



City of Yachats
441 N. Hwy 101, Civic Meeting Room 1
Wednesday, June 17, 2026, 1:00 PM

To Be Held In-Person & Via Zoom

[Join Zoom Meeting](https://us02web.zoom.us/j/89654498587)
<https://us02web.zoom.us/j/89654498587>
Meeting ID: 896 5449 8587

Regular City Council Meeting

Regular Session

- I. Call to Order**
- II. Roll Call**
- III. Announcements, Proclamations, and Correspondence**
 - a. Mayor response - Phipps Grievence
- IV. Public Comment – limited to items not on the agenda (5-minute limitation per person)**
- V. Consent Agenda** – vote to approve
 - a. The City Manager and City Staff report
 - b. Lincoln County Sheriff Contract Report
 - c. Commission/Committee May meeting summaries
 - d. City Council May meeting summary
 - e. Financial Reports
- VI. New Business**
 - a. Dahl Disposal Rates

- b. Report on Planning Commission work sessions for Code Updates
- c. Work Session for Code Updates
- d. Fairwell Kimmie Jackson

VII. Ongoing Business

VIII. Other Business

- a. From the Mayor
- b. From Council
- c. From Staff

IX. Adjourn

The Yachats City Council meetings are open to the public and interested citizens are invited to attend via Zoom. These are open meetings under Oregon law, but a work session is not a community forum; audience participation is at the discretion of the Council. Meetings are audio-recorded. The meeting are accessible to persons with disabilities. For accommodations, please call (541) 547-3565, or Oregon Relay 1-800-735-2900 TDD) two days in advance. City of Yachats does not discriminate on the basis of race, color, religion, creed, gender, national origin, age, disability, marital or veteran status, sexual orientation, or any other legally protected status. 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 11, 2026 By: Kimmie Jackson, Recorder

From: [Bobbi Price](#)
To: [Kimmie Jackson](#)
Cc: [Mayor](#)
Subject: Fw: City of Yachats Response to Phipps Grievance Email
Date: Monday, June 15, 2026 3:45:32 PM

Hi Kimmie,

Can you please add this to the correspondence for the upcoming City Council Meeting?



Bobbi Price

City Manager, City of Yachats
Phone: 541-547-3565 ext. 102
citymanager@yachatsmail.org
501 Highway 101 N
PO Box 345
Yachats, OR 97498
www.yachatsoregon.org

From: Mayor <Mayor@YachatsMail.org>
Sent: Monday, June 15, 2026 9:00 AM
To: Bobbi Price <citymanager@YachatsMail.org>
Subject: Re: City of Yachats Response to Phipps Grievance Email

Bobbi: If appropriate, I would like to put on the record my response to Mr. Phipps claim that I agreed to have our city attorney review the proposed code prior to voting. My comment is below.

In his correspondence with the City, Mr. Phipps asserts that Mayor Berdie agreed to an independent review of the zoning code by either the City Attorney or a qualified land use attorney prior to a vote by the Council. He further claims that 99% of the proposed amendments are not required by the State of Oregon.

Rather, to the best of my recollection, this characterization is misleading. I stated that the City Attorney could review the proposed amendments to distinguish those required by state law from those that are discretionary, specifically in response to concerns regarding the accuracy of the asserted 99% figure. I also identified the Oregon Department of Land Conservation and Development (DLCD) as the appropriate authority to conduct such a review; however, Mr. Phipps rejected this option on the basis of

perceived lack of impartiality.

Subsequently, in consultation with City Manager Price, it was determined that the most cost-effective course of action would be to first obtain input from the relevant state agency before pursuing any further legal review at a significant cost to the city.

It should also be noted that review by the City Attorney is a customary component of final proposed code amendments.

Craig Berdie

From: Bobbi Price <citymanager@YachatsMail.org>
Sent: Monday, June 8, 2026 4:30 PM
To: Don Phipps <dl.phipps@yahoo.com>
Cc: pbgr@ogec.oregon.gov <pbgr@ogec.oregon.gov>; Kimmie Jackson <Kimmie@YachatsMail.org>; Mayor <Mayor@YachatsMail.org>
Subject: City of Yachats Response to Phipps Grievance Email

Response to May 20, 2026, Grievance Regarding Public Meetings Law

Dear Mr. Phipps,

The City of Yachats received your written grievance regarding the transparency of the Project Management Team and the Advisory Committee involved in the City's ongoing zoning code update project. We appreciate you bringing your concerns to the City Council's attention. Pursuant to the guidelines of the Oregon Government Ethics Commission, this letter serves as the City's response to acknowledge, address, and clarify the facts and circumstances surrounding these groups. As required by ORS 192.705(3), a copy of this response is being sent to the Oregon Government Ethics Commission.

Grievance

Your grievance asserts that deliberations of the Project Management Team and the Advisory Committee are subject to the public meetings law.

Response

The City denies that the facts and circumstances set forth in the grievance accurately reflect the conduct of the governing body. The true facts and circumstances do not amount to a violation of ORS 192.610 to 192.705.

The City is undergoing a zoning code update. To aid this process, the City hired Cascadia

Partners, a Portland based private land use consulting firm. Cascadia Partners is tasked with reviewing the City's existing zoning code and suggesting updates to address various concerns about residential development within the City. According to the consultant's scope of work, the project is focused on facilitating housing production, affordability, and choice by proposing zoning code updates, with guidance from the City's recently revised Housing Needs Analysis and Housing Implementation Plan.

Under its contract with the City, Cascadia Partners will produce work product for the City, including proposed zoning code updates. The work product will be presented to the Planning Commission by Cascadia Partners for consideration as part of a legislative land use process – the City's legislative land use process calls for the Planning Commission to make a recommendation on proposed zoning code updates to the City Council.

As part of Cascadia Partners' work for the City, Cascadia Partners instituted two advisory teams to assist it in preparing the work product that Cascadia Partners would then present to the Planning Commission. One of the purposes of these advisory teams is to provide input on Cascadia Partners' draft work product from the perspective of community members, City staff, and City officials. These two advisory teams provide input directly to Cascadia Partners. The advisory teams do not provide recommendations to the City's Planning Commission or City Council. In turn, Cascadia Partners receives the input from the two advisory teams and incorporates comments into their draft work product as Cascadia Partners sees fit. Cascadia Partners is not obligated to incorporate all comments from the advisory teams into its work product or report advisory team comments to the Planning Commission. The two advisory teams are only empowered by Cascadia Partners; the two advisory teams have no authority from the City.

Under its scope of work, Cascadia Partners identified the two advisory teams as the "Project Management Team" and the "Advisory Committee." Cascadia Partners' Project Management Team consists of: Rachel Cotton (consultant team), Sara Goldstein (consultant team), Bobbi Price (City staff), Katherine Guenther (City staff), Mary Aebi (Planning Commission), Marc Sakamoto (Planning Commission), and Hui Rodomsky (Oregon Department of Land Conservation and Development). Cascadia Partners' Advisory Committee consists of: Victor Tran (consultant team), Rachel Cotton (consultant team), Bobbi Price (City staff), Katherine Guenther (City staff), Marc Sakamoto (Planning Commission), Mary Aebi (Planning Commission), Nicole Hedlund (City Council), Carita Edison (City resident), and George Giroux (City resident).

The Project Management Team and Advisory Committee are "boots on the ground" project teams assisting Cascadia Partners. The two advisory teams only provide comments, technical feedback, scheduling assistance, and stakeholder perspectives to Cascadia Partners to help the consultant refine its working drafts. For advisory team meetings, Cascadia Partners is responsible for setting the agenda and leading the discussions.

As a result of this workflow structure, Cascadia Partners is the recipient of input from the

advisory teams. In terms of project management, Cascadia Partners is charged with developing the work product through its contract with the City. Under the consultant's scope of work, the advisory teams provide input to Cascadia Partners, not as policy makers, but as a stakeholder group that understands the City of Yachats. In short, the advisory teams are tools used by Cascadia Partners in its consulting services. Cascadia Partners is the party charged with creating the work product and presenting the work product to the Planning Commission and eventually to the City Council.

The meetings held by Cascadia Partners and its advisory teams do not fall under the jurisdiction of Oregon public meetings law. Under Oregon law, public meeting requirements apply to governing bodies, which are classified as decision-making bodies or advisory bodies. As set out in OAR 199-050-0010(1):

“The Public Meetings Law applies to the following types of governing bodies:
(a) Decision-Making Bodies. A decision-making body is a body with the authority to make decisions for the public body on policy or administration. A body meets this standard if its decision-making authority includes the power to exercise governmental power and act on behalf of the public body.
(b) Advisory Bodies. An advisory body is a body with authority to make recommendations to a public body on policy or administration.”

Cascadia Partners is a private consulting firm; it is not a governing body. Input provided by the advisory teams is being provided to Cascadia Partners for its use in the zoning code update process, helping Cascadia Partners produce the eventual work product that Cascadia Partners will present to the Planning Commission. The advisory teams are not vested with authority from the City or any City governing body to decide the direction in which the City will move on this zoning code update. Moreover, the advisory teams are not vested with authority to make recommendations to any City governing body on these zoning code updates.

In other words, the advisory teams provide input to Cascadia Partners, which is not a governing body subject to Oregon public meetings law. Additionally, neither the Project Management Team nor the Advisory Committee contains a quorum of any elected or appointed governing body.

These advisory teams have no authority from the City to vote on, approve, adopt, or recommend any zoning code changes to the Planning Commission or City Council. Because the two advisory teams cannot and do not make official policy decisions or recommendations to a governing body or public body, the advisory teams do not meet the legal definition of a governing body subject to the public meetings law.

The City of Yachats remains committed to open government and broad consensus. True public deliberation and legislative action only happen in legally noticed, open forums. The Planning Commission and the City Council are the only City bodies with the legal

authority to recommend or vote on any zoning code changes.

Any proposed amendments created by Cascadia Partners must pass through the standard, fully transparent public hearing and voting processes before any changes can be enacted. Residents will continue to have full access to review, comment, and participate in these official meetings.

For all the above reasons, the allegations set out in the grievance do not amount to violations of public meetings law. The grievance is rejected in total.

Sincerely,

Bobbi Price
City Manager

Attached: May 20, 2026 Grievance Email

cc: Oregon Government Ethics Commission: pbgr@ogec.oregon.gov



Bobbi Price

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CITY MANAGER (Bobbi Price)

Finance Committee

Water Lead Rick McClung is providing the Finance Committee with an evaluation of water rates, covering the City water system's history, age, operational costs, and Capital Improvements. This assessment explores the current base rate and the potential implementation of tiered pricing to support capital requirements and encourage water conservation.

The Finance Committee is receiving a recommendation from the Community Spaces Committee to evaluate increasing the Transient Lodging Tax from 9% to 12%. Under this proposal, the resulting revenue—comprising both restricted and general fund dollars—would be specifically allocated to support the Greater Commons Master Plan.

Zoning / Housing Code Updates

The Planning Commission recently held two work sessions where they reviewed the proposed code line by line, examined other community ADU guidelines and an ADU draft guideline for the City of Yachats. They engaged in constructive discussions, and are working to incorporate suggested edits into the draft, these edits would be voted to add or not at their June 16th meeting.

Once approved, the code will be submitted to the Department of Land Conservation and Development (DLCD) for review. After DLCD's review, the Planning Commission may start public notice and hold public hearings.

Recently, the City Manager discussed their implementation processes for similar zoning code updates with representatives from Manzanita and Rockaway Beach. They shared insights on their processes, community reception, and recent building activity.

Rockaway Beach has seen about one ADU per year since its approval in 2020. Manzanita noted it's too early to gauge the full impact, as only seven months have passed, and they haven't observed any new constructions directly related to the code update.

Budget work

The City Staff and budget committee worked diligently on the FY 26/27 Budget. The Committee met and reviewed the budget on May 14th and May 28th. With constructive advice from the Committee staff made edits and will present the final document for approval during the June 17th City Council meeting.

Intro to Candidacy

Inspired by a League of Oregon Cities session focused on supporting potential City Council candidates, I am hosting two local informational meetings in the City Council Chambers:

- June 22nd at 3:00 pm

These sessions are designed to ensure all interested individuals have equitable access to the same resources. I will provide filing paperwork and explain the submission process, including the timeline and signature requirements. Additionally, we will discuss the annual flow of Council business and the meeting schedule. To help candidates prepare, I will also highlight essential reference materials, including the City Charter, Council Rules, the Yachats Municipal Code, and the League of Oregon Cities Municipal Handbook.

4th of July planning

Preparations for the upcoming 4th of July celebrations are making significant progress. In accordance with the City Council's September 2025 vote, the Chamber of Commerce has arranged a fireworks display that is half the duration of its previous display and uses low-decibel pyrotechnics. The funds saved from shortening the show will be redirected to sponsor various activities scheduled between the La De Da event and the fireworks.

A diverse lineup of events is planned for the holiday:

- Live music performances located behind the Commons.
- A beer garden hosted by View the Future in collaboration with Pelican Brewery.
- Bounce houses in the greenspace provided by YYFAP.
- A community BBQ organized by the Yachats Rural Fire Department.
- A skateboarding exhibition featuring the team responsible for the new Yachats Skatepark.
- All-day sidewalk chalk art along Ocean View Road.

- Professional kite flying demonstrations on the beach following the parade.

Oregon Ethics Complaint

During the May 20th City Council meeting, a resident giving public comment told the City Council that they planned to file a Oregon Ethics Grievance regarding the project management structure for the current Code Update project. This complaint was sent to the City Manager and Council via email and responded to by the City Manager with support from the City Attorney.

Share Fair

City Manager Price is spending the day at the Share Fair to answer questions regarding the current code update project.

City Safety meeting

The City staff holds a quarterly safety meeting, which was held on June 15th.

Trolley Kick off

Following its successful introduction, the Trolley transitioned to its standard full-time operations on June 11.

The Trolley Tracker has proven to be a popular addition, significantly simplifying location monitoring for riders. A helpful suggestion for users is to refresh the tracking webpage frequently for real-time updates on the vehicle's progress.

Ridership has remained strong, with over 100 passengers recorded during each of the first three weekends of Saturday and Sunday service. This represents a reduction of at least 50 vehicles on local roads and a decrease in parking demand.

The Yachats Area Trolley is currently serving as a model for Newport, Cannon Beach, and Rockaway Beach, all of which are exploring similar transit options for their own communities. To support this, the Yachats Trolley has visited Newport twice to help local stakeholders evaluate the project's feasibility.

Hospitality Day

Following the launch of the Trolley service, the City hosted an appreciation event for hospitality industry workers on June 14th at the SeaNote. Participants were invited to

experience the loop alongside an onboard naturalist to learn more about the new service while enjoying snacks and beverages provided by the City. This celebration served as an opportunity for local professionals to gather, socialize, and familiarize themselves with the Trolley loop in a festive environment.

Employee Handbook

During the April meeting, the City Manager and Recorder presented an updated draft of the handbook to the City Council. Following Councilor Collins's thorough edits, the council approved adoption of the revised handbook.

City Fees Ordinance and Update

Administrative fee modifications are currently underway, led by the City Manager and Recorder. The proposed ordinance aims to improve efficiency by removing specific fee amounts from the Yachats Municipal Code, allowing for annual updates via Resolution. This change is necessary because current City fees have remained stagnant while business costs have continued to climb.

CITY DEPUTY RECORDER (Kimmie Jackson)

In June 2026, I attended City Council and committee meetings and prepared pre-meeting packets and minutes to support council operations; processed lien requests and placed liens, prepared ordinances and resolutions as needed, completed routine daily administrative responsibilities to support ongoing city operations.

Throughout the month, I continued to provide support and cross-train staff as directed.

PUBLIC WORKS (Rick McClung and Dave Buckwald)

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:

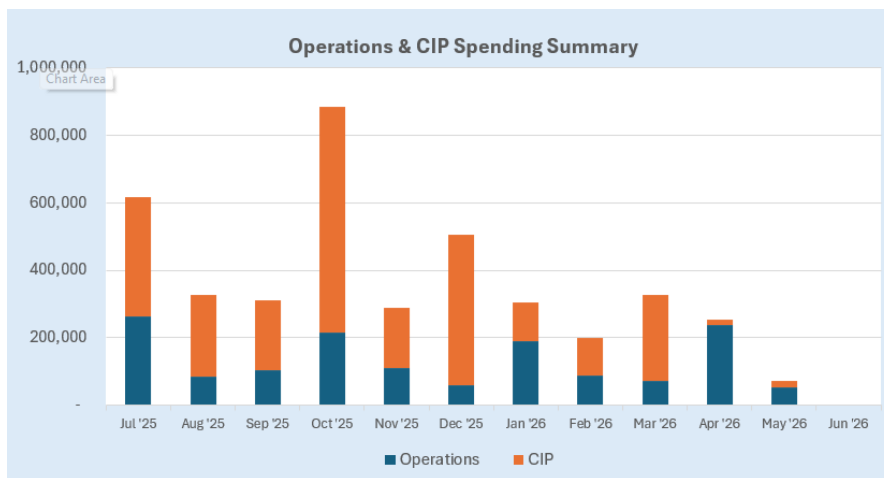
- **3rd Street Project:**
 - Engineering Phase.
- **Main Lift Station Improvements:**
 - May paint the house. Moving the roofing portion to next fiscal year.
- **Quiet Water Lift Station Improvements/Riverside Force Main Replacement:**
 - Engineering is in process.
- **Pontiac Force Main Replacement / 3rd St Improvements:**
 - Engineering is in process. Locating utilities.
- **Wastewater Treatment Plant Upgrades:**

- The majority of 2025-26 work is complete.
- **Hanley Manholes:**
 - Pipes are exposed. Waiting for bids.
- **Fire Hydrant Upgrades:**
 - 2025-26 work is complete.

FINANCE OFFICE (Diane Gruver)

Accounts Payable (AP)

- In May, the City paid \$72,986 in invoices from Accounts Payable
- Of this, \$18,630 was designated as spending on CIP projects.



Budget

Throughout the month, I've been assisting Bobbi in fine tuning our personnel budget as we head into the next fiscal year. Our aim is to more accurately anticipate actual spending not just in operations, but in the CIP area.

Audit

Work on the in-depth audit by Moss Adams continues, including gathering lots of background documents so they can properly assess the City's finances for this first-time audit by the company.

