the information given in my registration, resume, or any other materials, or during any interview, is found to be false in any way, it shall be considered sufficient cause for denial of volunteer status.

I understand that City of Yachats is not obligated to appoint me to a volunteer position and that nothing contained in the volunteer registration form is intended to create a contract between City of Yachats and me. In addition to the above items, I agree to comply with the policies, rules, regulations, and procedures of City of Yachats, which I understand may change at any time and I understand that my volunteer status can be terminated with or without cause or notice, at any time, at the option of either me or City of Yachats.

Signature

Lance Bloch

Date

4/8/2026

Required for all Minors: Parent or Guardian's Authorization for Medical Care & Consent to Agreement

I PARENT/GUARDIAN as parent or legal guardian, hereby grant permission for MINOR to do volunteer work for City of Yachats. In the event of an emergency, accident, or illness, I authorize City of Yachats and its employees to administer emergency medical care to my child and/or, if deemed necessary, to secure emergency medical services and incur expenses for which I will be responsible for payment. My signature in the following hereby represents that I have read, understand, and to this agreement.

Parent/Guardian

Field not completed.

Minor

Field not completed.

Signature

Field not completed.

Date

Field not completed.

Version 2025-08-28

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Thoughts on Enhancing Pedestrian Access along Oceanview Road

During last month's workshop session, the concept was introduced of creating a dedicated pedestrian area along Oceanview Avenue by closing it to traffic and extending 1st street to the state park to create a 1st St/2nd St. loop. There appear to be significant logistical, cost, and possibly legal impediments to this approach.

Another concept would be to make Oceanview Ave a one-way street from the state park to route 101 by placing delineators or some type of curbing, and utilizing the southern lane of the existing roadway as a bike route and/or pedestrian walkway. This pedestrian area could be enhanced by extending the pavement along the southern edge of the existing roadway by an additional 2 to 3 feet. This approach has several advantages:

1. As there does not appear to be the significant legal and logistical concerns associated with an approach such as extending 1st street, preliminary planning could likely be carried out utilizing no cost volunteer labor.
2. This should be a relatively low cost construction approach, as the initial change could be accomplished with material and labor costs for the delineators along with material and labor costs for signage and pavement marking.
3. This approach alters the architecture of the existing structures to a minimal degree, and in the event of adverse effects, can be reversed by simply removing the delineators and signage. Also, if the project was reversed, and if the existing pavement was initially widened for this project, that expanded area could then be marked off as a pedestrian pathway similar to the existing pathway north of the park along Ocean view Avenue.
4. The existing gravel parking areas could be converted to sod and some of the areas that are currently grass could have grading improved with the addition of top soil, without disturbing any potential archaeological sites. This would allow spaces for strategically placed benches or picnic tables.

This document is submitted as a conceptual device to invite further discussion.