

CITY OF GEARHART  
Public Hearing and Regular Meeting of the City Council  
Wednesday, August 6, 2025  
6:00 pm On-site and Virtual/Telephonic

A public hearing and a regular meeting of the Gearhart City Council was held Wednesday, August 6, 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 Kloepfer, City Administrator Chad Sweet, Interim City Attorney Chad Jacobs, Fire Chief Josh Como, Police Chief Josh Gregory, City Planner Garrett Phillips, and City Treasurer Justine Hill. A quorum of the Council was present.

At 6:00 pm, Mayor Smith went over the hearing's disclosure statement and opened the public hearing for GZO Amendment - R-2 Section 3.2 Medium Density Residential Zone R-2 to C-1 Section 3.4 Neighborhood Commercial Zone C-1 using 5,000 square feet of C-1 Floating Zone established by Ordinance 860. There were no conflicts of interest, ex-parte contact, or personal bias declared by any member of the Council. Councilor Cockrum did disclose that she had visited the establishment. There were no challenges to the City Council's ability to make an impartial decision.

City Planner Phillips gave a summary of the staff report that was provided in the City Council's packet. He explained that the application to rezone 5,000 R-2 medium density residential zone to C-1 neighborhood commercial zone would enable the existing use of the property to remain the same (e.g., outdoor seating for a neighborhood cafe). He mentioned that the approval would clarify the current usage of the property for the applicant; as well as allow some other permitted usage under the C-1 zone. He noted that the property under consideration has the septic system for both properties, which obligates the vacant property as accessory usage to the Cafe property. He explained that the Planning Commission recommended the approval and found it consistent with the City's policies in the Comprehensive Plan; as well as met the other criteria for a rezone. He mentioned that through the public hearing process there were several individuals who testified in support of the rezone and that there were no neutral or opposing testimony. City Planner Phillips noted that the findings in the staff report would support the approval. He also went over the concept of a floating zone amendment. He mentioned that a public notice was posted to allow an opportunity for any eligible property owner to apply for the rezone. He noted there were several inquiries; however, only one applicant completed the process. He felt the requested rezone property was appropriate for the downtown area.

Mayor Smith asked if any of the City Councilors had questions. Councilor Kloepper inquired if the C-1 zone allowed manufacturer dwellings. City Planner Phillips indicated that yes the C-1 zone does allow for the placement of manufactured dwellings; however, the property's current residential zoning also allows for them. Councilor Kloepper also requested clarification on information that a neighborhood cafe must be open 11 months of the year. City Planner Phillips said there was no language in the C-1 zone that designates how many months a neighborhood cafe must be open. Administrator Sweet felt that may be old language that had been changed.

- Mayor Smith introduced the applicant's report.
  - Megan Masterson (PO Box 2113, Gearhart) gave a brief statement. She thanked Mayor Smith, the City Council members, customers, and Gearhart residents for their time and support. She noted that Mark Meeker, her real estate broker and land use consultant, was also in attendance. She felt that augmenting the patio would better serve her neighbors and enrich the neighborhood commercial zone in downtown Gearhart. One of her visions was to create a community hub and based on the outstanding support of customers and residents, she felt that has been successful. She would like to rezone in order to continue to respond to the needs of the community.
- Mayor Smith asked if there were any proponents.
  - Shelli O'Neal (201 3rd Street, Gearhart) wanted to offer insight for Gearhart Community's love for the space and the desire to be able to have the ability to gather all seasons of the year, which includes being served outside.
  - Heather Day (762 F Street, Gearhart) is a big fan of Daughter's. She walks her dog there and is looking forward to enjoying the patio in all seasons. She loves their na-cocktails and their wine.
- Mayor Smith asked if there were any opponents, which there were none.
- Mayor Smith asked if there were any neutral comments, which there were none.
- Mayor Smith asked if there were any applicant's rebuttals, which there were none.

Mayor Smith asked for any input from the City Councilors. Councilor Gould thanked the applicant for pursuing the opportunity. She hoped that the applicant would be empathetic to surrounding residents (e.g.,

loud music in the patio area). She appreciated the applicant's courage in moving forward with the request when residential property usage has been such a point of contention with previous owners.

Mayor Smith closed the public hearing at 6:20 pm and opened the regular meeting of the Council.

