

Resilient Together



Gearhart Emergency Response and Resiliency Station

Our Goal

Our goal is to get public support for the final location. It is important that we provide transparency to you, obtain your trust, educate our citizens, and get our citizens invested in this needed project. We want to build a partnership with you, we want to collaborate with you. Our goals are to listen, to follow up, to follow through and to be forthright.

Remember that consensus is very difficult. How much can we expect?

We will keep you informed, we will listen to your concerns, we will work with you to ensure your concerns are considered in the decisions made, we will look to you for advice and innovation and incorporate this in the decisions as much as possible.

We plan to implement what the majority decides. Regardless of all of our viewpoints please remember what we share in common, we all love Gearhart.

Thanks to all of YOU, it's been an incredible last few years in Gearhart...

- Together, in 2017, we voted to ensure Gearhart remains the quiet residential community we all know and love.
- Last year we made sure that scotch broom and other noxious weeds no longer take over our precious & natural dune and park areas.
- And finally, we all came together and celebrated 100 years of our amazing community.
- Let's take the steps together to ensure Gearhart is sustainable and resilient for the next 100 years, and let's start that process tonight!

Agenda

- INTRODUCTION, *Mayor Brown*
- WHY DO WE NEED A NEW FIRE STATION? *Bill Eddy, Gearhart Fire Chief*
- WHAT IS THE THREAT OF AN EARTHQUAKE & TSUNAMI? *Tom Horning, Geologist*
- WHAT IS THE CULTURE OF EMERGENCY PREPAREDNESS IN OREGON? *Meg Reed, Coastal Hazard Specialist, DLCD*
- HOW CAN GEARHART BECOME RESILIENT TOGETHER? HOW CAN WE FINANCE A NEW PUBLIC SAFETY BUILDING? *Chad Sweet, City Administrator*
- 3 CONCEPTS FOR NEW EMERGENCY RESPONSE & RESILIENCY STATION, *Mayor Brown*
- PUBLIC FEEDBACK/ QUESTIONS SESSION, *Please fill out an information card*
- ADJOURNMENT
- MEET & GREET

Things to remember

- No decisions have been made yet on any location for a new station, no votes have been taken
- This is an informational meeting only, we want to update the public on the latest information, no decisions will be made tonight
- The public will be involved in the process of choosing a new station location and concept
- Ultimately any decision made will have to go to a public vote of Gearhart citizens
- We want to encourage open, honest, and constructive dialogue and feedback
- We need all of you to help get the latest and correct information to our residents and citizens so they can give feedback based on the latest facts and science
- We are all in this together.

Thank You to the Gearhart Volunteer Fire Department

- Chief Bill Eddy - 34 year Gearhart Firefighter
- Lieutenant and Training Officer Josh Como
- 37 Professionally Trained Volunteers & their Families
- Thank you for protecting our community!

Thank you to our Fire Station Committee

- Made up of Gearhart citizens and residents within our Gearhart fire district
- Appointed by Mayor Widdop and the city council, former councilor Sue Lorain served as council liaison, Jay Speakman is our committee chairman
- Has worked diligently for over 3 years and was tasked with doing research and exploring ideas on 9 possible locations
- Working with experts, and lots of deliberation, has narrowed the locations down to 3 concepts they recommended we present to you tonight
- Thank you to our experts and state agencies who have assisted our committee: Geologist Tom Horning, Architect Vars Lazdins, Oregon Department of Land Conservation and Development (DLCD), Oregon Department of Geology and Mineral Industries (DOGAMI)
- The Gearhart City Council identified building a new station as a top priority

Fire Committee Members - Thank you

Sue Lorain

John Baum

Carolyn Anderson

Lori Lum

Gary Gilliam

Marilynn Gilbaugh

Grace Bruseth

Tom Thies

Jay Speakman

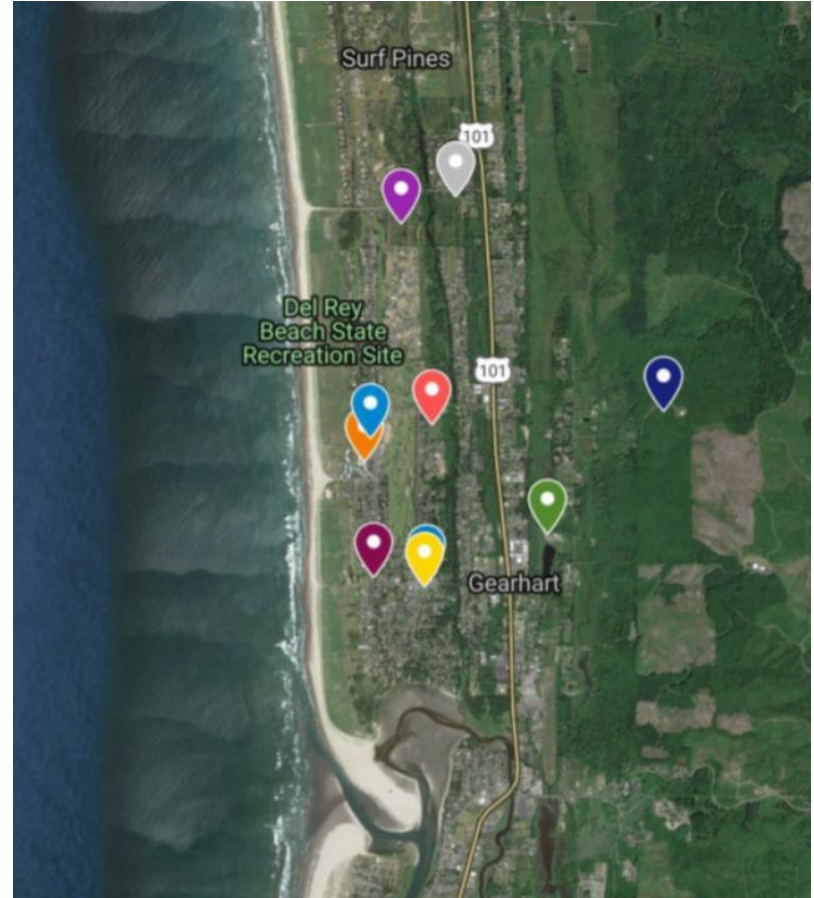
Will Leroux

Jeanne Mark

So where are we now?
We are still very early in a 3
phase process.

