



**City of Yachats
Meeting
To Be Held Via Zoom & In Person
Tuesday, August 4, 2026, 2:00 PM**

Community Spaces Committee Meeting

In Person Meeting Location:

Commons Building, Civic Meeting Room 1
441 N. Hwy 101, Yachats OR 97498

[Join Zoom Meeting](#)

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

Meeting ID: 835 5486 1795

Agenda

Work Session

- Update on Peeta and the Waste Prevention and Material Reduction Initiative
- Finishing Sound System Discussion
- Outdoor Public Restrooms
- Discuss planting more plants and/or grasses in Sunset Park North and South. Timing is Important.
- Brainstorm community events in Commons
- Safety in Community Spaces
- Further discussion on the YERC (Geotechnical and archaeological studies) if time allows

Regular Session

- I. Meeting Called to Order** (reminder to silence phones)
- II. Announcements**
- III. Public Comment**
- IV. Reports** (an opportunity for Commissioner questions and comments)
 - a. Summary Meeting Minutes
 - b. Commons Reports
 - c. Workgroups Report
- V. New Business**
- VI. Ongoing Business**
 - a. Pond Restoration Options (Possible update from Adam)
- VII. Other Business**
 - a. From Committee
 - b. From Staff
- VIII. Adjourn**

This meeting is open to the public and all interested persons are invited to attend. This meeting will be audio and video taped. All items to be considered by the Committee must be submitted to City Hall no later than one week prior to the meeting. Minutes of all public meetings are available for review at City Hall, or on the City website at www.yachatsoregon.org. In accordance with ORS 192.630, City of Yachats will make a good faith effort to provide accommodations for any person desiring to attend a public meeting, if the request is made at least 48 hours in advance of the meeting time. The meeting room is physically accessible to persons with mobility devices; a sign language or foreign language interpreter may be available, with advance notice. Call City Hall at 541-547-3565 or Oregon Relay 1-800-735-2900 (TDD) two days in advance.

POSTED July 28, 2026 By: Neal Morphis, Deputy Recorder

QUOTE

120525-01-01 • 02/18/2026



OR Yachats City of Urben Blu

Customer:

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

Ship to Zip: 97498

Prepared for:

Neal Morphis
Phone: 15418196568
cityclerk@yachatsmail.org

Prepared by:

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

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

Grand Total

\$316,000.00

Comments

Shipping to Yachats, OR

Sales tax is not included.

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

Not Included:

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

Included:

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

RR/hn

QUOTE

120525-01-01 • 02/18/2026



INCLUDED WITH THE AUTOMATED WASHROOM

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

NOT INCLUDED UNLESS STATED OTHERWISE

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

TERMS & CONDITIONS

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

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

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

PROPOSAL INFORMATION/NOTES

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

QUOTE

120525-01-01 • 02/18/2026



DESIGN/ENGINEERING

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

FABRICATION/SHIPPING DETAILS

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

SEPTIC

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

QUOTE

120525-01-01 • 02/18/2026



Acceptance of quotation: (ALL INFORMATION REQUIRED)

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

Signature: _____ Date: _____

Title: _____ Phone: _____

Email: _____ Facsimilie: _____

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

Order Information: (ALL INFORMATION REQUIRED)

Bill To: _____ Ship To: _____

Bill To Contact: _____ Ship To Contact: _____

Bill To Email: _____ Ship To Email: _____

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

(Cell): _____

Bill to Address: _____ Ship To Address: _____

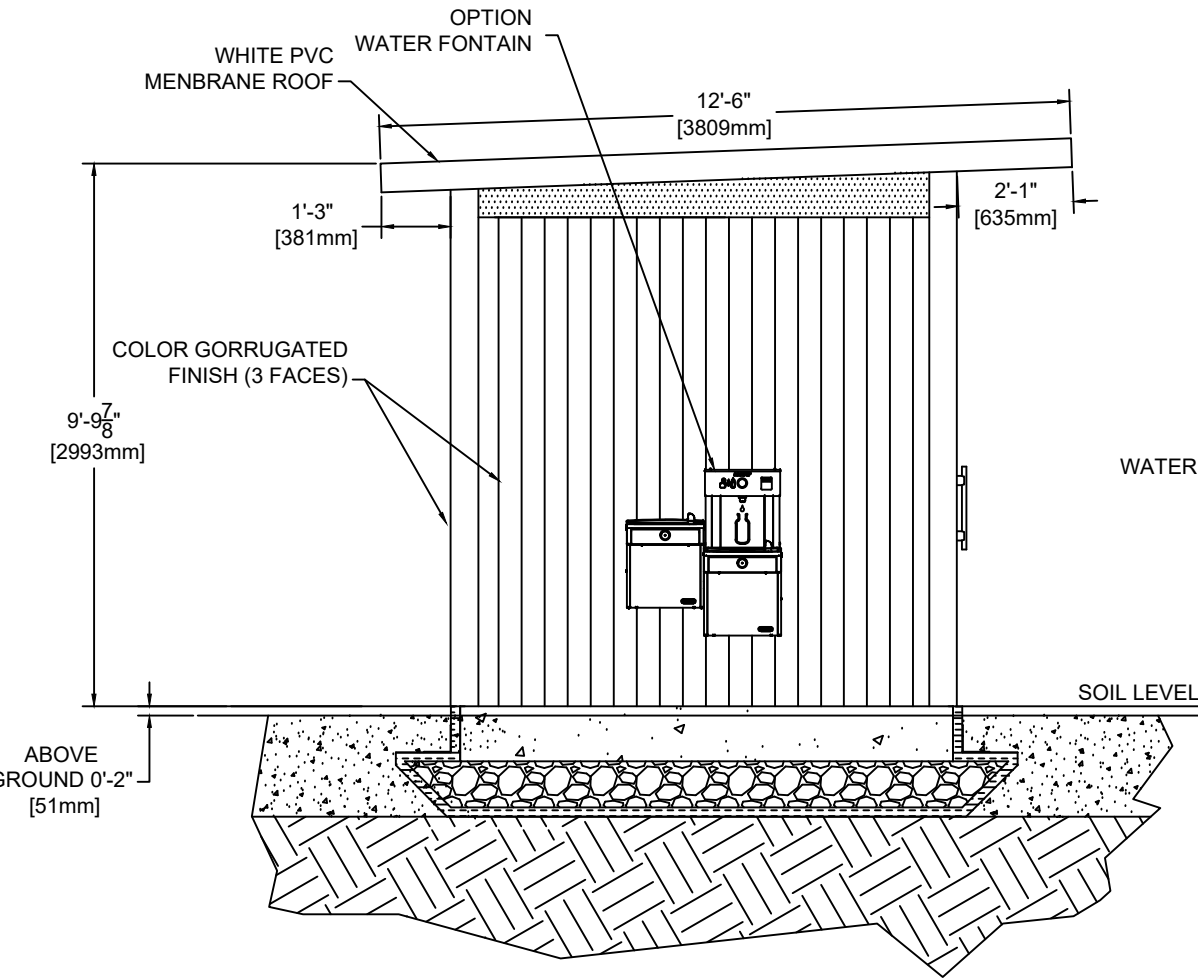
Bill To City, State, Zip: _____ Ship To City, State, Zip: _____

SALES TAX EXEMPTION CERTIFICATE #: _____

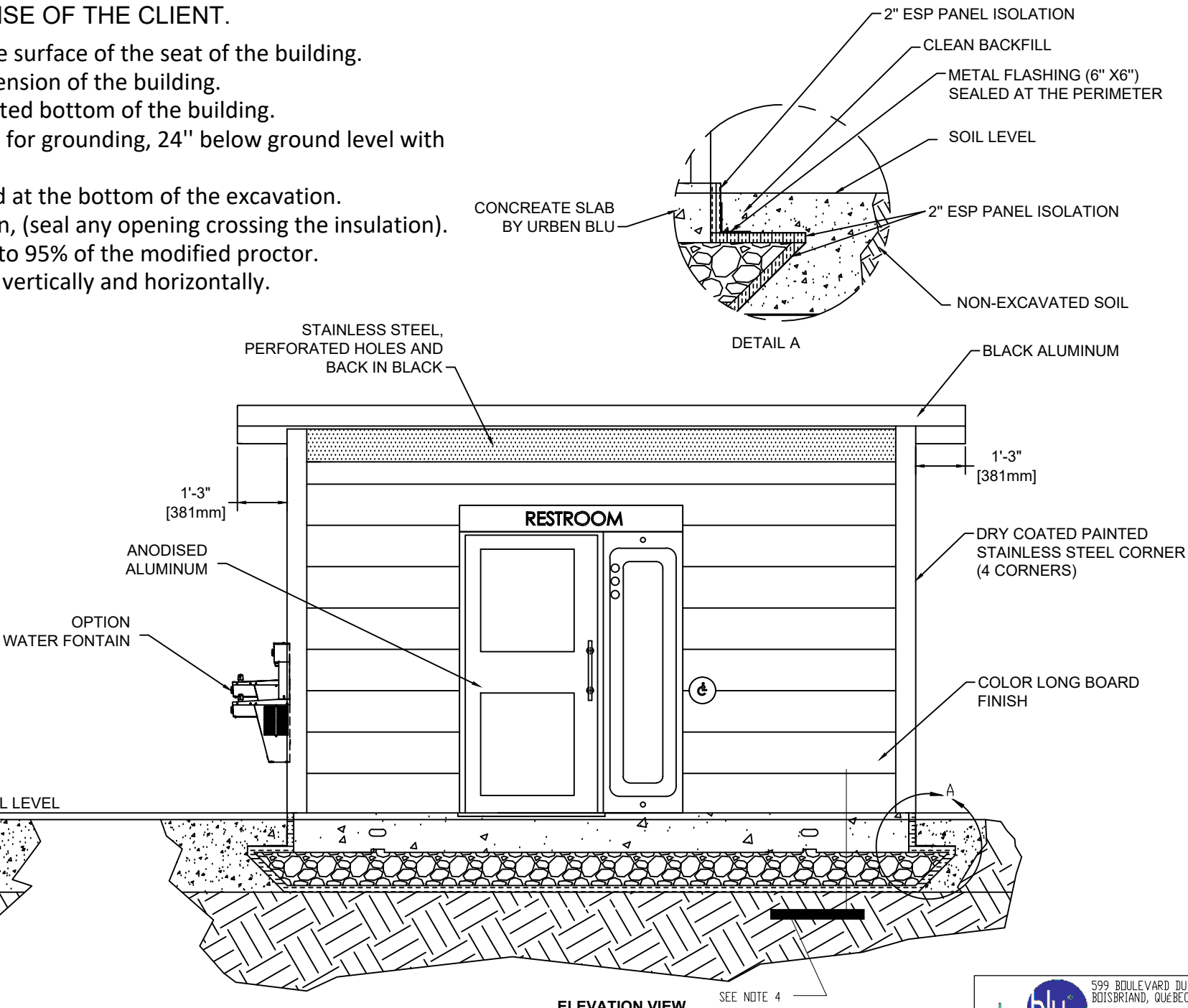
(PLEASE PROVIDE A COPY OF CERTIFICATE)

NOTES: PRELIMINARY WORK TO DEVELOP THE SITE AT THE EXPENSE OF THE CLIENT.

