



City of Yachats
Public Works and Streets Committee Meeting
To Be Held Via Zoom & In Person
Tuesday, June 9, 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

I. Call to Order

- a. Commissioner Attendance – Cox, Erdahl, Groth, Phipps, Welch, West

Work Session

- Utility Rate Historical Information
- Options for balancing Public Works Budget: Added Fixed Rates, Storm and/or Street Fees, Tiered Rates, Reducing current 2 'Free' Units to 1 or 0, other options for consideration
- Base and Sales

Regular Session

II. Announcements & Correspondence

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
- e. PW Finance Report

V. Current Business

- a. Report on CLPUD Street Lighting information

VI. Other Business

- a. From Commission
- b. From Staff
 - i. Yachats City Center Speed Chart
- c. Next Meeting
 - i. July 14, 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 June 4, 2026 By: Kimmie Jackson, Recorder



	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	1.2026	2.2026	3.2026	4.2026
Gallons of Water Produced																	
Water Plant	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	4,503,300	3,300,800	3,153,200	4,099,000
Total	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	4,503,300	3,300,800	3,153,200	4,099,000
Gallons of Accounted for Water																	
Reservoir Level Feet	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	28.1	28.6	26.2	27.5
Reservoir +/- Gallons 41,666 per Foot	#REF!	29,166	-141,664	-137,498	287,495	0	-333,328	287,495	29,166	-133,331	70,832	-133,331	-104,165	241,663	20,833	-99,998	54,166
Waterline Flushing/Est. Water main breaks in gallons.	21,000	84,000	64,000	350,000	12,000	0	0	45,000	0	30,000	67,000	0	45,000	17,000	60,000	0	0
Gallons Sold	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	3,513,042	3,109,301	3,135,758	3,454,444
Total Water Accounted for	#REF!	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	3,771,705	3,190,134	3,035,760	3,508,610
Final Water Report																	
Water Loss Efficiency	#REF!	99%	68%	89%	90%	78%	N/A	86%	92%	92%	81%	85%	83%	79%	96%	96%	83%
Unaccounted Gallons per Month	#REF!	31,204	785,954	310,307	347,262	670,088	N/A	596,989	376,336	351,635	626,570	508,057	510,559	731,595	110,666	117,440	590,390
Unaccounted Gallons per Minute	#REF!	0.7	19.5	7.0	8.0	15.5	N/A	13.8	8.7	8.1	14.5	11.8	11.8	16.9	2.6	2.7	13.7

Note: We had an undetermined amount of water loss from leaks and hydrant flushing.

Note: Public Works will begin leak detection.

Climate Change, Water Supply, and Long-Term Planning for Yachats

Recent feedback on the previous water-supply report noted that it did not incorporate climate-change impacts into long-range forecasting. While climate modeling carries uncertainty-especially when projecting 40-50 years into the future-we cannot ignore the trends already documented for our region. The attached OSU climate-prediction report provides the best available science specific to the Yachats area, and its findings should be integrated into our planning.

Climate Change Impacts on Water Supply and Demand

According to the OSU analysis, Yachats should expect the following shifts:

- **Summer-early autumn water demand is likely to increase by 5-10%** beyond what population growth alone would produce.
- **Water supply during the driest 10% of years may decrease by 5-15%** in the same season.
- These combined effects-higher demand and lower supply-must be included when projecting long-term water sustainability.

Reliability of SWLCWPUD as a Supplemental Source

Climate change will also affect the Southwest Lincoln County Water PUD. Although they are currently a reliable partner, it is difficult to guarantee that they will still be able to sell water to Yachats 40 years from now. A more realistic assumption is that **SWLCWPUD can serve as a dependable supplemental source for the next 20 years.**

This 20-year window should be viewed as a **bridge period**-time for Yachats to secure alternative, independent water supplies if climate-change projections materialize as expected.

Long-Term Water Supply Strategy

Over the next two decades, Yachats should actively pursue additional water-supply options, including:

- **Desalination** (which could take 10 years or more to permit, fund, and construct)
- **Inland water**
- **Water reuse and recycling technologies**

Ultimately, Yachats will need to become **self-sufficient**, as long-term reliance on external suppliers may not be viable.

The Role of Conservation and Financial Sustainability

Becoming self-sufficient begins with reducing demand. A **10-15% reduction in water use** through conservation would significantly improve long-term resilience. However, conservation alone has financial consequences.

The water and wastewater utilities operate as **Enterprise Funds**, meaning:

- They are supported by water-rate revenue.
- Capital projects-such as new reservoirs and pipeline replacements-must be paid for through water rates, loans and grants

Currently, Yachats is **not generating enough revenue** to support necessary capital improvements. Conservation, while essential, reduces revenue further. Purchasing water from SWLCWPUD also carries costs: a **\$10,000 annual contract fee** plus **\$7 per unit of water**, roughly equivalent to Yachats' own production cost.

Water conservation can create a real financial challenge for water utilities: when customers use less water, sales go down, but most utility costs (pipes, treatment plants, staffing, maintenance, debt service) stay the same. That can squeeze revenue and make it harder to fund infrastructure. Tiered water rates are one of the most common ways utilities address that while still encouraging conservation.

Mitigating Revenue Loss Through Water Conservation

Water conservation reduces overall demand, which helps preserve water supplies, delay costly expansion projects, and improve drought resilience. However, lower water sales can reduce utility revenue because many utility costs are fixed and do not decline when usage drops.

Without a pricing strategy to offset this, utilities may face:

- **Revenue instability** during droughts or successful conservation campaigns
- **Deferred maintenance** or infrastructure investment
- **Reduced financial capacity** for regulatory compliance and capital improvements
- **Pressure for sudden across-the-board rate increases**

Benefits of Tiered Water Rates

Tiered water rates charge different prices based on how much water a customer uses. Essential indoor water is billed at a lower rate, while higher discretionary use is charged at progressively higher rates.

1. Protects Utility Revenue

Tiered rates help utilities recover fixed costs even when demand declines.

- Revenue is less dependent on high-volume water sales
- The utility maintains a stronger financial base during drought restrictions
- Rate structures become more predictable over time

2. Encourages Efficient Water Use

Customers pay more only when they exceed efficient-use thresholds.

- Supports conservation goals
- Reduces peak demand
- Helps preserve water supplies during dry seasons

3. Promotes Equity

Essential household water remains affordable while heavier users pay more.

- Lower-volume customers are not subsidizing excessive outdoor irrigation
- Pricing better reflects system demand and strain on infrastructure

4. Defers Capital Costs

Reducing peak demand can postpone expensive infrastructure projects, including:

- New treatment facilities
- Reservoir expansion
- Additional pumping and distribution systems

This can save millions in long-term capital spending.

5. Improves Drought Resilience

During shortages, tiered rates help utilities respond more effectively.

- Reinforces conservation messaging
- Reduces discretionary use more quickly
- Maintains revenue without relying solely on emergency surcharges

Example

With flat rates, a 15% reduction in water use can cause a sharp drop in utility revenue.