Phase 1

- Phase 1: Committee has done extensive research and worked with local experts on 9 possible locations and has narrowed it down to 3 concepts to present to the public tonight.



Station Location Decision Matrix

Fire Station Location Data Chart

	Gearhart Park	Current Site	Palisades High Point	Trails End	Palmburg	Meadow Ct.	Gearhart By the Sea	Highlands Ln.	Fraiser Property	Somewhere in the hills
Property availability	1	1	1	1	1	1	0	1	1	1
Property cost	1	1	0	1	0	0	0	0	0	0
Construction cost	1	0	1	0	0	0	0	0	0	0
Operation during construction	1	0	1	1	1	1	1	1	1	1
Convenience of location	1	1	1	1	1	1	1	0	0	0
Proximity to population	1	1	1	1	1	1	1	0	0	0
Proximity to Hertig station	1	1	1	1	1	1	1	0	0	1
Community support										
Geologic Suitability	1	0	1	0	0	0	1	1	1	1
Proximity to volunteers	1	1	1	1	1	1	1	0	0	0
Zoning requirements	0	1	1	0	1	1	1	1	0	0
Elevation	1	0	1	0	0	0	1	1	1	1
Totals	10	7	10	7	7	7	8	5	4	5
Scoring Key	High totals are better than lower									
1 = Positive										
0 = Negative										

Phase 2

- Phase 2: Starts now. Present 3 concepts to the public and begin a 3 month feedback and listening period to determine public opinion. Each Resident of Gearhart will have a chance to fill out a questionnaire and rank each location and give other pertinent feedback. At the end of the 3 months the committee and city staff will tabulate the results into a report for the City Council and available to the public. The City Council may then choose to vote on one of the locations to put a bond on a future ballot, or they may choose to request more information or more deliberation, or they may choose to do nothing.

 CITY OF GEARHART

GEARHART RESIDENT FEEDBACK FORM

To best serve our community members, we want our residents to help choose the best location for a Response & Resiliency Building. Instructions: Only circle ONE Yes or No option. Dual selections won't be counted. Failure to provide full name and a verifiable address will exclude your responses from final tabulation.

NAME: _____

MAILING ADDRESS: _____

PHYSICAL ADDRESS: _____

EMAIL: _____

1. Are you a registered voter of Gearhart?

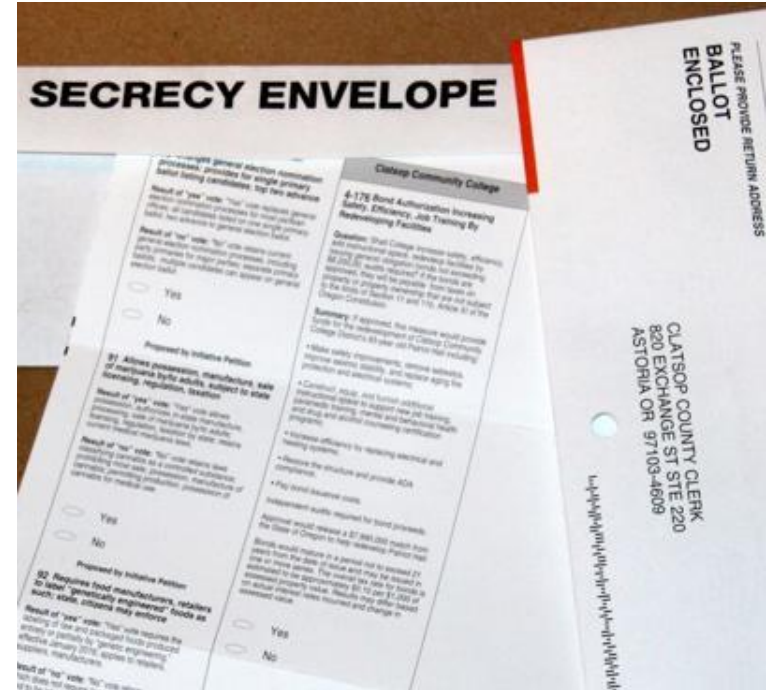
BEST PHONE#

YES _____

NO _____

Phase 3

- Phase 3: A bond to build a new station could go on a future ballot to be voted by the citizens of Gearhart. A bond decision deadline would be August to get on a November 2019 ballot.