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



PROFIL VIEW

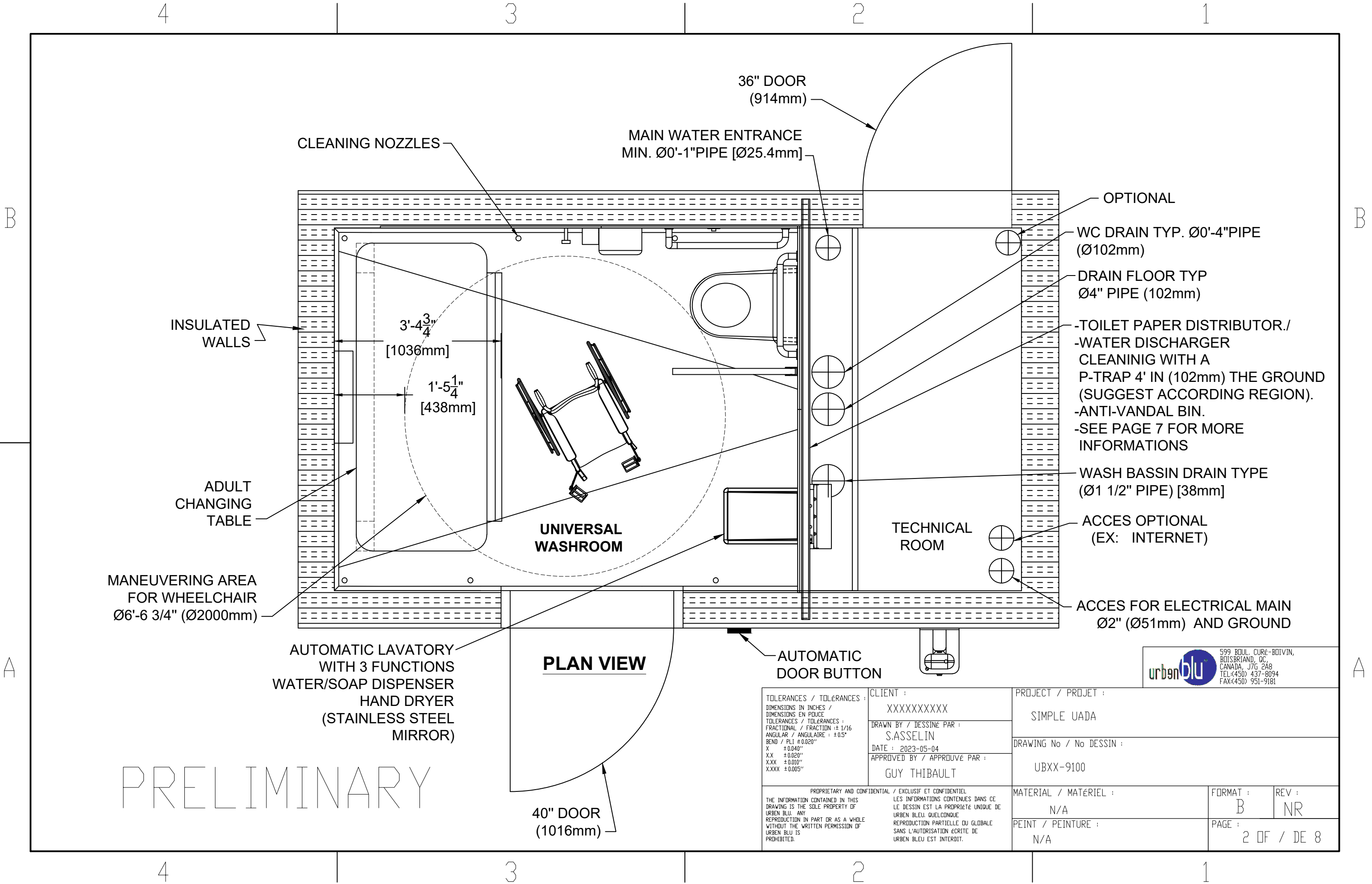


ELEVATION VIEW

PRELIMINARY

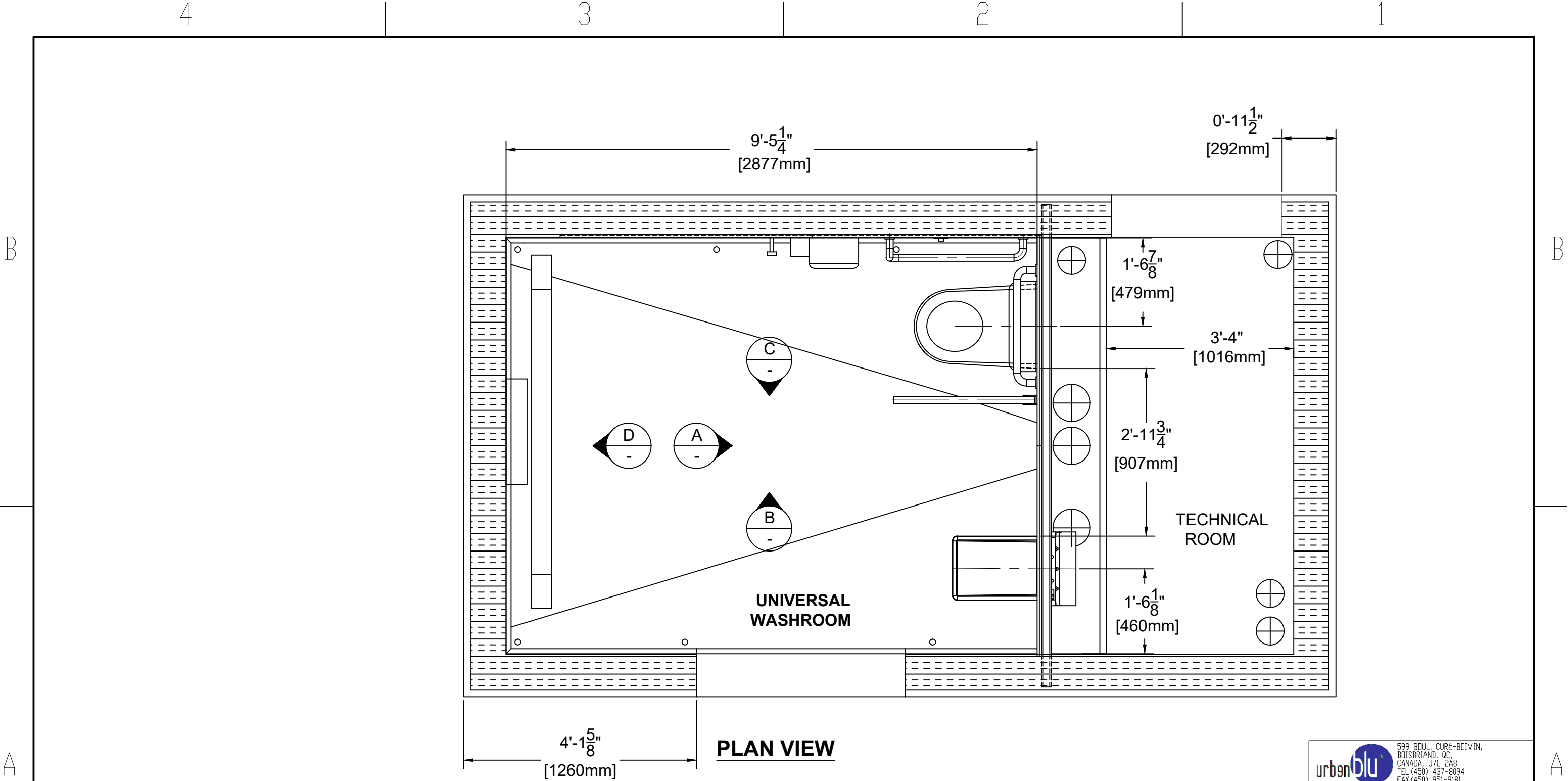
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	DRAWN BY / DESSINÉ PAR : S.ASSELIN DATE : 2023-05-04 APPROVED BY / APPROUVÉ PAR : GUY THIBAUT	DRAWING No / No DESSIN : UBXX-9100		
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF URBEN BLU. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF URBEN BLU IS PROHIBITED.	PROPRIETARY AND CONFIDENTIAL / EXCLUSIF ET CONFIDENTIEL LES INFORMATIONS CONTENUES DANS CE LE DESSIN EST LA PROPRIÉTÉ UNIQUE DE URBEN BLEU. QUELCONQUE REPRODUCTION PARTIELLE DU GLOBALE SANS L'AUTORISATION ÉCRITE DE URBEN BLEU EST INTERDIT.	MATERIAL / MATÉRIEL : N/A	FORMAT : B	REV : NR
		PEINT / PEINTURE : N/A	PAGE : 1 OF / DE 8	