CODE COMPLIANCE (David Fortmeyer)

Completed Tasks

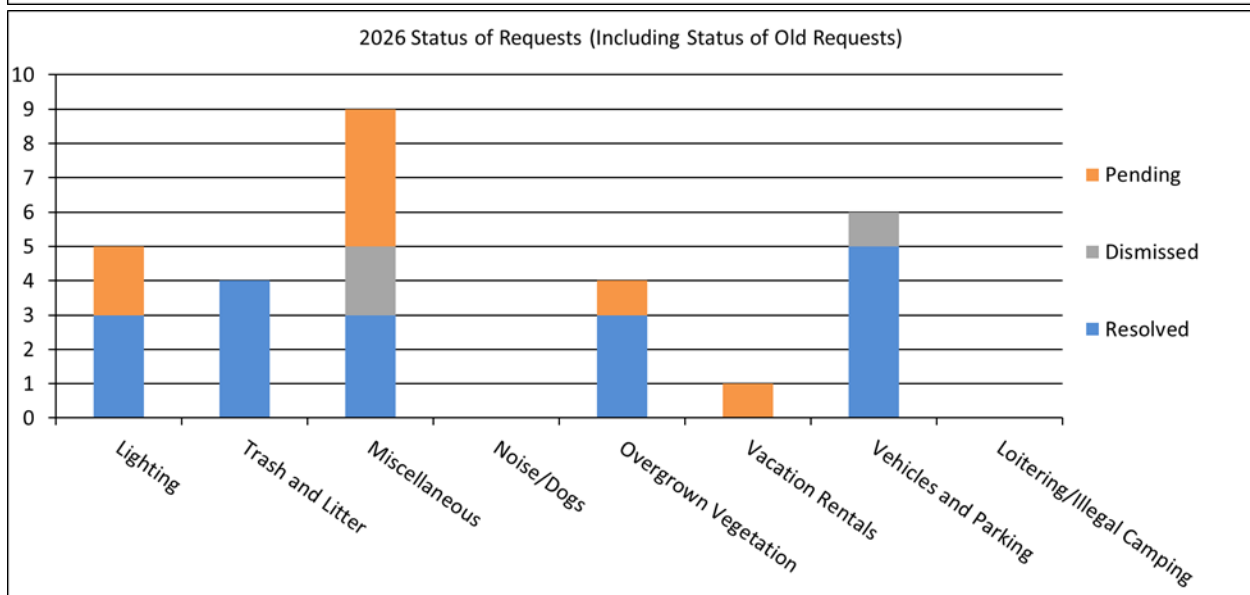
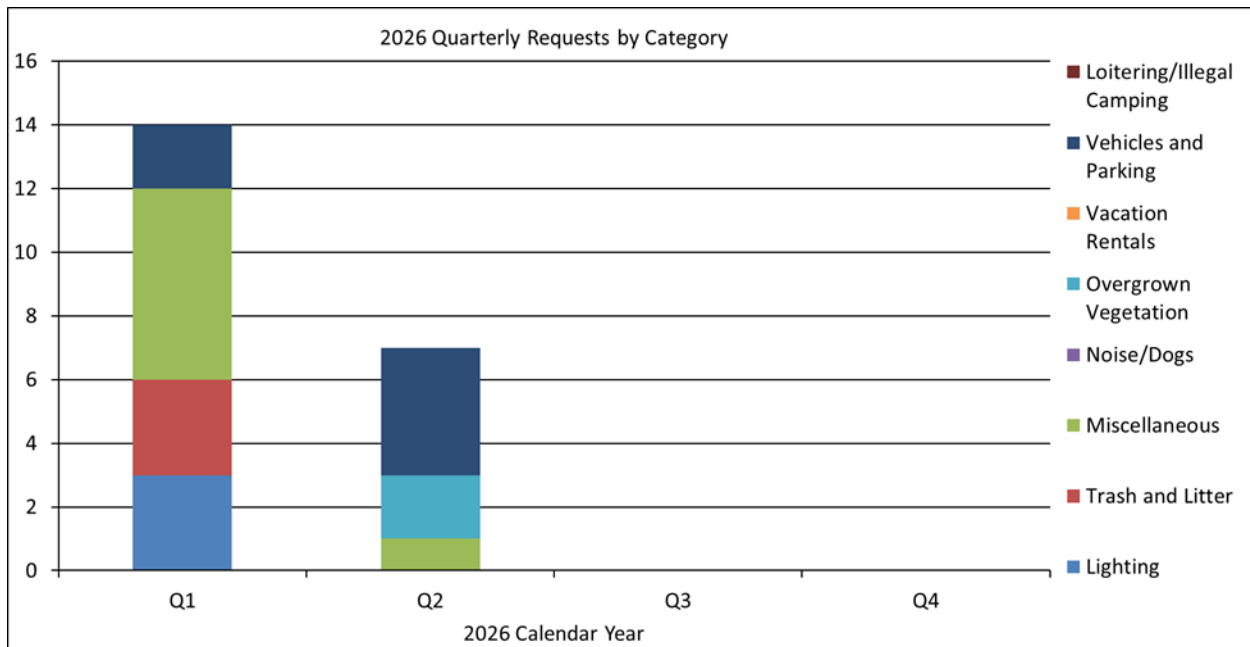
- Responded to 2 Request Tracker complaints about Trespass Lighting and closed 1 request
- Responded to 4 Request Tracker complaints about Illegal Parking and closed 4 requests
- Responded to 2 Request Tracker complaint about Trash and Litter and closed 2 requests
- Responded to 2 Miscellaneous Request Tracker complaints and closed 1 request
- Responded to 1 Request Tracker complaint about trip hazard concern
- Responded to 2 Request Tracker complaints for Overgrown Vegetation and closed 2 requests
- Responded to 1 Request Tracker complaint about Street Light issue and closed 1 request
- Sent out 1 notice to remove barbed wire fence. Owner responded promptly
- Sent out 1 notice for Unpermitted Driveway/Parking Area
- Sent out 1 notice for Backflow Compliance. Owner scheduled appointment with plumber
- Sent out 1 notice for Overgrown Vegetation
- Added additional products to City Hall's Safety Data Sheet Catalogue
- Collaborated with City Hall staff to determine courses of action
- Used Request Tracker to follow up on various complaints
- Used Excel spreadsheet to track existing violations and complaints
- Used Excel spreadsheet to track backflow testing
- Resolved outstanding code cases
- Responded to citizen complaints/inquiries

Field Work

- Learned about Commons fire drill routine from Neil and helped conduct April fire drill(s)
- Performed regular "drive-by" compliance checks
- Spoke with residents/contractors in person about violations
- Took photos at various locations to send with emails and notices
- Investigated Request Tracker complaints

Ongoing Initiatives

- Community Education: Educating residents and businesses on city ordinances
- Topic of interest: Color Your Way to Compliance: Why Light Temperature Matters



LIBRARY (Traci Altson)

Traci –We continue to be very busy and are checking out 2-3 times as many items in a month as we checked out last May.

Our second “statistics” week, which means that we kept track of the number of patrons in the door as well as patrons using the computers, is coming up June 15-20.

Information regarding a possible move to join the Lincoln County Library District (LCLD) went out to the community in the June 1 newsletter, and I have not received any negative feedback. Street Schellhase and I plan to address the Council in July to discuss further and vote for approval to move forward. The move to LCLD would be early 2027.

In early May a group of 16 participated in One Book, One Coast by reading George Takei's book "*They Called Us Enemy*." At the end of May there was a televised live event with George Takei from Los Angeles. This concluded our participation in One Book, One Coast.

Our new Culture Pass to the Oregon Aquarium has been circulating, and I expect it will continue to be in demand when summer comes. We have also been awarded two single-day parking passes for Oregon State Parks which will begin circulating from the library in mid-June.

I was on vacation for much of May and things went smoothly while I was out.

Children's Librarian

Karlie--

This month I focused on launching our Summer Reading Program, *Plant a Seed, Read*, including program planning, outreach, and activity preparation. Friday children's programming continued with Storytime and crafts, and attendance remains steady as we welcome families into the library throughout the summer.

UTILITY CLERK (Becca Parrish)

- May billing was mailed out on time.
- Responded to phone calls and addressed customer inquiries and utility billing questions.
- Greeted and assisted walk-in customers.
- Processed payments and prepared bank deposits.
- Ongoing maintenance of the billing system to ensure utility account information stays current and accurate.

PLANNER (Katherine Guenther)

- High volume of calls, emails and pre-application meetings
- Received 4 new building permit applications

- Worked with City Manager on multiple Q&A's/social media posts to provide information on proposed Housing Code Updates
- Met one-on-one with several citizens to discuss proposed code amendments
- Attended "Coffee Talk" to field questions from community members on proposed code amendments
- Met with Cascadia Partners Project Management Team
- Reviewed latest draft of Cascadia Partners' proposed code amendments
- Assisted with some code enforcement duties

CIP UPDATE/CITY CLERK (Neal Morphis)

- Over the course of the last two months, I attended roughly 20 classes online. It was arranged by Business Oregon and the Rural Capacity Assistance Program (RCAP). Topics included Project Management, Financial Health, Labor Standards, Environmental Review, and Build America Buy America (BABA) requirements. Some of this was geared towards federal grants, but some applies to all projects.
- I took a one-week series of classes regarding city clerk duties, beginning the process towards getting my Certified Municipal Clerk (CMC) certification. Topics included Meeting Minutes, Ordinance Drafting, Parliamentary Procedure, Legal Issues, Records Management, and the Role of the Clerk.
- A contractor ran ethernet cables to critical points in the Commons. We are waiting for NBS to install the network switch for this project to be complete. Once done, we will no longer have wireless network connection issues. This is important especially for our civic meetings that are online on Zoom, like City Council.
- We are mostly finished with Little Log Church Museum [Link to gallery of photos](#) Display cases from OCE have been delivered. We will be delivering the museum artifacts to the building on Friday, June 12.
- For the library project, all that remains is exterior landscaping which we plan to start soon.
- Working to make sure the pavilion documents are complete before posting our Invitation to Bid (ITB). Ensuring completeness will reduce the number of change orders that increase the price after initial bidding.
- Coordinating with engineer and archaeologist regarding geotechnical study for the estuary walkway boardwalk project. The goal of this is to establish bedrock depth. Again, having the most information available when inviting bids will save us money down the road.
- Making updates to the city website.

- Posting news flashes on the website.
- Uploading documents to the document center.
- Helped with numbers and calculations for the budget.

CITY HALL/CITY COORDINATOR (Lorraine Fritz Barrett)

- Continue to greet people, answer phones, retrieve and open mail, respond to emails;
- continue to collect and post donations for Commons;
- maintain bulletin boards in Commons and City Hall;
- proof newsletter;
- continue to assist with questions and reservations for community spaces;
- covered Commons Coordinator position while Rosa was on vacation;
- Reader Board and website calendar posting,
- issue new business licenses;
- issue a new vacation rental license;
- generate, email and post “No Fireworks” flyer;
- generate, email, and arranged “Hospitality Worker Appreciation” event;
- attend an Emergency Preparedness webinar;
- reconcile Civic Rec with Springbrook re: Commons rentals; and
- generated a “name the trolley” form.

Community Spaces Coordinator (Rosa Marchand)

- **T-Mobile Grant:** This grant is intended to go toward the rehabilitation of the pavilion. The Amount is for \$50,000. Award determinations will be made by late May 2026
- **OASIS Marine Debris Internship:** On May 1, The City received a list of three applicants for interviews. Bobbi and I hosted interviews on May 6th and submitted our list of candidates in raking order. The Intern acceptance due date is May 18th.
- **Oregon Community Foundation Grant:** Grant opening Mid-June. This grant is for \$40,000 and intended to go toward the outdoor public restrooms behind the Commons; that will replace the porter-potties.
- **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. We hosted yet another surplus sale on May 8th, but unfortunately many large items such as book shelves and display cases did not find a home. I am in contact with South Lincoln County resources. They will be picking up items for donation on May 14th; everything leftover will be taken to the dump.

- **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!

Little Log Church Museum Opening Timeline (estimate)

- Shannon Miller- Fire Marshal – Walk through of Museum and Sanctuary – **May 8th**
- Shannon Miller – emailed the city noted deficiencies that need to be corrected prior to occupancy of the museum and sanctuary -**May 8th**
- Deficiencies are the following;**
- PROVIDE visible address from street mounted on building with numbers at least 4" in height, 6" recommended, with color of the numbers that contrast from the building
- PROVIDE minimum rated 2A10BC fire extinguisher
- REMOVE the Pew seating (1st row) that blocks the NE main exit
- REMOVE Obstructions that block the exit and egress through the exit discharge and maintain the exiting system.

- SHORTEN the 10ft pews to 8ft
- ENSURE there is at least 12" of clear access space between back of row ahead and nearest projection of row behind the back of the row ahead

- PROVIDE Key lock type bolt where key is required to lock and unlock both sides of swinging door that does not have a latch on it with the identification on the key lock if the door is locked or unlocked.
- PROVIDE emergency lighting to remain working no less than 90 minutes upon a power outage so occupants can see to egress the building.
- Neal and Rosa contact necessary professionals to make corrections -**May 11**
- Correction being completed by professionals – **May 11th -June 5th**
- Display case delivery date – **June 3rd**
- Little Log Church Museum’s Policy is added to the City Website, and The Sanctuary is added to the reservation site – **June 8th**
- Shannon Miller – Fire Marshal- Reinspection – **June 10th**
- Sanctuary ready for rental – **June 10th**
- First load of storage items dropped off at museum – **June 12th**
- Second load of storage items dropped off at museum – **June 18th**
- Grand Opening of Museum – **July 3rd**



City Council Regular Meeting

Meeting Date: June 17, 2026

ITEM TITLE: Lincoln County Sheriff's Report

DISCUSSION/BACKGROUND/ISSUE:

The Cities of Yachats and Waldport have been sharing a full-time sheriff's deputy contract for the fiscal year 2025-2026. This arrangement allows Yachats to have a consistent deputy who builds relationships, gets to know the community's residents, monitors traffic patterns, and enforces speed limits.

FISCAL IMPACT:

Annual part-time contract split with the City of Waldport, \$95,000

RELEVANCE TO 2026 COUNCIL GOALS:

1. Achieve water sustainability
 2. Provide safe access to and use of city infrastructure, trails, and parks
 3. Identify ways to expand the housing supply and diversify housing options
 4. Environmentally aware in all we do
 5. Effectively manage and plan for the city's financial needs
 6. Deliver efficient, effective, transparent municipal services
 7. Synchronize and update city policies and administrative rules.
-

PREPARED BY:

Bobbi Price, City Manager

Call Type	Address	Area	Priority	Call Date/Time	Beat	Primary Incident Number
TRF	231 HIGHWAY 101 N		High	5/29/2026 15:47	NPS03-YACHATS	2026-00009732
FOLLUP	329 NE OCEANWAYSIDE LN		Low	5/29/2026 14:53	NPS03-YACHATS	2026-00009728
FOLLUP	501 HIGHWAY 101 N		Low	5/29/2026 10:24	NPS03-YACHATS	2026-00009705
THEFT3	501 HIGHWAY 101 N		Medium	5/28/2026 10:13	NPS03-YACHATS	2026-00009645
SUSVEH1	44.32200708, -124.105883651361		Medium	5/22/2026 16:19	NPS03-YACHATS	2026-00009319
TRF	THE ADOBE RESORT AND RESTAURANT		High	5/22/2026 15:05	NPS03-YACHATS	2026-00009313
TRF	HIGHWAY 101 N / DIVERSITY DR		High	5/22/2026 13:52	NPS03-YACHATS	2026-00009302
TRF	HIGHWAY 101 N / AQUA VISTA LP		High	5/22/2026 13:07	NPS03-YACHATS	2026-00009297
SUSACT1	518 OCEAN VIEW DR		Medium	5/16/2026 13:35	NPS03-YACHATS	2026-00008906
TRF	HIGHWAY 101 N / W 2ND ST		High	5/15/2026 9:44	NPS03-YACHATS	2026-00008849
DRIVING	44.31580382, -124.10454923		Medium	5/14/2026 8:37	NPS03-YACHATS	2026-00008771
DISTRB	1882 HIGHWAY 101 N		High	5/8/2026 15:24	NPS03-YACHATS	2026-00008417
FOLLUP	1000 YACHATS RIVER RD		Low	5/8/2026 12:57	NPS03-YACHATS	2026-00008402
TRESP1	360 W 7TH ST		Medium	5/8/2026 11:18	NPS03-YACHATS	2026-00008396
TRF	HIGHWAY 101 S / WINDY WY		High	5/8/2026 8:14	NPS03-YACHATS	2026-00008377
ATL	331 HIGHWAY 101 S		Low	5/2/2026 11:28	NPS03-YACHATS	2026-00008023
TRF	HIGHWAY 101 N / OCEAN VIEW DR		High	5/1/2026 14:33	NPS03-YACHATS	2026-00007962
WRNT	HIGHWAY 101 N / 4TH ST		Medium	5/1/2026 9:09	NPS03-YACHATS	2026-00007951

LINCOLN COUNTY SHERIFF'S OFFICE

SHERIFF ADAM D. SHANKS



June 4, 2026

Dann Cutter, Waldport City Manager
Bobbi Price, Yachats City Manager

Calls For Service

Deputy Reagan responded to or initiated 119 calls for service for the Cities of Waldport and Yachats during the month of May.

Enforcement Actions

Dep Reagan conducted 60 traffic stops, 4 Field Interviews, and 9 area checks. Deputy Reagan generated 9 police reports.

Reagan's Report

Waldport-

Traffic enforcement: For May, I conducted 53 traffic stops in the Waldport contract, and of those, I issued 8 citations. These stops included a combination of moving violations and equipment violations. These stops serve multiple purposes, the first of which is educational.

My goal in a traffic stop is not a citation, but to educate drivers who either don't know they committed a violation or drivers who might not consider the risk of their driving behavior.

Area Checks: I frequently check areas of interest, whether they are frequent locations for criminal activity or locations of interest for illegal camping/dumping.

Ordinance violations: With the recent acquisition of a municipal court Judge for Waldport, I issued two citations into the Waldport Municipal court to the individual in charge of 220 SE Salmon St in Waldport. Since the citation was issued, the property has been undergoing removal of the waste and debris that was causing health concerns.

Administration
251 W. Olive Street
Newport, Or 97365
541-265-4277

Jail
251 W. Olive Street
Newport, Or 97365
541-265-4277

Patrol
225 W. Olive Street
Newport, Or 97365
541-265-4277

Support Services
225 W. Olive Street
Newport, Or 97365
541-265-4912

Animal Shelter
510 NE Harney Street
Newport, OR 97365
541-265-6610

LINCOLN COUNTY SHERIFF'S OFFICE

SHERIFF ADAM D. SHANKS



As we ramp up and get into summer, I expect to be conducting more traffic stops and responding to more calls for service as they come. I also expect to attend various community events such as the Beachcomber Festival. If you ever see me, feel free to ask questions!

Yachats-

Traffic Enforcement and Law Enforcement presence: In the month of May, there was a noticeable increase in drivers due to visitors. I have observed that the speed trailer posted on the north end of Yachats has proven to slow many of the drivers down who do not notice the first speed limit sign indicating it is a 35MPH zone.

I continue to run traffic for moving and equipment violations, mainly on HWY 101 through the town. Oftentimes, my presence on the road causes drivers to slow down or stop at a crosswalk they might not have had they not seen me.

I have found that the mere presence of Law Enforcement in the town has slowed drivers down and caused individuals to drive more responsibly.

Calls for service: For May, on Fridays, the volume of calls for service has been low. When a report is made, I do my best to handle it promptly and with my full attention.

Sincerely,

Adam D. Shanks, Sheriff

A handwritten signature in blue ink that reads "Abigail Dorsey".

Abigail Dorsey, Patrol Sergeant

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CITY OF YACHATS
BUDGET COMMITTEE
MEETING SUMMARY MINUTES
City Hall, 441 Hwy 101 N, OR 97498
Tuesday, May 14, 2026, at 1:00 PM

- I. The Budget Committee meeting was called to order by Mayor Berdie. The purpose of the meeting was to receive the Fiscal Year 2026–2027 Proposed Budget, hear public comments, and begin Budget Committee review and discussion of the proposed budget.

II. Roll Call

Committee Members	P/A
Bobbi Price, City Manager	P
Craig Berdie, Mayor & Chair	P
Mary Ellen O’Shaughnessey	P
Catherine Whitten-Carey	P
Nicole Hedlund	P
Barry Collins	P
Brad Webb	P
Don Groth	P
Anthony Muirhead	P
Marc Sakamoto	P
Viki West	P

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

Audience
16

a.

- III. Announcements and Correspondence** - None
- IV. Citizens’ Concerns** - None
- V. Elect Budget Chair** - (08:56) The Mayor called for a Budget Committee Chair to preside over budget deliberations.

Motion:	A motion was made to elect Mayor Craig Berdie as Chair:			
Ayes:	O'Shaughnessy, Whitten-Carey, Hedlund, Collins, Webb, Groth, West, Sakamoto, Muirhead, and Berdie	Nays: 0	Absent: 0	Recused: 0
Passed:	10/0			

VI. City Budget Review for FY25- 26 Fiscal Year

a. Budget Message and Budget at a Glance - (09:42) City Manager Price presented the Fiscal Year 2026–2027 Budget Message. The message highlighted accomplishments completed during the current year, including completion of the library reconstruction and rehabilitation of the Little Log Church Museum, continued improvements to city facilities, and progress on water, wastewater, stormwater, and street infrastructure projects. The proposed budget was presented as a reflection of City Council goals related to infrastructure, livability, housing, environmental stewardship, public awareness, fiscal sustainability, policy alignment, and emergency preparedness.

b. Revenue Forecasting - (16:58) The committee reviewed major revenue sources and assumptions used in the proposed budget.

Transient Lodging Tax revenue was projected at \$1.5 million for FY 2026–2027, and tourism trends, lodging occupancy, fuel prices, vacation rental activity, and regional economic conditions were discussed. Local lodging representatives reported stable bookings and anticipated strong wedding and group-event activity through the upcoming season. The committee generally supported retaining the proposed revenue estimate.

Food and Beverage Tax revenue was projected at \$500,000. Discussion included anticipated impacts from business reopenings, tourism activity, and consumer spending patterns. Members noted some softening in restaurant spending but agreed the estimate appeared reasonable.

Water and Wastewater revenues were reviewed in relation to recent rate equalization efforts. Staff explained that the projected increases reflect previously adopted rate adjustments intended better to align utility rates with system demand and operating costs. Discussion included long-term

infrastructure funding needs and the limited ability of property tax revenues to support utility system improvements. Committee members reviewed comparisons with neighboring communities and discussed future capital funding requirements.

c. Personnel - (54:00) Committee reviewed personnel expenditures and discussed the City's approach to employee retention, recruitment, and service delivery. The committee reviewed the recently negotiated AFSCME labor agreement, which provides annual cost-of-living adjustments tied to the Consumer Price Index, with minimum and maximum adjustment ranges. A 3% COLA was incorporated into the proposed budget for FY 2026–2027.