**Phase 2: Kickoff a 3
month feedback and
listening period to
answer 3 simple
questions**

- **Does the public support a new Emergency Response and Resiliency Station?**

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- **What concept and location does the public support?**

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- **What concept and location does the public support?**
- **How does the public want to fund the new station?**

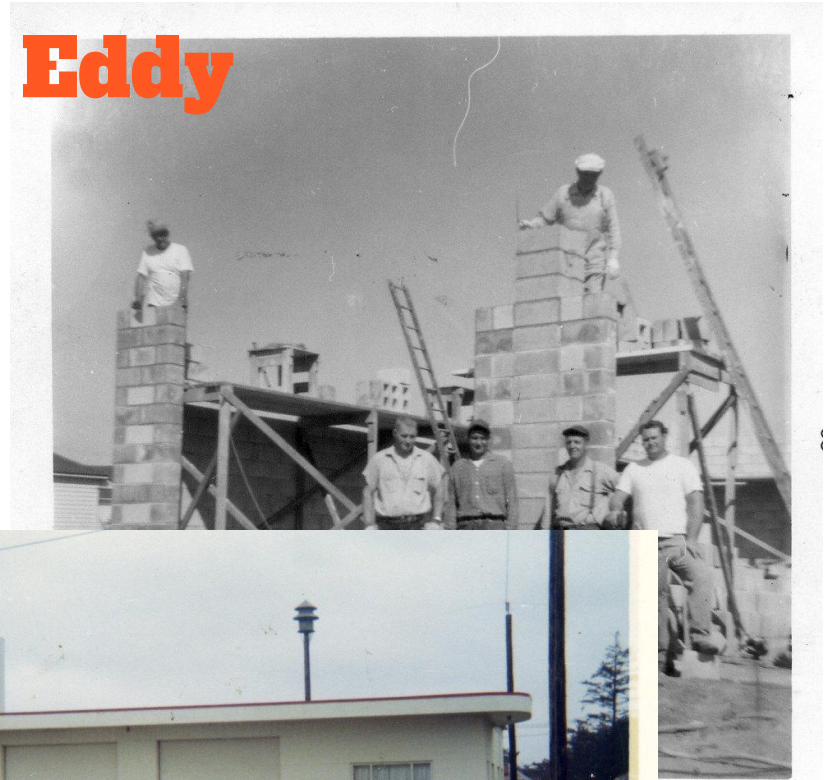
Chief Bill Eddy

**Why do we need a new
Emergency Response and
Resiliency Station?**

Current Building - Bill Eddy

Built by volunteers in 1958 -
60 years old

- Constructed of hollow cement block without reinforcement
- Cracks extend from floor to ceiling
- Carcinogens
- Outgrown



Fire Dept. Operations - Chief Eddy

2018 Yearly Training & Incident Response (hours volunteered)

- 9201 Total Personnel Hours for Incident Response
- 4705 Total Training Hours (training includes medical, wildland, fire, hazmat, etc)

-
- **13,906 Total Training and Response hours 2018**

Fire Dept. Operations - Chief Eddy

Potential Uses of a Emergency Response and Resiliency Station

Police office

CERT team office

HAM radio center

Emergency Shelter

Vertical Evacuation

Emergency Operations Center

Meeting space

Public parking

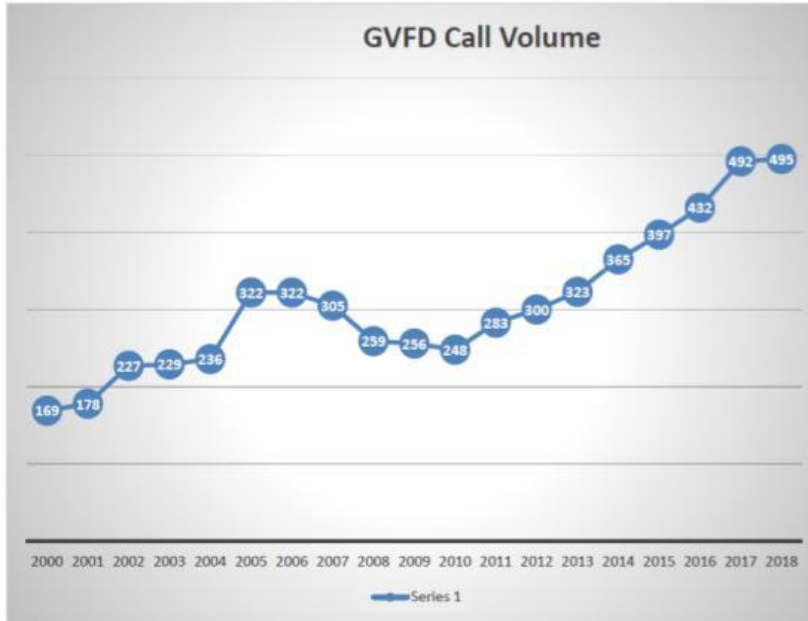
Training center

Intern facilities

Community park

Emergency Dispatch Center

History / Conditions / Operations - Chief Eddy



2018 Incident Volume 495 Calls

Incidents City of Gearhart -	216
Incidents GRFDP -	228
Mutual Aid Seaside -	35
Mutual Aid Warrenton -	3
Mutual Aid Cannon Beach -	3
Mutual Aid Olney -	1
Mutual Aid Lewis & Clark -	1
Elsie Vine Maple -	1
<u>Mobilizations</u>	
Moro, OR -	2
Wasco County -	1
Gilliam County -	1
The Dalles, OR -	1
Chico, Calif. -	1