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



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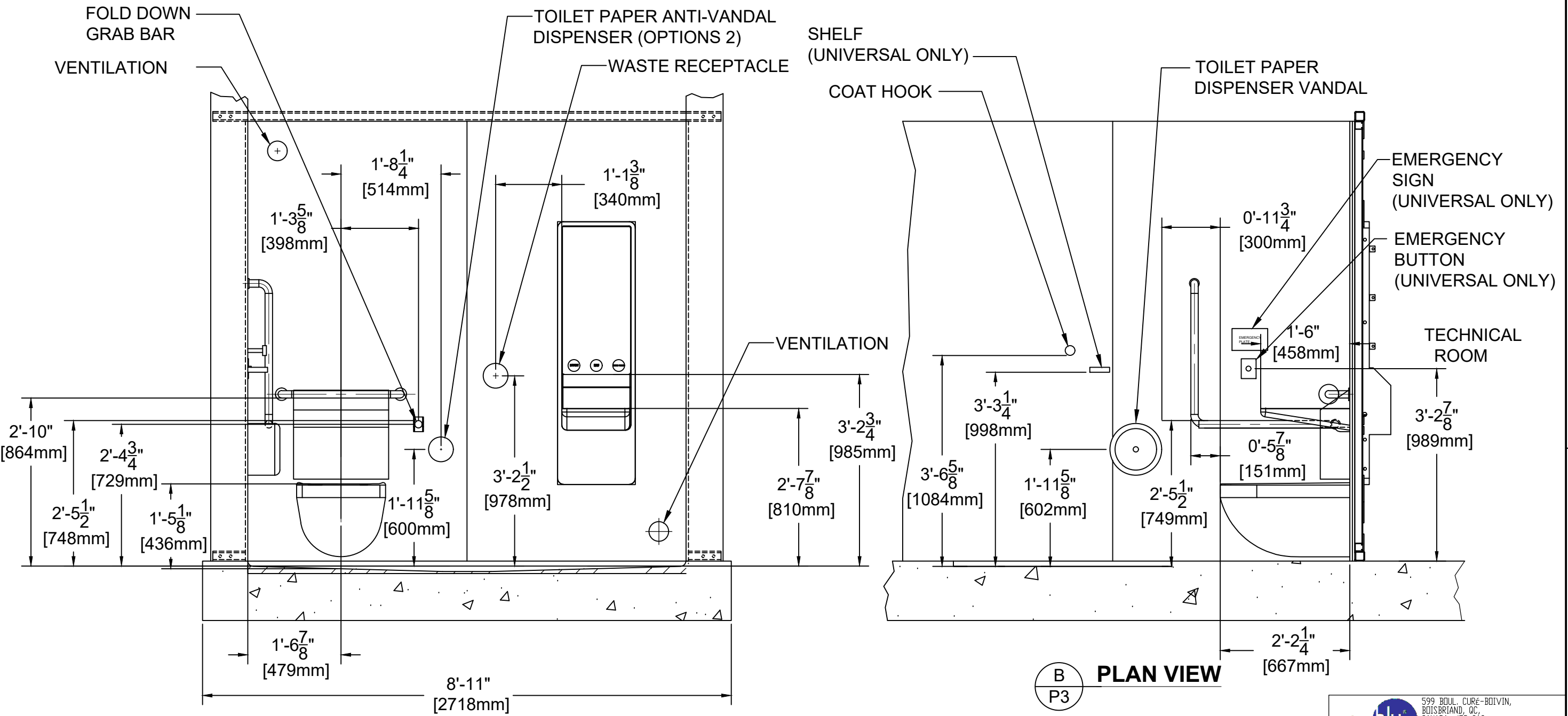
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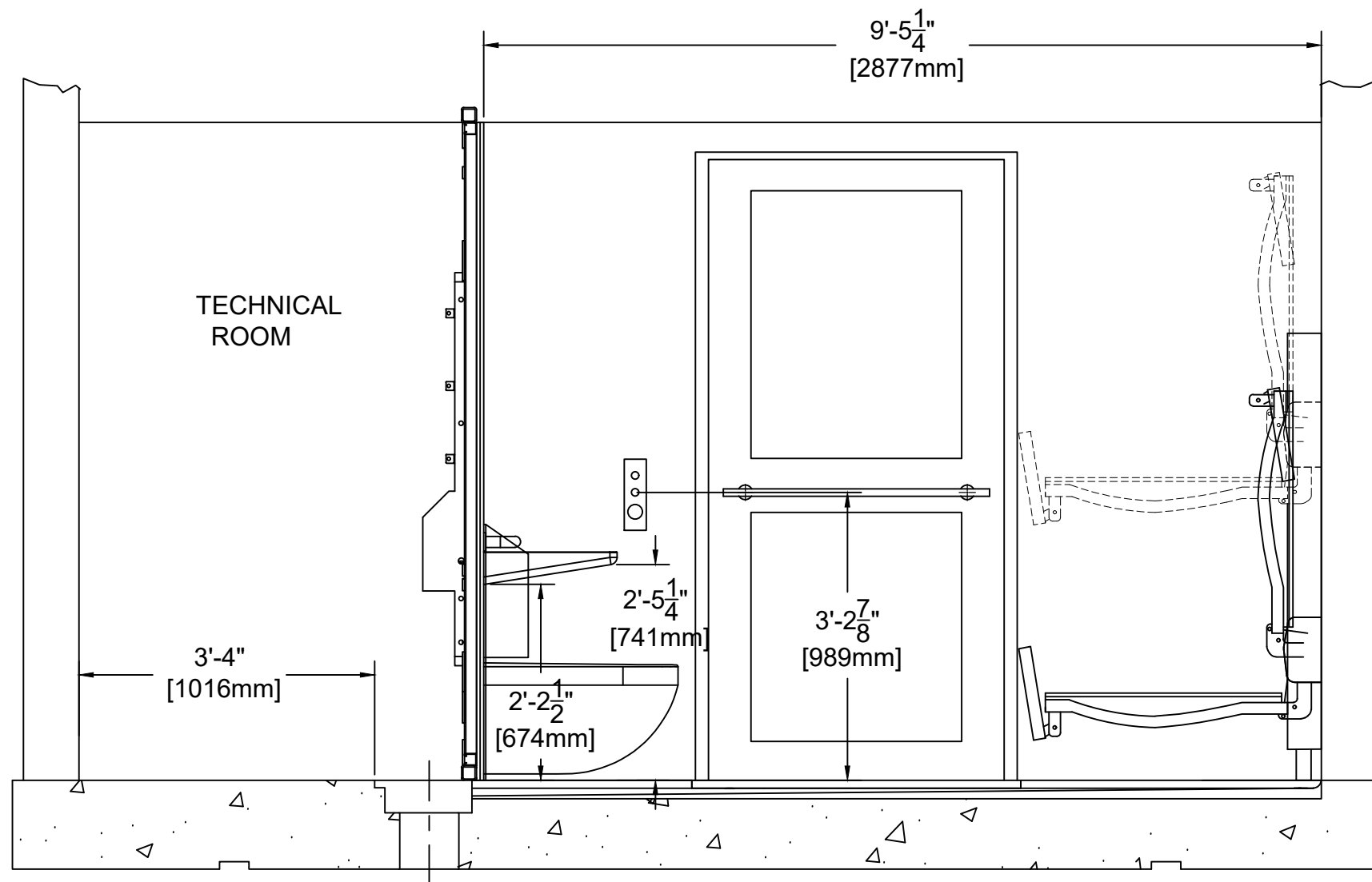
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PLAN VIEW
UNIVERSAL
WASHROOM

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PLAN VIEW

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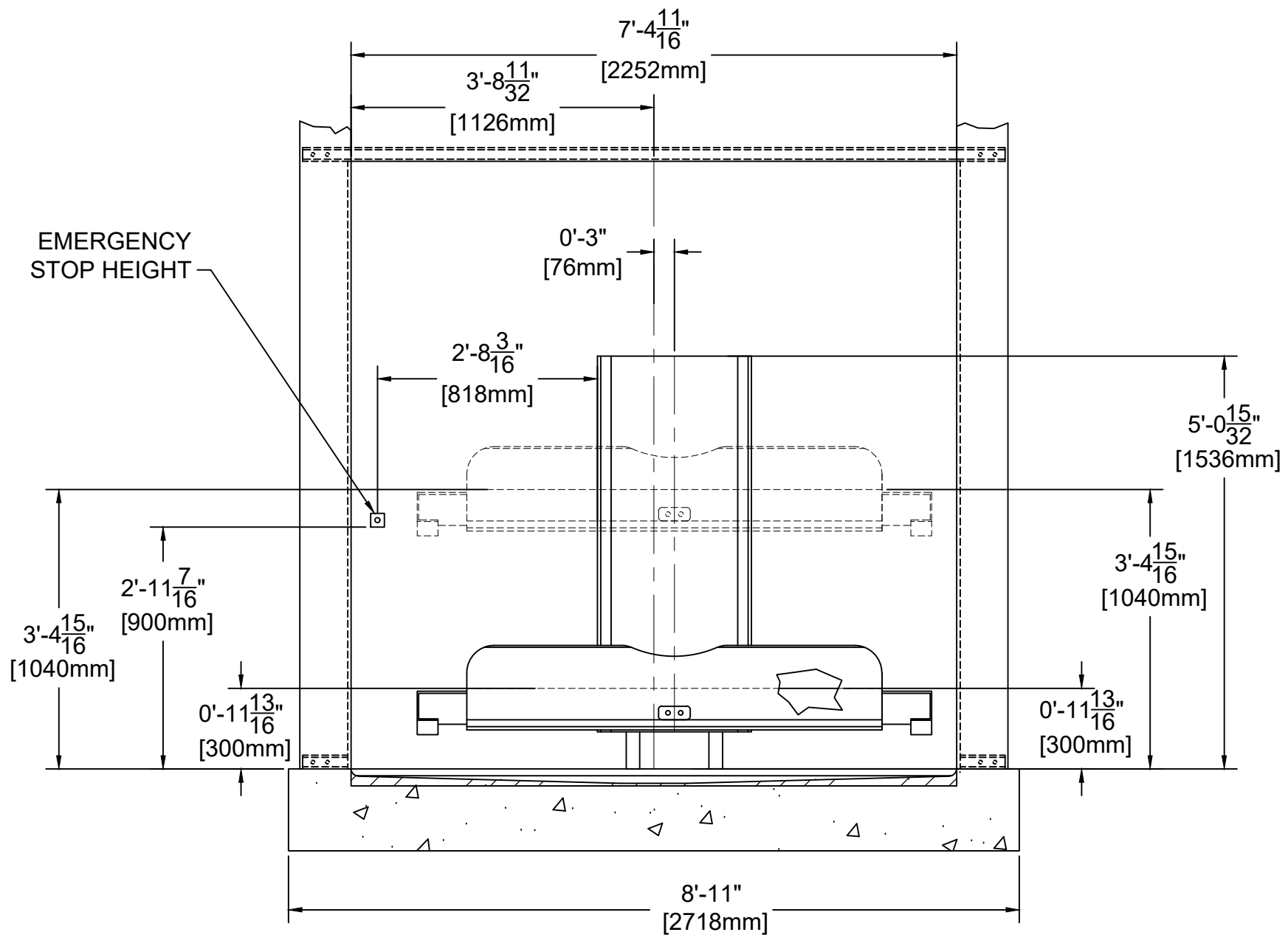
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**PLAN VIEW
UNIVERSAL
WASHROOM**