With tiered rates:

- Basic household water remains affordable
- High-volume users pay more per gallon
- Conservation reduces strain on supply
- Revenue losses are softened because higher tiers generate more revenue per unit sold

Bottom Line

Tiered water rates balance conservation and financial stability by encouraging efficient use, protecting affordable access to essential water, and providing a more reliable revenue stream to support operations and infrastructure

monthly units

Meter Size	Base Rate	Number	Street	Title	Category	Yearly	monthly units	unit cost	monthly cost	Teired Rates	Increase	
2"	\$161.23	List			Motel	3403	284	\$6.91	\$1,959.56	11	\$3,119.42	\$1,159.86
3"	\$161.23	List			City	2,919	243	\$6.91	\$1,680.57	11	\$2,675.29	\$994.72
2"	\$161.23	List			Motel	2,831	236	\$6.91	\$1,630.18	11	\$2,595.08	\$964.90
2"	\$161.23	List			Motel	1,814	151	\$6.91	\$1,044.56	11	\$1,662.83	\$618.27
4"	\$161.23	List			Apartments/Assisted	1,635	136	\$6.91	\$941.38	11	\$1,498.58	\$557.20
2"	\$161.23	TR			City	1,355	113	\$6.91	\$780.25	11	\$1,242.08	\$461.83
2"	\$161.23	List			Motel	1,153	96	\$6.91	\$663.94	11	\$1,056.92	\$392.98
2"	\$161.23	TR			Apartments	899	75	\$6.91	\$517.67	11	\$824.08	\$306.41
Regular 5/8"	\$55.60	List			Food & Beverage	870	72	\$6.91	\$500.89	11	\$797.36	\$296.47
2"	\$161.23	List			Motel	855	71	\$6.91	\$492.16	11	\$783.48	\$291.31
Regular 5/8"	\$55.60	List			Food & Beverage	807	67	\$6.91	\$464.70	11	\$739.75	\$275.05
Regular 5/8"	\$55.60	TR			Food & Beverage	505	42	\$6.91	\$290.80	11	\$462.92	\$172.12
Regular 5/8"	\$55.60	TR				429	36	\$6.91	\$247.03	11	\$393.25	\$146.22
Regular 5/8"	\$55.60	TR				364	30	\$6.91	\$209.60	11	\$333.67	\$124.06
2"	\$161.23	List			Motel	361	30	\$6.91	\$207.88	11	\$330.92	\$123.04
Regular 5/8"	\$55.60	TR			Business	346	29	\$6.91	\$199.24	11	\$317.17	\$117.93
Regular 5/8"	\$55.60	TR				331	28	\$6.91	\$190.60	11	\$303.42	\$112.82
Regular 5/8"	\$55.60	TR				317	26	\$6.91	\$182.54	11	\$290.58	\$108.04
Regular 5/8"	\$55.60	List				227	19	\$6.91	\$130.87	11	\$208.33	\$77.46
Regular 5/8"	\$55.60	List			Food & Beverage	210	18	\$6.91	\$121.07	11	\$192.73	\$71.66
Regular 5/8"	\$55.60	TR			Food & Beverage	209	17	\$6.91	\$120.35	11	\$191.58	\$71.23
Regular 5/8"	\$55.60	TR			Food & Beverage	202	17	\$6.91	\$116.32	11	\$185.17	\$68.85
Regular 5/8"	\$55.60	TR				202	17	\$6.91	\$116.32	11	\$185.17	\$68.85
Regular 5/8"	\$55.60	TR				193	16	\$6.91	\$111.14	11	\$176.92	\$65.78
Regular 5/8"	\$55.60	TR				188	16	\$6.91	\$108.26	11	\$172.33	\$64.08
1"	\$77.83	TR			Motel	180	15	\$6.91	\$103.65	11	\$165.00	\$61.35
Regular 5/8"	\$55.60	TR			Vaction Rental	177	15	\$6.91	\$101.92	11	\$162.25	\$60.33
Regular 5/8"	\$55.60	TR				177	15	\$6.91	\$101.85	11	\$162.13	\$60.28
Regular 5/8"	\$55.60	TR				167	14	\$6.91	\$96.16	11	\$153.08	\$56.92
Regular 5/8"	\$55.60	TR				162	14	\$6.91	\$93.29	11	\$148.50	\$55.22
Regular 5/8"	\$55.60	TR			Food & Beverage	157	13	\$6.91	\$90.41	11	\$143.92	\$53.51
Regular 5/8"	\$55.60	List				157	13	\$6.91	\$90.18	11	\$143.55	\$53.37
Regular 5/8"	\$55.60	List			Vaction Rental	156	13	\$6.91	\$89.63	11	\$142.68	\$53.05
Regular 5/8"	\$55.60	TR				150	13	\$6.91	\$86.38	11	\$137.50	\$51.13
Regular 5/8"	\$55.60	TR				147	12	\$6.91	\$84.65	11	\$134.75	\$50.10
Regular 5/8"	\$55.60	TR			Vaction Rental	144	12	\$6.91	\$82.92	11	\$132.00	\$49.08
Regular 5/8"	\$55.60	TR				135	11	\$6.91	\$77.74	11	\$123.75	\$46.01
Regular 5/8"	\$55.60	TR				132	11	\$6.91	\$76.01	11	\$121.00	\$44.99
Regular 5/8"	\$55.60	TR				130	11	\$6.91	\$74.86	11	\$119.17	\$44.31
Regular 5/8"	\$55.60	TR			Vaction Rental	128	11	\$6.91	\$73.71	11	\$117.33	\$43.63
Regular 5/8"	\$55.60	TR				128	11	\$6.91	\$73.71	11	\$117.33	\$43.63
Regular 5/8"	\$55.60	TR				123	10	\$6.91	\$70.83	11	\$112.75	\$41.92
Regular 5/8"	\$55.60	TR				121	10	\$6.91	\$69.68	11	\$110.92	\$41.24
Regular 5/8"	\$55.60	List				116	10	\$6.91	\$66.51	11	\$105.88	\$39.37
Regular 5/8"	\$55.60	TR				113	9	\$6.91	\$65.07	11	\$103.58	\$38.51
Regular 5/8"	\$55.60	TR			Park	109	9	\$6.91	\$62.77	11	\$99.92	\$37.15
Regular 5/8"	\$55.60	TR				108	9	\$6.91	\$62.19	11	\$99.00	\$36.81
Regular 5/8"	\$55.60	TR				104	9	\$6.91	\$59.89	11	\$95.33	\$35.45
Regular 5/8"	\$55.60	List				103	9	\$6.91	\$59.43	11	\$94.60	\$35.17
Regular 5/8"	\$55.60	TR				103	9	\$6.91	\$59.31	11	\$94.42	\$35.11
Regular 5/8"	\$55.60	TR				103	9	\$6.91	\$59.31	11	\$94.42	\$35.11
Regular 5/8"	\$55.60	TR				103	9	\$6.91	\$59.31	11	\$94.42	\$35.11
Regular 5/8"	\$55.60	TR				101	8	\$6.91	\$58.16	11	\$92.58	\$34.42

11

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	Units	Gallons			
Big Users	26,357	19,715,036	\$15,177.35	\$24,160.77	\$8,983.41
System Total	51,306	38,377,104	\$182,128.25	\$289,929.20	\$107,800.95
Big Users Share	51.37%				
			182128		



Public Works Departments

Water & Wastewater

Introduction

The purpose of this report is to provide a compacted comprehensive evaluation of the City's Water and Wastewater Departments with respect to its existing and future needs, identify improvements and associated costs necessary to meet those needs. This is an educational tool to provide the City with a framework for the provision of service through the next several years.

Revenue is the key to making these plans materialize. Grants, loans and fees for water and wastewater services. These departments are funded thru an enterprise form of revenue.

An **enterprise fund** is a type of governmental accounting fund used to account for activities that charge fees to users with the goal of covering most or all of the costs of providing the service, including operating expenses and depreciation. These funds are designed to be **self-supporting**, reducing the need for tax revenue from the general fund. They allow governments to manage services in a business-like manner while providing transparency to taxpayers and officials.

Water Department

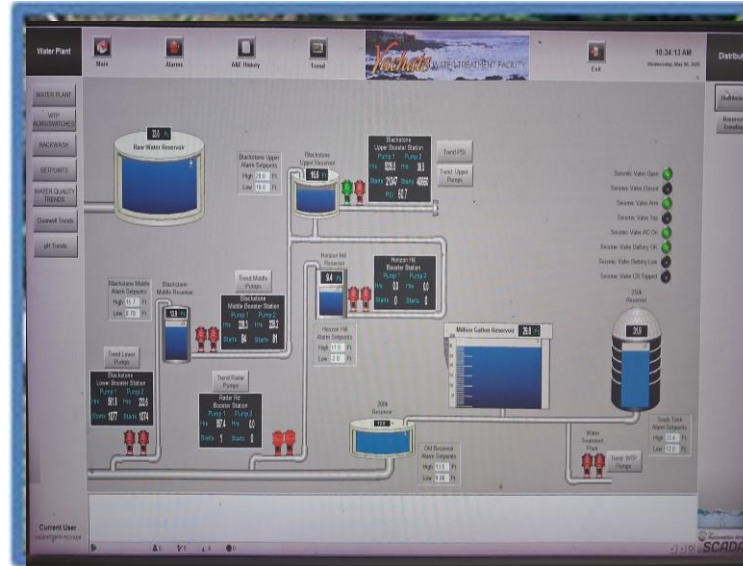
Water Plant

In 1992, the existing water treatment plant (WTP) was put in service.