Fire Department Operations
Call Volume Since 2000












48% Increase over
the last 10 years

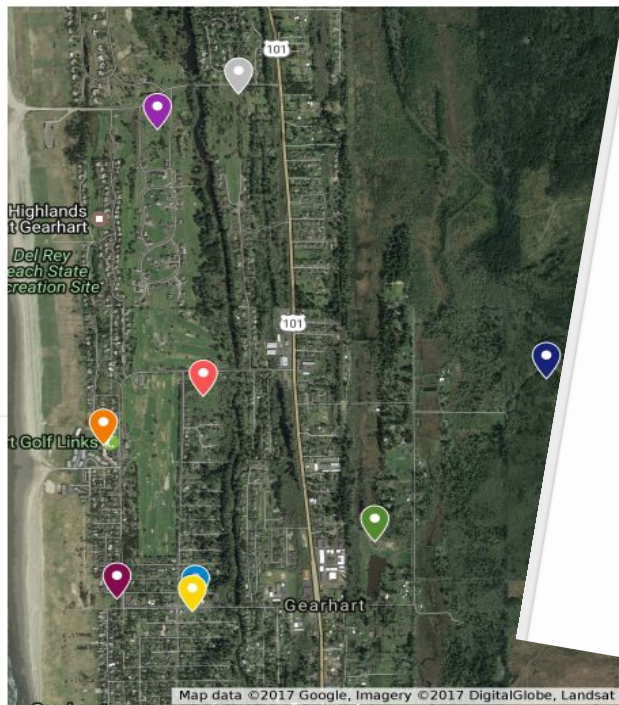
Tom Horning, Geologist

What is the threat of an earthquake and tsunami?

Geology - Tom Horning

Untitled layer

-  Gearhart Park Location
 -  Rebuild in Current Location
 -  Trails End Park Location
 -  Palmburg Property Location
 -  Meadow Ct Location
 -  
 -  Gearhart By The Sea Location
 -  Highlands Lane Location
 -  Fraser Property Location
 - 
- Somewhere in the hills location



How Scientists Know When The Last Big Earthquake Happened Here

by Tullan Spitz CPB Jan 26, 2015 midnight | Updated Jan 27, 2016 7:23 a.m. | Portland



Neskowin Ghost Forest, 2012.

Meg Reed, DLCD

**What is the culture of
emergency preparedness in
Oregon?**

Chad Sweet, City

Administrator

**How can Gearhart become
resilient together?**

**How can we fund a new
Emergency Response &
Resiliency Station?**

Community - What Can We Do?

The Gearhart City Council wants to increase Gearharts resiliency. They want us to be able to recover from all types of catastrophes, and respond to daily emergencies. A new station will increase our ability to better respond to disaster scenarios. More resiliency equals more capacity to save lives. Faster economic recovery

In an earthquake scenario roadways may be intact. Clearing of roadways will be a priority. George Priest.

It's possible the worst case scenario may happen, but it's more likely something more manageable will happen. An elevation of at least 50 is very likely to be dry. - McCormick Gardens Rd.

Multiple stations, smaller stations spread around town is not economical nor does it work with a volunteer station. Increased response times would be the result. Unless you went to a paid department scenario.

We can prepare. Peace of mind. It's not an impossible situation.

Cannon Beach, Seaside have hired Emergency Managers - The public wants to know that government is doing what it can to be more resilient to catastrophes.

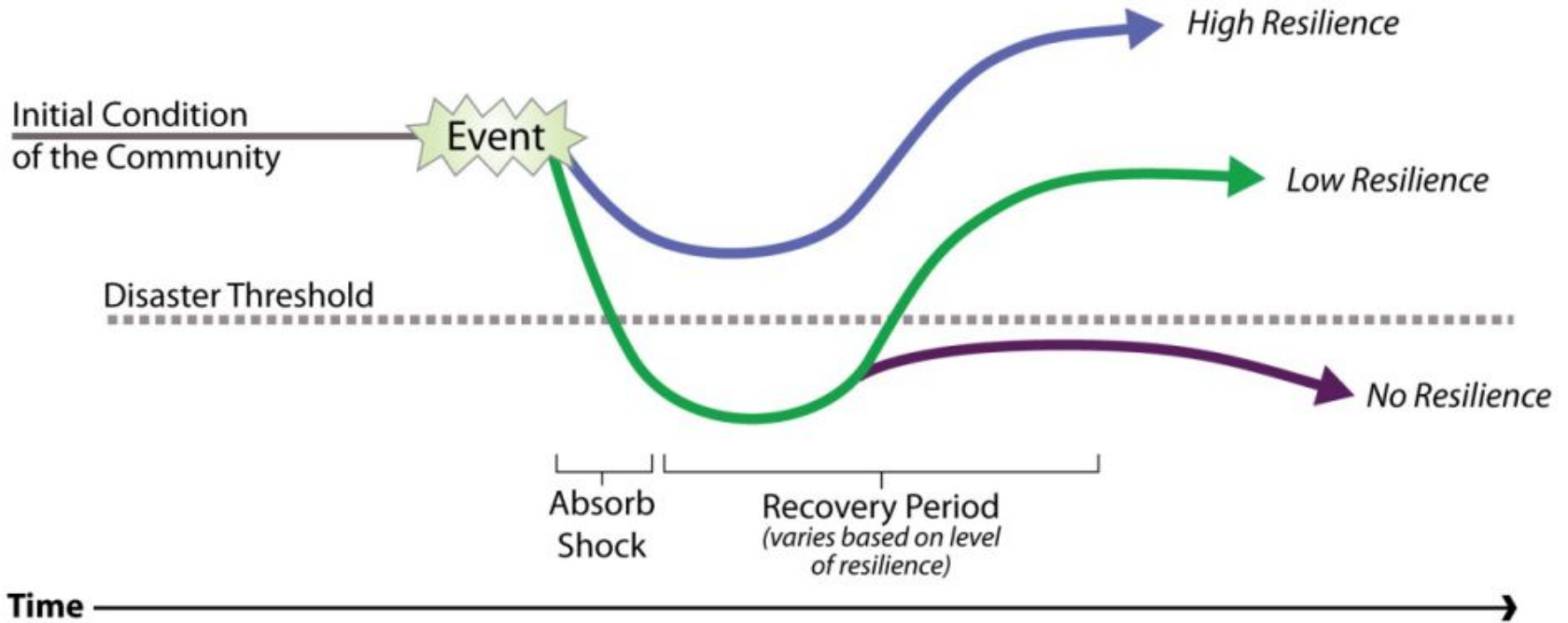
We have medical supplies stored, CERT, Medical Reserve Corps.