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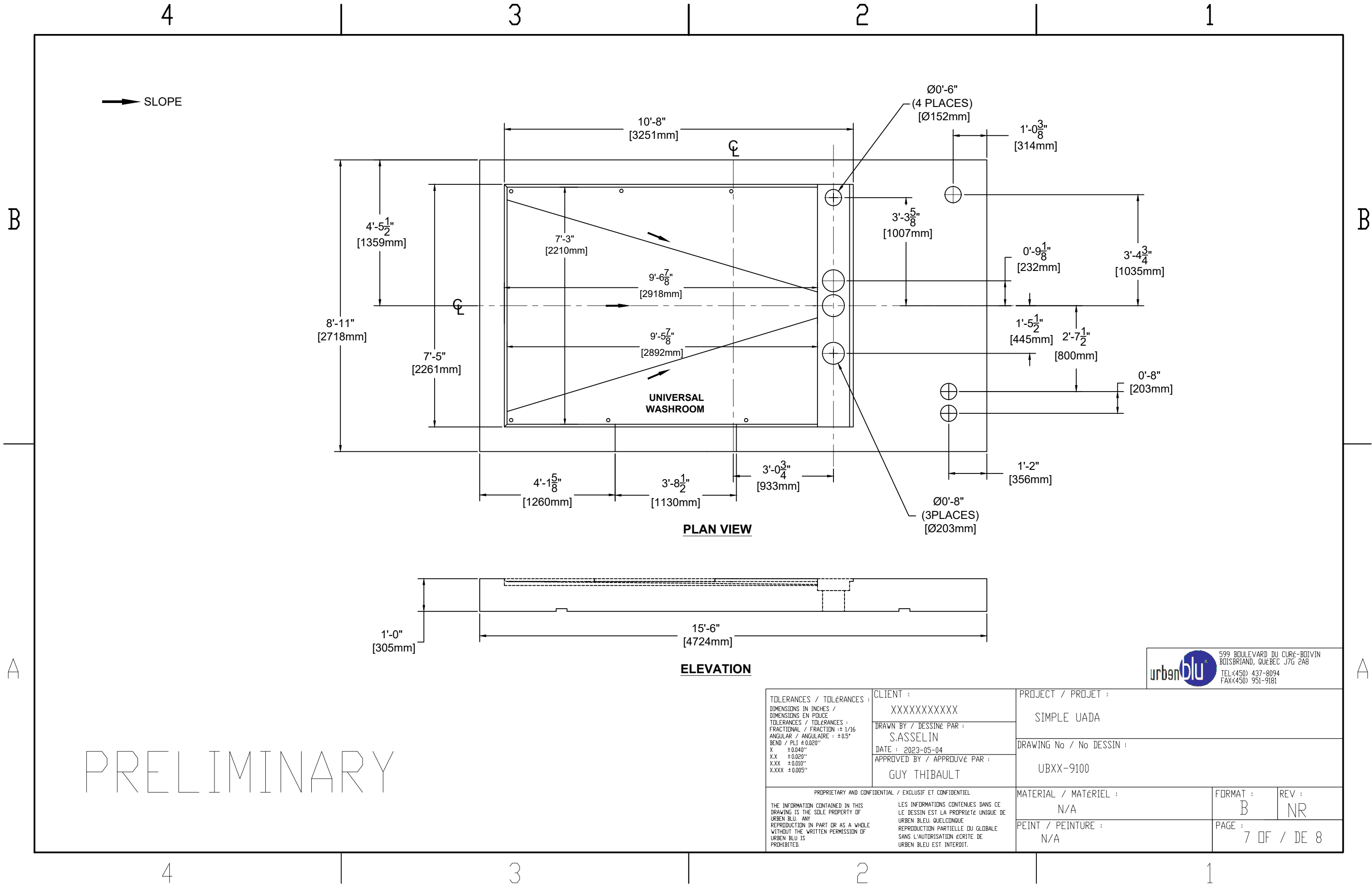