Members discussed personnel allocation among departments and requested additional information showing how staff costs are distributed across city functions. Staff agreed to provide supplemental allocation information during future budget deliberations.

d. Capital Improvement Budget - (1:16:23) The committee reviewed planned capital improvement projects and infrastructure investments. Discussion focused on water, wastewater, street, storm drainage, facility, and equipment projects identified in city master plans and long-term capital improvement schedules. Members discussed project timing, grant opportunities, and the City's strategy of utilizing reserves to address deferred infrastructure needs. Staff noted that several projects may extend into future fiscal years due to engineering, permitting, and construction schedules.

Discussion focused on maintaining essential city services while continuing to support infrastructure and community priorities identified by the City Council.

Following the discussion, staff were directed to prepare revisions to the street and storm drainage portions of the budget, review available contingencies, and return with updated recommendations. The committee agreed that the remaining review of enterprise funds, debt service funds, system development charges, and urban renewal funds would occur at the next Budget Committee meeting on May 28, 2026.

Adjourn Budget Committee Meeting 8:20 pm

Minutes prepared by: Kimmie Jackson, Recorder



CITY OF YACHATS
BUDGET COMMITTEE
MEETING SUMMARY MINUTES
City Hall, 441 Hwy 101 N, OR 97498
Tuesday, May 28, 2026 at 1:00 PM

I. Call to Order

II. Roll Call

Committee Members	P/A
Bobbi Price, City Manager	P
Craig Berdie, Mayor & Chair	P
Mary Ellen O’Shaughnessey	P
Catherine Whitten-Carey	P
Nicole Hedlund, Council President	P
Barry Collins	A
Brad Webb	P
Don Groth	P
Viki West	P
Marc Sakamoto	P
Anthony Muirhead	P

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

Audience
15

III. Announcements and Correspondence

IV. Citizens’ Concerns

V. Continue City Budget Review for FY26– 27 Fiscal Year

- a. The City Manager presented revisions made to the proposed budget following discussion at the Committee’s previous meeting on May 14, 2026. Updates included a narrative describing the City’s newly established Community Grant Program and a Full-Time Equivalent (FTE) allocation worksheet showing how personnel costs are distributed among City departments and funds; discussed personnel allocations, particularly the Code Enforcement/Public

Works position. City manager Price explained that apparent discrepancies in salary and fringe benefit expenditures resulted from accounting allocation issues during the current fiscal year and that adjustments would be made to properly distribute costs among City Services, Public Works, and Visitor Amenities funds.

The Committee reviewed several City Services revenue projections, including state revenue sharing, OLCC revenues, marijuana tax revenues, and property tax estimates. Staff reported that marijuana tax revenues were projected to exceed the original estimate, adjusted the budget accordingly, and discussed property tax growth projections, requesting continued monitoring to ensure revenue estimates remain accurate.

Budget revisions reviewed by the Committee included:

- Reduction of contingency funding from \$50,000 to \$30,000.
- Increase of the Library Fund transfer to \$70,000.
- Continued investment in street, storm drainage, and facility reserves.

b. Enterprise Funds – The Committee reviewed enterprise fund budgets, including water, wastewater, and other operational funds. Staff discussed personnel cost allocations and explained adjustments made to improve budget accuracy. Also reviewed the Commons Fund budget and discussed revised revenue projections, operational expenses, insurance costs, professional services expenditures, and explored opportunities for grants, donations, and other funding sources to support future facility improvements and infrastructure needs.

c. Debt Services – The Committee reviewed debt service obligations and associated budget allocations. No significant concerns were raised, and debt service projections were incorporated into the overall budget review.

d. System Development Charges – Members reviewed projected revenues, expenditures, and planned uses to support future infrastructure improvements.

E. Urban Renewal District – The Committee reviewed Urban Renewal District budget information and discussed anticipated revenues, expenditures, and remaining project obligations. Members noted the Urban Renewal District is approaching the end of its lifecycle and discussed its relationship to overall property tax revenues.

After a review of the budget, motions were presented and voted on as follows:

1. Budget Minutes from 2025, for FY2025/26.

Motion:	The motion was made to approve the 2025 Budget Committee Minutes as amended:			
Ayes:	Muirhead, Groth, West, Webb Sakamoto, O'Shaughnessey, Hedlund, Whitten-Carey, and Berdie	Nays:	Absent: 1	Abstained: 0
Passed:	9/1			

2. Approval of the General Fund Budget as Amended

Motion:	The motion was made to approve the General Fund budget with the adjustments discussed by the Committee:			
Ayes:	Muirhead, Groth, West, Webb Sakamoto, O'Shaughnessey, Hedlund, Whitten-Carey, and Berdie	Nays:	Absent: 1	Abstained: 0
Passed:	9/1			

3.

Motion:	The motion was made to approve the Enterprise Funds budget as amended following Committee review and revisions:			
Ayes:	Muirhead, Groth, West, Webb Sakamoto, O'Shaughnessey, Hedlund, Whitten-Carey, and Berdie	Nays:	Absent: 1	Abstained: 0
Passed:	9/1			

4. Approval of Enterprise Funds as amended and Debt Service Funds as amended

Motion:	The motion was made to approve the Debt Service budget as amended, including correction of the interest and amortization schedule calculations:			
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Ayes:	Muirhead, Groth, West, Webb Sakamoto, O'Shaughnessey, Hedlund, Whitten-Carey, and Berdie	Nays:	Absent: 1	Abstained: 0
Passed:	9/1			

5. Approval of System Development Charges (SDC) Budget

Motion:	The motion was made to approve the SDC budget, including a proposed transfer of \$50,000 for storm drainage improvements, contingent upon confirmation that the expenditure complies with SDC rules and eligibility requirements :			
Ayes:	Muirhead, Groth, West, Webb Sakamoto, O'Shaughnessey, Hedlund, Whitten-Carey, and Berdie	Nays:	Absent: 1	Abstained: 0
Passed:	9/1			

Adjourn Budget Committee Meeting at 4:37 pm

I. Open the Urban Renewal Agency (following adjournment of the Budget Committee)

Following adjournment of the Budget Committee meeting, the City Council convened as the Urban Renewal Agency (URA) to review the Fiscal Year 2026-2027 Urban Renewal District budget. City Manager Price explained that several corrections had been made to prior-year figures and budget tables to ensure consistency and accuracy.

II. Elect a Chair for the URA meeting

Motion:	The motion was made to elect Mayor Berdie to act as Chair:			
Ayes:	Muirhead, Groth, West, Webb Sakamoto, O'Shaughnessey, Hedlund, Whitten-Carey, and Berdie	Nays:	Absent: 1	Abstained: 0

Passed:	9/1
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Discussion focused on the Urban Renewal District's financial position and the transfer of Urban Renewal funds to support City capital projects, projected tax increment revenues, existing obligations, and planned expenditures. The Council discussed the District's approaching conclusion and the importance of strategically utilizing remaining Urban Renewal resources to complete priority infrastructure and community improvement projects before the District sunsets.

Council members expressed support for using Urban Renewal funds to address identified capital needs while maintaining appropriate reserves and compliance with Urban Renewal requirements.

The Urban Renewal Agency completed its budget review and moved forward with the proposed FY 2026-2027 Urban Renewal budget as amended.

Motion:	The motion was made to approve the SDC budget, including a proposed transfer of \$50,000 for storm drainage improvements, contingent upon confirmation that the expenditure complies with SDC rules and eligibility requirements :			
Ayes:	Muirhead, Groth, West, Webb Sakamoto, O'Shaughnessey, Hedlund, Whitten-Carey, and Berdie	Nays:	Absent: 1	Abstained: 0
Passed:	9/1			

Adjourn Budget Committee Meeting 5:07 pm

Minutes prepared by: Kimmie Jackson, Recorder



CITY OF YACHATS
EMERGENCY PREPAREDNESS COMMITTEE
MEETING SUMMARY MINUTES
City Hall, 441 Hwy 101 N, OR 97498
Monday, May 4, 2026

I. Call to Order Emergency Preparedness Meeting 2:00 pm

II. Roll Call:

Committee Members	P/A
Linn West, Chair	P
Don Groth	A
Drew Roslund	P
Kathryn Torrence	P
Mary Reeves	P
Kathy McCulloch	P
Tom Rafalski	P

Staff Members	
Kimie Jackson, Recorder	

REGULAR MEETING

I. Announcements / Correspondence

Chair West explained the committee's transition to a work group structure, which will allow greater flexibility in meeting and project work. Future activities and updates will be reported to the City Manager and City Council through monthly reports.

II. Reports (05:48)

- a. Fire Department - The district is focused on budget development and public outreach regarding the continuation of its existing levy.
- b. Finance Report - Completion of power installation at the cemetery conex; final project costs are still being reconciled pending receipt of outstanding invoices.

III. Current Business (08:39)

- a. Review OEM Webinar - Members reviewed takeaways from the

Oregon Emergency Management webinar focused on rural community preparedness. Discussion centered on the potential benefits and limitations of community warning sirens, public education regarding tsunami evacuation, and the need for additional emergency evacuation signage throughout Yachats. Members agreed that additional research is needed regarding siren systems, costs, effectiveness, and public awareness.

Planning continued for the upcoming Two Weeks Ready Fair; discussed CERT training opportunities and the importance of finalizing event displays, volunteer commitments, and educational materials in the coming months.

- b. (27:24) Review protocol for emergency shelter - discussed development of procedures for activating and operating the Yachats Commons as a temporary emergency shelter; reviewed draft shelter procedures and began organizing responsibilities by room and volunteer role, and included registration procedures, sleeping areas, kitchen operations, volunteer support, activity spaces, privacy considerations, supplies, cots, blankets, and coordination with partner organizations such as the Red Cross. The group agreed to develop room-specific checklists and operational guides to ensure shelter operations can be implemented consistently by future volunteers and staff.

The meeting concluded with agreement to continue refining shelter procedures, room assignments, and operational checklists at future work group meetings.

Adjourn Committee Meeting at 3:35 pm
Minutes prepared by: Kimmie Jackson, Recorder



CITY OF YACHATS
Community Spaces Committee
MEETING SUMMARY MINUTES
Room 3 441 Hwy 101 N. OR 97498

Tuesday, May 5, 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
Bill Reeves	P

Staff Members	
Kimmie Jackson, Recorder	Bobbi Price, City Manager
Rosa Marchand, Commons Coord.	

Work Session

1. Announcement/Update Pickleball Tournament - The Community Spaces Committee began the work session with an update on the upcoming pickleball tournament. Committee members reported that all 24 participant slots had been filled and that the event was expected to generate approximately \$2,000 in revenue after expenses. Local businesses and sponsors had donated prizes and merchandise, and organizers expressed optimism about the event's success.
2. Tree Ordinance - The committee then continued its discussion of the proposed tree ordinance. Members reviewed revisions related to wildfire mitigation and defensible space requirements and discussed how the ordinance could balance environmental protection with property owners' rights. The conversation included concerns about liability if a city-approved tree later caused damage, the role of certified arborists in

evaluating hazardous trees, and potential permit exemptions for trees that pose safety risks. Members also noted increasing public interest in the ordinance and acknowledged that the Planning Commission's current workload may delay further work until later in the year. The committee suggested a future joint meeting with the Planning Commission to focus exclusively on the ordinance.

3. Increasing transient lodging tax/System Development Charge - Committee members agreed that additional analysis and involvement from the Public Works Commission, Finance Committee, and City Council would be needed before pursuing any SDC changes.

Then the discussion focused on the possibility of increasing the Transient Lodging Tax from 9% to 12%, and determined that the increase could generate approximately \$500,000 in additional annual revenue, raising total collections to nearly \$2 million. The committee discussed dedicating a portion of those revenues toward implementing the Greater Commons Plan and visitor amenities, while recognizing the need to support future infrastructure projects.

4. Exterior public restrooms - The committee reviewed and discussed preliminary concepts for new public restrooms. Members discussed various design proposals, with no final recommendation reached. Will revisit in August.

Regular Meeting

- I. Meeting called to order
- II. Citizens' Concerns - (1:02:15) Andreea Ghetie commented on the tree ordinance and on looking into Heritage trees, as they are protected.
- III. Announcements - None
- IV. Reports (1:18:48)
 1. Summary Minutes - The committee reviewed the previous meeting minutes and found that no corrections or changes were needed.
 2. Bobbi Price presented the monthly work group report, noting that two additional work groups will begin providing updates. The Trails Group reported ongoing work on trail safety and maintenance, particularly along the Amanda Trail. The group is evaluating trail conditions, identifying needed safety improvements, coordinating with city staff, and reviewing available funding and resources for future projects. Trail safety remains the group's primary focus.

3. Commons Report- The Commons report was included in the meeting packet. Committee members were allowed to ask questions regarding ongoing Commons projects and activities.

V. New Business

1. (1:35:45) Lance Bloch -Interview for a seat on the committee.

Motion:	Motion was made to recommend to City Council Lance Bloch be appointed to the Community Services Committee:			
Ayes:	Wright, Pravel, Reeves, and Altson	Nays: 0	Absent:0	Recused:
Passed:	4/0			

2. Elect Vice Chair - Tabled until the June meeting.

VI. Other Business

1. (1:41:45) Dan presented the idea of pedestrian access and is interested in discussing it further at another meeting.
2. Vote on the tax increase from the discussion during the work session above.

Motion:	Motion was made to recommend to City Council they take action to increase the system development charges by \$2,000; that the Committee is in favor of increasing the lodging tax from 9% to 12%, dedicating it to the Parks and the greater master plan, and to the operation thereof:			
Ayes:	Wright, Pravel, Reeves, and Altson	Nays: 0	Absent:0	Recused:
Passed:	4/0			

Adjourn Community Spaces Committee Meeting 4:00 pm.

Minutes prepared by Kimmie Jackson, Recorder



CITY OF YACHATS
PLANNING WORK SESSION & REGULAR
COMMISSION

MEETING SUMMARY MINUTES
City Hall, 441 Hwy 101 N, OR 97498
Tuesday, May 19, 2026, 2026

WORK SESSION

- I. Planning Work Session Commission Meeting 2:12 pm**
- II. (11:55) Call to Order** (started late due to technical difficulty)
- III. Roll Call**

Committee Members	P/A
Marc Sakamoto, Chair	P
Craig Hogan	A
Loren Dickinson	P
Mary Aebi, Vice Chair	P
Jolene Gosselin	P
David Diamond	P
Steve Chase	P

Staff Members	
Bobbi Price, City Manager	
Kimmie Jackson, Recorder	Katherine Guenther, Planner

Work Session

- I. (12:33)** City Manager Bobbi Price explained that the code amendment project originated from the City's Housing Needs Analysis (HNA) and Housing Implementation Plan (HIP), both funded through state grants. She reviewed state land-use requirements, the City's obligation to maintain a 20-year supply of buildable land, and findings indicating that Yachats has sufficient overall land capacity but lacks adequate opportunities for diverse housing types. The presentation highlighted projected shortages in middle housing, townhomes, plexes, and

multi-unit housing, while noting a surplus of capacity for detached single-family homes.

Bobbi reviewed the three phases of the housing project: the Housing Needs Analysis, the Housing Implementation Plan, and the current code amendment phase. Price discussed how the proposed amendments are intended to support workforce housing, economic resiliency, and compliance with state planning goals while preserving Yachats' village character through design standards and development regulations.

Bobbi also reviewed the project's governance structure, including the roles of the Project Management Team, Advisory Committee, Planning Commission, consultants, and public participation process. She addressed compliance with the Oregon Public Meetings Law and explained safeguards to prevent serial communications and deliberations outside public meetings.

Commissioners discussed recent state housing legislation and its impact on local planning requirements. Staff explained that some proposed code amendments are required by state law, while others are discretionary policy choices available to the City.

The Commission then began a page-by-page review of the draft code amendments. Discussion focused primarily on state-mandated Single Room Occupancy (SRO) housing provisions, including definitions and parking requirements. Staff explained that the SRO language was required under state legislation and discussed how the proposed regulations would apply locally. Commissioners also reviewed updates to housing terminology and discussed outdated definitions within the existing code.

Recognizing the size and complexity of the draft amendments, the Commission agreed that additional work sessions would be necessary to complete its review. Staff were directed to coordinate scheduling options for future work sessions.

Adjourn Work Session at 2:55 pm

Regular Session 3:00 pm (1:02:18)

- I. Announcement/Correspondence - None**
- II. Citizens' Concerns - (1:02:37)** Several members of the public provided comments regarding the housing code amendment project, housing policy, public outreach efforts, and the proposed zoning changes. Public testimony reflected a variety of perspectives regarding housing needs, development standards, affordability, community character, and the ongoing code revision process.
- III. Ongoing Business**
 - a. **(1:21:27)** Noxious Weeds -The Planner is working on this document and will provide an update at a later meeting.
 - b. **(1:25:23)** Tree Ordinance - This document is also in progress and will provide an update at a later meeting.
 - c. Review current draft of proposed code amendments - **(1:28:20)** The Commission continued discussion of the housing code amendment project. It reviewed the next steps associated with the adoption of the Housing Needs Analysis into the Comprehensive Plan. Staff explained that incorporating the HNA into the Comprehensive Plan would formally recognize the identified housing needs and support the City's ongoing efforts to address housing deficits through zoning and development code updates. The Commissioners asked for additional work sessions before moving toward public hearings and recommendations to the City Council. Consensus supported scheduling additional work sessions to allow for thorough review.
- IV. (2:08:01) Reports**
 - a. The Commission Chairs' Meeting - The Chair announced that the pickleball tournament raised \$2,400.
 - b. Planners' Report - No report
 - c. Meeting Summary Minutes - No comments

Adjourn City Council Meeting 4:15 pm

Minutes prepared by Kimmie Jackson, Recorder



**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. An 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



**CITY OF YACHATS CITY COUNCIL
MEETING SUMMARY MINUTES
City Hall, 441 Hwy 101 N, OR 97498
Wednesday, May 20, 2026**

I. Call to order the City Council Meeting at 1:00 pm

II. Roll Call

Council Members	P/A
Craig Berdie, Mayor	P
Mary Ellen O’Shaughnessey	P
Catherine Whitten-Carey	P
Barry Collins	P
Nicole Hedlund	P

Staff Members	
Bobbi Price, City Manager	Kimmie Jackson, Recorder
Neal Morphis, City Clerk	

Audience
27

Regular Meeting

- I. Announcements /Proclamations/Correspondence - (00:01)** Council President Hedlund provided a summary of the joint City Council/Planning Commission work session held before the meeting regarding the Housing Code Update project, which included clarification of tiny home definitions; removal of townhouses from the R-1 zone; proposed height limitations for detached ADUs; density standards in R-3 and R-4 zones. City Manager Price gave a review of the multi-year housing planning process and public engagement efforts, and a discussion of future policy considerations, including System Development Charges, short-term rental regulations, tree preservation standards, impervious surface standards, annual housing inventory review, and infrastructure capacity monitoring.

The Mayor announced participation in the Lincoln County Water Systems Alliance and provided an overview of the organization's work to address long-term countywide water supply needs.

- II. Public Comment – (10:29)** Public comments were received regarding:
- Concerns about the housing code amendment process, requests for additional legal review, workforce studies, and questions regarding project management and advisory committee transparency.
 - Support for the housing code update process and recommendations regarding ADU height standards, setbacks, and density requirements.
 - Recognition of the community's work in preserving and honoring Indigenous history and support for the upcoming June 6 tribal event.
 - Suggestions for additional housing-affordability protections and for limitations on vacation-rental use of ADUs.

- III. Consent Agenda (26:20):** The City Manager highlighted the launch of the Yachats Area Trolley pilot program, successful community recreation programming, progress in the Fiscal Year 2026-27 budget process, and positive environmental test results from the removal of the former fuel tank behind the Commons. Staff also reported on preparations for the Fourth of July celebration, including efforts to reduce the impacts of fireworks and improve enforcement of restrictions on personal fireworks.

Additional updates included candidate recruitment efforts for the upcoming election cycle, progress on the Little Log Church project, continued significant audit work, traffic-calming results from speed monitoring equipment, and activities of the Emergency Preparedness and Library Work Groups. Council members expressed appreciation for staff reports, particularly the Public Works project updates and community programming efforts. Discussion also included ongoing wetlands inventory review work and the importance of maintaining progress despite changes in state reviewers.

Motion:	The Motion was made to approve the consent Agenda:			
Moved:	Whitten-Carey			
Ayes:	Collins, Hedlund, O'Shaughnessey, Whitten-Carey, and Berdie	Nays: 0	Absent: 0	Abstained: 0
Passed:	5/0			

IV. New Business

- a. (53:19) Lance Bloch - Appointment to the Community Spaces Committee/Vote on RES 2026-280.