Connex boxes with blankets, foods, water purification, shelter.

What is Resilience? - Chad Sweet

- In the planning environment, *resilience* refers (more or less) to the ability of an organism or community to withstand and recover normal functioning after a disturbance

Resiliency Bell Curve



How do we create Resilience?

1. Reduce exposure to hazards - Planning
2. Reduce people's vulnerability to hazard events - Prepare
3. Develop redundancy in systems (mutual aid agreements, detour route planning, networks, harden infrastructure, safe to fail)
4. Plan for continuity (GoBags, food caches, government services)
5. Plan recovery for resilience (resilient rebuild)
6. Learn from events

Cost



8/30/16	Size	Sq.Ft.	Total
FIRE DEPARTMENT MAIN FLOOR			
ADMINISTRATION & TRAINING			
VESTIBULE/ LOBBY			
STAIR (second stair exterior)	8x16		128
ELEVATOR	8x6		48
ELEVATOR EQUIPMENT ROOM	8x8		64
FIRST AID ROOM ??			
RECEPTION/ADMINISTRATION ??			
PUBLIC WASHROOMS (shared with police)			
MEN	6x9		54
WOMEN	6x9		54
PRIVATE OFFICES			
FIRE CHIEF	12x14		168
TRAINING	10x12		120
EMS	10x14		140
VOLUNTEERS	10x12		120
OPEN OFFICE SPACE - ALLOWANCE			
			200
TRAINING/ DAYROOM (with police)			
CHAIR/ TABLE STORAGE	24x32		780 (750 net)
A/V, TRAINING AID STORAGE	12x8		96
	12x8		96
KITCHEN			
	10x20		200
WORK/ COPY/ STORAGE			
	12x12		144
PERSONAL LOCKERS IN HALL			
RECORD STORAGE			
	8x10		80
COMMUNICATIONS/WATCH ROOM ??			
ELECTRONICS ROOM			
	6x8		48
ADMINISTRATION STORAGE ??			
FIRE POLE			
	4x5		20
JANITOR'S CLOSET			
	5x7		35
SUBTOTAL FIRE DEPT. MAIN FLOOR			2,795

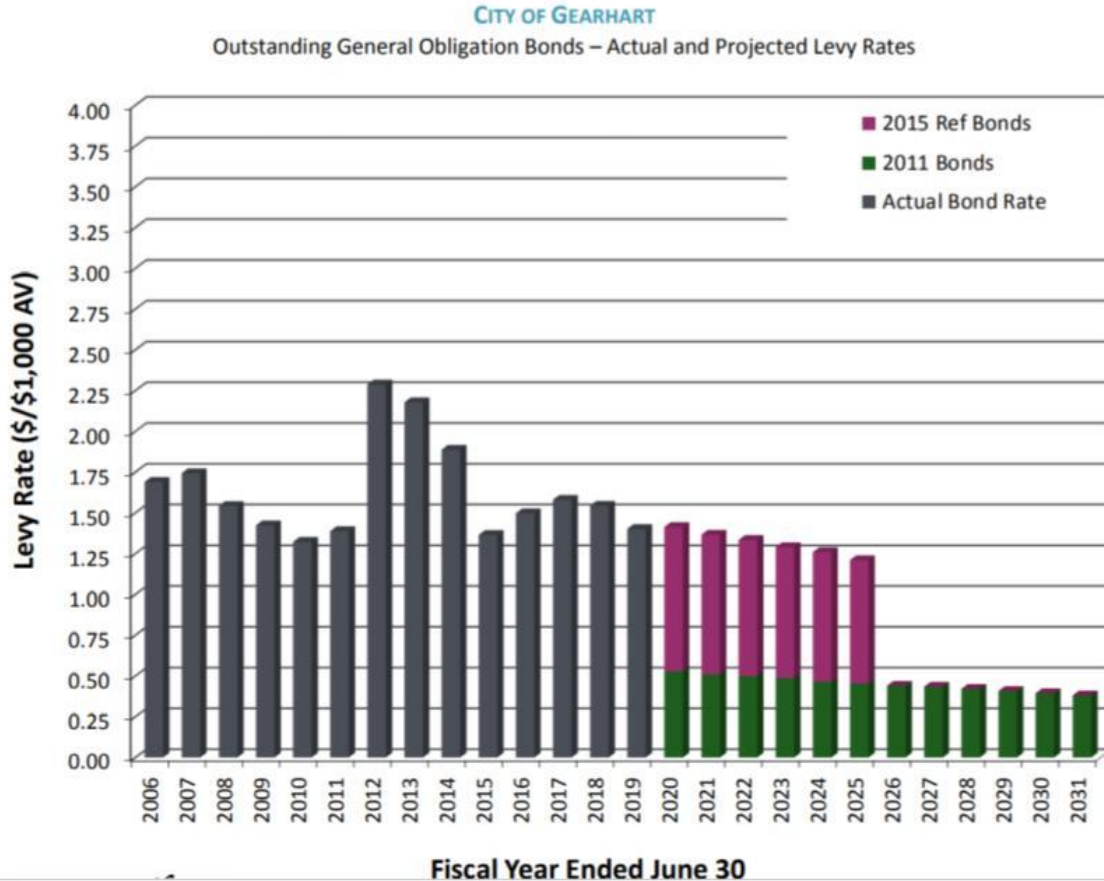
Types of Financing (Bonds)

General Obligation Bonds - are usually issued as long term, fixed rate bonds, but they can be issued as short-term bonds, or variable rate bonds. Because the property tax system is considered very reliable and stable, G.O. bonds are regarded as secure and are usually the least expensive way for the city to borrow money.