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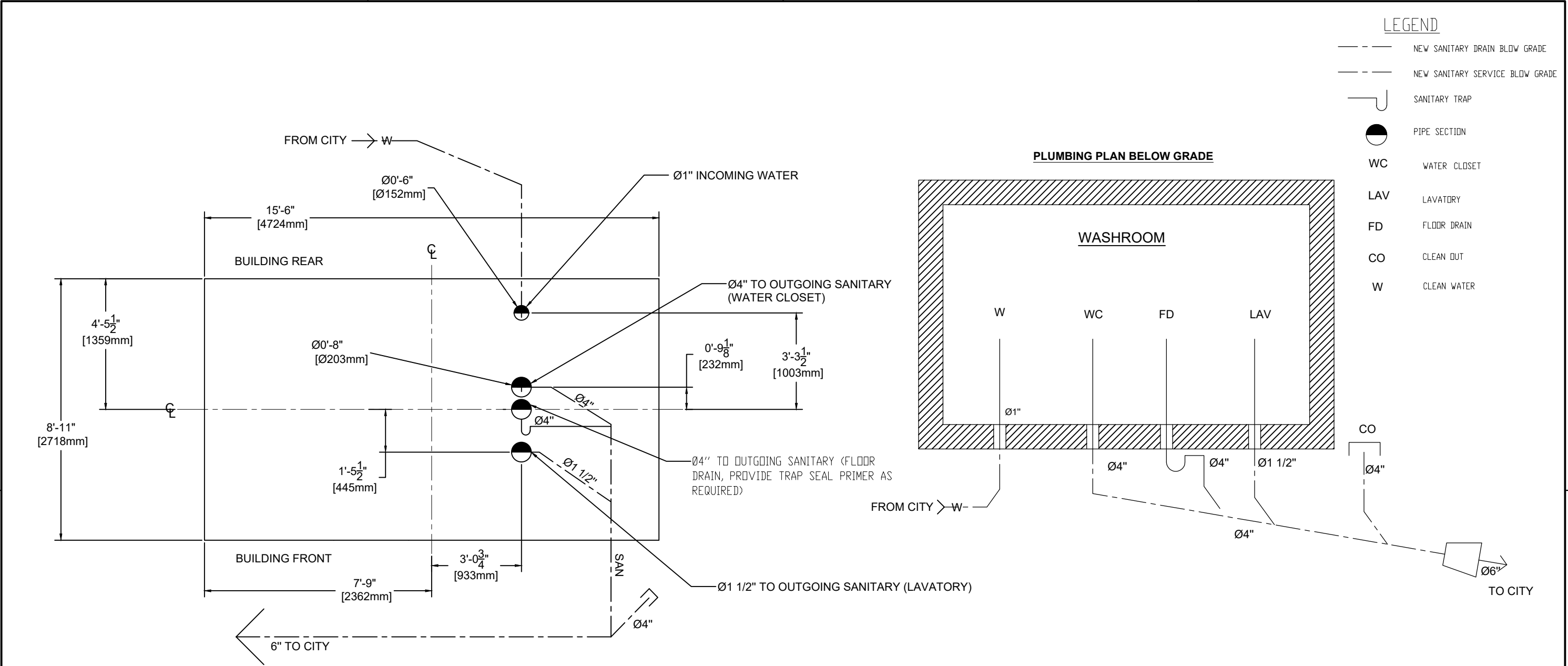
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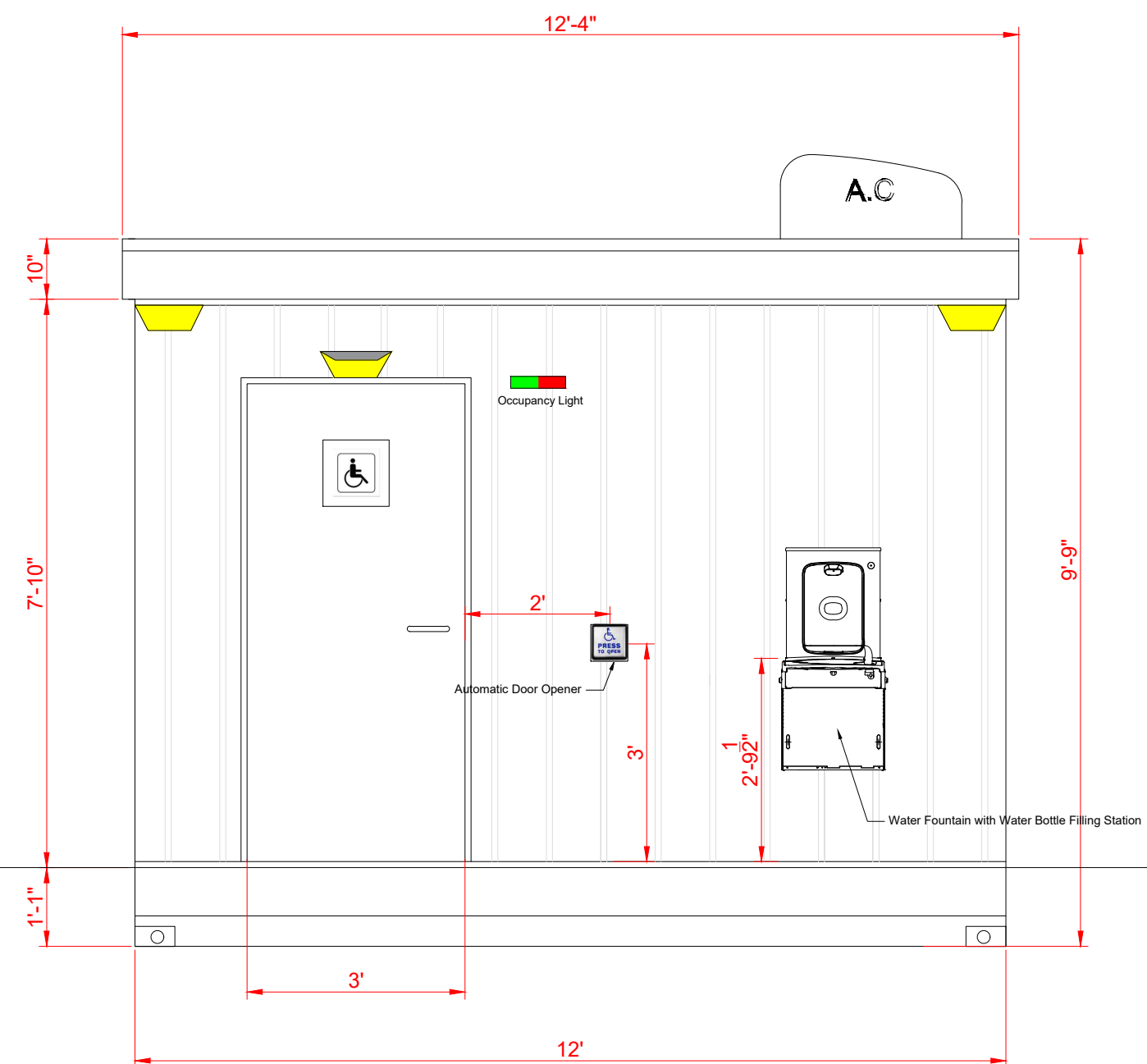
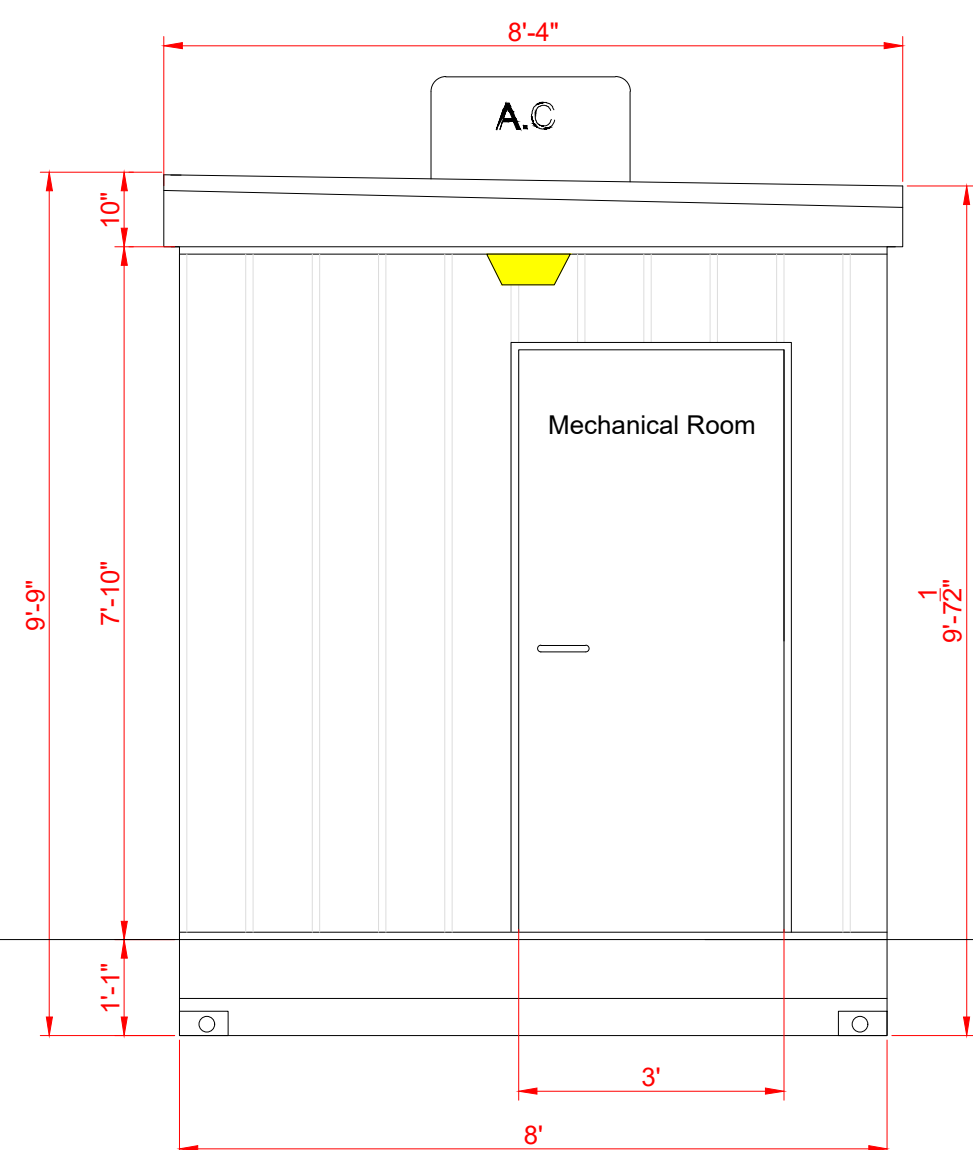
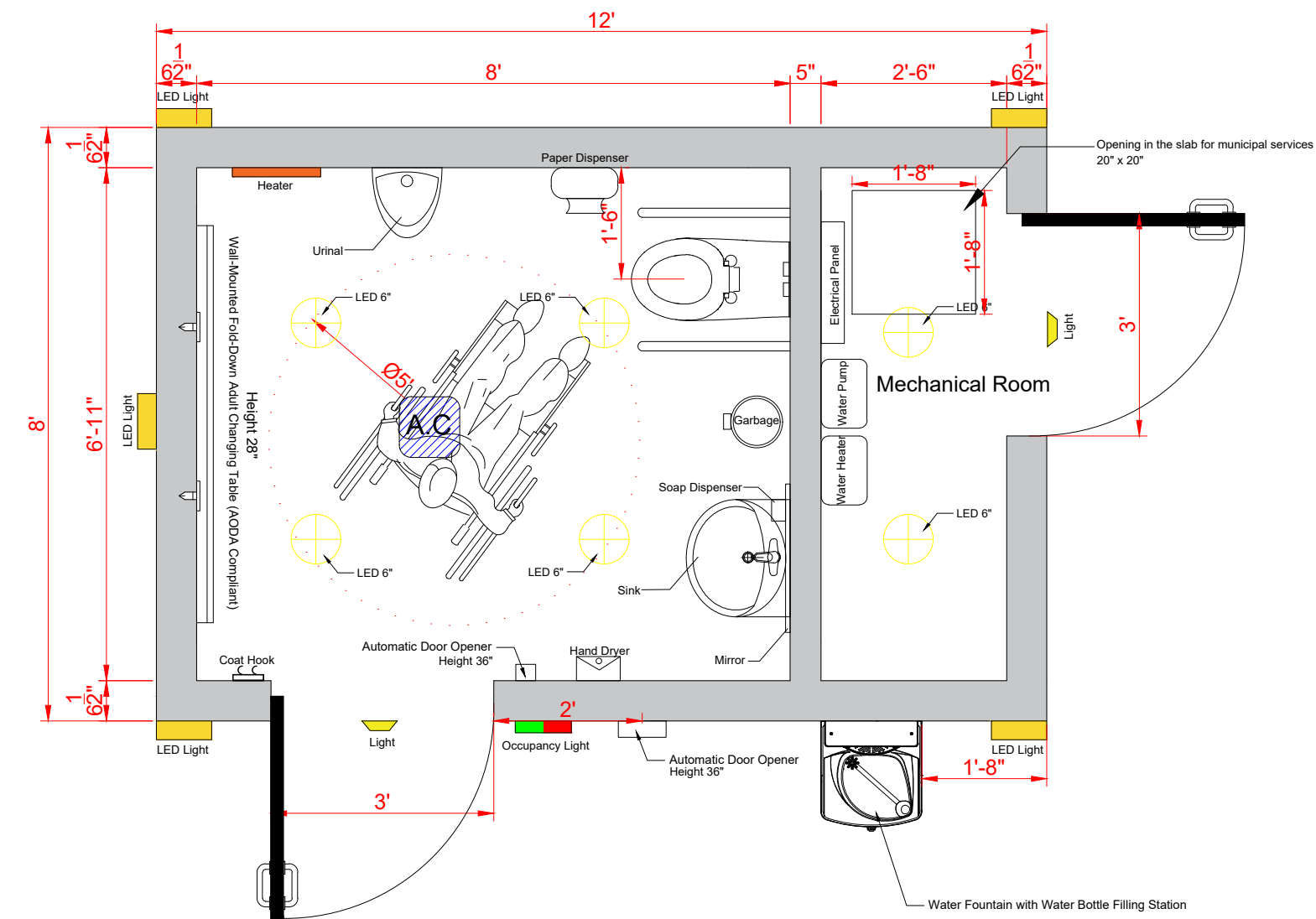
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PROJECT:

D-BOX 8'X12'
ADA

Date:

Feb 24 2026



January 24, 2026

NIU TOILET PROPOSAL FOR:

City of Yachats

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

About Us:

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

ADDRESS:

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

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

Account types:

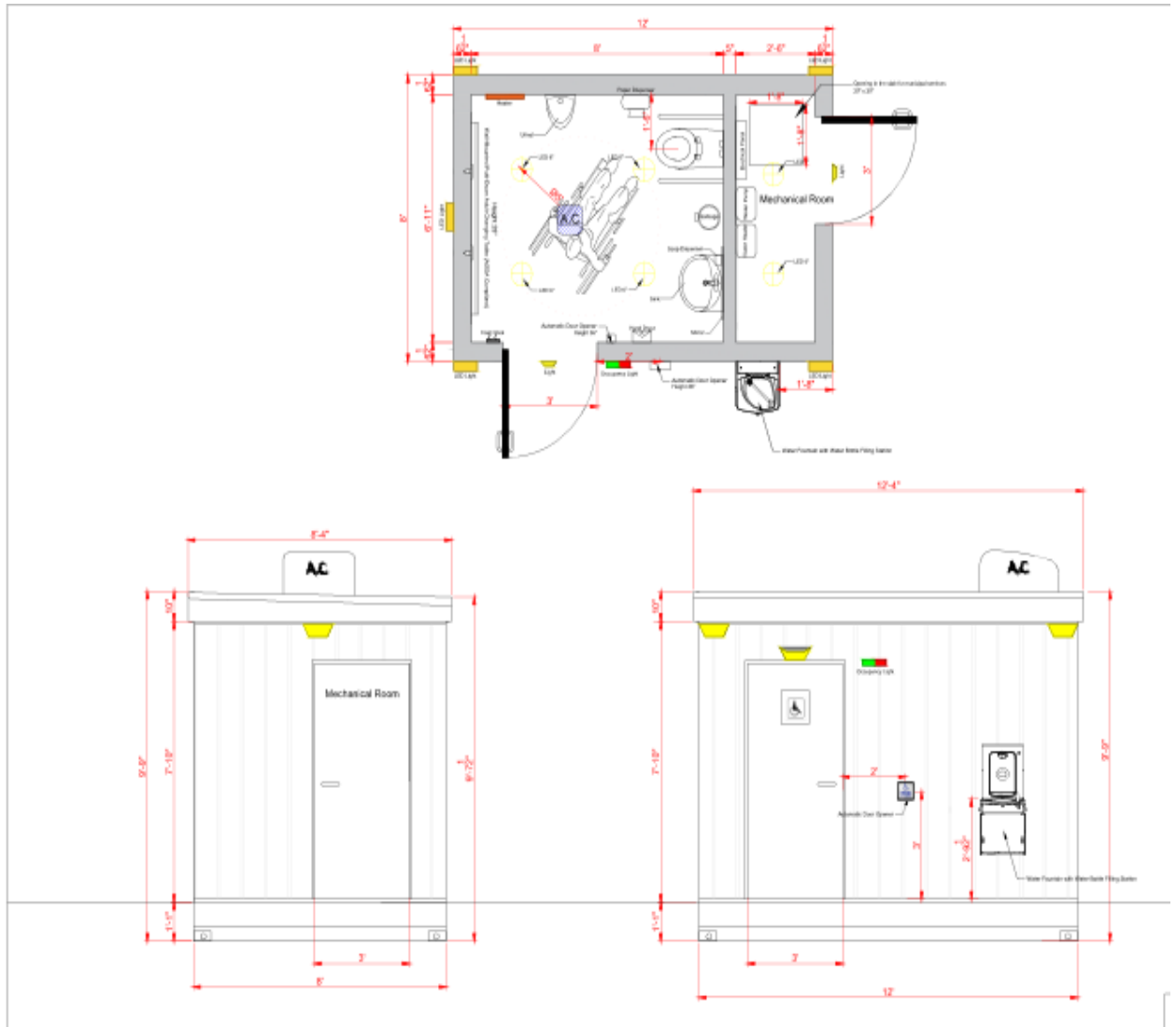
We currently work with procurement groups across North America (Sourcewell/Canoe/Merx/Procured/etc) and supply school districts, government agencies (local and federal), rental companies, emergency relief sector, and other markets/sectors.

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



PROPOSED PRODUCT INFORMATION:

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



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



INCLUDED PRODUCT Features + Construction:

STANDARD FEATURES:

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

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

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

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

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

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

Our Offer to Sell:

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

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

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

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

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

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

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

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

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

OWNER/GENERAL CONTRACTOR SCOPE OF WORK WITH/WITHOUT FOOTINGS:**Scope of Work Background:**

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

Preparation of Building Pad:

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

Subgrade Pad/Foundation Requirements:

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

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

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

Installation Notice and Site Availability:

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

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

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

Utility Connections:

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

Special Conditions, Permits, and Inspection Fees:

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

Jurisdiction for Off-site Work:

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

PUBLIC RESTROOM COMPANY SCOPE OF WORK:**Our In Plant/Off-Site Construction Scheduling System:**

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

Special Payment and Progress Billing Terms:

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

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

Delivery and Installation:**Site Inspection:**

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

Installation:

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

Installation of Utilities under the Prefabricated Building:

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

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

Connection of Utilities Post Building Placement:

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

Electrical:

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

Plumbing:

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

Sewer:

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

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

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

Time of Completion:

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

Exclusions/Exceptions:

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

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

Insurance and Prevailing Wage Certification:

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

Special Insurance to protect the Building before acceptance:

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

Errors and Omissions Insurance:

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

WARRANTY:

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

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

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

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

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

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

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

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

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

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

Termination:

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

Venue for Contract Jurisdiction:

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

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

Offered by: Public Restroom Company by


Charles E. Kaufman IV, President

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

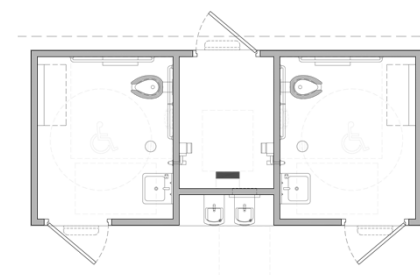
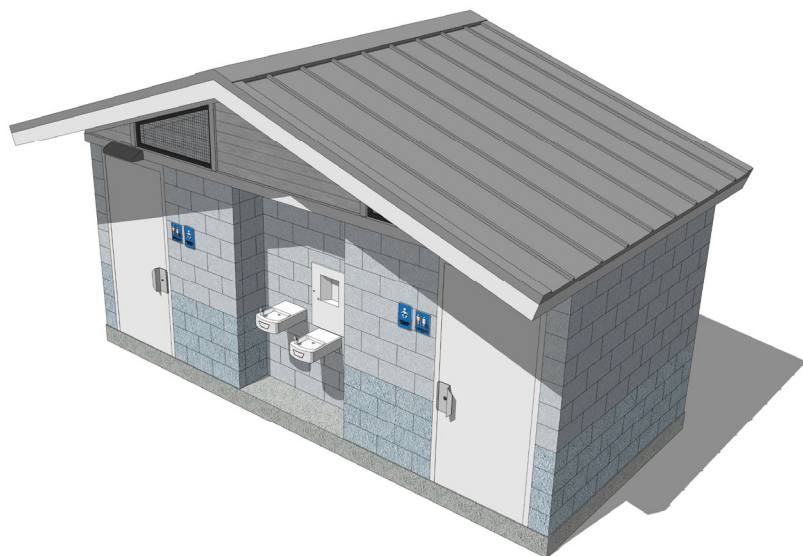
Accepted by:

Authorized Signature

Date Signed

Printed Name

Legal Entity Name and Address



FLOOR PLAN

SCALE: NOT TO SCALE

RESTROOM BUILDING NEWPORT, OREGON SAM MOORE PARKWAY

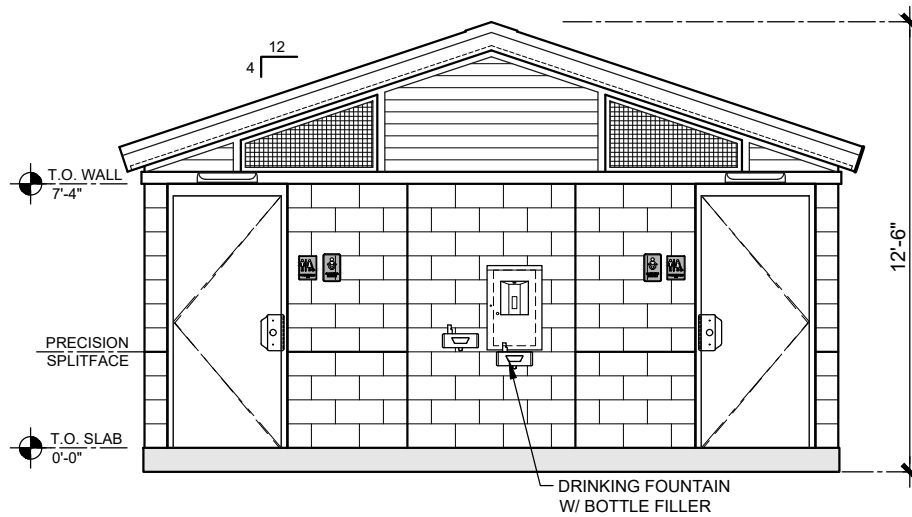
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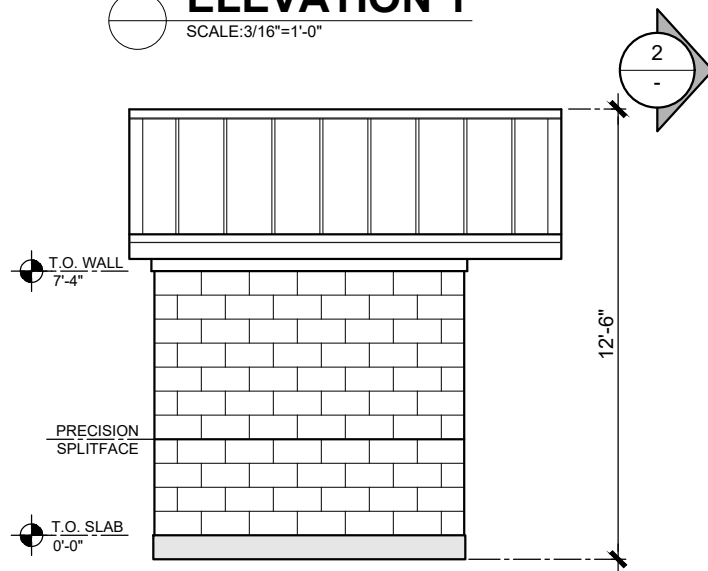


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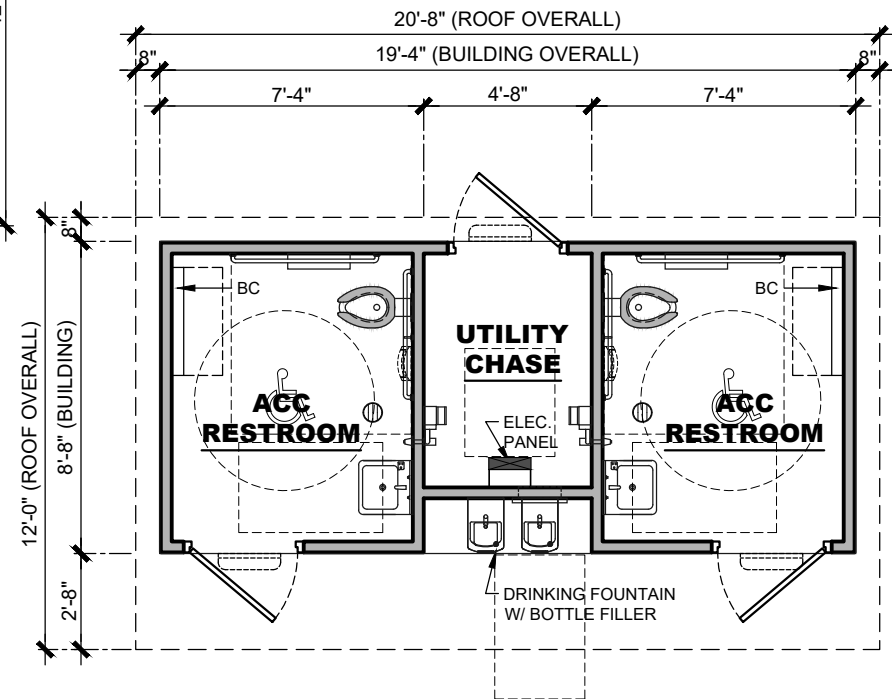
2587 BUSINESS PARKWAY
MINDEN NEVADA 89423
P: 888-888-2060 F: 888-888-1448

