

CITY OF GEARHART
Worksession of the City Council
Wednesday, February 26, 2025
1:30 pm On-site and Virtual/Telephonic

A worksession of the Gearhart City Council was held Wednesday, February 26, 2025. 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 Paulina Cockrum, Councilor Preston Devereaux, Councilor Dana Gould, Councilor Sharon Kloefer, Fire Chief Josh Como, Division Chief of Training & Operations Adrienne Park, Police Chief Josh Gregory, City Administrator Chad Sweet, Public Works Director Mark McFadden, Public Works Stephen Petersen, Public Works Joe Little, Executive Assistant Krysti Ficker, City Treasurer Justine Hill, FFA Architecture and Interiors John Pete, and FFA Architecture and Interiors Phil Lopez, and Klash Group Chris Mastrandrea. A quorum of the Council was present.

Mayor Smith called the worksession to order at 1:30 pm with the purpose of reviewing and discussing the Public Safety Building development options. Administrator Sweet mentioned that options would be gone over for the Public Safety Building, which include data collected from previous meetings and community input. There were introductions.

FFA had a slide presentation (Gearhart Public Safety Building Council Check in). FFA Pete indicated that they wanted to go over data collected from the community engagement meetings and have a discussion with the Council on the direction that FFA should take moving forward. He briefly summarized the three community meetings (presentation topics, workshop activities, and feedback numbers). Councilor Cockrum inquired on the terminology of “transparent” in regard to rating the different Public Safety Building options. FFA Lopez explained that the key factors of the transparent rating had to do with openness, honesty, trust between departments and the community; accessibility for all; feeling of warmth and welcoming; and entry easily visible. FFA would like to have input from the Council on narrowing down the development options to just two. They will then focus over the next few months on price estimates and concept design plans. In May, they would present more refined data on the two options to the community.

FFA Lopez went over Seismic Design Criteria, which he indicated will have significant cost impacts. He indicated that the geotech data indicates that most areas in Gearhart would have similar soil breakdowns. He talked about soil stabilization and foundation depths. Mayor Smith requested clarification on the foundation type and FFA indicated that the proposed foundation type is not gravel induced columns or piles. Klash Mastrandrea reiterated that it requires soil mixing elements, which stabilize and hardens the

soil. Councilor Gould inquired if the type of engineering would likely be approved by the State, which FFA indicated that based on preliminary discussions, there should be no issue. FFA Lopez mentioned the important financial take away is that the tighter the building footprint, the better cost containment. Councilor Kloefer requested additional clarification on the public works portion of the facility not having to be built to the same essential services building code level. FFA Pete indicated that it depends on how public works is integrated into the facility; however, that it can be seismically isolated. It was determined that public works does not have to meet the same essential facility building requirements.

FFA Pete went over the Public Safety Building site placement options. There was discussion on the Pacific Power easement; temporary access for fire vehicles on first street; public works vehicle access if on Pacific Power property; feasibility to relocate public works to different areas; requirements of fire vehicles needing to be inside during construction; location of fire apron; and feasibility of incorporating City Hall. Councilor Devereaux talked about future growth and the need to meet that need.


FFA Pete and FFA Lopez talked about priority ranking and community input, which included: 1) functionality; 2) practical, simple, utilitarian; 3) safe and secure; 4) resilient; 5) responsive and available; 6) dependable and solid; 7) transparent and open; and 8) community. FFA Lopez went over the options in terms of cost considerations, key considerations (pros/cons), and priority rating. There was continued discussion on police access; moving recycle/yard debris to different locations; septic placement; relocating the Ridge Path; and the temporary relocation options during construction.

FFA Pete went over the community rating of the Public Safety Building options. FFA Pete indicated that based on input at the meetings, the community overall supported the inclusion of City Hall. FFA felt that based on information FFA has gathered, there are a lot of similarities between option 4 and option 5. FFA Lopez went over community comments on choice selections on all the Public Safety Building options. Police Chief Gregory felt option 4 or 5 provided the most flexibility. Fire Chief Como also felt that a blend of option 4 and 5 is the most desirable. Public Works Director McFadden also liked option 5 with moving the public works building. Councilor Gould felt that public works may not need to be built to essential standards; however, in an emergency situation, they should have some equipment that is protected. FFA Pete indicated that in the next phase they will be able to have their cost estimators put a financial figure on improving public works to essential facility building standards. Councilor Kloefer inquired about being able to exclude City Hall from the essential facility building standards as a cost saving mechanism. FFA Pete indicated that including City Hall in the overall Public Safety Building creates infrastructure savings (e.g., mechanical, plumbing, electrical efficiencies, shared spaces).

FFA Pete summarized that they plan to take the two most supported options by the community and City staff through a more robust planning and cost estimating process. Based on input from all vested parties, FFA felt that a mixed combination of options 4 and 5 (referenced as 4.5) would be one, and the less expensive option 3 would also be one. He indicated that they would be bringing the two proposed options to the Council for approval to move forward. There was continued discussion on public works placement; phasing options; the depth of bays necessary for the fire department; potential of selection of original option 1; aesthetics; and functionality. Councilor Devereaux felt that a main focus should be on the inflationary building costs as time goes by because things have not gotten less expensive.

The Mayor adjourned the worksession at 2:42 pm.



Mayor Kerry Smith

Chad Sweet, City Administrator