

CITY OF GEARHART
Special Meeting of the City Council
Tuesday, April 16, 2024
7:00 pm On-site and Virtual/Telephonic

A special meeting of the Gearhart City Council was held Tuesday, April 16, 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, Fire Chief Josh Como, Executive Assistant Krysti Ficker, and City Treasurer Justine Hill. A quorum of the Council was present.

Mayor Smith called the special meeting of the City Council to order at 5:00 pm.

There were no conflicts of interest declared by any member of the Council.

Mayor Smith made a motion to suspend the standard agenda and move forward with a modified special meeting agenda.

- ON MOTION by Councilor Gould, 2nd by Councilor Kloepfer to suspend the standard agenda and move forward with a modified special meeting agenda, MOTION was approved 5 yeas (Devereaux, Fackerell, Gould, Kloepfer, Smith) - 0 nays.

Public Communications - Written & Oral. Mayor Smith read the oral public comment statement on the agenda. There was written correspondence submitted by Deb Papadopoulos (Owner's Rep Selection), which Administrator Sweet read. Mayor Smith asked the Owner's Representative applicants to respond to the questions in the correspondence.

- David McKay responded for HMK Company.
- Chris Mastrandrea and Jessie Steiger responded for Klosh Group.

Old Business. After no additional public communication, Mayor Smith opened the discussion item.

RFP - Owner's Representative Services & Funds Request - Administrator Sweet explained that there were four proposals submitted, which was narrowed down to two (HMK Company and Klosh Group). He felt that both organizations being presented to the City Council for consideration really focused on the first phase of the Owner's Representative scope of work. He talked about the City's need for professional services in terms of design, bond issuance, architect selection, community engagement, and needs assessments. While in the process of reviewing proposals and talking with

references, he feels that this type of service is very valuable to communities such as Gearhart. He learned that both organizations had satisfied clients that were complimentary on such things as value engineering, assisting with the design process, and the monitoring of financial aspects of projects. Administrator Sweet explained that staff had narrowed the choices down to two organizations, HMK Company and Klosh Group, which would require the approval of funds up to \$60,000. City staff recommended awarding the project to the Klosh Group for phase I of the project. He noted that both companies were strong candidates and based on their references and proposals would do a good job. He felt that Klosh Group stood out as having more experience on the coast with a local knowledge of the City's past attempts at facility projects. Administrator Sweet went over the legal analysis and noted that the original timeline posted on the RFP had been modified. He also went over the financial analysis, which referenced phase I of the project as being paid through the Building Reserve Fund.

- Councilor Kloepfer requested the correct pronunciation of last names of the organizations' representatives. She was also interested in hearing approaches in determining a location for the public service building.
- Councilor Fackerell questioned terminology used by HMK Company. David McKay was referencing the term programming and apologized if there was confusion on terminology.
- There was continued discussion on the location. Councilor Devereaux feels that the community wants the public service building in its current location. He has concerns over how the volunteers will get to the building in a seismic event. Councilor Gould feels it is too soon to discuss confirmation of a location. She is afraid that there may be some concerns over the costs to rebuild in the same location. She vehemently believes that volunteers will be here to help in a major event. Mayor Smith mentioned that there has been no consensus as to where the location will be.
- Councilor Kloepfer was interested in hearing more information on statements regarding costs potentially being higher if the building was put at the current location. Jessie Steiger, Klosh Group responded that based on other coastal experiences (e.g., Manzanita), it does cost more to build public service buildings in tsunami zones.
- Mayor Smith asked Fire Chief Como if he had any input. Fire Chief Como said he would be satisfied with either choice.
- Councilor Fackerell pointed out that there is a divided community and one of the biggest hurdles may be making the two sides coalesce.
 - ON MOTION by Councilor Gould, 2nd by Councilor Kloepfer to award the Owner's Representative Services project to the Klosh Group, MOTION was approved 5 yeas (Devereaux, Fackerell, Gould, Kloepfer, Smith) - 0 nays.

Mayor Smith asked Klash Group to summarize phase I. Chris Mastrandrea, Klash Group, gave a brief overview of things that may happen during phase I. Items he mentioned were: community engagement; types of communication; high level conceptual pricing; geotechs; pinpointing design; cost estimates; alternative funding sources; establishing parameters of the project; and exploring bond options.

Mayor Smith mentioned the next Town Hall and requested that Klash Group be present. Klash Group felt that the next Town Hall date was too soon to be able to properly prepare. They requested flexibility in extending the date. Mayor Smith wants to keep the project moving forward. There was discussion on establishing a project charter for clarifying how and who Klash Group interacts with in the City of Gearhart.

Council Concerns.

- Councilor Gould had no concerns.
- Councilor Kloepfer had no concerns.
- Councilor Fackerell had no concerns.
- Councilor Devereaux had no concerns.
- Mayor Smith had no concerns.

Mayor Smith requested adjournment.

- ON MOTION by Councilor Gould, 2nd by Councilor Kloepfer to adjourn the special meeting, MOTION was approved 5 yeas (Devereaux, Fackerell, Gould, Kloepfer, Smith) - 0 nays. Mayor Smith adjourned the regular Council meeting at 5:44 pm.

Mayor Kerry Smith

Chad Sweet, City Administrator