**ELEVATION 1**

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

**ELEVATION 2**

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

**FLOOR PLAN**

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



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BUILDING TYPE:

RESTROOM BUILDING

PROJECT:

**SAM MOORE PARKWAY
NEWPORT, OR**

REVISION #

-

REVISION DATE:

DRAWN BY:

SHEET#

PROJECT #:

11502START DATE: **1/3/2022**

DRAWN BY: EOR

MAX. PERSON / HOUR:

90 S

FW: Additional plants for Sunset Parks

From altson.yachats@gmail.com <altson.yachats@gmail.com>

Date Tue 7/28/2026 3:48 PM

To Neal Morphis <recorder@YachatsMail.org>

Hi Neal,

Here is the email from Craig. Can you convert his to a pdf and include it as part of our packet next week? Thank you.

Adam Altson
Community Spaces Committee Chairperson

From: Mayor <Mayor@YachatsMail.org>

Sent: Tuesday, July 28, 2026 3:36 PM

To: Adam Altson <altson.yachats@gmail.com>

Subject: Additional plants for Sunset Parks

Hi Adam: Here is the list we worked up with Midcoast Watershed.

They said that taller plants edging the paths and where people cut into the grasses typically keep people on the path. The only taller plant here is Coyote Bush. Typically, it gets big but given the conditions it will stay small. (There is an old Coyote Bush at about 5th Street that you can see). Also, Twinberry usually gets 10-15 feet but there is one along the "nature" path at the South park that is only three-four feet tall- these are tough growing conditions. "In Situ" here means you can find the plant between 4th to 8th

Plant	Latin Name	"In Situ"	In Prospect
Douglas Aster	Symphyotrichum subspicatum	Y	Y
Streambank Lupine	Lupinus rivularis	Y	Y
Dune Tansey	Tanacetum bipinnatum	Y	N
Seaside Goldenrod	Solidago sempervirens	?	N
Lance Leaf Self Heal	Prunella vulgaris var. lanceolata (Common Prunella v. is not native)	Y	Y
Short Oregon Grape	Berberis Nervosa (nee Mahonia n.)	Y	N
Coyote Bush	Baccharis pilularis	Y	Y
Sea Thrift	Ameria maritima (already moving in)	Y	Y
Hairy-stemmed Checker-mallow	Sidalcea hirtipes (This is a rare plant but this is a great restoration area)	N	Y

Re. Lupine: We have had luck with **Lupinus latifolius** Broadleaf Lupine in addition to L. rivularis above. Both plants are native to the Oregon coastal environment. Another choice is **Lipunus albifrons** - A native that grows on steep cliffs and needs little summer water.

These three varieties are better behaved than *Lupine littoralis* - Seaside Lupine that is planted behind the library. Nothing against *littoralis*. It looks good but it spreads aggressively (6'x6') in thick mats and takes over everything. It doesn't look good once it finishes flowering or in the winter so I think other Lupines are better options.

Midcoast is a good plant source but, frankly, we've found plants from the other sources below are healthier and further developed.

Here are some places to buy natives:

- Midcoast Watershed – coastal
- Seven Oaks (near Corvallis, \$200 minimum)
- Savie Island Natives
- Xera Nursery (Portland but list coastal plants)
- Echo Valley Nursery
- Doak Nursey
- Elkton Environmental Resource Center (Inland but coastal influence)

<https://elktonbutterflies.com/native-plant-nursery/>

- Craig

Craig Berdie
Mayor, City of Yachats
612.597.5246
mayor@yachatsmail.org



City of Yachats

Community Spaces Committee – Summary Minutes

441 Hwy 101 N, Yachats, OR 97498 – Civic Meeting Room 1
July 7, 2026

Work Session 2:02pm

All members were present:

William Reeves, Lance Bloch, John Pravel, Dan Wright, Adam Altson (chair)

Introduction of Peeta and the Waste Prevention and Material Reduction Initiative

The committee welcomed the City’s summer intern, who introduced the Waste Prevention and Material Reduction Initiative focused on reducing marine debris and single-use waste associated with City facilities and community events. The presentation outlined ongoing waste audits at community events and explained that the data collected will be used to develop recommendations and policies to reduce waste generation.

- Overview of the waste audit program and goals to reduce single-use materials.
- Explanation that compostable products are not an effective solution locally because commercial composting is unavailable.
- Emphasis on reducing or eliminating single-use items through reuse whenever possible.
- Review of successful waste reduction efforts during recent Lions Club events, including the use of reusable mugs, dishes, and utensils.
- Discussion of ways to encourage renters of the Commons to use the facility’s reusable dishware rather than disposable products.
- Consideration of optional services, such as a paid dishwashing or “green event” assistant to support sustainable events.
- Suggestions to partner with organizations such as Job Corps to provide dishwashing assistance during large events.

- Recognition that installation of latches on the Commons trash enclosure has reduced windblown litter.

Wrap-up of the Fourth of July Festivities

The committee reviewed the successes and challenges of the Independence Day celebration.

- Overall event attendance and community participation were viewed positively.
- Additional recycling containers and clearly marked can collection stations were identified as improvements for future events.
- Members discussed opportunities to further reduce event waste through menu planning and improved recycling practices.
- Musical performances were well received, although strong winds created challenges for performers and sound equipment.
- Suggestions included larger stages, temporary wind barriers, or utilizing the renovated pavilion for future performances.
- Members discussed public feedback regarding the lengthy event schedule, noting that families with young children found the day difficult to sustain into the evening.
- Fireworks enforcement was discussed. Members observed improved enforcement before the official display but expressed concern about continued personal fireworks use immediately afterward. Additional enforcement on the beach after the official display was suggested.

Discussion in Laying Groundwork for YERC (Geotechnical and Archaeological Studies)

The committee received an update on preliminary planning efforts for the **Yachats Events and Recreation Center (YERC)** and discussed considerations that will guide future design work.

- Report on an initial meeting with an architect to begin evaluating conceptual layouts for YERC.
- Discussion centered on whether YERC should primarily function as:
 - a recreation center,
 - an event venue,
 - or a combination of both.
- Members discussed conceptual layouts that included multiple pickleball courts, flexible recreation space, storage, waiting areas, and restroom facilities.
- Consideration was given to separating recreation functions from entertainment uses to better accommodate each purpose.

- Staff noted that maintaining an event component within YERC may improve eligibility for visitor amenity funding and grants.
- Members emphasized that YERC should serve a broad range of community activities rather than focusing primarily on pickleball.
- Preliminary discussion included archaeological investigations, geotechnical studies, building location, building height, and protection of existing green space.
- Members agreed that defining the building's intended functions should occur before finalizing design concepts.

Brainstorm Activities and Events for YERC

The committee conducted a brainstorming session to identify potential community uses for the future facility.

- Potential recreation uses included pickleball, basketball, fitness classes, weight training, yoga, tai chi, dance, and other indoor recreational opportunities.
- Members discussed opportunities for concerts, community performances, outdoor entertainment, lectures, conventions, vendor fairs, craft fairs, classrooms, youth programming, community meetings, and emergency or tsunami refuge.
- Discussion included flexible building design features, shared-use spaces, storage needs, and the ability to accommodate multiple activities simultaneously.

List of potential uses and features:

1. Large outdoor concerts
2. Small conventions
3. Exercise – multiple types: pickleball, exercise, ping pong, tai chi, etc
4. Vendor fairs / craft fairs
5. Farmers Market
6. Lectures
7. Walls to section off areas
8. Walls that open to outside
9. Roof that opens up
10. Vertical evacuation for tsunamis
11. Solar panels on roof
12. Holes in floor for removable nets
13. Indoor concerts
14. Theatre and plays
15. Kitchen
16. Restrooms (how many?)

- 17.Storage closet
 - 18.Loading bay for concerts
 - 19.U Shape
 - 20.Weddings
 - 21.Funerals
 - 22.Indoor bounce house
 - 23.Swimming Pool
-

Regular Session 3:14pm

I. Meeting Called to Order

The regular session was called to order following the conclusion of the work session.

II. Roll Call

Roll call was conducted. A quorum was present.

III. Announcements

No announcements were made.

IV. Public Comment

- A committee member suggested exploring opportunities for a community swimming facility. Discussion included possible acquisition of the Quiet Water pool and courts, liability concerns, operating costs, staffing requirements, long-term maintenance, and whether a year-round community facility would be feasible.

V. Reports

a. Summary Meeting Minutes

- The committee reviewed the previous meeting summary minutes.
- Members reported no corrections.
- The committee acknowledged that previously discussed project approvals had been accurately reflected.

b. Commons Report

- The Commons report was received.
- Members discussed ongoing facility operations and event support.

c. Parks Maintenance Report

No report

d. Workgroups Report

- Progress was reported on the Estuary Boardwalk project, including completion of geotechnical investigations and refinement of construction drawings in preparation for bidding.
- Members discussed removing invasive Himalayan blackberry while preserving native willow vegetation along portions of the boardwalk corridor.
- The committee acknowledged installation of new wetland plant identification signs along the boardwalk and expressed appreciation for the collaborative effort to complete the project.

VI. New Business

No new business was presented.