Motion:	The motion was made to approve Lance Bloch to join the Community Spaces Committee, Seat A, expiring 12/31/26:			
Moved:	Whitten-Carey			
Ayes:	Collins, O'Shaughnessey, Hedlund, Whitten-Carey, and Berdie	Nays: 0	Absent: 0	Abstained: 0
Passed:	5/0			

- b. Election Schedule - (56:59) City Manager Price reviewed the two open seats on the Council and the Mayor's seat. The deadline to file with the City Recorder is August 13, 2026. The City Manager will hold another open information session for the community on running in an election. The next date is June 22 @ 3 pm at the Commons.
- c. Resolution to support the Transportation Growth Management Plan RES 2026-279 - (1:00:35) Council considered participation in the Transportation Growth Management Program. Discussion focused on transportation planning needs, public involvement opportunities, and grant funding available through ODOT.

Motion:	The Motion to approve Resolution No. 2026-279 supporting participation in the Transportation Growth Management Program:			
Moved:	O'Shaughnessey			
Ayes:	Collins, Hedlund, O'Shaughnessey, Whitten-Carey, and Berdie	Nays: 0	Absent: 0	Abstained: 0

Passed:	5/0
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- d. Sheriff Contract Review - (1:04:19) Council reviewed the annual extension of the law enforcement services agreement with Lincoln County. Discussion focused on service expectations, staffing levels, accountability measures, and cost adjustments.

Motion:	The Motion was called to authorize City Manager Price to execute the Law Enforcement Services Agreement with Lincoln County IGA			
Moved:	Collins			
Ayes:	Collins, Hedlund, Whitten-Carey, O'Shaughnessey, and Berdie	Nays: 0	Absent: 0	Abstained: 0
Passed:	5/0			

V. Ongoing Business

- a. Little Log Church Museum - (1:13:52) Mary Crook and Carl Christensen reported that the restoration is nearing completion after more than six years of work. The board anticipates a July 3 soft opening, pending final inspections and exhibit installation. Museum representatives highlighted plans for a new Indigenous history exhibit and educational programming for local youth. Due to limited display space, the museum will focus on showcasing its most significant artifacts while seeking storage solutions for other historical items. Council expressed support for the project, praised the emphasis on education and preservation, and looked forward to the museum's opening. No action was taken.
- b. View the Future Contract for Services - (1:36:38) Council reviewed the proposed contract with View the Future and discussed the organization's role in the City's conservation easements. Council members expressed support for maintaining the partnership.

Motion:	The Motion was called to approve the contract with View the Future:			
Moved:	Hedlund			
Ayes:	Collins, Hedlund, Whitten-Carey, O'Shaughnessey, and Berdie	Nays: 0	Absent: 0	Abstained: 0
Passed:	5/0			

VI. Other Business

- a. From the Mayor - (2:00:48) The Mayor reported on regional partnerships, water planning efforts, and community initiatives, and recognized staff achievements and the City's recent statewide recognition.
- b. Staff - Councilor Hedlund stated she is running for Mayor.

Adjourn City Council Meeting at 3:12 pm.

Minutes prepared by Kimmie Jackson, Recorder



**CITY OF YACHATS CITY COUNCIL
MEETING SUMMARY MINUTES
City Hall, 441 Hwy 101 N, OR 97498
Wednesday, May 20, 2026**

I. Call to order the City Council and Planning Commission Work Session Meeting at 11:00 am

II. Roll Call

Council Members	P/A
Craig Berdie, Mayor	P
Mary Ellen O'Shaughnessey	P
Catherine Whitten-Carey	P
Barry Collins	P
Nicole Hedlund	P
Marc Sakamoto	P
Loren Dickinson	p
Craig Hogan	A
David Diamond	P
Mary Aebi	p
Jolene Gossline	P
Steve Chase	P

Staff Members	
Bobbi Price, City Manager	Kimmie Jackson, Recorder
Katherine Guenther, Planner	

Audience
22

Work Session

Cascadia Partners Code Revision Review: Cascadia Partners, Rachel Cotton, and Rhey Haggerty: City Manager Bobbi Price provided an overview of the project, explaining that the proposed code amendments represent the third phase of a multi-year housing initiative that began with the Housing Needs

Analysis (HNA), followed by the Housing Implementation Plan, and now implementation through development code amendments. Extensive community outreach, advisory committee meetings, and Planning Commission review have informed the current draft.

Rachel Cotton and Rhey Haggerty of Cascadia Partners presented revisions to the draft code amendments. They explained that the amendments are intended to address housing deficits identified in the HNA, encourage a broader range of housing types, improve housing affordability for middle-income households, and bring portions of the municipal code into compliance with current state law.

Consultants reviewed proposed housing strategies, including:

- * Allowing additional housing types such as duplexes, accessory dwelling units (ADUs), cottage clusters, and other middle housing forms in residential zones.
- * Encouraging incremental increases in housing supply rather than large-scale redevelopment.
- * Reducing duplex parking requirements from two spaces per unit to 1.5 spaces per unit to align with other multi-unit housing standards.
- * Allowing ADUs in commercial zones associated with developed commercial properties.
- * Modifying ADU standards related to setbacks, height limits, and density calculations.
- * Establishing minimum density requirements in higher-density residential and commercial zones to encourage efficient land use.
- * Providing incentives for lower-height housing developments and ADU construction.
- * Updating code language to reflect recent state changes regarding tiny homes and manufactured housing.

Discussion and Questions – Member discussed state-mandated changes limiting local governments' ability to impose design requirements on manufactured homes that are not also applied to site-built homes. Questions

were raised regarding aesthetics, skirting requirements, and lot-size standards associated with manufactured housing. Staff explained that several existing local standards must be removed to comply with state law.

Discussion focused on potential inconsistencies between the proposed density standards and existing provisions governing septic systems. Concerns were raised about allowing increased density where sewer service is unavailable. Staff noted that existing code already differentiates between sewer and non-sewered lots and that requiring sewer connections in all circumstances could affect the buildability of some properties.

Several participants expressed concern about adopting numerous amendments within a single ordinance. Suggestions included separating state-mandated changes from discretionary policy choices and adopting amendments in smaller phases to allow more focused review and decision-making. Consultants explained that a consolidated ordinance would provide consistency and enable efficient implementation of Housing Needs Analysis recommendations.

Questions were raised regarding proposed minimum density requirements in R-3, R-4, and commercial zones. Consultants clarified that the standards would apply only to future development and redevelopment, not to existing homes. The intent is to prevent underutilization of higher-density land while encouraging additional housing opportunities. Existing development would remain legal, although some properties could become legally nonconforming.

Members discussed how minimum density standards would apply to steep or partially buildable lots. Staff explained that existing steep-slope regulations, geotechnical requirements, and variance procedures would continue to address site-specific constraints.

Participants questioned whether ADUs and middle housing would effectively address local workforce housing needs and whether ADUs should be restricted from short-term rental use. Consultants noted that the amendments focus on expanding housing options and that additional policy decisions regarding affordability incentives or vacation-rental restrictions could be considered separately by the Council. Staff explained existing

regulations regarding legal nonconforming uses and short-term rental licensing.

Consultants reviewed the anticipated adoption process and timeline, explaining that the proposed amendments are intended to be adopted concurrently with the incorporation of the Housing Needs Analysis into the Comprehensive Plan. Additional review and discussion will continue before formal hearings and consideration for adoption.

Adjourn City Council Meeting at 12:20 pm.

Minutes prepared by Kimmie Jackson, Recorder

Consolidated Revenue and Expense Statement
Governmental Fund (100, 150, 155, 160)
For Period Ended May 31, 2026

Printed: 6/10/2026

Period 11

Fiscal Year 2026

Acct No	Description	Budget	Prior Period	Current Period	YTD Bal	YTD %	Notes
300101	Beginning Balance	\$ 5,764,927.26	\$ 5,676,177.53	\$ -	\$ 5,676,177.53	98.46%	Beginning Balances - Unaudited
300105	Beginning Balance-Hall Bequest	\$ 150,000.00	\$ 150,000.00	\$ -	\$ 150,000.00	100.00%	Beginning Balances - Unaudited
304235	Fines or Liens	\$ 30.85	\$ 879.96	\$ -	\$ 879.96	2852.38%	
304221	Franchise Cable	\$ 24,174.75	\$ 14,222.71	\$ 4,237.76	\$ 18,460.47	76.36%	Received Quarterly
304223	Franchise Disposal Services	\$ 19,833.96	\$ 18,966.77	\$ -	\$ 18,966.77	95.63%	Received Quarterly
304224	Franchise Electricity	\$ 74,286.00	\$ 67,895.41	\$ 7,442.07	\$ 75,337.48	101.42%	Received Monthly
304222	Franchise Telephone	\$ 3,315.89	\$ 2,733.39	\$ -	\$ 2,733.39	82.43%	Received Annually
304480	Gifts/Donations	\$ 588,000.00	\$ 595,436.90	\$ 2,324.00	\$ 597,760.90	101.66%	
304481	Grants	\$ 89,000.00	\$ 57,082.23	\$ -	\$ 57,082.23	64.14%	
301500	Interest Earned	\$ 223,943.67	\$ 180,546.33	\$ 14,605.92	\$ 195,152.25	87.14%	Reserve Acct & LGIP Interest
304460	Inventory Sale	\$ 1,000.00	\$ -	\$ -	\$ -	0.00%	
304210	License Business	\$ 8,683.00	\$ 8,590.00	\$ 480.00	\$ 9,070.00	104.46%	
304211	License Vacation Rental	\$ 30,000.00	\$ 29,553.21	\$ -	\$ 29,553.21	98.51%	
304435	LID Assessments	\$ 2,596.54	\$ 3,560.21	\$ -	\$ 3,560.21	137.11%	
304462	Merchandise Sales	\$ -	\$ 389.00	\$ -	\$ 389.00	0.00%	
304484	Misc Revenue	\$ -	\$ 267.00	\$ 12.00	\$ 279.00	0.00%	
304491	Other Local Resources	\$ 3,479.20	\$ 4,331.27	\$ 2,861.56	\$ 7,192.83	206.74%	
304690	Other State Sources	\$ 1,025.00	\$ -	\$ -	\$ -	0.00%	
304230	Permits/Filing Fee	\$ 7,761.00	\$ 5,925.01	\$ 475.00	\$ 6,400.01	82.46%	
304461	Rental Income	\$ -	\$ (45.00)	\$ -	\$ (45.00)	0.00%	
304335	Rents or Fees	\$ 50,000.00	\$ 22,319.40	\$ 3,643.42	\$ 25,962.82	51.93%	
304344	SDC Storm Drain Improvement	\$ 9,741.27	\$ 8,354.87	\$ 1,661.49	\$ 10,016.36	102.82%	
304343	SDC Wastewater Reimbursement	\$ 45,501.98	\$ 38,747.44	\$ 8,536.83	\$ 47,284.27	103.92%	

Acct No	Description	Budget	Prior Period	Current Period	YTD Bal	YTD %	Notes
304341	SDC Water Improvements	\$ 18,201.98	\$ 14,939.38	\$ 3,403.72	\$ 18,343.10	100.78%	
304342	SDC Water Reimbursements	\$ 13,039.77	\$ 9,654.49	\$ 2,109.42	\$ 11,763.91	90.22%	
304630	State Revenue Share	\$ 20,000.00	\$ 15,221.76	\$ -	\$ 15,221.76	76.11%	
304245	Tax - Food & Beverage Tax	\$ 500,000.00	\$ 384,691.82	\$ 17,949.75	\$ 402,641.57	80.53%	
304622	Tax - Marijuana	\$ 24,389.83	\$ 20,512.00	\$ -	\$ 20,512.00	84.10%	
304110	Tax - Property Current	\$ 97,757.93	\$ 93,562.77	\$ 345.10	\$ 93,907.87	96.06%	
304120	Tax - Property Past Due	\$ 1,618.63	\$ 1,739.42	\$ 96.62	\$ 1,836.04	113.43%	
304650	Tax - State Highway	\$ 82,033.24	\$ 61,271.21	\$ 6,614.03	\$ 67,885.24	82.75%	
304620	Tax - State OLCC	\$ 17,611.16	\$ 10,622.26	\$ 270.82	\$ 10,893.08	61.85%	
304610	Tax - State Tobacco	\$ 565.53	\$ 402.55	\$ 37.94	\$ 440.49	77.89%	
304240	Tax - Transient Lodging	\$ 1,350,000.00	\$ 1,165,261.70	\$ 47,856.35	\$ 1,213,118.05	89.86%	
314861	Transfer in General Fund	\$ 510,000.00	\$ 382,500.00	\$ -	\$ 382,500.00	75.00%	
314883	Transfer in Urban Renewal	\$ 200,000.00	\$ 150,000.00	\$ -	\$ 150,000.00	75.00%	
304810	Transfer in URD Admin Reimb	\$ 36,000.00	\$ 27,000.00	\$ -	\$ 27,000.00	75.00%	
314863	Transfer in Visitor Amenity	\$ 870,000.00	\$ 652,500.00	\$ -	\$ 652,500.00	75.00%	
314890	Transfer in Water System	\$ 43,000.00	\$ 32,250.00	\$ -	\$ 32,250.00	75.00%	
304501	Transfer In-South Tnk Debt Svc	\$ 60,000.00	\$ 45,000.00	\$ -	\$ 45,000.00	75.00%	
304463	Trolley Rental Income	\$ -	\$ 1,225.00	\$ -	\$ 1,225.00	0.00%	
	REVENUE	\$ 10,941,518.44	\$ 9,954,288.00	\$ 124,963.80	\$ 10,079,251.80	92.12%	
105101	City Manager	\$ 86,411.00	\$ 74,172.14	\$ 7,633.19	\$ 81,805.33	94.67%	
105102	Deputy Recorder	\$ 46,248.00	\$ 39,114.23	\$ 3,844.59	\$ 42,958.82	92.89%	
105103	Bookkeeping/Accounting	\$ 42,068.00	\$ 34,419.98	\$ 3,321.54	\$ 37,741.52	89.72%	
105104	CIP Coordinator	\$ 29,262.00	\$ 13,496.67	\$ 1,427.99	\$ 14,924.66	51.00%	
105105	Utility Billing Clerk/CSC	\$ 11,808.00	\$ 32,594.15	\$ 3,405.15	\$ 35,999.30	304.87%	
105108	Planner	\$ 53,405.00	\$ 46,486.75	\$ 5,206.35	\$ 51,693.10	96.79%	
105109	Administrative Assistant	\$ 55,512.00	\$ 31,382.09	\$ 3,368.92	\$ 34,751.01	62.60%	
105110	Water Lead	\$ 25,227.00	\$ 11,893.55	\$ 1,428.55	\$ 13,322.10	52.81%	
105111	Wastewater Lead	\$ 11,503.00	\$ 13,569.91	\$ 443.40	\$ 14,013.31	121.82%	
105114	Utility Worker 2	\$ 6,394.00	\$ 4,501.71	\$ 343.78	\$ 4,845.49	75.78%	
105115	Community Spaces Coordinator	\$ 50,400.00	\$ 42,757.27	\$ 4,200.00	\$ 46,957.27	93.17%	
105116	Librarian Part Time	\$ 21,396.00	\$ 17,901.43	\$ 1,143.04	\$ 19,044.47	89.01%	
105118	Succession Planning w/License	\$ 7,562.00	\$ 9,034.19	\$ 540.65	\$ 9,574.84	126.62%	

Acct No	Description	Budget	Prior Period	Current Period	YTD Bal	YTD %	Notes
105119	Code Enforcer/PW	\$ 37,651.00	\$ 32,679.20	\$ 3,230.12	\$ 35,909.32	95.37%	
105121	Utility Field Foreman	\$ 14,120.00	\$ 16,414.21	\$ 1,405.31	\$ 17,819.52	126.20%	
105122	Utility Worker 1	\$ 9,600.00	\$ 10,567.78	\$ 707.69	\$ 11,275.47	117.45%	
105130	Children's Librarian Part Time	\$ 6,000.00	\$ 600.00	\$ 550.00	\$ 1,150.00	19.17%	
105140	Fringe Benefits	\$ 54,851.00	\$ 30,937.58	\$ 2,997.13	\$ 33,934.71	61.87%	
105141	Insurance Benefits	\$ 96,033.00	\$ 104,092.42	\$ 10,109.85	\$ 114,202.27	118.92%	
105142	Regular PERS System	\$ 111,991.00	\$ 95,988.90	\$ 9,262.96	\$ 105,251.86	93.98%	
	PERSONNEL	\$ 777,442.00	\$ 662,604.16	\$ 64,570.21	\$ 727,174.37	93.53%	
205202	Visitor Center Operations	\$ 46,125.00	\$ 46,000.00	\$ -	\$ 46,000.00	99.73%	
205209	Emergency Prep & Public Safety	\$ 10,000.00	\$ 2,155.50	\$ 118.17	\$ 2,273.67	22.74%	
205210	Dues & Memberships	\$ 8,126.20	\$ 7,710.06	\$ 60.00	\$ 7,770.06	95.62%	
205214	Marketing (Grants/Prgm/Events)	\$ 270,195.10	\$ 269,142.14	\$ 1,001.00	\$ 270,143.14	99.98%	
205220	Marketing/Road Sign	\$ 104.55	\$ 102.00	\$ -	\$ 102.00	97.56%	
205222	Insurance	\$ 47,204.00	\$ 64,081.62	\$ -	\$ 64,081.62	135.75%	
205224	Trails Maintenance/Supplies/Services	\$ 7,000.00	\$ 5,409.14	\$ 340.00	\$ 5,749.14	82.13%	
205230	Printing (Maps & Signs)	\$ 3,000.00	\$ 780.00	\$ -	\$ 780.00	26.00%	
205240	Office Materials & Supplies	\$ 25,261.62	\$ 16,629.46	\$ 2,451.78	\$ 19,081.24	75.53%	
205241	Computer Equipment and Maint.	\$ 10,000.00	\$ 8,552.80	\$ 35.97	\$ 8,588.77	85.89%	
205251	Telephones/Cell Phones/DSL	\$ 12,181.62	\$ 10,266.93	\$ 960.91	\$ 11,227.84	92.17%	
205252	Utilities	\$ 18,408.10	\$ 13,358.06	\$ 1,830.68	\$ 15,188.74	82.51%	
205253	Postage	\$ 3,000.00	\$ 3,687.93	\$ 10.48	\$ 3,698.41	123.28%	
205255	Education and Training	\$ 22,600.00	\$ 17,987.03	\$ 159.00	\$ 18,146.03	80.29%	
205260	Contract/Professional Services	\$ 92,748.20	\$ 62,157.57	\$ 7,649.89	\$ 69,807.46	75.27%	
205261	Auditor	\$ 7,000.00	\$ -	\$ -	\$ -	0.00%	
205262	Legal Expense	\$ 10,000.00	\$ 52,964.37	\$ 1,356.84	\$ 54,321.21	543.21%	
205263	Bank Charges/Credit Card Fees	\$ 4,170.99	\$ 3,562.03	\$ 367.40	\$ 3,929.43	94.21%	
205270	Travel	\$ -	\$ 1,153.24	\$ -	\$ 1,153.24	0.00%	
205282	Software	\$ 32,712.54	\$ 27,087.79	\$ 1,916.89	\$ 29,004.68	88.67%	
205311	Equipment Lease and Rental	\$ 1,457.60	\$ 1,386.70	\$ -	\$ 1,386.70	95.14%	
205312	Equipment Fuel/Tires/Parts	\$ 341.66	\$ -	\$ -	\$ -	0.00%	
205313	Equipment Repair	\$ -	\$ 304.04	\$ -	\$ 304.04	0.00%	
205317	Tools and Small Equipment	\$ 9,750.00	\$ 1,752.34	\$ -	\$ 1,752.34	17.97%	