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

#### Approve Minutes.

- ON MOTION by Councilor Cockrum, 2nd by Councilor Kloefer to approve the minutes of the July 2, 2025 executive session meeting, MOTION was approved 5 yeas (Cockrum, Devereaux, Gould, Kloefer, Smith) - 0 nays.
- ON MOTION by Councilor Kloefer, 2nd by Councilor Gould to approve the amended minutes (*page 6*) of the July 2, 2025 regular and public hearing meeting, MOTION was approved 5 yeas (Cockrum, Devereaux, Gould, Kloefer, Smith) - 0 nays.

Mayor Smith inquired if there were any questions on the Planning Commission document in the Councilors' packets. Councilor Gould praised the quality of the minutes and discussions; however, she noted there seemed to be a notable lag time before the Council was receiving them.

Mayor's Report. None.

#### Councilor Reports.

- Councilor Kloefer participated in the July 5 beach clean-up and was impressed with the amount of residents that were there helping. She noted there was still progress on preserving the 2nd Street property. She and Councilor Cockrum relocated a City emergency cache (Pine Ridge location). She also mentioned that the Airport Committee had a meeting and completed the City of Seaside's bylaw updates.
- Councilor Cockrum participated in the July 5th beach clean-up and thanked Councilor Gould and staff for such an organized approach to the 4th of July weekend. She, Administrator Sweet, and Mayor Smith conferred with a survey consultant. She met with Mayor Smith. She reiterated Councilor Kloefer's report on the emergency cache relocation. She attended a Clatsop County Housing Taskforce, which was primarily a presentation by Oregon Housing and Community Services (OHCS) in regards to a potential grant to provide more City specific assistance with Buildable Lands Inventory. She attended the LOC Small Cities meeting, which had a focus on City revenue sources and strategies to reach community members.

- Councilor Gould gave thanks to all those who showed up for the beach clean-up effort. She mentioned that there has been some discussion on how sustainable it is for community members to continue the efforts. She felt the State has an obligation to step-up and participate. As a citizen, she would like to gather signatures to support requesting the State to assist. She attended a CEDR meeting. She noted that many citizens do not understand the benefits that CEDR provides to Gearhart. CEDR has requested a meeting with the Council to go over some of the economic benefits that they provide. She also attended the LOC Small Cities meeting and heard about the dim economic forecast for cities in Oregon. She noted that the transient room tax legislative changes that were proposed failed due to political posturing; however still have a lot of support and will likely be revitalized. She also mentioned that after the 4th of July parade, she was available at the Fire Station to hear comments about the Public Safety Building project. She felt it was productive. She wanted to give a shout-out to the fire department. She talked about a medical incident where Gearhart's firefighters responded to a critical medical emergency and did exactly what they were supposed to do. She also mentioned a house fire incident where Seaside's ladder truck was on site and noted that mutual aid is necessary because Gearhart does not have a station that can accommodate a ladder truck.
- Councilor Devereaux had nothing new to report.

#### City Officer Reports.

- Chief of Police. Police Chief Gregory went over statistical data for the police department and he noted that mileage was not available on the distributed police report. He mentioned that July was a very busy month and felt that things went very well. He noted that the majority of firework calls were incidents on the beach, not in town. He said there were no DUIs in Gearhart over the 4th of July. He felt like there was good teamwork preparation between agencies for the 4th of July. Police Chief Gregory mentioned that Sergeant Brown attended a detective level meeting in Tillamook. He also gave a reminder that the weekend had two big events (Beach Volleyball, Regatta) and be aware of additional traffic. He talked about the increase in case files and the impact that is having on a department of three. He noted that there will need to be discussions on how the department will have to adapt and mold to handle the increased workload. Councilor Devereaux inquired on where the confiscated fireworks go and Police Chief Gregory said they were turned over to OSP. Councilor Devereaux noted that they should go to the local Fire Chief.
- Fire Chief. Fire Chief Como mentioned that the statistical data for the fire department was not yet available. He was able to give a verbal statistical report and noted that the call volume continues to increase over last year. He indicated that the two new fire staff vehicles are now in service and were completed under budget. He felt the 4th of July went well, volunteers served a lot of hot dogs, and there were no major incidents. Councilor Cockrum inquired how many of the in-City

calls were medical. Fire Chief Como did not have that data; however, he said that historically the average number of response calls are between 48-52% medical.