VII. Ongoing Business

a. Pond Restoration Options

- The committee revisited the long-standing issue of vegetation overgrowth in the wetlands behind the Commons, noting that areas which were once open water have become heavily vegetated over the past several years. Members observed that the disappearance of muskrats, which previously helped control aquatic vegetation, may have contributed to the changing conditions.
- Previous discussions and expert input were reviewed. Members noted that dredging had been discouraged because disturbing nutrient-rich sediments could accelerate vegetation growth rather than restore open water. There was general agreement that restoring portions of the open water would improve wildlife habitat, bird viewing opportunities, and the visual character of the wetlands.
- Members reviewed maps and aerial imagery to compare historic and current wetland conditions and discussed the natural water flow through the site. The committee also considered the practical and safety challenges associated with manually removing vegetation because of deep mud and unstable footing.
- Potential restoration strategies included manual vegetation removal, specialized equipment, and the possible reintroduction of muskrats as a natural method of vegetation management. Members also discussed regulatory considerations and the need for additional research before pursuing any specific restoration strategy.

- The committee agreed to continue gathering information and revisit the topic at a future meeting.

VIII. Other Business

a. From Committee

- Members discussed the newly installed wetland plant identification signs and expressed appreciation for the completion of the interpretive signage project.
- Members briefly discussed protecting the signs from vandalism and monitoring their durability.

b. From Staff

No additional staff business was presented.

IX. Adjournment

There being no further business, the meeting was adjourned at **3:52pm**

Yachats Commons Report

OSU OASIS Program Intern: As part of the City's ongoing sustainability efforts, I secured and am overseeing a summer internship through Oregon State University's OASIS Program. The City is pleased to welcome **Peeta Arenas**, an Ecological Engineering student at Oregon State University, who is serving as the City's summer intern.

Under my supervision, Peeta is working alongside City staff on a **Waste Prevention and Materials Reduction Initiative**. The project focuses on reducing waste generated in City buildings and community facilities by evaluating current practices and developing policies and procedures that support waste prevention, material reduction, and more sustainable operations.

Reservation System Updates: Significant progress has been made on updating and maintaining the Commons reservation system. Reservations for YYFAP and user groups that are no longer active have been updated, and the reservation system is currently maintained through 2027.

Work is underway to add the Little Log Church Museum and Room 8 to the online reservation platform, which will soon be available for public reservations. The Library Conference Room will continue to be reserved exclusively through a City staff member, at the request of Librarian Traci, to better manage access since the conference room is located within the library.

Additional efforts include consolidating and updating older reservation accounts, verifying payment information on file, and ensuring overall account accuracy. I am also reviewing and updating reservation-related documents and rental materials. A meeting with **Jess Carter** is scheduled on August 14th, the reservation site's Success Manager, to ensure everything is set up correctly and nothing is overlooked. Our goal is to get it done right the first time rather than making repeated corrections later.

Sound System Updates: Bill Reeves and I have been working on what is needed to finish the sound system. Bill Reeves has been in contact with Jeff Taylor and Jeremy. To be Continued.

Bathroom Signage: I am currently exploring signage for the Commons to increase awareness of the new ADA-accessible restrooms located on the north end of the building, as well as wayfinding signage for the other bathroom facilities located near the main entrance.

Recycling Receptacles: Research is underway to identify affordable and durable indoor recycling receptacles that will support waste reduction efforts and improve recycling accessibility throughout the Commons.

Commons Storage and Training Resources: This Summer/ fall, I will be focusing on reorganizing storage areas throughout the Commons to improve efficiency and accessibility. Storage room doors will be updated with layout charts and organizational guides to assist staff and volunteers with properly returning equipment and supplies.

To support facility users and staff, I also plan to create a series of instructional videos covering the operation of Commons equipment, including:

- Commercial stove and oven
- Convection oven
- Sound system
- Lighting system
- Chair dolly and setup equipment

These resources will help ensure equipment is used safely and consistently.

Under-Stage Storage Project: I contacted **NW Welding and Fabrication** in Newport regarding improvements to the table storage cart located beneath the Commons stage. I am currently awaiting a quote for the proposed updates.

Safety and OSHA Preparedness: To prepare for OSHA inspections and promote workplace safety, I completed Safety Data Sheets (SDS) documentation for chemicals stored at the Commons. I also inspected all fire extinguishers to verify they are fully charged and ready for use.

Emergency Preparedness: Emergency preparedness efforts continue to be a priority. Current projects include:

- Assisting with planning for the **2 Weeks Ready Fair** scheduled for October.
- Evaluating storage options for emergency shelter supplies at the Commons.

- Preparing for another emergency shelter simulation exercise, potentially in September.
- Updating emergency shelter signage.
- Reorganizing emergency shelter supply stations.

To improve emergency response readiness, I will also be creating a dedicated key ring containing all Commons facility keys. These keys will be stored with emergency shelter supplies in my office. A secure lockbox containing keys for access to the building and my office will be established directly outside of the Commons, to ensure anyone can setup in case of an emergency event.

Grant Opportunities: I am currently researching grant opportunities to support:

- Development of a 25-Year Master Plan for City facilities and community spaces.
- Funding sources for community events and programming.



City of Yachats Workgroup Report- July 2026

Workgroup: Trails/YIPS

Report Date: 07/24/2026

Overview of Activities -

- Continued installation of fencing in area S of library
- Continued weeding and trimming of invasive plants in several areas

Requests for Support or Resources

- In several areas, vegetation not impacting trail width is starting to close view and/or make the trail seem tunnel-like (Peace Park path, 804 Trail near 4th to 7th Streets)
- Continuation of aforementioned fencing parallel to the S wall of the library might be nice
- The native plants placed a couple of years ago in Sunset Park North and Sunset Park South do not seem to be doing well. Is it time to consider replanting?

Workgroup: Keeping Yachats Beautiful

Report Date: 7/26/26

Overview of Activities

- Three beds have been adopted

Next Steps and Future Plans

- Would like to start the Christmas tree area, maybe in September after visitors.

Requests for Support or Resources

-

Workgroup: Estuary Walkway

Report Date:

Overview of Activities:

-

Progress and Achievements

-

Next Steps

-

-

Recommendations

-

Workgroup: Under Stage Storage @ Commons

No new activity to report

Workgroup: Library

Report Date: 07/27/2026

Overview of Activities

- Performing tasks that support the library administrator as needed

Progress and Achievements

- A work group member has been trained to modify catalog records to facilitate the merger of our catalog data with the LCLD catalog database
- A work group member has been assigned to collaborate with the administrator to write the library report in the monthly Yachats newsletter

Group Goals

- Continue to support the library administrator and help with the transition to LCLD membership
- Investigate the needs of the Friends of the Yachats Library in order to help them with processing book donations and sales

Workgroup: Emergency Preparedness

Report Date: 7/23/26

Overview of Activities

- Cemetery Conex: shelving & supplies
- Reviewing Procedures for Emergency Shelter
- Investigating options for notifying public of an Impending Emergency

Progress and Achievements

- Gravel pad for conex on Horizon Hill is in place
 - Mtg with provider 7/24
- Cemetery Conex Shelving completed; '25-'26 ordered supplies came in & have been sorted for distribution
- Multiple commitments for tables at the Oct 2Week Ready Fair

Group Goals

- Distribute '25-'26 supplies in August
- Finalize preparation for 2Week Ready Fair (October 3) early September
 - Need to get publicity going!
- Identify supplies still needed and place partial order by September
- Interest another person or two to join the Workgroup

RE: Yachats Commons Wetlands VC-12 question

From SALGADO Jessica * DSL <jessica.salgado@dsl.oregon.gov>
Date Tue 7/28/2026 3:01 PM
To Neal Morphis <recorder@YachatsMail.org>
Cc LANDRUM Carrie * DSL <Carrie.LANDRUM@dsl.oregon.gov>

Hi Neal,

Thanks for reaching out. I spoke with our Aquatic Resource Coordinator for Lincoln County, Carrie Landrum, and she recommends that you contact Derek Wilson at Oregon Department of Fish & Wildlife (541-857-2535, Derek.R.Wilson@odfw.oregon.gov) to see if he has any ideas about the project. Given that it appears to have been a pretty natural progression to its current state, it seems unlikely to meet our criteria for a habitat restoration project [[OAR 141-085-0510\(42\)](#)].

DSL defines "removal" as "the taking of more than 50 cubic yards of material in any waters of this state in any calendar year" [-0510(88)], which would require a state Removal-Fill permit. If a permit is required for the project, the City would need to hire a qualified wetland professional to prepare a wetland delineation report for DSL approval prior to submitting a permit application for the project.

Do you think that this project could stay under 50 cubic yards of ground disturbance (total fill and removal within the wetland)? That might be the best option for the City to avoid state permitting requirements.

Thanks,

Jessica Salgado, PWS (*she/her*)

Aquatic Resource Planner

[Department of State Lands](#) | 541-408-1892

Interested in Statewide Wetlands Inventory (SWI) Updates? Please sign up for the [SWI Mailing List](#).

From: Neal Morphis <recorder@YachatsMail.org>
Sent: Tuesday, July 28, 2026 11:14 AM
To: SALGADO Jessica * DSL <jessica.salgado@dsl.oregon.gov>
Subject: Yachats Commons Wetlands VC-12 question

You don't often get email from recorder@yachatsmail.org. [Learn why this is important](#)

We have a local wetland that we call the Commons Wetlands, Wetland Code: VC-12 on our LWI

In the past, it had more open water for birds to visit and enjoy. There were muskrats that ate the vegetation, but they are no longer present. Since then, vegetation has taken over. Our community spaces committee has been discussing possibilities for dredging it out, and reintroducing muskrats.

I let them know that there would be permitting required for dredging of wetlands, but I do not know the specifics. Could you advise what our first steps would look like?

Hey everyone,

Craig suggested that everyone on our committee be at least a little familiar with the following two documents:

[Yachats-wetland-restoration-plan-DW](#)

yachatsoregon.org/DocumentCenter/View/3155/Yachats-LWI-Local-Wetlands-Inventory-2026-Report?bidId= This is the recently reported wetlands inventory for Yachats. You don't need to read the whole thing. Here's what Craig said about it: "The DSL approved wetland inventory - 94 pages, 38Meg. Technical by nature. The Committee can focus on the Commons wetland. It's labeled as VC-12. It would be good if members had some idea - maybe at the map level, of where the wetlands are as part of their general purview."

I'll throw out a 3rd document as I'm sure you have nothing better to do than read papers between now and our meeting. This is the history of the wetlands from Joanne Kittel/ViewTheFuture: [Yachats-Community-Park-Wetlands-History-PDF](#)

Thank you everyone.

Adam Altson

Community Spaces Committee Chairperson