Acct No	Description	Budget	Prior Period	Current Period	YTD Bal	YTD %	Notes
205325	Yard Debris Dumpster	\$ 8,582.76	\$ 7,143.44	\$ 1,364.74	\$ 8,508.18	99.13%	
205330	Building and Land Maintenance	\$ 64,120.95	\$ 27,643.32	\$ 1,398.34	\$ 29,041.66	45.29%	
205335	Custodial Support/Supplies	\$ 35,062.54	\$ 24,466.28	\$ 481.88	\$ 24,948.16	71.15%	
205340	Operating Materials & Supplies	\$ 5,000.00	\$ 514.79	\$ 141.26	\$ 656.05	13.12%	
205345	Books and Periodicals/Programs	\$ 10,500.00	\$ 5,514.99	\$ 1,455.65	\$ 6,970.64	66.39%	
205361	Parts	\$ 3,000.00	\$ 6,505.83	\$ -	\$ 6,505.83	216.86%	
205362	Consumables	\$ 2,000.00	\$ 71.50	\$ -	\$ 71.50	3.58%	
205363	Outside Services	\$ 599.06	\$ 286.96	\$ 39.75	\$ 326.71	54.54%	
205367	Storm Drain Parts	\$ 500.00	\$ 523.61	\$ -	\$ 523.61	104.72%	
205411	Street Lighting	\$ 21,808.95	\$ 19,904.74	\$ 2,066.56	\$ 21,971.30	100.74%	
205421	Parks/Grounds Maintenance	\$ 22,761.59	\$ 19,367.51	\$ 1,484.30	\$ 20,851.81	91.61%	
205422	Advertising/Legal Notice	\$ 1,000.00	\$ 2,040.42	\$ -	\$ 2,040.42	204.04%	
205438	Lincoln County Program Support	\$ 101,475.00	\$ 64,307.50	\$ 175.00	\$ 64,482.50	63.55%	
205439	Comm Support/Beautification	\$ 202,662.47	\$ 129,666.36	\$ 9,279.22	\$ 138,945.58	68.56%	
205440	Equipment & Furniture	\$ 2,604.83	\$ 1,178.54	\$ -	\$ 1,178.54	45.24%	
205470	Equipment Repair/Maintenance	\$ 7,960.12	\$ 8,800.45	\$ -	\$ 8,800.45	110.56%	
205474	Mowing	\$ 18,171.54	\$ 16,999.00	\$ -	\$ 16,999.00	93.55%	
205475	Tree Removal/Trimming	\$ 11,000.00	\$ 1,950.00	\$ -	\$ 1,950.00	17.73%	
205490	Material and Services	\$ 14,417.40	\$ 2,421.47	\$ 165.77	\$ 2,587.24	17.95%	
208000	Operating Contingency	\$ 78,000.00	\$ -	\$ -	\$ -	0.00%	
	MATERIALS AND SERVICES	\$ 1,252,614.39	\$ 955,537.46	\$ 36,311.48	\$ 991,848.94	79.18%	
217123	Transfer To LLCM	\$ 50,000.00	\$ 37,500.00	\$ -	\$ 37,500.00	75.00%	
217124	Transfer To Commons	\$ 175,000.00	\$ 131,250.00	\$ -	\$ 131,250.00	75.00%	
217126	Transfer To Capital Reserve	\$ 600,000.00	\$ 450,000.00	\$ -	\$ 450,000.00	75.00%	
217127	OP Transfer - Parks & Trails Operations	\$ 85,000.00	\$ 63,750.00	\$ -	\$ 63,750.00	75.00%	
217128	Transfer to Parks & Trails	\$ 400,000.00	\$ 300,000.00	\$ -	\$ 300,000.00	75.00%	
217129	Transfer to WW Plant Loan	\$ 60,000.00	\$ 45,000.00	\$ -	\$ 45,000.00	75.00%	
217130	Transfer to Wastewater Reserve	\$ 100,000.00	\$ 75,000.00	\$ -	\$ 75,000.00	75.00%	
217131	Interfund Transfer Street Proj	\$ 100,000.00	\$ 75,000.00	\$ -	\$ 75,000.00	75.00%	
217133	Transfer out Storm Drains	\$ 30,000.00	\$ 22,500.00	\$ -	\$ 22,500.00	75.00%	
217141	Transfer Out Storm Drain Res.	\$ 30,000.00	\$ 22,500.00	\$ -	\$ 22,500.00	75.00%	
217143	Transfer to LLCM Reserve	\$ 160,000.00	\$ 120,000.00	\$ -	\$ 120,000.00	75.00%	

Acct No	Description	Budget	Prior Period	Current Period	YTD Bal	YTD %	Notes
	TRANSFERS	\$ 1,790,000.00	\$ 1,342,500.00	\$ -	\$ 1,342,500.00	75.00%	
407922	Capital Outlay - Improvement	\$ 470,000.00	\$ 129,568.77	\$ 17,543.00	\$ 147,111.77	31.30%	
407941	Capital Outlay - Equipment	\$ 155,000.00	\$ 152,453.77	\$ -	\$ 152,453.77	98.36%	
407942	Capital Outlay-Infrastructure	\$ 1,506,000.00	\$ 1,313,385.08	\$ (8,230.93)	\$ 1,305,154.15	86.66%	
407947	Capital Outlay-Street Projects	\$ 272,000.00	\$ 193,843.67	\$ -	\$ 193,843.67	71.27%	
	CAPITAL OUTLAY	\$ 2,403,000.00	\$ 1,789,251.29	\$ 9,312.07	\$ 1,798,563.36	74.85%	
205720	Interest Expense	\$ 31,444.46	\$ 27,829.46	\$ -	\$ 27,829.46	88.50%	
205721	Interest Expense - DEQ	\$ 46,089.35	\$ 46,080.00	\$ -	\$ 46,080.00	99.98%	
205722	Loan Fee - DEQ	\$ 7,443.29	\$ 7,443.00	\$ -	\$ 7,443.00	100.00%	
207630	Principal Payments	\$ 131,999.03	\$ 131,999.03	\$ -	\$ 131,999.03	100.00%	
207631	Principal Payments - DEQ	\$ 404,270.65	\$ 404,280.00	\$ -	\$ 404,280.00	100.00%	
	DEBT SERVICES	\$ 621,246.78	\$ 617,631.49	\$ -	\$ 617,631.49	99.42%	
	TOTAL EXPENSE	\$ 6,844,303.17	\$ 5,367,524.40	\$ 110,193.76	\$ 5,477,718.16	80.03%	
	NET GAIN/(LOSS)	\$ 4,097,215.27	\$ 4,586,763.60	\$ 14,770.04	\$ 4,601,533.64	112.31%	

Consolidated Revenue and Expense Statement

Enterprise Fund (660 and 670)

For Period Ended May 31, 2026

Printed: 6/10/2026

Period 11

Fiscal Year 2026

Acct No	Description	Budget	Prior Period	Current Period	YTD Bal	YTD %	Notes
300101	Beginning Balance	\$ 3,623,875.01	\$ 3,944,191.05	\$ -	\$ 3,944,191.05	108.84%	Beginning Balances - Unaudited
304484	Misc Revenue	\$ -	\$ 68.75	\$ -	\$ 68.75	0.00%	
301500	Interest Earned	\$ 152,202.76	\$ 127,941.77	\$ 13,446.79	\$ 141,388.56	92.89%	
304310	Water/Wastewater Services	\$ 1,950,000.00	\$ 1,610,089.49	\$ 151,597.58	\$ 1,761,687.07	90.34%	
304320	Installation Charges	\$ 12,500.00	\$ 7,100.00	\$ 1,825.00	\$ 8,925.00	71.40%	
304335	Rents or Fees	\$ 2,500.00	\$ 3,362.64	\$ 669.92	\$ 4,032.56	161.30%	
304481	Grants	\$ 100,000.00	\$ 20,000.00	\$ -	\$ 20,000.00	20.00%	
314866	Urban Renewal Contribution	\$ 500,000.00	\$ 375,000.00	\$ -	\$ 375,000.00	75.00%	
314875	Transfer in Water Operations	\$ 250,000.00	\$ 187,500.00	\$ -	\$ 187,500.00	75.00%	
314876	Transfer in Wastewater Service	\$ 200,000.00	\$ 150,000.00	\$ -	\$ 150,000.00	75.00%	
314878	Transfer in WWater Plant Debt	\$ 100,000.00	\$ 75,000.00	\$ -	\$ 75,000.00	75.00%	
314879	Transfer From SDC	\$ 250,000.00	\$ 187,500.00	\$ -	\$ 187,500.00	75.00%	
	REVENUE	\$ 7,141,077.77	\$ 6,687,753.70	\$ 167,539.29	\$ 6,855,292.99	96.00%	
105101	City Manager	\$ 57,607.00	\$ 49,447.86	\$ 5,088.81	\$ 54,536.67	94.67%	
105102	Deputy Recorder	\$ 30,832.00	\$ 26,076.30	\$ 2,563.09	\$ 28,639.39	92.89%	
105103	Bookkeeping/Accounting	\$ 28,046.00	\$ 22,946.64	\$ 2,214.34	\$ 25,160.98	89.71%	
105104	CIP Coordinator	\$ 29,260.00	\$ 23,312.25	\$ 2,466.51	\$ 25,778.76	88.10%	
105105	Utility Billing Clerk/CSC	\$ 47,231.00	\$ 39,455.04	\$ 3,936.01	\$ 43,391.05	91.87%	
105108	Planner	\$ 13,351.00	\$ 11,621.70	\$ 1,301.60	\$ 12,923.30	96.80%	
105110	Water Lead	\$ 79,882.00	\$ 76,934.45	\$ 7,331.45	\$ 84,265.90	105.49%	

Acct No	Description	Budget	Prior Period	Current Period	YTD Bal	YTD %	Notes
105111	Wastewater Lead	\$ 93,037.00	\$ 94,200.13	\$ 10,122.28	\$ 104,322.41	112.13%	
105112	Field Utility 2	\$ -	\$ -	\$ -	\$ -	0.00%	
105114	Utility Worker 2	\$ 57,520.00	\$ 58,752.76	\$ 5,790.23	\$ 64,542.99	112.21%	
105118	Succession Planning w/ License	\$ 68,064.00	\$ 58,368.14	\$ 6,674.87	\$ 65,043.01	95.56%	
105119	Code Enforcer/PW	\$ 20,274.00	\$ 15,937.52	\$ 1,639.66	\$ 17,577.18	86.70%	
105121	Utility Field Foreman	\$ 56,475.00	\$ 53,931.78	\$ 5,392.20	\$ 59,323.98	105.04%	
105122	Utility Worker 1	\$ 38,391.00	\$ 29,412.05	\$ 3,309.62	\$ 32,721.67	85.23%	
105140	Fringe Benefits	\$ 66,026.00	\$ 40,145.95	\$ 4,115.17	\$ 44,261.12	67.04%	
105141	Insurance Benefits	\$ 123,992.00	\$ 123,697.04	\$ 12,809.66	\$ 136,506.70	110.09%	
105142	Regular PERS System	\$ 136,390.00	\$ 129,561.23	\$ 13,157.89	\$ 142,719.12	104.64%	
	PERSONNEL	\$ 946,378.00	\$ 853,800.84	\$ 87,913.39	\$ 941,714.23	99.51%	
205210	Dues & Memberships	\$ 1,200.00	\$ 1,654.00	\$ -	\$ 1,654.00	137.83%	
205211	State Fees	\$ 18,819.28	\$ 18,809.63	\$ 1,632.08	\$ 20,441.71	108.62%	
205212	Fee Expense	\$ 20,283.63	\$ 18,680.57	\$ 1,756.32	\$ 20,436.89	100.76%	
205222	Insurance	\$ 49,805.00	\$ 54,044.08	\$ -	\$ 54,044.08	108.51%	
205240	Office Materials & Supplies	\$ 13,895.80	\$ 12,982.29	\$ 280.93	\$ 13,263.22	95.45%	
205241	Computer Equipment and Maint.	\$ 3,500.00	\$ 1,187.97	\$ -	\$ 1,187.97	33.94%	
205251	Telephones/Cell Phones/DSL	\$ 22,242.85	\$ 18,173.12	\$ 1,410.94	\$ 19,584.06	88.05%	
205253	Postage	\$ 6,409.18	\$ 7,041.28	\$ -	\$ 7,041.28	109.86%	
205255	Education and Training	\$ 19,500.00	\$ 8,777.10	\$ 720.00	\$ 9,497.10	48.70%	
205260	Contract/Professional Services	\$ 50,000.00	\$ 21,295.28	\$ 1,126.66	\$ 22,421.94	44.84%	
205261	Auditor	\$ 7,000.00	\$ -	\$ -	\$ -	0.00%	
205262	Legal	\$ 18,000.00	\$ 18,428.63	\$ 2,713.66	\$ 21,142.29	117.46%	
205282	Software	\$ 40,000.00	\$ 42,160.55	\$ -	\$ 42,160.55	105.40%	
205311	Equipment Lease and Rental	\$ 3,172.20	\$ 2,773.30	\$ -	\$ 2,773.30	87.43%	
205312	Equipment Fuel/Tires/Parts	\$ 12,065.83	\$ 13,479.52	\$ 1,087.35	\$ 14,566.87	120.73%	
205313	Equipment Repair	\$ -	\$ -	\$ -	\$ -	0.00%	
205317	Tools and Small Equipment	\$ 6,000.00	\$ 2,377.53	\$ -	\$ 2,377.53	39.63%	
205330	Building and Land Maintenance	\$ 6,562.50	\$ 469.00	\$ -	\$ 469.00	7.15%	
205335	Custodial Support/Supplies	\$ 9,649.21	\$ 5,740.60	\$ 250.03	\$ 5,990.63	62.08%	

Acct No	Description	Budget	Prior Period	Current Period	YTD Bal	YTD %	Notes
205342	Plant Utilities	\$ 55,784.97	\$ 43,707.48	\$ 4,397.33	\$ 48,104.81	86.23%	
205351	Main Plant Parts	\$ 18,000.00	\$ 16,947.43	\$ 153.37	\$ 17,100.80	95.00%	
205352	Main Plant Consumables	\$ 32,000.00	\$ 28,292.79	\$ 79.60	\$ 28,372.39	88.66%	
205353	Main Plant Outside Services	\$ 60,000.00	\$ 32,385.82	\$ 1,026.42	\$ 33,412.24	55.69%	
205361	Parts	\$ 62,000.00	\$ 46,827.43	\$ 713.82	\$ 47,541.25	76.68%	
205362	Consumables	\$ 6,500.00	\$ 6,270.69	\$ 315.59	\$ 6,586.28	101.33%	
205363	Outside Services	\$ 30,000.00	\$ 20,886.95	\$ 380.00	\$ 21,266.95	70.89%	
205440	Equipment & Furniture	\$ -	\$ 1,559.88	\$ -	\$ 1,559.88	0.00%	
205470	Equipment Repair/Maintenance	\$ 19,000.00	\$ 18,882.70	\$ -	\$ 18,882.70	99.38%	
205474	Mowing	\$ 8,660.07	\$ 9,969.00	\$ -	\$ 9,969.00	115.11%	
205475	Tree Removal/Trimming	\$ 10,000.00	\$ 6,000.00	\$ -	\$ 6,000.00	60.00%	
208000	Operating Contingency	\$ 50,000.00	\$ -	\$ -	\$ -	0.00%	
	MATERIALS AND SERVICES	\$ 660,050.52	\$ 479,804.62	\$ 18,044.10	\$ 497,848.72	75.43%	
217126	Transfer To Capital Reserve	\$ 450,000.00	\$ 337,500.00	\$ -	\$ 337,500.00	75.00%	
217136	Transfer To Debt Services	\$ 43,000.00	\$ 32,250.00	\$ -	\$ 32,250.00	75.00%	
	TRANSFERS	\$ 493,000.00	\$ 369,750.00	\$ -	\$ 369,750.00	75.00%	
407921	Capital Outlay - Infrastructure System:	\$ 594,000.00	\$ 212,041.16	\$ 9,204.40	\$ 221,245.56	37.25%	
407941	Capital Outlay - Equipment	\$ -	\$ -	\$ -	\$ -	0.00%	
407948	Capital Outlay - Water systems	\$ 1,889,000.00	\$ 585,344.43	\$ 114.00	\$ 585,458.43	30.99%	
	CAPITAL OUTLAY	\$ 2,483,000.00	\$ 797,385.59	\$ 9,318.40	\$ 806,703.99	32.49%	
	TOTAL EXPENSE	\$ 4,582,428.52	\$ 2,500,741.05	\$ 115,275.89	\$ 2,616,016.94	57.09%	
	NET GAIN/(LOSS)	\$ 2,558,649.25	\$ 4,187,012.65	\$ 52,263.40	\$ 4,239,276.05	165.68%	

Consolidated Revenue and Expense Statement

Debt Services Fund (155)

For Period Ended May 31, 2026

Printed: 6/10/2026

Period 11

Fiscal Year 2026

Acct No	Description	Budget	Prior Period	Current Period	YTD Bal	YTD %	Notes
300101	Beginning Balance	\$ 1,332,033.88	\$ 1,379,046.94	\$ -	\$ 1,379,046.94	103.53%	Beginning Balances - Unaudited
301500	Interest Earned	\$ 46,656.62	\$ 43,736.64	\$ 4,108.72	\$ 47,845.36	102.55%	
304110	Tax - Property Current	\$ 44,136.63	\$ 46,901.31	\$ 174.28	\$ 47,075.59	106.66%	
304120	Tax - Property Past Due	\$ 730.80	\$ 878.41	\$ 48.79	\$ 927.20	126.87%	
304245	Tax - Food & Beverage Tax	\$ 500,000.00	\$ 384,691.82	\$ 17,949.75	\$ 402,641.57	80.53%	
304501	Transfer In-South Tnk Debt Svc	\$ 60,000.00	\$ 45,000.00	\$ -	\$ 45,000.00	75.00%	
314883	Transfer in Urban Renewal	\$ 100,000.00	\$ 75,000.00	\$ -	\$ 75,000.00	75.00%	
314890	Transfer in Water System	\$ 43,000.00	\$ 32,250.00	\$ -	\$ 32,250.00	75.00%	
	REVENUE	\$ 2,126,557.93	\$ 2,007,505.12	\$ 22,281.54	\$ 2,029,786.66	95.45%	
217129	Transfer to WW Plant Loan	\$ 60,000.00	\$ 45,000.00	\$ -	\$ 45,000.00	75.00%	
217130	Transfer to Wastewater Reserve	\$ 100,000.00	\$ 75,000.00	\$ -	\$ 75,000.00	75.00%	
	TRANSFERS	\$ 160,000.00	\$ 120,000.00	\$ -	\$ 120,000.00	75.00%	
205720	Interest Expense	\$ 31,444.46	\$ 27,829.46	\$ -	\$ 27,829.46	88.50%	
205721	Interest Expense - DEQ	\$ 46,089.35	\$ 46,080.00	\$ -	\$ 46,080.00	99.98%	
205722	Loan Fee - DEQ	\$ 7,443.29	\$ 7,443.00	\$ -	\$ 7,443.00	100.00%	
207630	Principal Payments	\$ 131,999.03	\$ 131,999.03	\$ -	\$ 131,999.03	100.00%	
207631	Principal Payments - DEQ	\$ 404,270.65	\$ 404,280.00	\$ -	\$ 404,280.00	100.00%	
	DEBT SERVICES	\$ 621,246.78	\$ 617,631.49	\$ -	\$ 617,631.49	99.42%	
	TOTAL EXPENSE	\$ 781,246.78	\$ 737,631.49	\$ -	\$ 737,631.49	94.42%	
	NET GAIN/(LOSS)	\$ 1,345,311.15	\$ 1,269,873.63	\$ 22,281.54	\$ 1,292,155.17	96.05%	

Consolidated Revenue and Expense Statement

Urban Renewal (900)

For Period Ended May 31, 2026

Printed: 6/10/2026

Period 11

Fiscal Year 2026

Acct No	Description	Budget	Prior Period	Current Period	YTD Bal	YTD %	NOTES
300101	Beginning Balance	\$ 356,622.38	\$ 360,477.41	\$ -	\$ 360,477.41	101.08%	Beginning Balances - Unaudited
301500	Interest Earned	\$ 14,978.14	\$ 16,064.26	\$ 1,385.91	\$ 17,450.17	116.50%	
304110	Tax - Property Current	\$ 579,994.44	\$ 569,944.54	\$ 2,102.54	\$ 572,047.08	98.63%	
304120	Tax - Property Past due	\$ 7,890.29	\$ 9,141.89	\$ 491.14	\$ 9,633.03	122.09%	
304491	Other Local Sources	\$ -	\$ 55.73	\$ -	\$ 55.73	0.00%	
	REVENUE	\$ 959,485.25	\$ 955,683.83	\$ 3,979.59	\$ 959,663.42	100.02%	
205261	Auditor	\$ 3,000.00	\$ -	\$ -	\$ -	0.00%	
	MATERIALS AND SERVICES	\$ 3,000.00	\$ -	\$ -	\$ -	0.00%	
217126	Transfer To Capital Reserve	\$ 500,000.00	\$ 375,000.00	\$ -	\$ 375,000.00	75.00%	
217131	Interfund Transfer - Street Capital Reserve	\$ 50,000.00	\$ 37,500.00	\$ -	\$ 37,500.00	75.00%	
217137	Trans to South Tank Debt	\$ 100,000.00	\$ 75,000.00	\$ -	\$ 75,000.00	75.00%	
217140	Admin Fee Trans to General Fund	\$ 36,000.00	\$ 27,000.00	\$ -	\$ 27,000.00	75.00%	
217141	Transfer Out Storm Drain Res.	\$ 50,000.00	\$ 37,500.00	\$ -	\$ 37,500.00	75.00%	
	TRANSFERS	\$ 736,000.00	\$ 552,000.00	\$ -	\$ 552,000.00	75.00%	
	TOTAL EXPENSE	\$ 739,000.00	\$ 552,000.00	\$ -	\$ 552,000.00	74.70%	
	NET GAIN/(LOSS)	\$ 220,485.25	\$ 403,683.83	\$ 3,979.59	\$ 407,663.42	184.89%	