Full Faith and Credit Bonds - are used to finance city projects that do not have their own revenue streams, often used when a city borrows from a state agency.

Revenue Bonds - come in many different types, including sewer, water or electric utility revenue bonds.

Current Debt Service - Chad Sweet



Estimated Cost Range

CITY OF GEARHART

General Obligation Bonds, Series 2020 – Summary of Structuring Scenarios

		\$6 Million Par		\$11 Million Par	
Structure		20 Years - Level Projected Levy			
Par Amount		\$6,000,000		\$11,000,000	
Dated Date		3/11/2020		3/11/2020	
Final Maturity		6/15/2040		6/15/2040	
Amortization Period		20.26 Years		20.26 Years	
Projected Average Levy Rates ⁽¹⁾					
	Prior Debt	New Bonds	Combined	New Bonds	Combined
2019.....	\$ 1.40	\$ -	\$ 1.40	\$ -	\$ 1.40
2020.....	1.41	-	1.41	-	1.41
2021-2025.....	1.29	0.66	1.95	1.21	2.50
2026-2031.....	0.41	0.66	1.07	1.21	1.62
2032-2040.....	-	0.66	0.66	1.21	1.21
Interest Estimates					
Cushion over Current Interest Rates		+ 1.50%		+ 1.50%	
All-in True Interest Cost (ATIC) ⁽²⁾		5.19%		5.14%	
Total Interest		\$4,253,472		\$7,787,730	
Total Interest as % of Par		71%		71%	

(1) Projected average levy rates are based on a variety of assumptions regarding AV growth, tax collections & interest rates. Debt service will be fixed when bonds are sold but levy rates are preliminary until the assessor certifies values each year.

(2) All-in True interest cost is the blended, overall interest rate for the issue, including estimated costs of issuance and the interest rate cushion.

Estimated Debt Service - Chad Sweet

Principal **\$6,000,000** @ 5.19% All Inclusive Cost (with 1.5% cushion)

Interest \$4,253,000

Total P&L \$10,253,000 over 20 years

Approximately \$0.66 / thousand assessed value

\$500,000 home = \$330 / year

\$400,000 home = \$264 / year

\$300,000 home = \$198 / year

** Estimates based on current market.

Estimated Debt Service - Chad Sweet

Principal **\$11,000,000** @ 5.14% All Inclusive Cost (with 1.5% cushion)

Interest **\$7,787,000**

Total P&L **\$18,787,000** over 20 years

Approximately **\$1.21 / thousand** assessed value

\$500,000 home = \$605 / year

\$400,000 home = \$484 / year

\$300,000 home = \$363 / year

**** Estimates based on current market.**

Estimated Cost - Chad Sweet

*Total Direct
Construction*

\$4,920,000.00

*Option - Fire Engine
Replacement*

\$500,000.00

*Option - City Hall
Remodel*

\$200,000.00

Cost of Issuing Bonds

\$100,000.00

Project Estimation

\$5,720,000.00

Does not include some site improvements, furniture, etc.

Estimated Cost - Chad Sweet

The \$5,720,000 does not include:

- The cost for land acquisition such as the Highpoint location as high as \$1 - \$4 million
- The cost of earthwork at the current Pacific Way location. \$500,000 to \$1 million
- The current Pacific Way station site is on fill. Evidence of ground shifting requires expensive land work to support new foundations.

**What have we learned
so far?**

So what have we learned so far?

- Current fire station was built in 1958 and needs to be upgraded
- Gearhart can survive the most likely M or L Tsunami event scenarios
- Tsunami will likely not cause a giant wave that crashes over the dune, but a surge that floods the low lying areas first and rises to a certain height
- The Marion Ave. dune ridge is likely high enough in some areas to avoid flooding.
- Our Tsunami evacuation locations may also be good locations for a new station because of their height
- Water will likely recede after 3-4 hours, emergency response and medical attention will be necessary
- Emergency headquarters and event coordination is a must
- It's about how resilient we want to be and it's up to the public to help determine that, do we want to prepare for the most likely scenario?

What the new station will be...

- Home for the Gearhart Volunteer Fire Department, Gearhart Police Department, and Emergency Responders
- Storage of emergency medical supplies and equipment
- Headquarters and gathering spot for city emergencies

What the new station will NOT be...