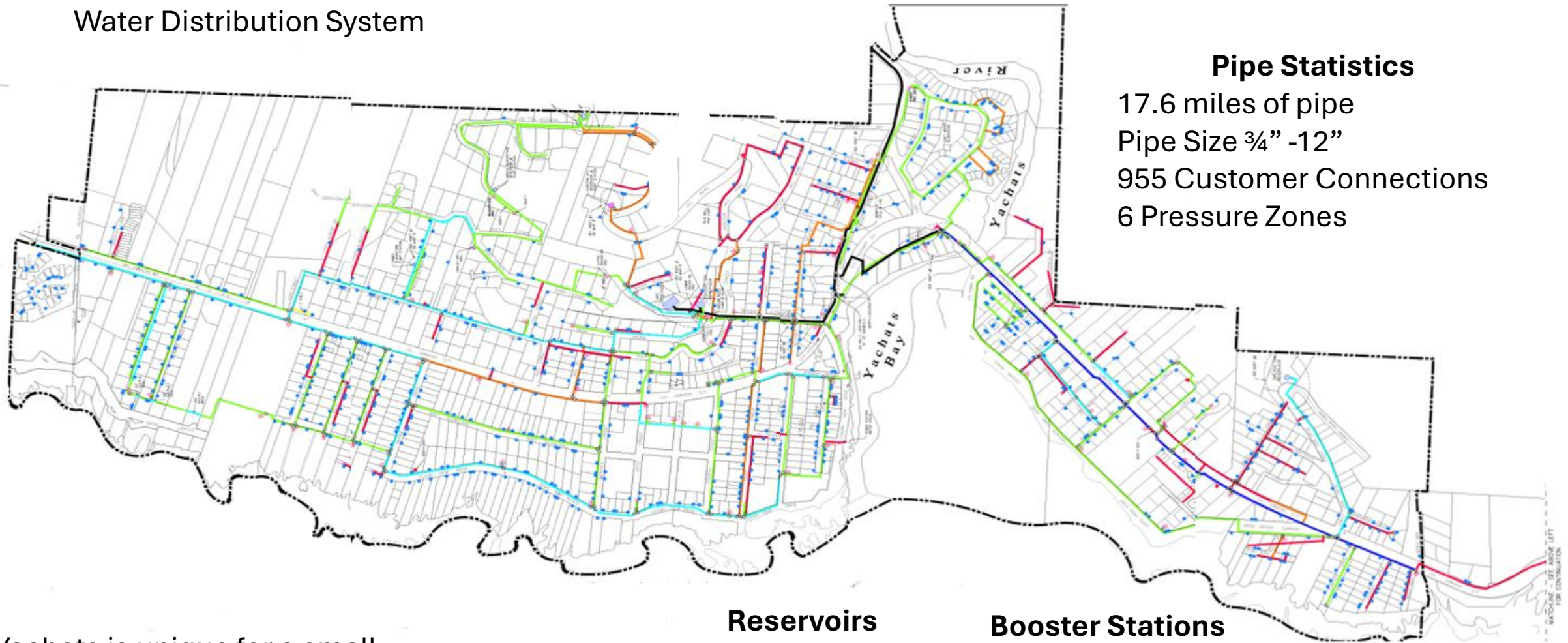
The plant's rated capacity is 0.5 mgd (350 gpm). Currently operating at 40% - 70% capacity. This is Yachats first water plant and before that there was no treatment. The raw creek water was just chlorinated and sent to the customer.

The city built a highly sophisticated level 3 water purification plant with a Supervisory Controlled and Data Acquisition (SCADA) logic computer system. Oregon Health Authority requires 9 years minimum of experience to become a level 3 operator. Staff succession planning is essential.

The plant is now 34 years old and requires a lot of maintenance and capital upgrades



Water Distribution System



Pipe Statistics

17.6 miles of pipe
Pipe Size ¾” -12”
955 Customer Connections
6 Pressure Zones

Yachats is unique for a small coastal village. Its has mountains that provide dynamic views

Reservoirs

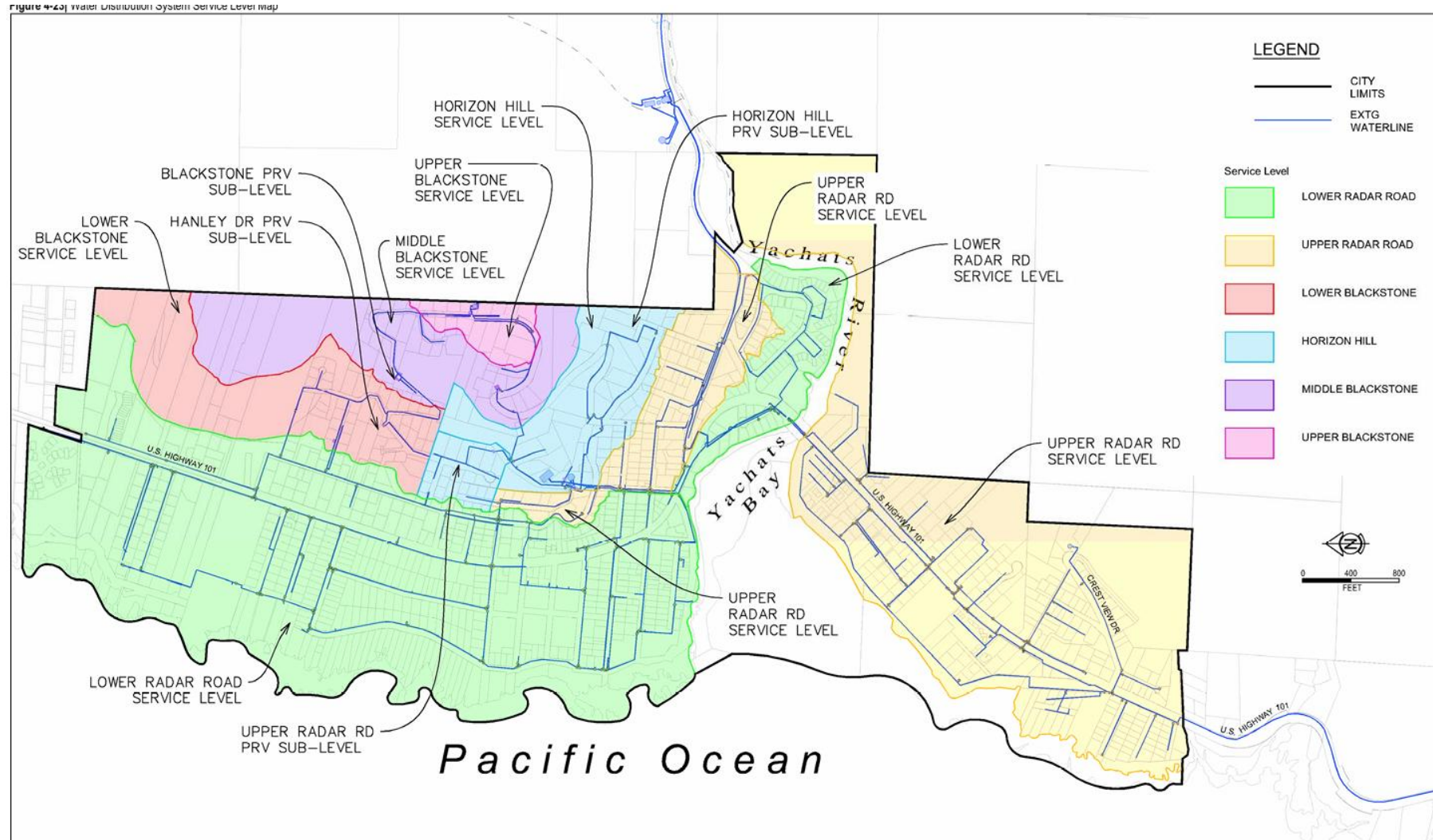
1. 10,000g Horizon hill
2. 10,000g Blackstone
3. 125,000g Blackstone
4. 200,000g Radar Rd
5. 250,000g Crestview
6. 1,000,000g Radar

Total 1,595,000g

Booster Stations

- 1.Radar
- 2.Horizon Hill
- 3.Windsong
- 4.Gimlet
- 5.Blackstone

Water Distribution Pressure Zones



Yachats is unique for a small coastal village. It has mountains that provide dynamic views!