City of Yachats

Fund Balance Report

		Modified Cash Basis					Better (Worse)			
		FY2022	FY2023	FY2024	FY2025 *	FY2026 **	FY26 VS FY25	FY26 VS FY24	FY26 VS FY23	FY26 VS FY22
		30-Jun-22	30-Jun-23	30-Jun-24	30-Jun-25	31-May-26				
City Services	100-1010	743,684	895,783	704,922	835,649	756,203	(79,446)	51,281	(139,580)	12,519
Commons	100-1020	144,737	133,773	54,788	120,923	63,862	(57,062)	9,074	(69,911)	(80,875)
LLC & Museum	100-1025	6,148	13,164	18,469	19,866	22,442	2,577	3,974	9,278	16,295
Library	100-1030	29,547	27,745	6,021	(7,583)	49,930	57,513	43,909	22,185	20,383
Parks and Trails	100-1035	17,678	24,808	8,243	15,012	7,370	(7,642)	(873)	(17,438)	(10,308)
Visitor Amenities	100-1045	1,298,211	1,222,104	1,527,617	1,547,223	992,339	(554,884)	(535,278)	(229,765)	(305,872)
Streets	100-1040	67,073	59,349	67,285	64,215	56,344	(7,871)	(10,942)	(3,005)	(10,729)
Storm Drains	100-1050	41,136	19,874	9,753	16,486	15,507	(979)	5,754	(4,368)	(25,629)
Water	600-1700	144,671	177,324	224,811	210,792	233,135	22,343	8,325	55,811	88,465
WasteWater	670-1800	160,811	201,148	304,715	378,753	429,434	50,681	124,719	228,286	268,623
Total Operating Funds		2,653,694	2,775,074	2,926,624	3,201,337	2,626,567	(574,770)	(300,058)	272,930	1,216,868
SDC's	160-1605	751,225	814,536	911,099	657,294	585,103	(72,191)	(325,996)	(229,433)	(166,122)
Revenue Water Bond	155-1200	43,413	43,650	43,907	44,165	33,671	(10,493)	(10,236)	(9,978)	(9,742)
Water Gen Obl Bond	155-1218	49,140	51,554	55,324	59,289	67,137	7,848	11,813	15,583	17,998
South Tank Loan	155-1268	120,268	120,358	120,447	120,537	110,626	(9,911)	(9,821)	(9,732)	(9,642)
WasteWater Loans (2)	155-1276	874,919	909,929	1,101,220	1,155,056	1,080,721	(74,336)	(20,499)	170,791	205,802
Urban Renewal	900-9000	290,175	468,968	498,048	360,477	407,663	47,186	(90,385)	(61,304)	117,488
Total Restricted Funds		2,129,140	2,408,995	2,730,045	2,396,819	2,284,922	(111,897)	(445,123)	600,905	694,595
City Services Reserves	150-1010	147,935	186,780	231,318	205,983	118,630	(87,353)	(112,688)	(68,151)	(29,305)
Commons Reserves	150-1020	153,468	161,555	250,056	301,991	270,507	(31,485)	20,451	108,951	117,039
LLC & Museum Reserves	150-1025	208,077	194,809	166,185	(69,093)	(52,142)	16,951	(218,327)	(246,951)	(260,219)
Library Reserves	150-1030	286,775	253,085	479,203	413,262	(106,705)	(519,967)	(585,908)	(359,790)	(393,480)
Parks and Trails Reserves	150-1035	219,407	500,211	441,797	237,923	469,281	231,359	27,484	(30,930)	249,875
Streets Reserves	150-1040	101,356	104,557	44,158	37,013	(2,560)	(39,573)	(46,718)	(107,117)	(103,916)
Storm Drains Capital	150-1050	70,198	119,311	54,228	50,966	63,268	12,302	9,040	(56,044)	(6,930)
Water Reserves	660-1705	1,769,111	1,856,074	2,077,703	2,036,288	2,234,788	198,500	157,085	378,714	465,677
WasteWater Reserves	670-1805	1,034,069	1,060,779	1,417,896	1,318,358	1,341,919	23,561	(75,977)	281,140	307,851
Total Capital Reserves		3,990,394	4,437,163	5,162,544	4,532,690	4,336,985	(195,706)	(825,559)	1,172,150	1,899,783
Total Fund Balances		8,773,228	9,621,231	10,819,213	10,130,846	9,248,473	(882,373)	(1,570,740)	2,045,985	3,811,245

* FY2025 audit not final

**City of Yachats
 Contract Expense Report
 YTD Through May 31 2026**

DESCRIPTION/VENDOR NAME	YTD FY2026
Ace Alarms	2,192.48
Arrow Heating & Sheet Metal	4,674.00
Bader, Donna	1,524.88
Cline, Janet Financial Services	31,485.00
Elaine Howard Consulting, LLC	7,481.85
First Student, Inc. - Trolley	5,379.22
General Code	2,867.00
NXNW Creative	500.00
Oregon Cascades West COG Planning	2,147.95
Oregon Labor Law Poster Service	152.00
Pacific Habitat Services, Inc.	4,561.00
Perez, John	27,131.25
R C & H JR LLC	165.00
Subway	82.77
TCB Security Services Inc	1,885.00
TOTAL PAID YEAR TO DATE	\$ 92,229.40

FY2026 ANNUAL BUDGET AMOUNT \$ 142,748.20

PERCENTAGE EXPENDED 64.61%



May 2026

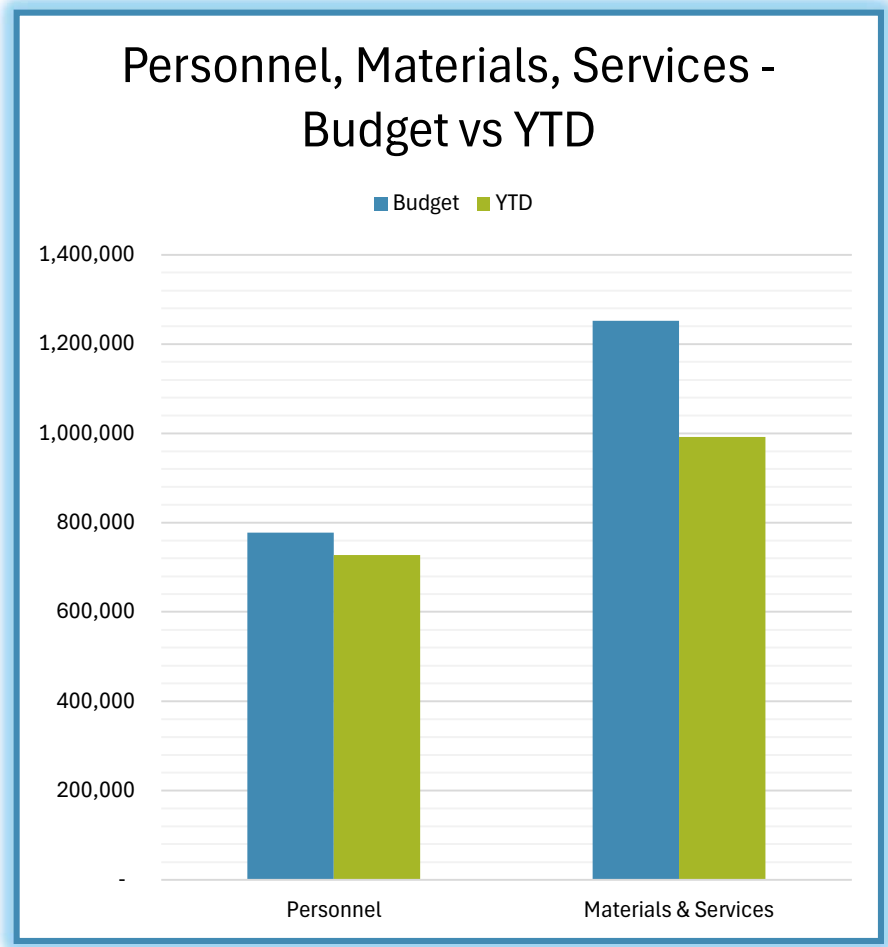
Personnel & Materials

Expenses: Budget vs YTD

(Funds 100, 150, 155, 160)

	<u>Budget</u>	<u>YTD</u>	<u>YTD/Budget</u>
Personnel	777,442	727,174	94%
Materials & Services	1,252,614	991,849	79%

Percentage of Fiscal Year Completed 83.3%





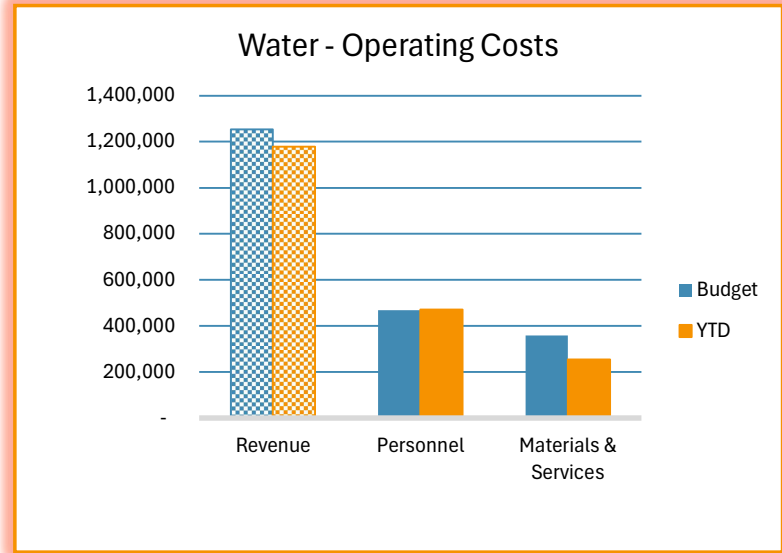
May 2026

Water & Wastewater

Water Operating Costs

Fund 660

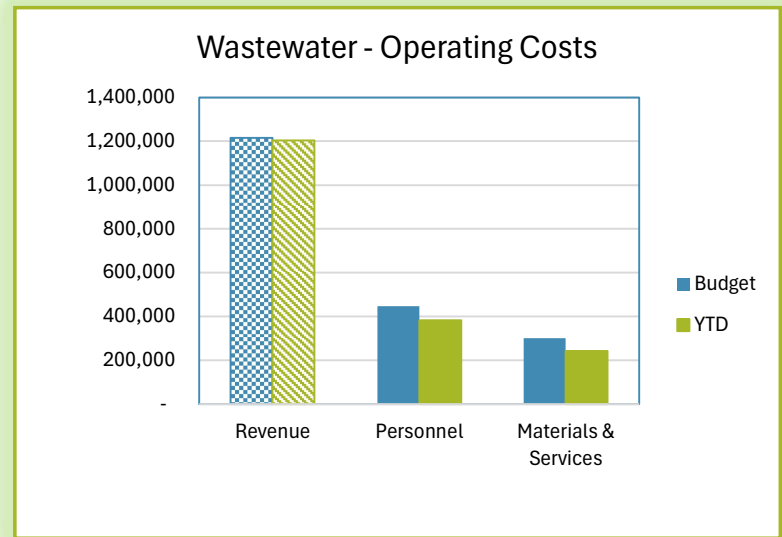
	Budget	YTD	YTD/Budget
Revenue	1,253,651	1,178,517	94.0%
Personnel	468,796	471,108	100.5%
Materials & Services	358,345	254,523	71.0%



Wastewater Operating Costs

Fund 670

	Budget	YTD	YTD/Budget
Revenue	1,216,124	1,204,719	99.1%
Personnel	447,141	381,951	85.4%
Materials & Services	301,706	243,326	80.6%



Percentage of Fiscal Year Completed 83.3%



May 2026

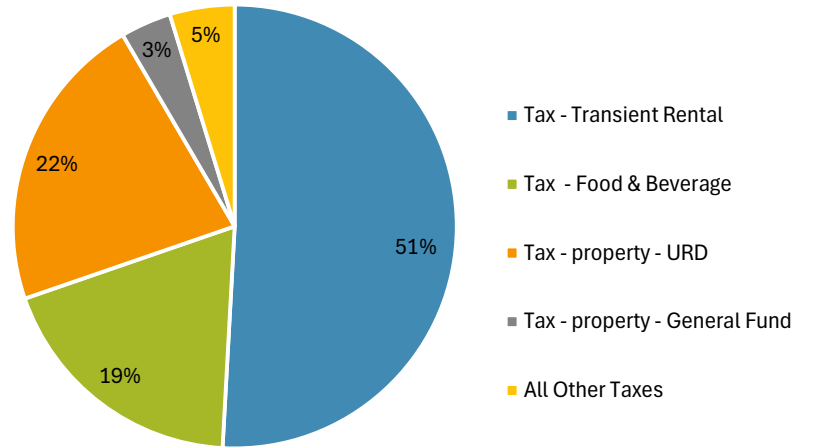
Tax Revenue

Tax Revenue: Budget vs YTD

	Budget	YTD	YTD/Budget
Tax - Transient Rental	1,350,000	1,213,118	89.9%
Tax - Food & Beverage	500,000	402,642	80.5%
Tax - property - URD	579,994	572,047	98.6%
Tax - property - General Fund	97,758	93,908	96.1%
All Other Taxes	125,653	101,567	80.8%

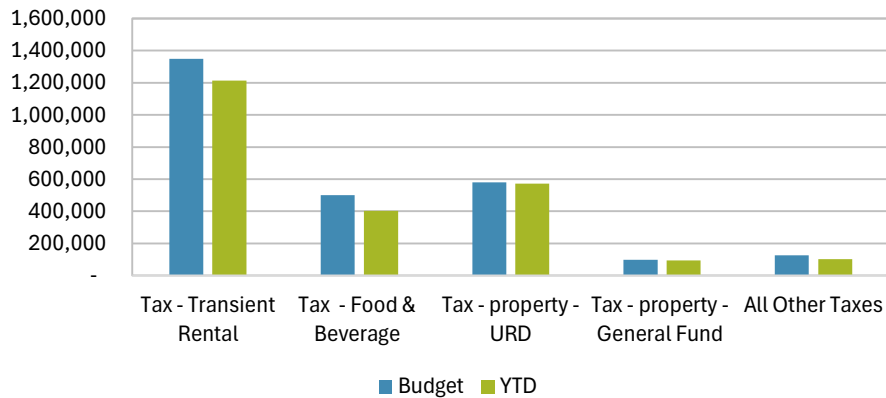
Other Taxes include: Tobacco, OLCC, Marijuana, State Highways, Past due Property Tax

Tax Revenue as Budgeted

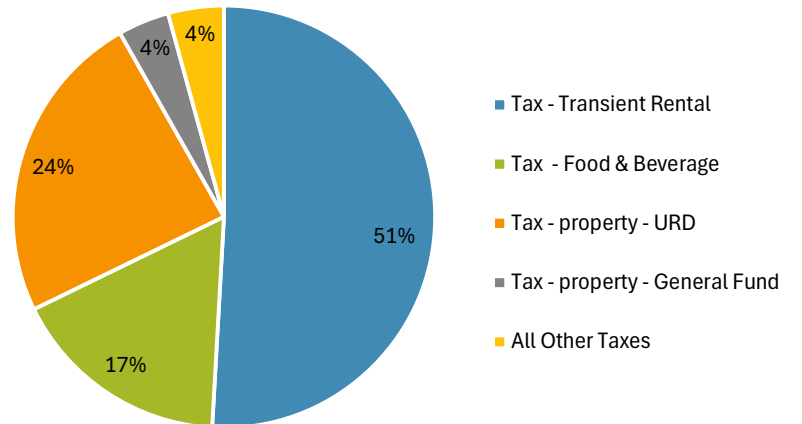


Percentage of Fiscal Year Completed 83.3%

Tax Revenue



Tax Revenue YTD





May 2026

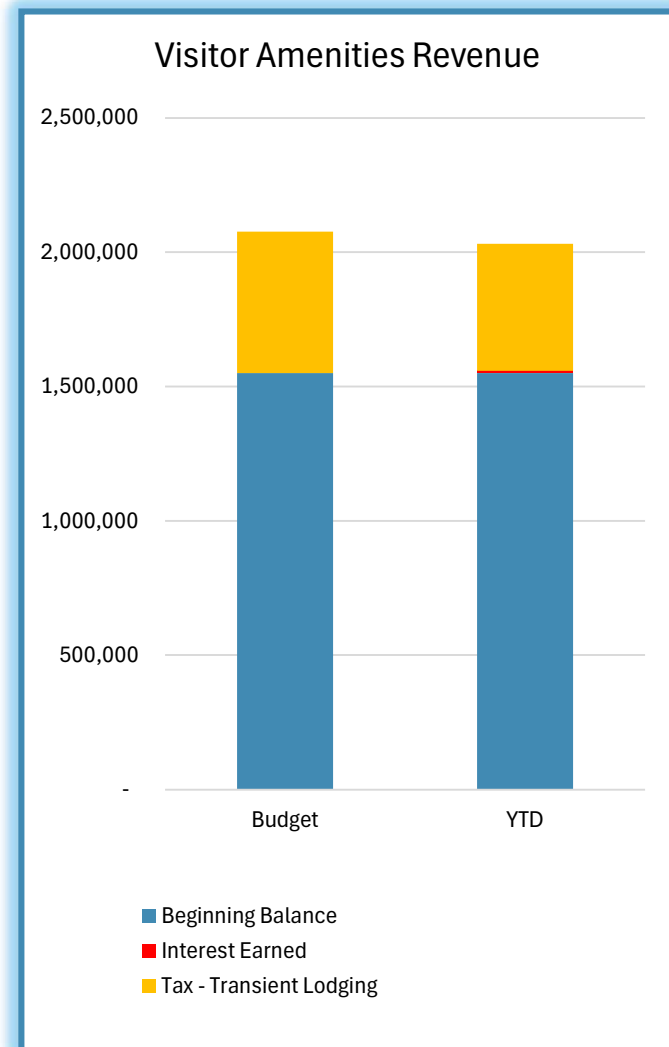
Visitor Amenities

Visitor Amenity

Fund 100-1045

Description	Budget	YTD	YTD/Budget
Beginning Balance	1,549,486	1,549,486	100.0%
Interest Earned	-	8,427	---
Tax - Transient Lodging	526,500	473,133	89.9%
	2,075,986	2,031,045	97.8%