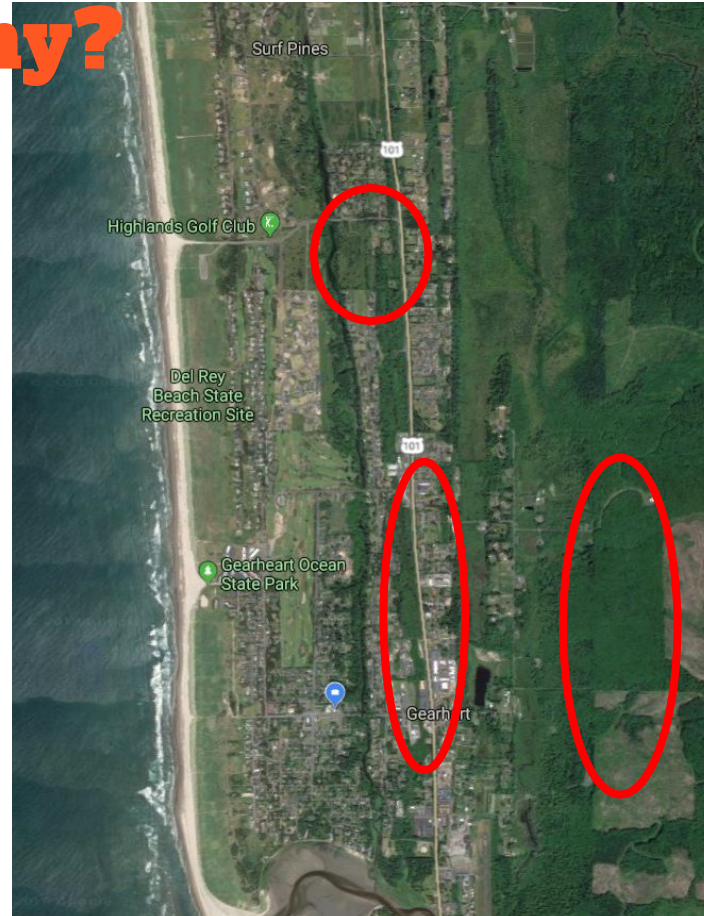
- New offices for the City Administrator and staff
- New City Hall, like what was proposed in 2006
- New chambers or offices for the City Council or the Mayor

Mayor Brown

**3 Concepts for a new Emergency
Response & Resiliency Station**

What are some locations the committee did not choose and why?

- East Gearhart Hillside, *isolated due to permanent flooding, areas prone to slide, cost of a causeway and infrastructure would be high*
- Highway 101, *in the Tsunami inundation zone, we already have a location that we own in that zone (current location)*
- Del Rey Beach Access Road, *too remote of a location, poor access to majority of community, too close to Hertig satellite station, property may not be available*

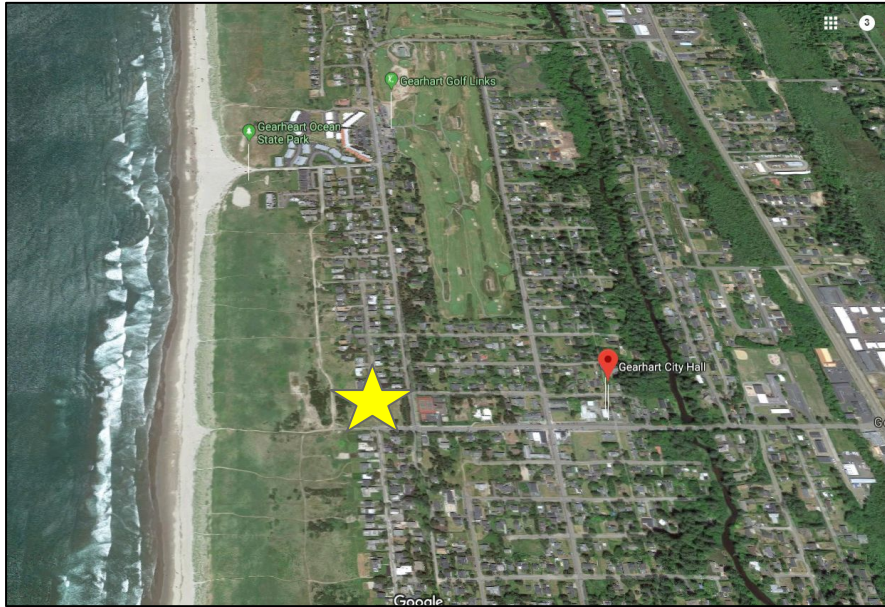
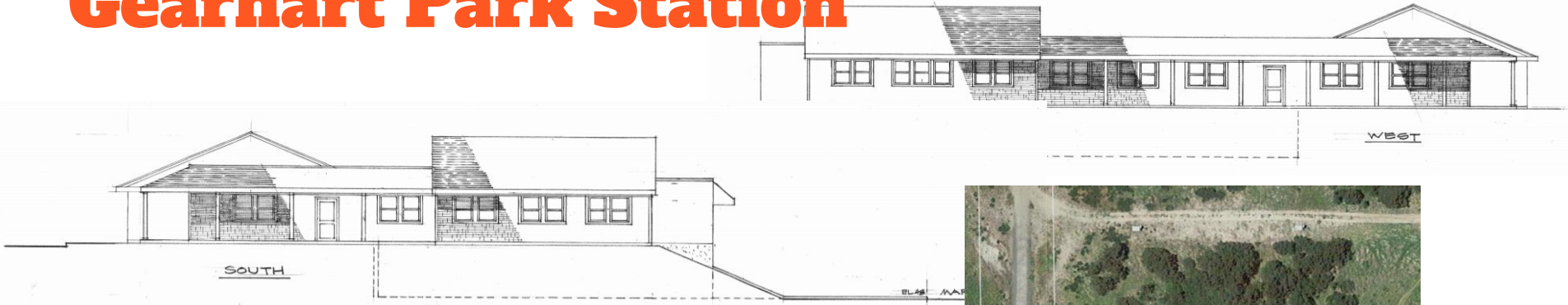


What the committee is taking into consideration.