- City Treasurer. Financial reports were submitted in the Councilors' packets. She noted that this week has been a busy week getting ready for the City's annual audit. She mentioned that the majority of the City's audit data is submitted electronically but the auditors are scheduled to be on-site on August 25. Noteworthy in the financials were some of the City's annual, fiscal payments. These include property/liability insurance (CIS), which increased 5 percent and was charged to accounts in the General Fund, Water Fund, and the Street Fund. Workers' compensation (SAIF), which increased 13 percent and was charged to the appropriate funds that have associated salaries. Some other annual payments were for LOC annual dues in 10-1059; police software (CMI) in 10-1270; fire department software (First Due) in 10-1372; and volunteer fire fighter accident insurance (Knutsen) in 10-1348 (which unfortunately increased 39.7 percent). She noted that the Sheriff's Office sent their May and June invoices in July, which resulted in two months of payments and that the approved 2025-2026 salary schedule with a 2.5% increase was implemented effective July 1, 2025. Treasurer Hill mentioned that Councilor Gould also shared an Oregon Local Revenue Tools Guidebook provided by LOC and feels it will be a useful resource. She also noted that there was late correspondence submitted by a local resident, which requested specific financial information. Although she did not provide a presentation, she did share information that was distributed to the City Council and made available under late correspondence online (*Ending Fund Balances, Methodology For Rating US Governments*). She stressed that City staff are aware of how reserve funds are essential; however, because expenditures are outpacing revenues, the City has had to reallocate resources. She indicated that financial priorities are allocated to first provide essential services and unfortunately, the City does not have a lot of extra resources to contribute to reserve funds. She also mentioned that it is accurate that under the Methodology for Rating US Governments, reserve balances are a factor in determining a City's credit rating, which plays a role in the process of obtaining general obligation bonds. She noted that at the last rating review done by Standards & Poor's, the City's rating was lowered one notch to 'A' from 'A+' and that one of the credit factors highlighted was the City's nominally thin reserves. Treasurer Hill mentioned that all transactions that occur towards the Public Safety Building project are in Fund 79 – Building Reserve, which includes expenditures being charged to account 79-7900 Public Safety Facility Project. She noted that all transactions for the project were listed on the appropriate check detail financial report that are posted monthly on the City's website. Councilor Gould noted that LOC had reported that  $\frac{2}{3}$  of cities are operating at a deficit, which in order to balance budgets as required by law, are having impacts on services. Councilor Cockrum also clarified that the downgrade in Gearhart's bond rating was simply due to a change in the calculation methodology and nothing

specific that the City did. Treasurer Hill confirmed this was accurate and that the selection and reclassification process was simply due to the new methodology implementation, which impacted many other cities.

- City Attorney. Interim City Attorney Jacobs from Beery, Elsner & Hammond, LLP (BEH), introduced himself and explained that the firm had worked closely with former Attorney Peter Watts. He indicated that BEH is able to temporarily provide legal assistance through Gearhart's request for legal services proposal process. He noted that BEH has a team of attorneys that will be assisting Gearhart, which means staff and Councilors may see different BEH attorneys providing services and/or attending meetings.
- City Administrator. Administrator Sweet's report was sent to the Councilors in their packets. He mentioned the City staff starting to focus on revenue sources, which will probably start in early fall. He indicated that the building department has been slow and has seen a decline over the last few years. He feels it may have to do with current factors impacting the economy and less land in Gearhart to build on. He noted that public works has been working on the water meter replacement project, which will eventually lead to digital reads. He mentioned there have been quite a few tree permits. Councilor Kloepper inquired when the new electronic speed sign on Pacific Way would be operational. Administrator Sweet indicated that one of the speed signs requires electricity and that City staff have been working with Pacific Power to get it operational.