Percentage of Fiscal Year Completed 83.3%



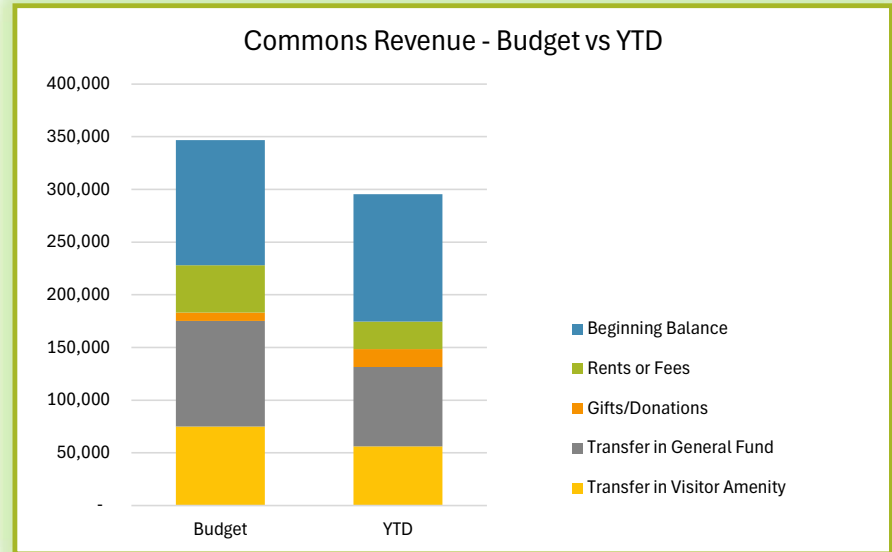


May 2026

Commons Revenue & Expenses

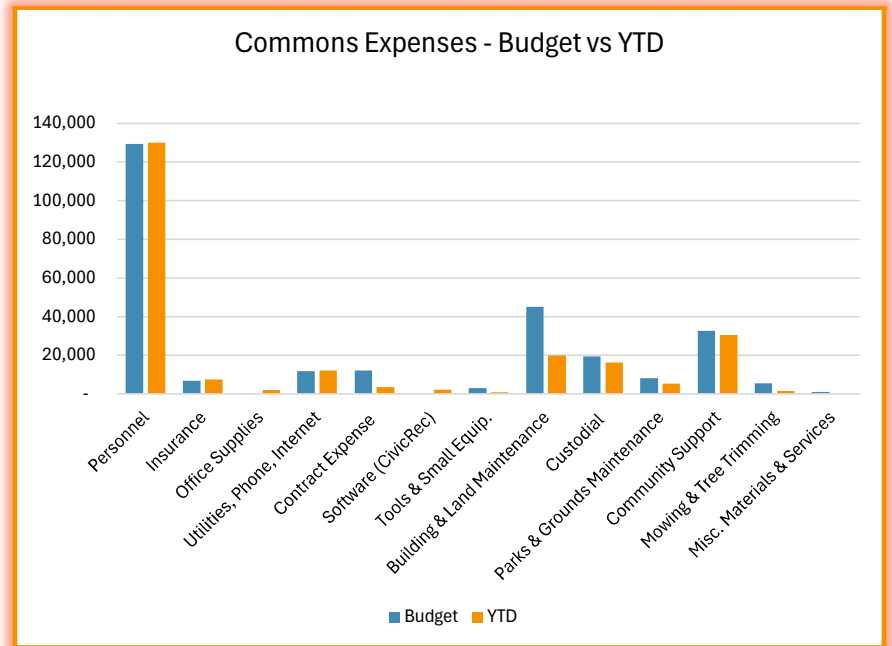
Commons Revenue - Budget vs YTD

	Budget	YTD	YTD/Budget
Beginning Balance	118,734	120,923	101.8%
Rents or Fees	45,000	26,224	58.3%
Gifts/Donations	8,000	16,966	212.1%
Transfer in General Fund	100,000	75,000	75.0%
Transfer in Visitor Amenity	75,000	56,250	75.0%
	346,734	295,363	85.2%



Commons Expenses - Budget vs YTD

	Budget	YTD	YTD/Budget
Personnel	129,305	129,936	100.5%
Insurance	6,695	7,415	110.8%
Office Supplies	262	1,878	717.8%
Utilities, Phone, Internet	11,693	11,921	102.0%
Contract Expense	12,000	3,498	29.2%
Software (CivicRec)	-	2,110	--
Tools & Small Equip.	3,000	831	27.7%
Building & Land Maintenance	45,000	19,747	43.9%
Custodial	19,427	16,246	83.6%
Parks & Grounds Maintenance	8,000	5,162	64.5%
Community Support	32,662	30,448	93.2%
Mowing & Tree Trimming	5,500	1,472	26.8%
Misc. Materials & Services	1,000	57	5.7%
	274,544	230,722	84.0%



Note: Expense categories have been arranged by GL code number for this fiscal year

Percentage of Fiscal Year Completed 83.3%



East County Transfer Center
5441 W. Hwy 20
PO Box 357

Toledo, OR 97391
Office: 541.336.2932
Fax: 541.336.4817

South County Transfer Center
235 SW Dahl Ave.
PO Box 1059

Waldport, OR 97394
Phone: 541.563.3888
Fax: 541.563.7373

June 1, 2026

City of Yachats
Attn: Bobbi Price, City Manager
441 Hwy 101 N.
Yachats, OR 97498

2026 CPI Adjustment

Dear Bobbi –

As we detailed in our Rate Review Report dated March 31, 2026, we are projecting to be just outside the Operating Ratio Range called for in our franchise agreement with the City. Since there was an operational adjustment last year, we requested to apply 85% of the one-year change in the CPI-U (West, B/C) from May of 2025 to April of 2026. When the Index was released on May 12, 2026, the change was 2.82%, and 85% of that number is 2.40%. In our initial report, we included the caveat that if the CPI adjustment was lower than 3.75%, we would request an adjustment of 3.75% to return our projections to the Operating Ratio Range.

We have attached rate sheets showing the current and adjusted rates for the services offered under the franchise agreement. While most rates change by 3.75%, some rates do not change from year to year, such as drop box daily rent. Also, Woody Debris per ton rate did go up significantly, due to an increase in the tip fee in our market, Pacific Region Compost in Benton County. Pending City approval, these new rates are scheduled to be effective on July 1, 2026.

As always, we are happy to discuss this submittal at your convenience. In addition, if any issues are to be discussed at a public meeting, please inform us so that we can plan to attend.

Respectfully,

A handwritten signature in cursive script, appearing to read "Dave Larmouth".

Dave Larmouth
Community Relations & Admin Manager



2026-2027 Residential/Commerical Rate Sheet

Rate Adjustment Percentage:
3.75%

	New Rate	Old Rate	Difference
	Yachats	Yachats	Yachats
Residential Rates			
35 gal once a week curb refuse, recycling and mixed compostables service	\$ 43.75	\$ 42.15	\$ 1.60
35 gal every other week curb refuse, recycling and mixed compostables service	\$ 37.20	\$ 35.85	\$ 1.35
35 gal once a month curb refuse, recycling and mixed compostables service	\$ 33.55	\$ 32.35	\$ 1.20
35 gal on call curb refuse, recycling and mixed compostables service	\$ 33.55	\$ 32.35	\$ 1.20
65 gal once a week curb refuse, recycling and mixed compostables service	\$ 73.20	\$ 70.55	\$ 2.65
65 gal every other week curb refuse, recycling and mixed compostables service	\$ 51.25	\$ 49.40	\$ 1.85
65 gal once a month curb refuse, recycling and mixed compostables service	\$ 36.30	\$ 35.00	\$ 1.30
65 gal on call curb refuse, recycling and mixed compostables service	\$ 36.30	\$ 35.00	\$ 1.30
95 gal once a week curb refuse, recycling and mixed compostables service	\$ 105.90	\$ 102.05	\$ 3.85
95 gal every other week curb refuse, recycling and mixed compostables service	\$ 74.15	\$ 71.45	\$ 2.70
95 gal once a month curb refuse, recycling and mixed compostables service	\$ 52.95	\$ 51.05	\$ 1.90
95 gal on call curb refuse, recycling and mixed compostables service	\$ 63.35	\$ 61.05	\$ 2.30
Additional recycling cart serviced every other week	\$ 17.50	\$ 16.85	\$ 0.65
Additional fee for refuse service curb enclosure	\$ 11.00	\$ 10.60	\$ 0.40
Additional fee for refuse service driveway (Walk in) per 100 ft	\$ 20.15	\$ 19.40	\$ 0.75
Additional fee for refuse service driveway (Drive in) per 100 yards	\$ 13.40	\$ 12.90	\$ 0.50
Additional fee for recycling/mixed compostables curb enclosure	\$ 11.00	\$ 10.60	\$ 0.40
Additional fee for recycling/mixed compostables driveway (Walk in) per 100 feet	\$ 20.15	\$ 19.40	\$ 0.75
Additional fee for recycling/mixed compostables driveway (Drive in) per 100 yards	\$ 13.40	\$ 12.90	\$ 0.50
Lid up	\$ 4.65	\$ 4.50	\$ 0.15
Extras at the curb (each 35 gallons)	\$ 9.45	\$ 9.10	\$ 0.35
Extras at enclosures and driveway (each 35 gallons)	\$ 10.20	\$ 9.85	\$ 0.35
Recycling Contamination Fee (charged for significant & repeated violations)	\$ 20.00	NEW	---



2026-2027 Residential/Commerical Rate Sheet

Rate Adjustment Percentage:

3.75%

	New Rate	Old Rate	Difference
	Yachats	Yachats	Yachats
35 gal bear cart once a week curbside refuse	\$ 64.10	\$ 61.80	\$ 2.30
35 gal bear cart once a month	\$ 53.95	\$ 52.00	\$ 1.95
35 gal bear cart on call	\$ 53.95	\$ 52.00	\$ 1.95
65 gal bear cart once a week curbside refuse	\$ 95.00	\$ 91.55	\$ 3.45
65 gal bear cart every other week - NEW RATE	\$ 73.05	\$ 70.40	\$ 2.65
65 gal bear cart once a month	\$ 58.05	\$ 55.95	\$ 2.10
65 gal bear cart on call	\$ 58.05	\$ 55.95	\$ 2.10
95 gal bear cart once a week curbside refuse	\$ 129.00	\$ 124.35	\$ 4.65
On call/Min W/NO PU for the month	\$ 15.75	\$ 15.20	\$ 0.55
Cart Cleaning Fee	\$ 25.00	\$ 25.00	\$ -
Cart change out	\$ 22.25	\$ 22.25	\$ -
Off route call back fee	\$ 30.95	\$ 30.95	\$ -
Reinstatement Fee	\$ 41.50	\$ 41.50	\$ -
Late Fee - 60 days past due (service suspended)	\$ 25.00	\$ 25.00	\$ -
Late Fee - 90 days past due (account cancelled, retrieve carts)	\$ 35.00	\$ 35.00	\$ -
Unrecovered Cart Fee	\$ 65.00	\$ 65.00	\$ -
Commercial Rates			
200 gal once a week refuse and recycling service	\$ 196.90	\$ 189.80	\$ 7.10
200 gal once a month/temp cont. refuse and recycling service	\$ 99.60	\$ 96.00	\$ 3.60
200 gal extra P/U refuse and recycling service	\$ 60.30	\$ 58.10	\$ 2.20
200 gal every other week refuse and recycling service	\$ 159.85	\$ 154.05	\$ 5.80
300 gal once a week refuse and recycling service	\$ 267.75	\$ 258.05	\$ 9.70
300 gal once a month/temp cont. refuse and recycling service	\$ 116.20	\$ 112.00	\$ 4.20
300 gal extra P/U refuse and recycling service	\$ 76.70	\$ 73.95	\$ 2.75
300 gal every other week refuse and recycling service	\$ 193.00	\$ 186.00	\$ 7.00
Monthly rental charge for containers with on-call service	\$ 23.45	\$ 22.60	\$ 0.85
Placement all Cont.	\$ 63.05	\$ 60.75	\$ 2.30
Temp. container rent per day no weekly service (the first 4 days are included)	\$4.95/day	\$4.95/day	\$ -



2026-2027 Residential/Commerical Rate Sheet

Rate Adjustment Percentage:
3.75%

	New Rate	Old Rate	Difference
	Yachats	Yachats	Yachats
Drop Box Services			
Drop Box Delivery/Haul Fee	\$ 222.40	\$ 214.35	\$ 8.05
Drop Box rent after 7 days, weekends included	\$ 11.55	\$ 11.55	\$ -
Drop Box Truck Time per hour	\$ 162.75	\$ 162.75	\$ -
Drop Box Disposal	flat fees are calculated = haul fee + estimated disposal		
Solid Waste rate per ton	\$ 165.00	\$ 152.95	\$ 12.05
Solid Waste rate per pound	\$ 0.083	\$ 0.076	\$ 0.0060
Woody Debris drop box per ton	\$ 195.00	\$ 132.80	\$ 62.20
Woody Debris drop box per pound	\$ 0.098	\$ 0.066	\$ 0.0311
Drop Box Minimum Charges - SOLID WASTE	flat fees are calculated = haul fee + estimated disposal		
Minimum Charge - 10 yard box	\$ 552.40	\$ 510.80	\$ 41.60
Minimum Charge - 20 yard box	\$ 717.40	\$ 663.75	\$ 53.65
Minimum Charge - 30 yard box	\$ 717.40	\$ 663.75	\$ 53.65
Minimum Charge - 40 yard box	\$ 717.40	\$ 663.75	\$ 53.65
Drop Box Minimum Charges - WOOD DEBRIS	flat fees are calculated = haul fee + estimated disposal		
Minimum Charge - 10 yard box	\$ 612.40	\$ 470.50	\$ 141.90
Minimum Charge - 20 yard box	\$ 709.90	\$ 536.90	\$ 173.00
Minimum Charge - 30 yard box	\$ 709.90	\$ 536.90	\$ 173.00
Minimum Charge - 40 yard box	\$ 709.90	\$ 536.90	\$ 173.00
You Call, We Haul (eliminated the 1 employee rate for safety reasons)			
Minimum of two employees to enter a house	\$115.85/hour	\$115.85/hour	\$ (8.30)
Disposal Minimum (certain items incur additional charges)	\$ 30.00	\$ 30.00	\$ -
Disposal - rate per ton for disposal of solid waste	\$ 163.10	\$ 163.10	\$ -
Disposal - rate per pound for disposal of solid waste	\$ 0.082	\$ 0.082	\$ -



Dahl Disposal Service Annual Rate Review Report - Yachats


1

Agenda


- 2025 Statistics
- 2025 Projects/Events
- Financial Review
- Prior Year Actual
- Rate Year Projection
- Operating Ratio
- Factors Impacting Rates
- Rate Adjustment



2



2025 Statistics




We received notice in April of 2025 that the Juno project would be halted. We delivered 1,160 tons between 1/1 to 4/30. All MSW is now delivered to Coffin Butte Landfill in Benton County. We sent a total of 15,578 tons of MSW to Coffin Butte in 2025.

2025 Dahl diversion totals:

- 1,300 tons of commingled recyclables
- 2,217 tons of scrap metal
- 2,148 tons of mixed compostables
- 175 tons of other materials

3

Recycling Expansion



The Recycling Modernization Act officially went into effect on 7/1/25. While some impacts were immediate, it may be a while before some of those changes roll out in Lincoln County. The commingled recycling list was expanded to include several new items:

- Food/beverage cartons such as milk, juice & broth
- Plastic tubs, cups and buckets up to 5 gallons
- Rigid plastic nursery pots and trays

We are also focusing on contamination reduction education to help keep problematic items out of the commingled recycling. This list includes:

- No bagged recyclables
- No batteries
- No block foam or packing peanuts
- No plastic bags or stretchy plastics
- No "tanglers": hoses, cords or wires

We are proposing to add a contamination fee of \$20 to discourage repeated issues with the same customers

4

2025 Projects & Events



We hosted an Easter Egg Hunt in Toledo and Free Compost Day in Toledo and Waldport. We gave out over 1,000 trees at Trick or Treat events in Toledo, Siletz and Waldport, and appeared in several local parades. Candy makes up a significant percentage of our Community Support budget.

We provided services to over 70 events and non-profits, ranging from free disposal for beach clean-ups to temporary carts for community events.

We also donated funds directly to several school and community events and organizations. These donations are subtracted out of the Operating Ratio calculations.

5



2025 Reviewed Financial Statement

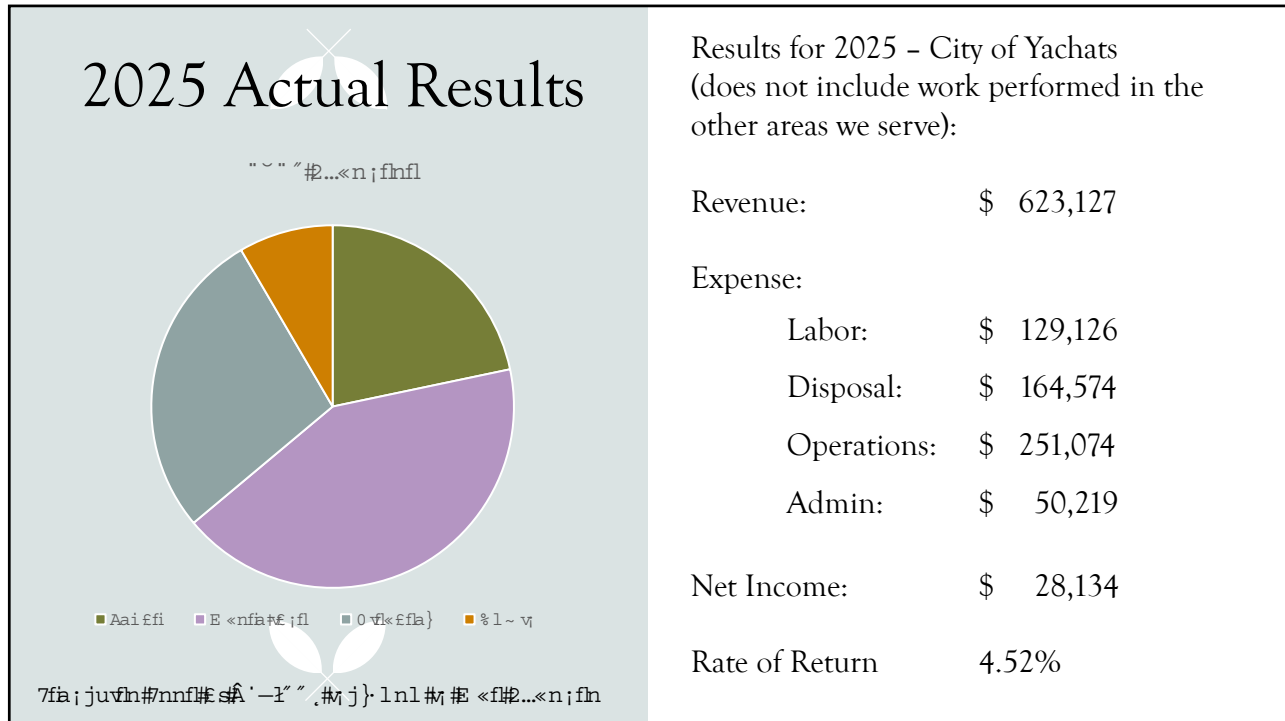


Performed by third-party CPA.

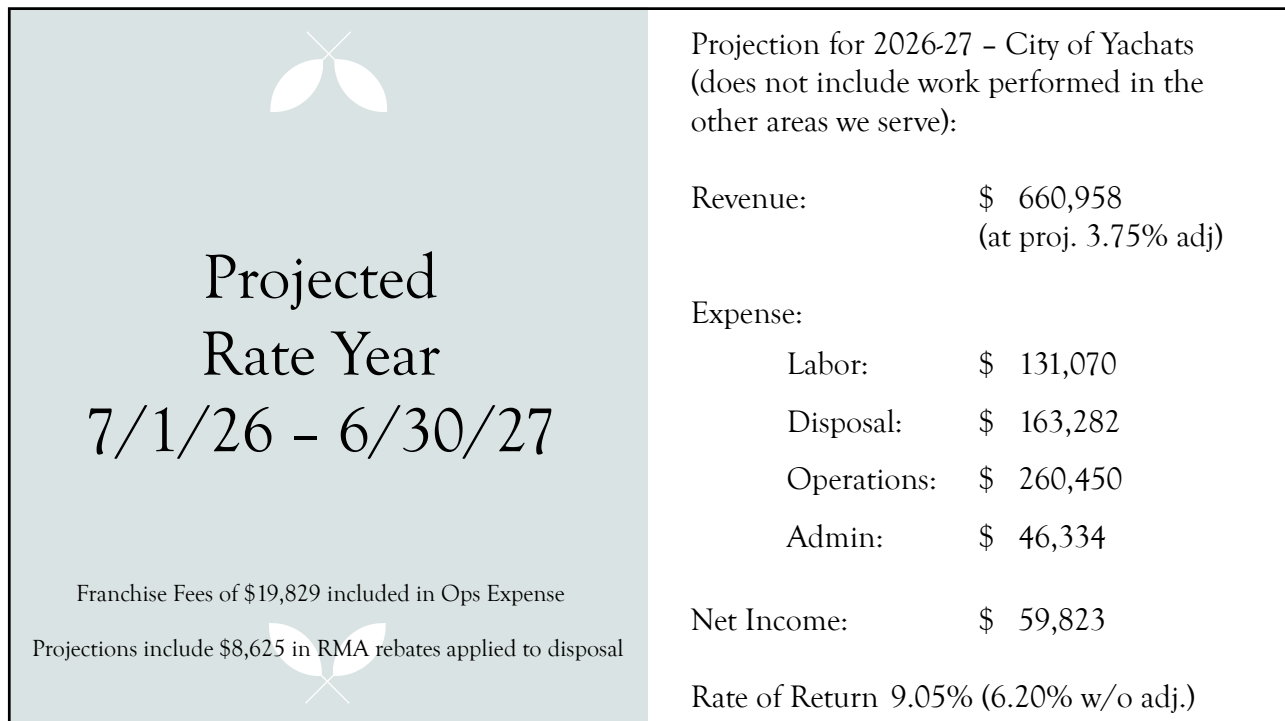
Applies analytical procedures to Company's financial data and makes inquiries of management.

Confirms the financial statements were created using generally accepted accounting principles, with no material modifications found necessary.