- Aesthetics of the building, Gearhart character is a must, enhance landscaping like the water treatment facility
- Size of the station, minimum required footprint to provide adequate facilities for the community and emergency responders, keep costs at minimum
- Minimize local impacts including views, noise, and traffic



Gearhart Park Station



Gearhart Park Station



- **Elevation:** 50' at building site
- **Building type:** 10,000-13,000 sf. Single level w/ possible vertical evacuation to roof
- **Design:** Designed to minimize visual impact and footprint
- **Landscaping:** Able to extend and enhance west and north parts of parks using fill from site construction. Irrigate and plant trees. Create open space (green highlight)
- **Park loss:** Minimal, total net park loss would only be around .3 acres (3/10 of an acre) by extending park west and north (green highlight)
- **Zoning:** County would need to approve removal of deed restriction as they did with water treatment facility, same process, rezone to be Public/Semi-Public
- **Cost:** Estimated currently at \$5 -7M for construction
- **Property Taxes:** The cost per \$1000 of home value would be \$0.55-\$0.77. A \$400,000 home would be assessed \$220- \$308 per year if a bond were to pass.
- **Geology:** Stable, packed sand, minimum prep work required.
- **DOGAMI:** Possible exception required
- **Proximity to Population and Volunteers:** Very good
- **Resiliency:** Good, most likely would be high enough to not be flooded by a M to L event

Pacific Way Station

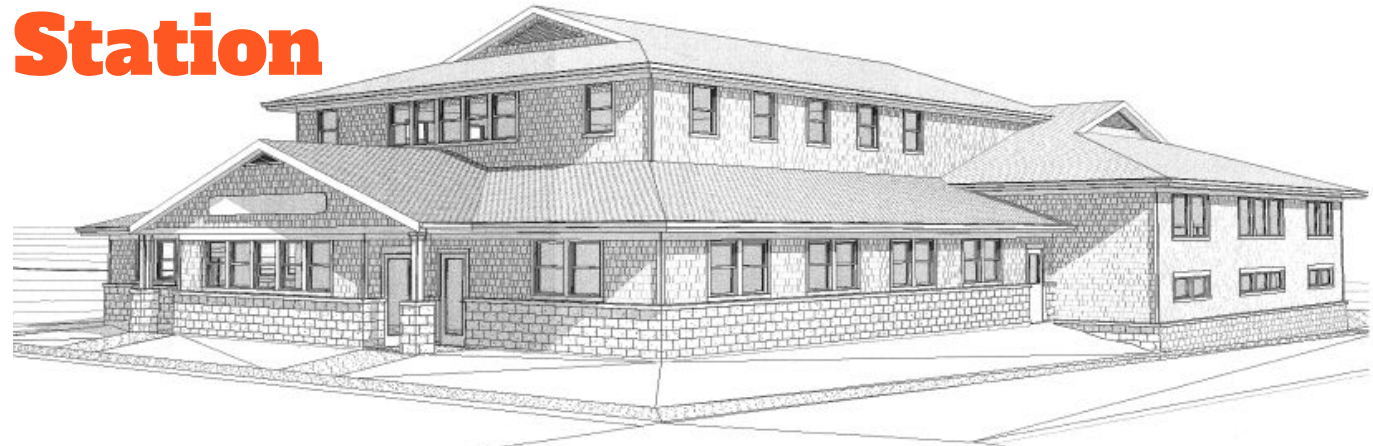


Pacific Way Station



- **Elevation:** 25' at building site
- **Building type:** 11,000-13,000 sf. May require 2 stories to accommodate public works, temporary structure and facilities would be required during construction
- **Design:** Designed to minimize visual impact and footprint
- **Landscaping:** Plant trees and shrubs to minimize impact and to match landscaping across the street
- **Zoning:** No re-zoning required.
- **Cost:** Estimated currently at \$6-8M for construction, temporary facilities will have to be erected
- **Property Taxes:** The approximate cost per \$1000 of assessed home value would be \$0.66-\$0.88 A \$400,000 home would be assessed \$264-\$352 per year if a bond were to pass.
- **Geology:** Built on fill, may require extensive site prep to meet seismic code.
- **DOGAMI:** Exception required because of height.
- **Proximity to Population and Volunteers:** Very good
- **Resiliency:** Fair, most likely would be flooded by a M or L event

Highpoint Station



Highpoint Station

- **Elevation:** 62'-65' at building site
- **Building type:** 11,000-13,000 sf. double level most likely due to geographic constraints
- **Design:** Designed to minimize visual impact and footprint
- **Landscaping:** Plant trees and shrubs to help minimize impact and create as much residential feel as possible
- **Zoning:** Conditional use for government facility
- **Cost:** Estimated currently at \$6-9M which includes construction and property acquisition costs
- **Property Taxes:** The cost per \$1000 of home value would be \$0.66-\$0.99. A \$400,000 home would be assessed \$264-\$396 per year if a bond were to pass.
- **Geology:** Stable, packed sand, minimum prep work required.
- **DOGAMI:** No exception required because of height.
- **Proximity to Population and Volunteers:** Very good
- **Resiliency:** Excellent, most likely would not be flooded by any size event



Location Map

(A) Gearhart Park Station

(B) Pacific Way Station
(Current Location)

(C) Highpoint Station



Things to consider when giving feedback

- Rank the concepts 1, 2, 3 on the public questionnaire
- These are not final designs, just ideas and concepts, they can or will be tweaked, altered, or changed
- There are no bad ideas at this point, let's have constructive dialogue
- Let's try and work together to get every resident of Gearhart to get the correct information and fill out a questionnaire so we can find out what our community truly wants.

Public Feedback / Questions Session

- Please fill out an information card with Krysti
- Folks that filled out a card will be called up to the podium to give public feedback on the record or ask questions of the panel
- Please state your name and MAILING address for the record, each person will have a few minutes to speak

Public Feedback/Questions

Conclusion

What did we learn tonight?

**Thank you for participating
everyone!**

Meeting Adjourned
Please stay around for our
informal meet and greet!

Current Building