The city provides water service from oceanfront to the top of a 710 ft mountain.

The infrastructure required to do this is expensive and requires a lot of maintenance.

System Pressure Release Valve Rehab/ Update	50,000
Windsong Street Service Reconnections	11,000
New PRV at 7th Street & Radar Road	101,000
New PRV on King Street Between 7th and Prospect Ave	101,000
New 8" Water Main on Radar Road at Prospect Ave	57,000
New 8" Water Main on King Street at Prospect Ave	86,000
Combs Circle Pressure Release Valve Rehab	40,000
2ND ST PH3 Loma to River Rd Waterline Construction	150,000
Analysis / Engineering SWLCWPUD	75,000
Reedy Creek Raw Water Pipeline Improvements	208,000
Water Plant Electrical Control Systems - MCC (Master Control)	814,000
WTP Upgrade CIP Annually	30,000
New 8" Water Main on West Third (3rd) Street	167,000
West Third Street Engineering Water	50,000
New 4" Water Main and PRV on Horizon Hill Road (Hillside Rock)	737,000
Yachats Ocean Road Service Reconnections	20,000
Pontiac Street Waterline - 3rd to 4th	88,000
Shell Street Waterline	79,000
Gender Drive and Windy Way Waterlines	254,000
Pontiac Street Waterline - 2nd to 3rd	105,000
Hanley Drive Waterline	47,000
New Radar Road Pump Station	767,000
New Horizon Hill Pump Station & Reservoir	1,079,000
New 200,000-gallon Lower Radar Road Reservoir	2,000,000

1,000,000-gallon Reservoir Replacement	800,000
Property Acquisition for Reservoir Replacement	250,000
Water Plant Clarifier - Rehabilitation of Drives (\$641K)	350,000
WTP Mixed Media Filter Rehabilitation	
WTP Compressor Upgrades	20,000
WTP Building Seismic Retrofit	270,000
Automated Water Meter Reading System	318,000
Annual Hydrant Replacements	10,000
Blackstone 126 res Fence	25,000
Public Works Slide Gate	20,000
SCADA Upgrade	60,000
Water Booster Stations Gensets	70,000
Water Meter Upgrades	200,000
Water Treatment Plant Fence	20,000
	250,000
Overlook Water Line Engineering and Construction	
	7,100
Salmon Creek Watershed Planning Assessments	100,000
Salmon Creek Watershed Property Acquisition	750,000
Yachats River Gaging Station Upgrade	25,000
Water Unplanned / Contingency 10%	7,336,100
TOTAL WTP	26,007,200

Wastewater Department

Wastewater Plant

The original plant was built in 1974 and in 2004 DEQ put a moratorium on the plant that didn't allow any more sewer connections on the system because the plant was too small and continually violated EPA standards. This stopped housing development in its tracks for a few years.

In 2008 the new SBR treatment facility was completed and housing development resumed.

Wastewater treatment is an essential process for protecting public health, preserving the environment, and ensuring sustainable water use. Among the various treatment technologies, the **Sequencing Batch Reactor (SBR)** stands out for its flexibility, compact design, and ability to achieve high treatment efficiency.

This is a level 3 facility governed by DEQ and it takes 9 years of experience minimum to test for a certification. Staff succession planning is essential.

The "new" WWTP has been online for 17 years and is operating at 35-45% capacity.

The facility is within 500ft from the ocean and corrosion is a major nemesis on electrical and mechanical systems. Maintenance costs are high,



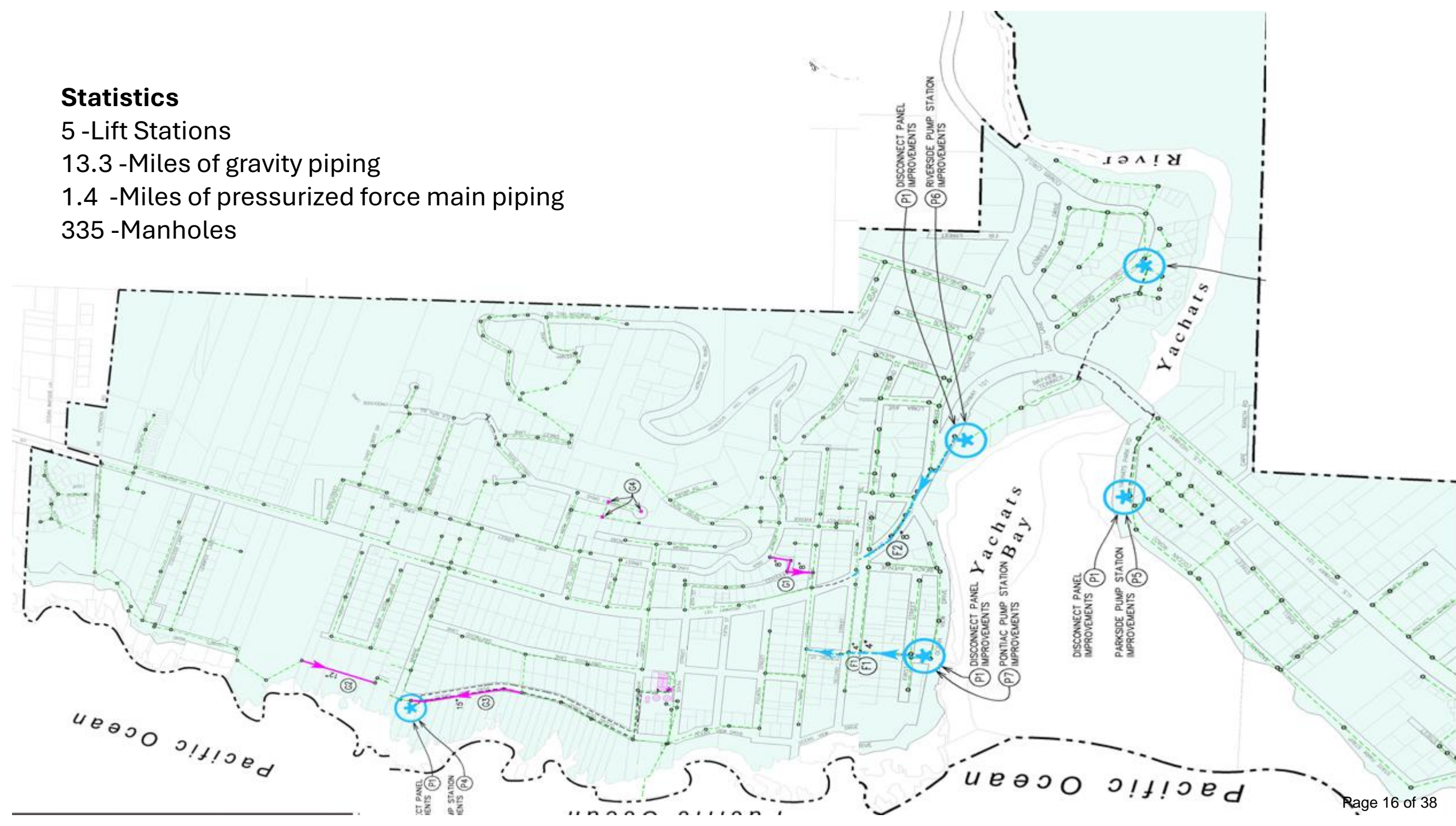
Statistics

5 -Lift Stations

13.3 -Miles of gravity piping

1.4 -Miles of pressurized force main piping

335 -Manholes



WASTEWATER (WWTP)	
Sewer Line from King Street to 3rd Street (Manhole D-220 to Manhole D-270)	140,000
Mainline A Manhole between A-040 to A-050	141,000
Mainline D Manhole D-010 to D-030, Ocean View Drive	263,000
Hanley Drive Sewer Manholes	40,000
Quiet Water Lift Station Improvements	493,000
SBR and Digester Diffuser Membrane Replacement	15,000
PW Rehab - Roofing	200,000
PW Rehab Exterior Panels	350,000
Outfall Pipeline Improvements	120,000
Pontiac Lift Station Force Main Engineering	45,000
Pontiac Lift Station Force Main Improvements	121,000
Riverside Lift Station Force Main Engineering	33,000
Riverside Lift Station Force Main Improvements	326,000
Main Lift Station Improve	405,000
Parkside Lift Station Improvements	218,000
Riverside Lift Station Improvements	250,000
Pontiac Lift Station Improvements	218,000
New Biosolids Disposal Site Acquisition	50,000
Biosolids Manure Spreader	100,000