6





7




8

 Projected Operating Ratio (OpR): 90.9% Rate Adjustment: 3.75% (greater than CPI) 	<table> <tr> <td>Allowable Expenses</td> <td>\$600,538</td> </tr> <tr> <td>Divided by</td> <td>÷</td> </tr> <tr> <td>Revenue***</td> <td>\$660,361</td> </tr> <tr> <td>Calculated OpR</td> <td>90.9%</td> </tr> <tr> <td>OpR Range</td> <td>85% - 91%</td> </tr> </table> <p>***Includes Rate Adjustment of 3.75%</p> <p>Projected OpR w/o adj. would be 93.8%</p>	Allowable Expenses	\$600,538	Divided by	÷	Revenue***	\$660,361	Calculated OpR	90.9%	OpR Range	85% - 91%
Allowable Expenses	\$600,538										
Divided by	÷										
Revenue***	\$660,361										
Calculated OpR	90.9%										
OpR Range	85% - 91%										

9

 Factors Impacting Projected Expense & Revenue 	<p>EXPENSE</p> <p>Fuel - growing uncertainty</p> <p>Disposal - increase in landfill disposal fees</p> <p>Insurance - increased premiums across all policies (Auto, General Liability, Pollution & Property)</p> <p>Pay & Benefits - significant increase in cost of providing health insurance</p> <p>REVENUE</p> <p>Fewer construction & demolition projects, and less industrial activities and tourism.</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

10



Rate Impact

3.75%

effective 7/1/26

Last Adj: 4.62% on 7/1/25

Most popular service level: 35 gallon cart with weekly curbside service (includes EOW 65 gallon or 95 gallon cart for Recycling and EOW 95 gallon cart for Compostables).

CURRENT RATE: \$42.15 / month

PROPOSED RATE: \$43.75 / month

INCREASE: \$ 1.60 / month

Customers who utilize recycling and compostables service may be able to change to a smaller cart or less frequent service.

We have 3 cart sizes available (35gal, 65gal & 95gal), and 4 frequency levels: Weekly, EOW, OAM & will-call. We also offer walk-in service for an additional charge (waived for disabled customers).

11





Thank you!

Dave Larmouth

Community Relations & Admin Manager

Dahl Disposal Service

541-336-2932

dlarmouth@dahl Disposalservice.com

www.dahl Disposalservice.com

12



Dahl Disposal Service Annual Rate Review Report - Yachats

Agenda

2025 Statistics

2025 Projects/Events

Financial Review

Prior Year Actual

Rate Year Projection

Operating Ratio

Factors Impacting Rates

Rate Adjustment





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1,300 tons of commingled recyclables
2,217 tons of scrap metal
2,148 tons of mixed compostables
175 tons of other materials

Recycling Expansion

♻️ Recycling Guide

Thanks for recycling these items! All items must be empty and dry.

Following the guidelines of what is allowed in your recycling bin saves natural resources, reduces pollution and creates jobs.

Scan for: العربية, 简体中文, 繁體中文, हिन्दी, 한국어, Русский, Af-Soomaali, español, Tagalog, українська, tiếng Việt.

<div style="background-color: #0056b3; color: white; padding: 5px; text-align: center; font-weight: bold;">Plastic</div> <p style="font-size: small; text-align: center;">Bottles, tubs, buckets, and rigid plant pots Caps OK if screwed on. All items must be 2 inches by 2 inches or larger.</p>	<div style="background-color: #0056b3; color: white; padding: 5px; text-align: center; font-weight: bold;">Metal</div> <p style="font-size: small; text-align: center;">Aluminum and steel cans, and scrap metal Less than 10 pounds and 18 inches.</p>
<div style="background-color: #0056b3; color: white; padding: 5px; text-align: center; font-weight: bold;">Cardboard and Cartons</div> <p style="font-size: small; text-align: center;">Flattened cardboard, packaging boxes, and food and beverage cartons Pizza boxes must be empty with no food residue.</p>	<div style="background-color: #0056b3; color: white; padding: 5px; text-align: center; font-weight: bold;">Paper</div> <p style="font-size: small; text-align: center;">Newspaper, magazines, office paper, paper egg cartons, mail, paperback books, paper bags, and non-metallic gift wrap</p>

No!

No bagged recyclables

No batteries

No foam

No plastic bags or stretchy plastics
(store or depot drop-off)

No hoses, cords, or wires

541-336-2932 | www.dahl Disposalservice.com

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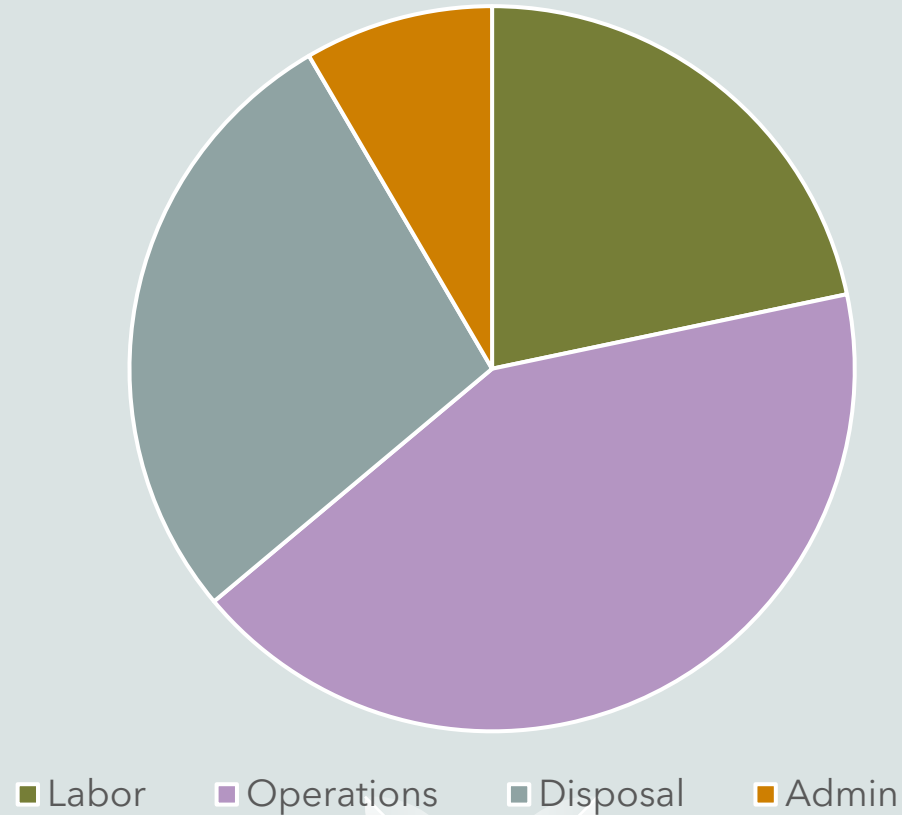
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2025 Actual Results

2025 Expenses



Franchise Fees of \$18,556 included in Ops Expense

Results for 2025 – City of Yachats
(does not include work performed in the other areas we serve):

Revenue: \$ 623,127

Expense:

Labor: \$ 129,126

Disposal: \$ 164,574

Operations: \$ 251,074

Admin: \$ 50,219

Net Income: \$ 28,134

Rate of Return 4.52%



Projected Rate Year 7/1/26 – 6/30/27

Franchise Fees of \$19,829 included in Ops Expense

Projections include \$8,625 in RMA rebates applied to disposal



Projection for 2026-27 – City of Yachats
(does not include work performed in the
other areas we serve):

Revenue: \$ 660,958
(at proj. 3.75% adj)

Expense:

Labor: \$ 131,070

Disposal: \$ 163,282

Operations: \$ 260,450

Admin: \$ 46,334

Net Income: \$ 59,823

Rate of Return 9.05% (6.20% w/o adj.)



Projected
Operating Ratio
(OpR): 90.9%

Rate Adjustment:
3.75%
(greater than CPI)



Allowable Expenses \$600,538

Divided by ÷

Revenue*** \$660,361

Calculated OpR 90.9%

OpR Range 85% - 91%

***Includes Rate Adjustment of 3.75%

Projected OpR w/o adj. would be 93.8%



Factors Impacting Projected Expense & Revenue



EXPENSE

Fuel – growing uncertainty

Disposal – increase in landfill disposal fees

Insurance – increased premiums across all policies (Auto, General Liability, Pollution & Property)

Pay & Benefits – significant increase in cost of providing health insurance

REVENUE

Fewer construction & demolition projects, and less industrial activities and tourism.



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Thank you!

Dave Larmouth

Community Relations & Admin Manager

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City Council Regular Meeting

Meeting Date: June 17, 2026

ITEM TITLE: *Report on Planning Commission Work Sessions*

DISCUSSION/BACKGROUND/ISSUE:

The Planning Commission recently held two work sessions to review the proposed code updates line by line. These sessions included productive conversations and yielded valuable suggestions for improving the draft language.

Additionally, the Commission reviewed accessory dwelling unit (ADU) guidelines from various municipalities across Oregon, alongside a localized draft tailored for Yachats based on the proposed code. This draft includes restrictions on short-term rentals and bed-and-breakfast usage, as well as a tiered System Development Charge (SDC) rate based on the ADU's square footage.

Implementing these ADU guidelines and code updates will require revisions to several existing policies, as well as the creation of new ones:

- **Policies Requiring Revision:**
 - Vacation Rental Licenses
 - Bed & Breakfasts
 - System Development Charges (SDCs)
- **New Policies to be Created:**
 - Tree Ordinance
 - Impervious Surfaces

Attached are one-page overview graphs provided to the Planning Commission that illustrate currently permitted versus proposed usages for parking, dwelling types, and lot coverage.

RELEVANCE TO 2026 COUNCIL GOALS:

1. Secure Sustainable Water Storage & Improve wastewater and water sustainability efforts
2. Provide safe access to and use of city infrastructure, trails, and parks
3. Identify ways to expand the housing supply and diversify housing options
4. Environmentally aware in all we do
5. Effectively manage and plan for the city's financial needs
6. Deliver efficient, effective, transparent municipal services
7. Synchronize and update city policies and administrative rules.
8. Continue to prepare for all emergencies

PREPARED BY:

Bobbi Price, City Manager

Zone: R1	Current Standards			Proposed Standards		
Dwelling Type	Minimum Lot Size	Maximum Lot Coverage	Min/Max Density	Minimum Lot Size	Maximum Lot Coverage	Min/Max Density
Detached Single Unit (DSU)	7,500 sf	30%	1 per lot	7,000 sf	30%	1 per lot
DSU plus ADU				7,000 sf	40%	1 per lot
Duplex				7,000 sf	30-40%*	1 per lot
SRO (4-6 units)				7,000 sf	30-40%*	1 per lot
Cottage Cluster				14,000 sf	40%**	1 per lot (# of Units?)
Zone: R2	Current Standards			Proposed Standards		
Dwelling Type	Minimum Lot Size	Maximum Lot Coverage	Min/Max Density	Minimum Lot Size	Maximum Lot Coverage	Min/Max Density
Detached Single Unit (DSU)	6,000 sf	35%	1 per lot	6,000 sf	35%	1 per lot
DSU plus ADU				6,000 sf	45%	1 per lot
Duplex	7,500 sf	35%	1 per lot	6,000 sf	35-45%*	1 per lot
Triplex				7,500 sf	35-45%*	
SRO (4-6 units)				6,000 sf	35-45%*	1 per lot
Townhouse	PUD: Determined by PC	35%	1 per 6,000 sf	7,500 sf***	35-45%*	3 units per lot
Cottage Cluster				12,000 sf	45%**	1 per lot (# of Units?)

*Increased lot coverage only applies with a voluntary reduction in building height from 30' to 24'.

**Increased lot coverage applies if cottage clusters are limited to 24' in height. Memo of 5/15/26 indicates this change was made. Where?

***Determined by average lot area per unit times maximum number of units

Off-Street Parking- As of the May 15th DRAFT

Zone	Currently Required	Proposed
R1	DSU: 2 spaces	DSU: 2 spaces
		DSU plus ADU: 3 spaces*
		Duplex: 3 spaces
		Cottage Cluster: 1.5 spaces per unit
		SRO (4-6 units): 2 spaces per every 3 units
R2	DSU: 2 spaces	DSU: 2 spaces
		DSU plus ADU: 3 spaces*
	Duplex: 4 spaces	Duplex: 3 spaces
		Triplex: 5 spaces
		Cottage Cluster: 1.5 spaces per unit
		SRO (4-6 units): 2 spaces per every 3 units
	Townhouse PUD: Determined by PC	Townhouse Project: 1.5 spaces per unit
R3	DSU: 2 spaces	DSU: 2 spaces
		DSU plus ADU: 3 spaces*
	Duplex: 4 spaces	Duplex: 3 spaces
	Triplex: 5 spaces	Triplex: 5 spaces
	Quadplex: 6 spaces	Quadplex: 6 spaces
	Multi-unit: 1.5 spaces per unit	Multi-unit: 1.5 spaces per unit
		Cottage Cluster: 1.5 spaces per unit
		SRO (4-6 units): 2 spaces per every 3 units
		SRO (6+ units): 1.5 spaces per every 3 units
	Townhouse PUD: Determined by PC	Townhouse Project: 1.5 spaces per unit
R4	DSU: 2 spaces	DSU: 2 spaces
		DSU plus ADU: 3 spaces*
	Duplex: 4 spaces	Duplex: 3 spaces
	Triplex: 5 spaces	Triplex: 5 spaces
	Quadplex: 6 spaces	Quadplex: 6 spaces
	Multi-unit: 1.5 spaces per unit	Multi-unit: 1.5 spaces per unit
		Cottage Cluster: 1.5 spaces per unit
		SRO (4-6 units): 2 spaces per every 3 units
		SRO (6+ units): 1.5 spaces per every 3 units
	Townhouse PUD: Determined by PC	Townhouse Project: 1.5 spaces per unit

*See Section 9.48 (B) for proposed on-street parking credit for ADUs.

June 16, 2026

TO: Bobbi Price & Katherin Guenther, City of Yachats
FROM: Iris Maria Chavez
RE: New Driveway access via Center Way

Hello Bobbi & Katherine:

As you know, I am planning on moving the access of my home from Hwy 101 to Center Way. Please consider this letter to be my written agreement that I will abide by the existing easement agreement for Center Way.

I understand, as part of my right to access Center Way, I hereby agree to become a part of, and bound by, the existing Center Way Easement Agreement.

Thank you,

DocuSigned by:

7183BB2771CF4AD...

Iris Maria Chavez, Owner
504-701-3931
chavez.iris@gmail.com

cc: Jeff Schons, Pelican Brewing

At the December 17, 2025 Council meeting, Jennifer Blake (441 King Street) requested use of Center Way to access the western portion of her lot. Council agreed to have the City Attorney modify the easement agreement to add Ms. Blake.

Before that change had been made, discussions began between Pelican Brewing and Iris Chavez (544 Highway 101 N) regarding vacation of Ms. Chavez's driveway easement through the Pelican property. If Ms. Chavez's vacates this easement, access to her property would only be available via Center Way.

If Ms. Chavez's request is approved, both modifications to the easement agreement will be made at the same time.

Chavez Property



Legend

Printed on 6/17/2026

Tax Lot Data For Assessment Purposes Only

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Review of Cascadia Partners Handout: State Mandates

The City of Yachats submitted the handout, prepared by Cascadia Partners that lists *Legally Required Changes to our City Code*, to City Attorney Ross Williamson of Local Government Law Group for legal review. Mr. Williamson was asked to analyze the listed state requirements for municipalities maintaining an Urban Growth Boundary (UGB) for the size of Yachats. His section-by-section analysis of the mandated code updates is provided below.

Yachats Code Update Community Workshop #2- April 2, 2026 from 5:30-7PM

INFORMATIONAL HANDOUT

This resource explains which housing code updates are required by law and which are optional. For optional changes, community feedback can help shape the final amendments. Required changes are not "up for debate."

Legally Required Changes	Response from the City Attorney
Allowing Single room occupancy (SRO) housing in all locations where housing is allowed, at densities and with parking standards dictated by state requirements. ORS 197A.43	Ross: Yes, as a term defined in the statute, single room occupancy should be addressed in the Code updates as required by <i>ORS 197A.430</i> .
Removal of occupancy limits that may discriminate based <u>on family relationships</u> (e.g. single family home). ORS 90.112	Ross: Yes, ORS 90.112 restricts local governments from creating maximum occupancy limits that are based upon family relationship. In addition, there are fair housing regulations at play that limit local government’s ability to base housing occupancy on family relationship. While there is room to still use the term “family” (redefined to address the current legal concerns), it is likely a better practice to move on from the term since the term has a common meaning that defines a relationship rather than an occupancy. The issue is not necessarily occupancy limits, but instead the issue is local government defining relationships between cohabitating people.
Affordable housing siting allowances ORS 197A.445(1-8); ORS 197A.46	Ross: Yes, ORS 197A.445 and ORS 197A.460 make specific allowances for the siting of affordable housing, as defined in the statute. The statute is quite detailed as to where and how the allowances apply. Ross: Yes, ORS 197A.445 creates certain density and building height bonuses for certain affordable housing developments, as defined in the statute. Note that ORS 197A.445 was

<p>Density and height bonuses for affordable housing on land zoned for residential uses ORS 197A.445(9-10)</p>	<p>amended by HB 4037 (2026), but those amendments were specific to mixed-use developments as defined in the statute.</p>
<p>Administrative Approval of subdivisions, partitions, and non-conforming uses. ORS 197.015; ORS 197.19</p>	<p>Ross: Yes, ORS 197.015(12) creates a class of land use decisions called “limited land use decisions.” Within the definition of a limited land use decision are decisions for tentative partition, tentative subdivision, and for an extension, alteration, or expansion of a nonconforming use. Also included in the definition of a limited land use decision are applications for a replat and applications for a property line adjustment. The procedures for limited land use decisions, now mandatory, are found in ORS 197.195. The procedures are generally described as an administrative “Type II” process.</p> <p>Note that legislative changes to ORS 197A.146 via SB 974 (2025) treat residential variances, residential upzoning, and planned unit development applications as similar to limited land use decisions, but the legislation did not specifically fold those applications into the definition of limited land use decisions in ORS 197.015(12).</p> <p>Also note that legislative changes to ORS 197A.400 via HB 4037 (2026), make changes to the handling of “housing applications” that are subject to the clear and objective requirements of ORS 197A.400(1). The updates modify local review procedures for housing applications by: 1) limiting notice requirements to owners within 100 feet of the subject property or within 500 feet for developments of 20+ units; 2) removing mandatory public hearings; and 3) limiting appeals to applicants.</p>

<p>Removing design and development standards for manufactured homes <u>that do not</u> apply to detached single-unit dwellings. ORS197.476</p>	<p>Ross: Yes, with limited exceptions set out in the statute, ORS 197A.432 prohibits applying standards to these manufactured structures that would not apply to a site-built structure of the same housing type on the same land. ORS 197.478 was renumbered in 2025. The correct statutory reference is now ORS 197A.432.</p>
<p>Allowing siting of prefabricated structures ("tiny homes" that do not meet definition of manufactured home) in manufactured home parks; not applying a minimum lot size greater than one (1) acre to manufactured home parks. ORS 197.480; ORS 197.478(5)</p>	<p>Ross: Yes, this is an accurate summary of the statutes, which provide additional details. ORS 197.480 was also renumbered in 2025. The correct statutory reference is now ORS 197A.436.</p>
<p>Allowing RVs to be occupied as a residential dwelling, with no time limit, in RV parks and manufactured home parks, if lawfully connected to water and <u>electrical supply</u> systems and a sewage disposal system. ORS197.493</p>	<p>Ross: Yes, this is a requirement of ORS 197.493. Manufactured dwelling park, mobile home park, and recreational vehicle park are terms defined in ORS 197.492.</p>

Cascadia Partners Handout: Optional Changes

The City of Yachats did not request a legal review of the optional modifications listed in the Cascadia Partners handout. Because these updates are not mandated by state law for a community of Yachats' size maintaining an Urban Growth Boundary (UGB).

Yachats Code Update Community Workshop #2- April 2, 2026 from 5:30-7PM

INFORMATIONAL HANDOUT

This resource explains which housing code updates are required by law and which are optional. For optional changes, community feedback can help shape the final amendments. Required changes are not "up for debate."

Optional Changes
Allowing accessory dwelling units (ADU) in all locations that allow a detached single-unit dwelling.
Allowing a wider range of middle housing types (e.g. plexes, townhomes, and cottage clusters) in residential zones.
Allowing two unit dwellings in the R-1 zone and three unit dwellings in the R-2 zone.
Allowing mixed use (non-residential and residential on the same lot) in the Retail Commercial (C-1) zone.
Modified development standards (including lot area and lot coverage) for ADUs, middle housing, and multi-unit housing.
Modified parking standards for duplexes and ADUs.

Requiring design standards for residential development of 3 or more units.