Visitors. Terry Graff - Pickleball in Residential Zones. Terry Graff indicated that in late May, early June he was walking down Ocean Avenue and noticed that a previously abandoned tennis court was being refurbished. He approached a man on the property and was told that a pickleball court was being put in, which raised some red flags. Terry Graff then went to the Planning Commission to ask them if they would consider restricting pickleball courts being placed in the R-1 zone. He feels there would be a lot of public support for this type of restriction. He noted that he has no issues with sports courts because the issue is simply the noise that pickleball creates. He talked about noise level data that Administrator Sweet shared with the Planning Commission. He felt the Planning Commission was receptive to his request to change zoning to prohibit pickleball courts in residential areas. He talked about the distance of current residential homes around the pickleball court and felt that it would behoove City staff to investigate the potential issue before it becomes a bigger problem. He talked about potential noise ordinance code enforcement complications and noted that there are public pickleball courts available in town. Terry Graff offered some options to the issue: 1) do nothing; 2) amend the R-1 zone to prohibit pickleball courts; or 3) put restrictions on placement of pickleball courts (e.g., no courts allowed within 250 feet of another residence; allowable by permit if between 250 and 600 feet from a residence; allowable with no restrictions if over 600 feet). Councilor Cockrum inquired if an indoor pickleball court would be quieter. Terry Graff indicated that he did not know if that would impact the noise issue. He feels that code enforcement would

still be an issue and that there is no need for pickleball to be in a residential area next to other houses. Councilor Kloepper inquired if Terry Graff would have any issue if there was a tennis court placed there. He reiterated that he has no issue with any other sport (e.g., tennis, basketball, tether ball, volleyball, badminton). He does not like the noise of pickleball. Mayor Smith thanked Terry Graff and noted he was not a fan of pickleball in residential areas. Councilor Gould also commented on voluntary purchases next to a pickleball court and noted that there is noise associated with the sport.

- ON MOTION by Councilor Gould, 2nd by Councilor Cockrum to instruct the Planning Commission to investigate and advise the City Council on the placement of pickleball courts in residential zones, MOTION was approved 5 yeas (Cockrum, Devereaux, Gould, Kloepper, Smith) - 0 nays.

Public Communications - Written & Oral. Mayor Smith read the oral public comment statement on the agenda. There was written correspondence submitted by Sally Miller (Pickleball Court); Ellen Prendergast (No On Pickleball On S Ocean); Kelsey Grout (...No Vote In Allowing Pickleball Court...); Susan Hoffman (Pickleball Courts); Helena B Lankton (Opposing Pickleball Court on S Ocean Ave); Angoleana Torres, Gearhart Planning Commission (Pickleball Memo); Terry Graff (Pickleball on S Ocean); Brad Wenger and Georgia Jenkins-Wenger (...Support Amending R-1 Zone to Prohibit Pickleball Courts); Lisa Cerveney and David Russell (Pickleball in R-1); Wally Hamer (...Knappa Community Court Now Open...); South County Community Food Bank Board (Donation); Deanna Mancill (Necanicum Estuary Plan...); John Mangan (...Pickleball in Residential Zones...); Jack Zimmerman (Information Request); Justine Hill, City Treasurer (Ending Fund Balances; Methodology for Rating US Governments). Administrator Sweet noted that City Planner Phillips had responded to written correspondence provided by Deanna Mancill, which is embedded within her submitted email (*responses in blue*).

- John Mangan (234 S Ocean Ave, Gearhart) spoke in support of comments made by Terry Graff. His family has owned a home in Gearhart since 1958. He appreciates the Council's action in having the Planning Commission look into the issue further. He indicated that their residence is probably within 50 feet of the pickleball court. He and some of his neighbors are concerned about the constant noise that will be created. He is thankful that the Council is looking at preserving the serenity, peace, and quiet of the community.
- Robert Claeys (18509 NE 78th Way, Vancouver, WA) spoke to contest his water bill. He explained that he has had a house at Beachwood for over 20 years and does not exceed the base water amount. He referenced his May water invoice, which he had distributed to the Council before the meeting. He noted that during the last invoice period, he had a meter replacement. He mentioned that the new meter only shows flow/no flow. He explained the process in which he found the water leak issue, which was referenced as "solenoid value 2." He also brought the faulty valve for

viewing and went over his estimated calculations for the amount he felt should have been used due to the leak. He said that the house shut-off value is normally turned off when the residence is vacant; however, his son inadvertently left the value on for 24 days. He also mentioned that his neighbor reported to him that they had a very similar high read two cycles earlier. Administrator Sweet explained that Robert Claeys submitted and was approved for the allowable 40% reduction credit because he had a leak. He indicated the City would do one more investigation. He indicated he would need the Council's approval in order to grant more of a reduction. There was some discussion on the feasibility of cross reading a neighbor's meter; the potential of a minimal leak in the house (e.g., toilet); the type of spin indicator; confirmation of leak repair; other historical Council water appeals; consumption usage; replacement of the water meter; and reviewing previous years of May consumptions.