Aerobic Digester and Sludge Storage Tank Air Supply System Imps.	223,000
Aerobic Digester Tank Coating and Piping Improvements	330,000
SBR, EQ Basin, & Digester Control System Upgrades	972,000
SBR Basin #3	1,236,000
Annual Inflow and Infiltration (I&I) Rehabilitation	40,000
Public Works Slide Gate	25,000
2ND PH3 Loma to River Rd Wasteline Construction	50,000
Wastewater Treatment Plant Upgrades	240,000
949 Yachats River Rd Property Improvements	
West 3rd Street Engineering Wastewater	
West 3rd Street Construction Wastewater line 460 feet of 8" line	400,000
PW Design Standards	
Wastewater Mixing Zone Study	
Public Works Pickup 4wd with tow package	50,000
Fuel tank trailer	40,000
Vehicle Radio System Install	
Wastewater Unplanned / Contingency	
TOTAL WWTP	7,134,000

Water & Sewer Rate Comparison

Based on the provided data and current municipal records (FY 2024-2025), here is how Yachats compares to other coastal cities for a typical residential customer (standard 5/8" x 3/4" meter) using 4 units of water (approx. 3,000 gallons) per month.

City	Water Base Rate	Usage Rate (per unit/1000g)	Est. Monthly Water Bill (4 Units)	Est. Monthly Sewer Bill (4 Units)	Total Utility Cost
Yachats	\$63.10	\$7.15*	\$77.40	\$65.93	\$143.33
Waldport	\$40.20	\$4.87	\$59.68	\$81.12	\$140.80
Lincoln City	\$30.77	\$4.61	\$49.21	~\$55.00	~\$104.21
Newport	\$29.11	\$6.29	\$54.27	~\$60.00	~\$114.27
Seaside	\$52.85	\$3.66	\$67.49	\$127.14	\$194.63
Bandon	\$35.50	Varies	\$39.05	\$37.09	\$76.14

Yachats includes 2 units of water in its base rate for residential customers, which reduces the effective cost for very low-usage households.

When comparing water rates, Yachats' rates are higher than most neighboring coastal communities on a per-unit basis; however, Yachats has the lowest municipal property tax rate in the region, which significantly offsets the higher utility costs for most residents.

*For a home with an **Assessed Value (AV) of \$400,000**, the annual and monthly city-specific property tax costs are:*

City	Permanent Tax Rate (per \$1,000 AV)	Annual City Tax (\$400k AV)	Monthly Tax Cost	Utility + Tax (Monthly)
Yachats	\$0.17	\$68.08	\$5.67	\$149.00
Bandon	\$0.4600	\$184.00	\$15.33	\$91.47
Waldport	\$2.2570	\$902.80	\$75.23	\$216.03
Lincoln City	\$3.9038	\$1,561.52	\$130.13	\$234.34
Newport	\$5.5938	\$2,237.52	\$186.46	\$300.73

Key Takeaways

- While Yachats' water and sewer rates are among the highest in Lincoln County (ranked #3 highest in recent regional comparisons), the city's property tax rate is roughly 13 to 32 times lower than Waldport, Lincoln City, or Newport.

- For a typical homeowner, the monthly tax savings in Yachats (relative to Newport or Lincoln City) more than covers the higher cost of the water bill. In the example, a Yachats resident pays approximately \$150/month less in total city costs (Tax + Utilities) than a Newport resident for a similar home.

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What the revenue would be if we had these cities rates

City	tax %	Revenue
City of Yachats	0.17	\$50,000
City of Manzanita	0.4233	\$124,500
City Of Bandon	0.458	\$134,706
City Of Gardiner	0.55	\$161,765
Winchester Bay	0.57	\$167,647
Rockaway Beach	0.988	\$290,588
Rockaway Beach	0.988	\$290,588
City of Florence	2.86	\$841,176
City of Seaside	3.1696	\$932,235
Lincoln City	4.0996	\$1,205,765
City of Reedsport	4.3788	\$1,287,882
City of Newport	5.5938	\$1,645,235
Coos Bay/ Coos Bay North Bend	6.3643	\$1,871,853

Fixed Revenue -Base Rates

Connections	955	Yearly Revenue	\$1,065,356
Units included w/base	2	est. O&M	\$900,000
base rate	\$65.10	Capital Projects	\$165,356
Total	\$746,046		

Variable Revenue -Unit Rates

Tier				
1	Total 2 free units	22,668	\$0.00	\$0
2	2 to 9 units	9,038	\$7.38	\$66,700
3	10 Units+ -50 top users	34,229	\$7.38	\$252,610
	Total	65,935		\$319,310

Fixed Revenue -Base Rates

Connections	955	Yearly Revenue	\$929,899
Units included w/base	2	est. O&M	\$800,000
base rate	\$53.28	Capital Projects	\$129,899
Total	\$610,589		

Variable Revenue -Unit Rates

Tier				
1	Total 2 free units	22,668	\$0.00	\$0
2	2 to 9 units	9,038	\$7.38	\$66,700
3	10 Units+ -50 top users	34,229	\$7.38	\$252,610
	Total	65,935		\$319,310

Water rates should be broken down to base and usage. Base should be enough to fund operations and maintenance

A common utility rate-design principle is that **water rates should be divided into two components: a fixed base charge and a usage charge.**

Base Charge

The **base charge** should be set at a level that provides sufficient revenue to fund the utility's essential **operations and maintenance (O&M)** costs, including:

- Treatment and distribution system operations
- Routine maintenance and repairs
- Staffing and administration
- Billing and customer service
- Regulatory compliance and monitoring
- Insurance and other fixed expenses

Because these costs exist regardless of how much water is sold, recovering them through a stable base charge helps ensure the utility remains financially sustainable.

Usage Charge

The **usage charge** should recover costs that vary with water consumption and support broader utility objectives, such as:

- Water production and treatment costs
- Energy and chemical expenses
- System expansion and capital improvements
- Conservation incentives
- Drought preparedness and resilience

A tiered usage structure can encourage efficient water use by charging higher rates for higher levels of consumption while keeping essential water affordable.

Benefits of This Approach

- Provides stable and predictable utility revenue.
- Reduces financial impacts from conservation and drought-related demand reductions.
- Ensure essential utility services remain funded.
- Creates a clearer connection between water use and cost.
- Promote water conservation without jeopardizing the utility's financial health.

"The City's water rate structure should consist of a fixed base charge and a volumetric usage charge. The base charge should be sufficient to recover the utility's operations and maintenance costs, ensuring financial stability regardless of water demand fluctuations. Usage charges should recover variable costs, fund system improvements, and encourage efficient water use through an equitable and conservation-oriented rate structure."



**CITY OF YACHATS
PUBLIC WORKS & STREETS COMMITTEE
MEETING SUMMARY MINUTES
City Hall, 441 Hwy 101 N, OR 97498
Tuesday, May 12, 2026**

WORK SESSION

- I. Work Session called to order at 2:00 pm**
- II. Roll Call**

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

Staff Members	
Neal Morphis, City Clerk	
Rick McClung, Water Lead	Dave Buckwald, Wastewater Lead

Audience
9

REGULAR MEETING

- III. Meeting called to order**
- IV. Announcements / Correspondence - None**
- V. Citizens' Concerns (5-Minute Limit) - None**
- VI. Presentation - Annual Review of Utility Rates - (01:32)** Rick reviewed the City's water system, noting:
 - A. The water treatment plant was constructed in 1992 and is rated for 500,000 gallons per day.

