

CITY OF GEARHART
Worksession of the City Council
Tuesday, February 13, 2024
3:00 pm On-site and Virtual/Telephonic

A worksession of the Gearhart City Council was held Tuesday, February 13, 2024. Council members, City staff, and the public were able to attend on-site, virtually, or by dialing in on a telephone.

Present were Mayor Kerry Smith, Councilor Preston Devereaux, Councilor Reita Fackerell, Councilor Dana Gould, Councilor Sharon Kloepfer, City Administrator Chad Sweet, Police Chief Josh Gregory, Fire Chief Josh Como, Planning Assistant Angoleana Torres, Division Chief of Training & Operations Adrienne Park, Executive Assistant Krysti Ficker, and City Treasurer Justine Hill. A quorum of the Council was present.

Mayor Smith called the worksession of the City Council to order at 3:01 pm.

Mayor Smith thanked the Chiefs for being at the meeting and gave Police Chief Gregory a special acknowledgement for recommending the project facilities name change to the Public Safety Building.

Mayor Smith asked Councilor Devereaux to report any information on any surrounding area fire stations. Councilor Devereaux was not able to report any new information on stations. He did briefly mention foundation types in the area; seismic zones; feasibility of a second story on the current fire station; flexible structures that move with the ground; difficulties with comparing funding with Banks Fire Station; and determining size of the facility needed. He noted the high prices of homes in Gearhart restrict the feasibility of local, year-round residents being able to live in the City. He feels this could lead to further concerns with having volunteer firefighters. He is not in favor of a paid fire department and the City should explore merging options.

Mayor Smith asked Administrator Sweet to lead the Council, staff, and public in a learning process to vote. Administrator Sweet talked about the reasons for the polling program, which allows the City to ask questions and get immediate responses. He went over different question types that could be used (e.g., multiple choice, survey, open ended, Q&A, word cloud) and explained there are a lot of options. Mayor Smith felt that there should be a list of the same questions that are asked at every meeting. He also wants to include as many people as possible to have some diversification. There was discussion on requiring names and addresses; reaching people who are not at the meetings; survey timeline access; paper copy options; outreach (e.g., BLOG, Firefighter's Ball); public access to the results; and need for "tech" people to assist at the Town Hall. Mayor Smith asked the Councilors to come up with a maximum of five questions to be submitted to Administrator Sweet to poll the public; as well as a 3-5 minute narrative about the public service building

before the next Town Hall. He recommended that Councilors try to engage as many citizens as possible about what the City is doing and why. He indicated that Councilor Gould would have a presentation.

Councilor Gould has been working on a preliminary needs assessment document, which was distributed to the Council. She requested that it not be distributed until some of the information can be vetted. Her drive behind the creation of the document was the apparent need for the public to have some foundational questions addressed. The document is just a preliminary needs assessment with the goal of a more comprehensive one done with the assistance of professionals. She went through the document and explained the rationale (e.g., summary, police facility needs; fire facility needs overlapping needs; common questions). Councilor Gould would like it to be available to the public to provide consistent information.

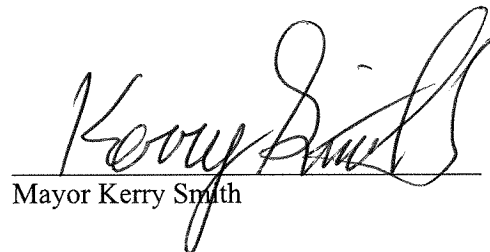
Administrator Sweet proposed the option of hiring an owner's representative to assist with the exploration process of building a new public service building. In an attempt to keep with the goals of resident engagement and information dissemination, an owner's representatives would provide expertise in these areas. Administrator Sweet has limited experience with large construction projects. There was a construction manager used during the water treatment construction project that was extremely helpful. According to Administrator Sweet, since that project was completed, there is a new management style that takes a group of specialized experts and builds a team to assist with construction projects. He explained they can help with items such as communication plan, site selection, budgeting, permitting, cost control, and construction and design oversight. He estimated it would be over an 18 months period and a request for proposal would go out to recruit qualified applicants. He also went over basic estimated costs for basic financial commitment requirements that will be needed for the preliminary pre-bond phase of the project. Administrator Sweet felt that taxpayers have gotten their value out of the current buildings (City Hall, Fire Station).

- There was continued discussion on grants; working to get a commitment from the people; understanding the Councils' desire to move forward on an owner's representative; limited staff size having additional time to focus on the construction project; Seaside library grant funding; water treatment project; the goals of a voting process; working towards getting a majority consensus; softening the sales approach to the project; robust citizen input; obligation to take advice and direction from citizenry but Council ultimately governing decisions; and educating on a one-on-one basis on the reasons why the building needs replace.

Mayor Smith adjourned the worksession meeting at 4:34 pm.



Chad Sweet, City Administrator



Mayor Kerry Smith