- By consensus the Council agreed that Administrator Sweet could review previous property history usage and make a determination on any additional reductions.
- Bob Morey (271 D Street) explained that he has empathy for Terry Graff's situation; however, he met with individuals affiliated with the referenced pickleball court and it is more than just pickleball. He indicated that the sports court is for tennis, pickleball, basketball, and other activities. He walks by there and has thanked them for the professional job done on the restoration. He stressed again that it is a sports court. He referenced indoor pickleball usage and did test the noise level down at his current residence's gym. He noted that with the doors open, there was noise heard outside associated with hitting the ball. He mentioned that the property with the sports court has been owned by the family for 50 years and the restoration has improved the street. He felt the family should receive a thank you.

#### Ordinances/Resolutions.

Ordinance 946 - An Ordinance Amending the Start Time of City Council Meetings. Mayor Smith introduced the ordinance. Administrator Sweet mentioned that there had been discussion and approval at the last Council meeting. He noted this would be the second reading.

- ON MOTION by Councilor Cockrum, 2nd by Councilor Kloepper for Ordinance 946 amending the start time of City Council Meetings, MOTION was approved 4 yeas (Cockrum, Gould, Kloepper, Smith) - 1 nay (Devereaux). Administrator Sweet read Ordinance 946 by title only.
- There was discussion before approval. Councilor Cockrum requested clarification on the flexibility of being able to adjust the start time (e.g., public hearings). Interim City Attorney Jacobs indicated that specific language could be added; however, whoever has the



authority to set the agenda would have inherent authority to adjust the time. Councilor Gould requested that times be updated online and a BLOG notice go out.

Ordinance 947 - An Ordinance Amending Text of the City of Gearhart Zoning Ordinance Section 3.10 Flood Hazard Overlay Zone. Mayor Smith introduced the ordinance and Administrator Sweet gave a brief synopsis. He noted it was approved at the last meeting and no new information had been received.

- ON MOTION by Councilor Cockrum, 2nd by Councilor Gould for implementing the Planning Commission's recommendation of option A, Ordinance 947 amending text of the City of Gearhart Zoning Ordinance Section 3.10 Flood Hazard Overlay Zone, MOTION was approved 5 yeas (Cockrum, Devereaux, Gould, Kloepper, Smith) - 0 nays. Administrator Sweet read Ordinance 947 by title only. Mayor Smith indicated that Option B should be brought back for Council review at the next City Council meeting.
- There was discussion before approval. Councilor Kloepper requested clarification on Option B and what happens if the City does not adopt it. City Planner Phillips explained that Option B was a FEMA directed mandate with an adoption date by August 1, 2025. He indicated that there was no additional or new information received that had not been already shared in June and July. He noted that many cities and counties have also not taken action to adopt Option B. He mentioned that several jurisdictions have filed a lawsuit to delay and/or modify the FEMA requirements, but there has been no resolution. He noted that there is some jeopardy in not adopting; however, former Attorney Peter Watts felt comfortable in the direction the City was taking in terms of the PICM adoption. He indicated that City staff continue to pay attention to any new developments (e.g., lawsuits, other jurisdictions) and are ready to initiate the adoption process when there is more clarity. He also noted that the Planning Commission recommended the delay of Option B until there was clear and objective alignment with Oregon housing laws. Councilor Devereaux requested clarification on Option A providing property owners with the ability to access the National Flood Insurance Program. City Planner Phillips indicates that Option A was absolutely a requirement to access eligibility; however, Option B is also required. He talked about the process for non-compliance with Option B, which he felt that the City was ready to respond to if necessary. Councilor Kloepper requested input from Interim City Attorney Jacobs. He indicated that the cities they work with have taken both approaches and that there does not seem to be a consistent pathway taken in Oregon. He did note there could be risk in jeopardizing access to the National Flood Insurance program. He also noted that some jurisdictions felt that political changes may impact enforcement and they