- B. Current operations generally range between 40% and 70% of plant capacity.
- C. The City relies on source water availability rather than plant capacity as its primary limitation.
- D. A proposed intertie with South Lincoln Water District would provide emergency backup and additional reliability during droughts, fires, or other emergencies.
- E. The water system includes approximately 17.6 miles of distribution pipe, six pressure zones, multiple reservoirs, and several booster stations needed to serve the City's varied topography.
- F. The existing one-million-gallon reservoir remains a significant seismic resiliency concern and is identified for future replacement.

Rick also discussed succession planning challenges associated with operating a Level 3 treatment facility, noting that specialized certifications require years of training and experience.

Water Capital Improvement Needs – Discussed and reviewed long-term water infrastructure needs identified in the Water Master Plan. Rick reported that approximately \$26 million in future water system projects have been identified to maintain reliability, capacity, and resiliency.

Wastewater System – Rick reviewed the history and condition of the wastewater system, explaining that:

- A. The original treatment facility was built in the 1970s.
- B. Regulatory violations and capacity constraints led to a moratorium on development until a new facility was constructed.
- C. The current wastewater treatment plant operates at approximately 35%–45% capacity and was designed to allow expansion through an additional treatment module if future growth requires it.

- D. The coastal location creates ongoing corrosion challenges, requiring higher-quality materials and increased maintenance efforts.
- E. The collection system includes approximately 13.3 miles of gravity sewer, 1.4 miles of force main, five lift stations, and more than 300 manholes.

Wastewater Capital Improvement Needs - Rick reported that the wastewater system has approximately \$7 million in anticipated capital improvement projects. Combined with water system needs, future infrastructure requirements total approximately \$33 million.

Utility Rate Discussion: Rick provided preliminary information on utility rates and enterprise fund operations. He emphasized that water and wastewater systems are intended to be self-supporting enterprise funds funded primarily through user fees rather than property taxes. Members discussed comparisons with neighboring communities and the challenges Yachats faces due to its relatively low permanent property tax rate, which limits available revenue for infrastructure support.

VII. Reports

- a. **Finance** - (1:11:51) Neal reviewed the quarterly CIP spreadsheets attached to the online packet.
- b. **Emergency Preparedness Report** - (1:34:09) The Emergency Preparedness Work Group is focused on developing detailed emergency shelter protocols for anyone responding to an emergency. The group is documenting procedures for opening shelters, deploying equipment, operating emergency communications, and utilizing the City's emergency storage containers (Conex units). The work group is evaluating emergency notification systems, including siren programs used in other coastal communities such as Cannon Beach and Lincoln City.
- c. **Public Works Report** - (1:35:52) The report is online for review. Regarding wastewater operations, Rick reviewed the treatment facility's history and the investments made to eliminate prior capacity limitations. He reported that the current wastewater treatment plant is operating at approximately 35% to 45% of capacity and has room for future

expansion if needed; he discussed the challenges of maintaining infrastructure in a coastal environment, where corrosion significantly affects equipment and increases maintenance costs. The water treatment plant is operating well within capacity but faces long-term infrastructure and maintenance needs. He reviewed the complexity of the water system, including reservoirs, booster stations, and pressure zones required to serve Yachats' terrain, and discussed the proposed South Lincoln Water District intertie as an important emergency backup water source. Rick also emphasized the need for ongoing capital improvements, succession planning for certified operators, and replacement of aging infrastructure, including a seismically vulnerable reservoir. He noted that the Water Master Plan identifies approximately \$26 million in future water system projects to maintain reliability and resiliency.

- d. Financial Report – (1:42:49) Don G. reviewed the financial statements, which are attached to the pack, for review.
- e. Speed Monitoring Report – (1:59:46) Speed Monitoring Report: The committee reviewed updated traffic data showing continued improvement in driver compliance with the 35 mph speed limit. Year-to-date figures showed an increase in vehicles traveling at the posted speed and a reduction in excessive speeding, indicating improved safety within the city. Members also discussed the visibility of speed signs and the possibility of additional signage at the south end of town.

Adjourn Meeting 4:09 pm.

Minutes prepared by: Kimmie Jackson, Recorder



Date: June 1, 2026
To: Bobbi Price, City Manager
From: Public Works Department
Re: May 2026 Public Works Report/WW CIP Report

Rainfall at Yachats Public Works:

	<u>Inches</u>			
	2026	2025	2024	2023
May	1.13	1.66	4.16	0.42
Rain year to date:	20.26	26.78	43.47	33.44

Total water produced: **4,263,800** gallons

Total water accounted for: **3,265,222** gallons Water loss efficiency: **80%**
Public Works will begin leak detection.

Total wastewater treated: **3,772,000** gallons

The following is a list of what was done by Public Works staff in May 2026.

Streets:

- Multiple potholes filled.
- Broken stop sign replaced at intersection of Driftwood Lane & W.7th St.
- Sign replaced on Mitchell Lane.

Storm Drainage:

- Storm drain cleaning.
- Side arm mowing in ditch lines.
- Brush cut multiple storm drains.

Water Treatment Plant:

- Water systems operations.
- Water plant maintc.

- TAG at WTP for repairs.

Distribution Sys:

- Meter reading and rereads.
- Meter maintc. and replacements.
- Leak inspections.
- Water service line leak repair on 3rd St. and Horizon Hill.
- Meter testing.
- Water leak at Radar Pump Station repaired.
- Meter removed Gimlet Lane.
- Distribution system flushing.
- Water main repair on Elk Mountain Rd. Cleaned Road off afterwards.
- Hydrant brush cutting and maintc.
- King St. water line hydro excavated.
- Hydroexcavated Lincoln Ave. fire hydrant.

Wastewater Treatment Plant:

- Wastewater systems operations.
- Plant maintc. & clean-up.
- Biosolids operations.
- Wastewater training classes.
- TAG at the WWTP.
- Fencing removed.

Collection Sys:

- Lift station inspections.
- Degreased lift stations.
- Float cleaning.

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 water and sewer utilities.

- Parts run to Newport.
- Code Compliance.
- Generator and equipment fueling.
- Generator load bank testing.
- GIS Mapping training.
- Assisted Yachats Fire Department with traffic control on Ocean View Drive.
- City fill site maintc.
- U.S. flag removal.
- Colorado to Newport for repairs.

Wastewater Capital Improvement Projects:

- **3rd Street Project:**
 - Engineering Phase.
- **Main Lift Station Improvements:**
 - May paint in house. Moving the roofing portion to next fiscal year.
- **Quiet Water Lift Station Improvements/Riverside Force Main Replacement:**
 - Engineering in process.
- **Pontiac Force Main Replacement / 3rd St Improvements:**
 - Engineering in process. Locating utilities.
- **Wastewater Treatment Plant Upgrades:**
 - Majority of 2025-26 work is complete.
- **Hanley Manholes:**
 - Pipe is exposed. Waiting for bids.
- **Fire Hydrant Upgrades:**
 - 2025-26 work is complete.

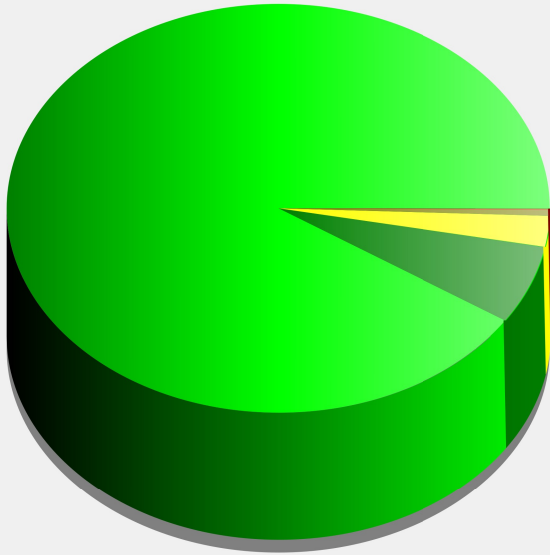








	12.2024	1.2025	2.2025	3.2025	4.2025	5.2025	6.2025	7.2025	8.2025	9.2025	10.2025	11.2025	12.2025	1.2026	2.2026	3.2026	4.2026	5.2026
Gallons of Water Produced																		
Water Plant	3,445,800	3,541,300	3,201,800	3,344,100	4,017,200	3,767,100	3,980,800	5,327,200	5,205,500	4,551,900	4,037,800	3,698,000	3,463,500	4,503,300	3,300,800	3,153,200	4,099,000	4,263,800
Total	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	4,503,300	3,300,800	3,153,200	4,099,000	4,263,800
Gallons of Accounted for Water																		
Reservoir Level Feet	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	28.1	28.6	26.2	27.5	29.5
Reservoir +/- Gallons 41,666 per Foot	#REF!	29,166	-141,664	-137,498	287,495	0	-333,328	287,495	29,166	-133,331	70,832	-133,331	-104,165	241,663	20,833	-99,998	54,166	83,332
Waterline Flushing/Est. Water main breaks in gallons.	21,000	84,000	64,000	350,000	12,000	0	0	45,000	0	30,000	67,000	0	45,000	17,000	60,000	0	0	75,000
Gallons Sold	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	3,513,042	3,109,301	3,135,758	3,454,444	3,265,222
Total Water Accounted for	#REF!	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	3,771,705	3,190,134	3,035,760	3,508,610	3,423,554
Final Water Report																		
Water Loss Efficiency	#REF!	99%	68%	89%	90%	78%	N/A	86%	92%	92%	81%	85%	83%	79%	96%	96%	83%	80%
Unaccounted Gallons per Month	#REF!	31,204	785,954	310,307	347,262	670,088	N/A	596,989	376,336	351,635	626,570	508,057	510,559	731,595	110,666	117,440	590,390	840,246
Unaccounted Gallons per Minute	#REF!	0.7	19.5	7.0	8.0	15.5	N/A	13.8	8.7	8.1	14.5	11.8	11.8	16.9	2.6	2.7	13.7	19.5

Note: We had an undetermined amount of water loss from leaks and hydrant flushing.

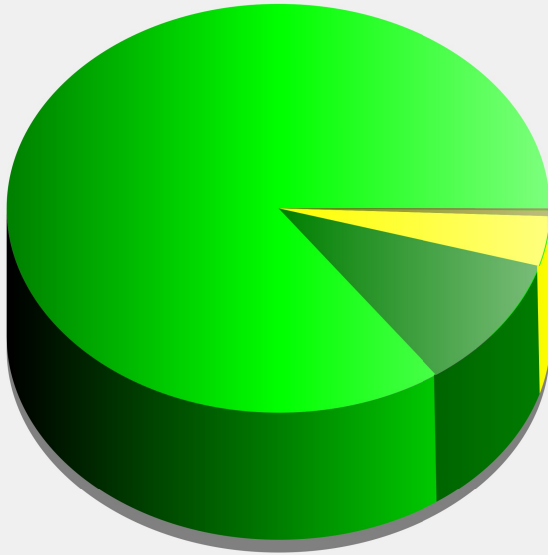
Note: Public Works will begin leak detection.







Incoming vehicles



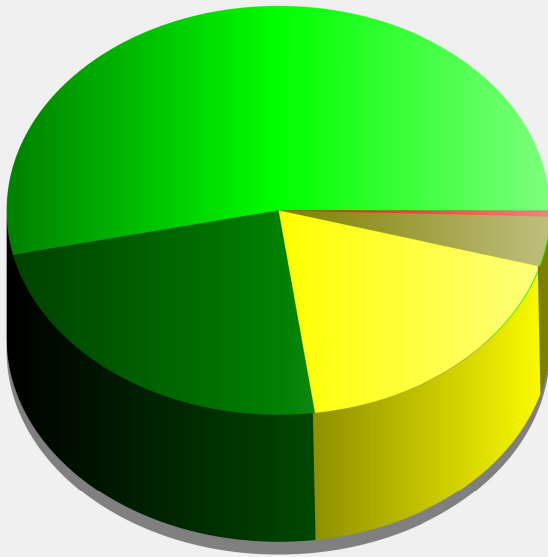
	<= 25 Mph : 85,129 - (90.76 %)
	26 - 30 Mph : 5,836 - (6.22 %)
	31 - 35 Mph : 2,284 - (2.44 %)
	36 - 40 Mph : 444 - (0.47 %)
	41 - 45 Mph : 74 - (0.08 %)
	46 - 65 Mph (and more) : 25 - (0.03 %)







Outgoing vehicles



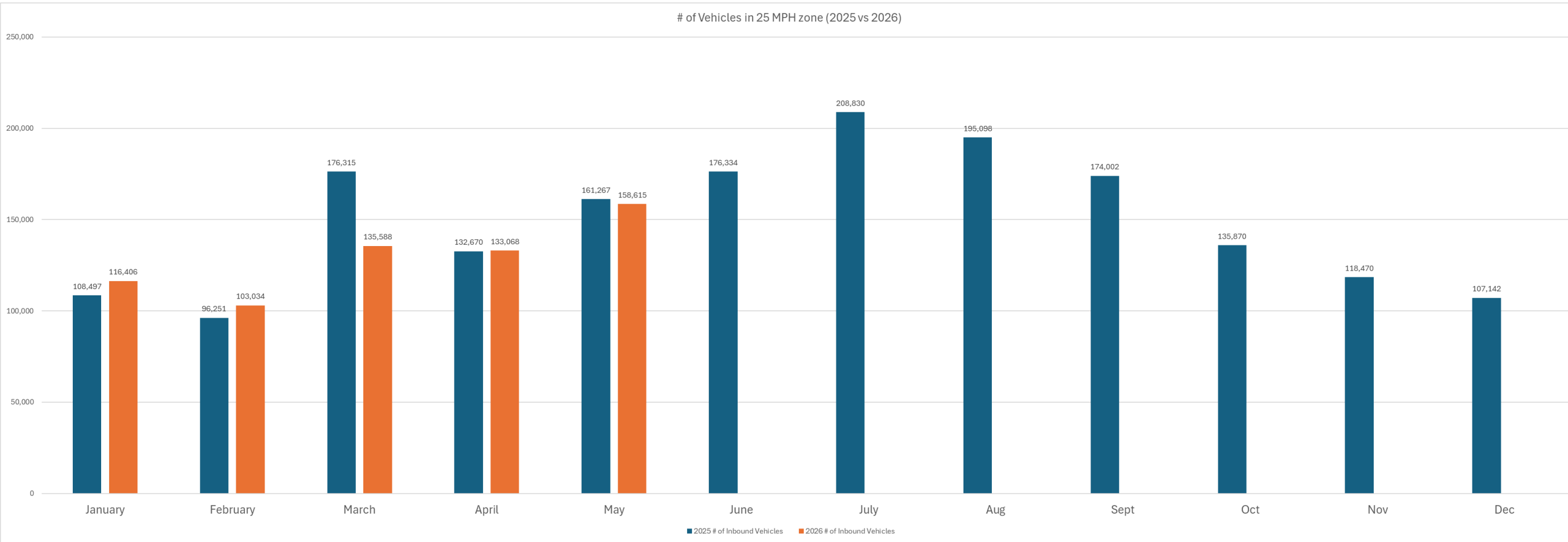
	<= 25 Mph : 80,946 - (84.87 %)
	26 - 30 Mph : 10,103 - (10.59 %)
	31 - 35 Mph : 3,767 - (3.95 %)
	36 - 40 Mph : 418 - (0.44 %)
	41 - 45 Mph : 66 - (0.07 %)
	46 - 65 Mph (and more) : 82 - (0.09 %)

Incoming vehicles

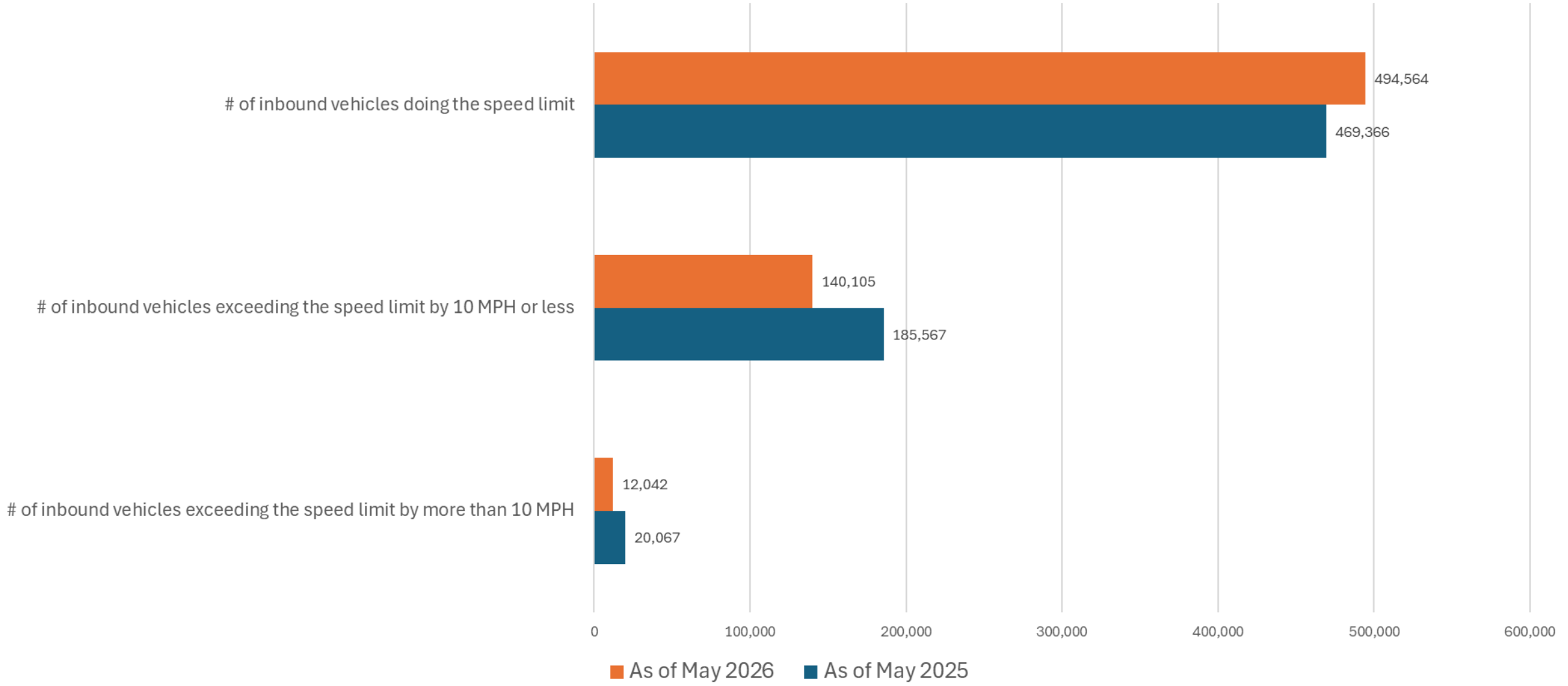


	<= 25 Mph : 34,665 - (53.48 %)
	26 - 30 Mph : 15,337 - (23.66 %)
	31 - 35 Mph : 11,971 - (18.47 %)
	36 - 40 Mph : 2,546 - (3.93 %)
	41 - 45 Mph : 281 - (0.43 %)
	46 - 65 Mph (and more) : 23 - (0.04 %)

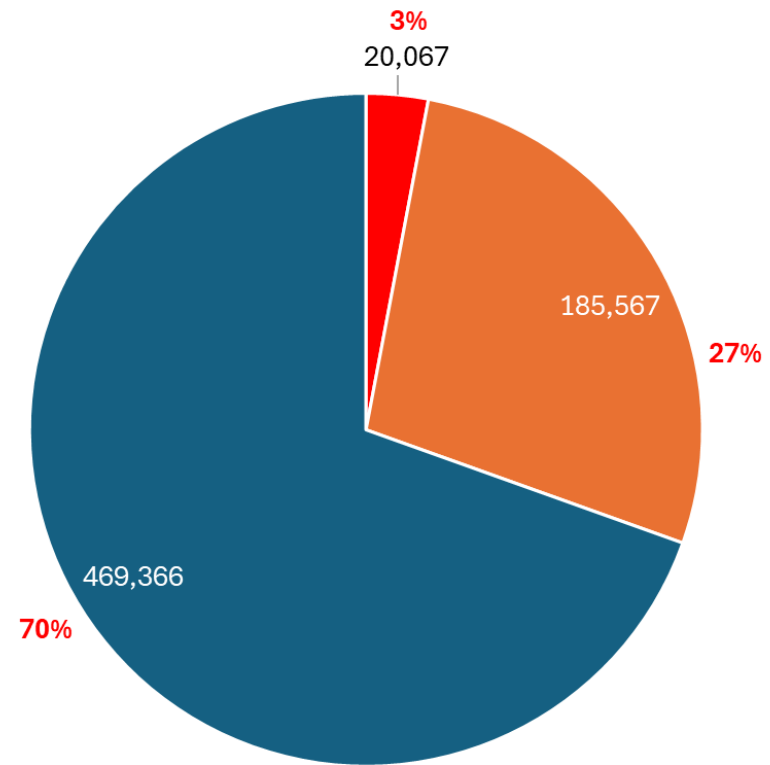
- There has been a 42% reduction in excessive speeding (speed in excess of 10 MPH) in the city center since the establishment of the 35 MPH speed limit on the two outer sections of 101 Highway.
- There has been a 21% reduction in total speeding in the city center since the establishment of the 35 MPH speed limit.



Comparison YTD of Speed In the City Center (2025 vs. 2026)

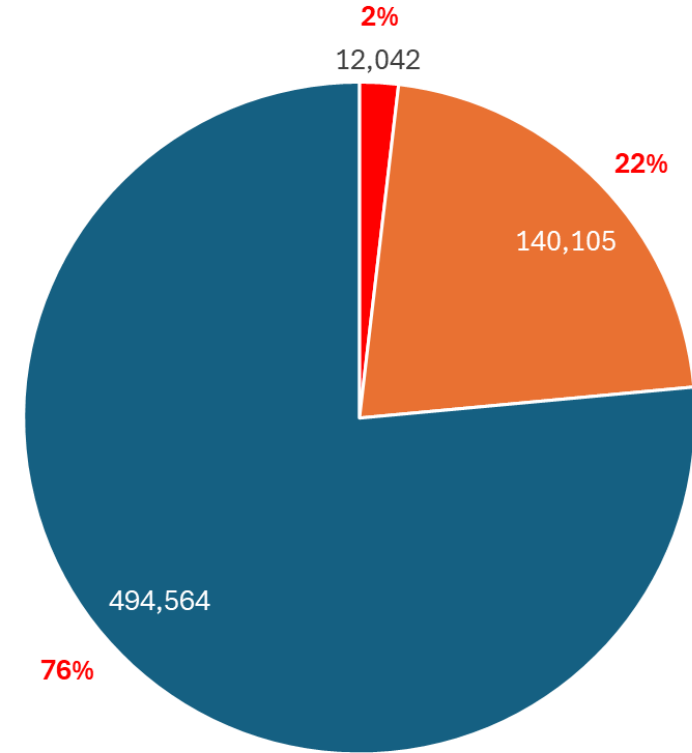


Through 2025 Speeding in Yachats 25 MPH Zone (City Center)



- # of inbound vehicles exceeding the speed limit by more than 10 MPH
- # of inbound vehicles exceeding the speed limit by 10 MPH or less
- # of inbound vehicles doing the speed limit

Through APR 2026 Speeding in Yachats 25 MPH Zone (City Center)



- # of inbound vehicles exceeding the speed limit by more than 10 MPH
- # of inbound vehicles exceeding the speed limit by 10 MPH or less
- # of inbound vehicles doing the speed limit