are choosing to see what happens before implementation. Interim City Attorney Jacobs advised that it is a risk assessment for the City. Councilor Gould felt that former City Attorney Peter Watts indicated that there was risk either delaying or approving Option B. Interim City Attorney Jacobs indicated that there are federal preemption issues. He indicated there is risk and, there are consequences for not complying (e.g., participation in flood insurance program). He indicated that there is some flexibility whether the City moves forward with adopting or deferring Option B. Councilor Kloepper noted that she felt uncomfortable with not adopting Option B. Mayor Smith felt it was important to have the security of the City's property owners having access to the National Flood Insurance Program. City Planner Phillips noted that public hearings have been heard on both Option A and Option B. He also mentioned that there was an approval for a first reading of Option A at the last meeting.

Ordinance 948 - An Ordinance Granting a Franchise to Qwest Corporation d/b/a CenturyLink QC to Operate and Maintain a Telecommunications System in the City of Gearhart. Mayor Smith introduced the ordinance.

- ON MOTION by Councilor Gould, 2nd by Councilor Devereaux for Ordinance 948 granting a franchise to Qwest Corporation d/b/a CenturyLink QC to operate and maintain a telecommunications systems in the City of Gearhart by title only, MOTION was approved 5 yeas (Cockrum, Devereaux, Gould, Kloepper, Smith) - 0 nays. Administrator Sweet read Ordinance 948 by title only.

Ordinance 949- An Ordinance Amending the Zoning Map for the City of Gearhart by Applying a Floating Zone to Change 5,000 Square Feet of Property from R-2 (Medium Density Residential) to C-1 (Neighborhood Commercial). Mayor Smith introduced the ordinance and indicated there had already been discussion at the public hearing.

- ON MOTION by Councilor Gould, 2nd by Councilor Devereaux for Ordinance 949 amending the zoning map for the City of Gearhart by applying a floating zone to change 5,000 square feet of property from R-2 (medium density residential) to C-1 (neighborhood commercial), MOTION was approved 5 yeas (Cockrum, Devereaux, Gould, Kloepper, Smith) - 0 nays. Administrator Sweet read Ordinance 949 by title only.

Old Business. Mayor Smith invited the public to comment on the old business item.

Public Safety Building Next Steps. Mayor Smith introduced the topic and Administrator Sweet went over the staff report. Councilor Kloepper asked for clarification on how much it was going to

cost to put a ballot on the November election and if it could be withdrawn once submitted. Administrator Sweet indicated estimated costs are \$7,500 (varies depending on how many other measures); August 15 is the County submittal date; and September 4 is the last day it could be withdrawn. There was continued discussion on the timeline and timing impacts if the ballot title language needed to be revised. Councilor Cockrum talked about her approach to moving forward with the Public Safety Building project. She talked about the importance of a survey; reviewing survey results for guidance; quickly working towards the most cost effective, resilient, modern facility; doing due diligence on receiving a variance from the State in terms of building codes for critical infrastructure placed in the tsunami zone; imposing a smaller bond amount on taxpayers while pledging additional funding through alternative methods (e.g., fundraising, fee); more public outreach (e.g., instagram); and more community awareness about how badly the project is needed. Administrator Sweet thinks the timeline to survey, tally, discuss, and implement changes would be very tight by a September 4 deadline. Interim City Attorney Jacobs also reminded Councilors that once the measure is placed on the ballot, there are restrictions on what the City can do (e.g., advocacy, survey language). There was discussion of November being a low-participation election; the strain of adding additional workloads to staff; timeline; the feasibility of having the Secretary of State review survey questions by deadline; and the purpose of having a survey. Councilor Gould noted that delaying the vote will only increase costs. She felt different scenarios and price points have been presented to constituents. Mayor Smith felt that there needed to be more outreach. He does not want to see the fire department demoralized by another failed bond. Councilor Gould felt that putting something on the ballot was the ultimate outreach to voters. There was continued discussion on using AI to generate neutral questions; the feasibility of rebuilding the existing structure; looking outside of the box at options; merging with other agencies; resiliency; location; and response time. Councilor Gould agreed that the City was not ready for the November ballot, but felt it was the Council to blame because they had information and just did not effectively communicate. There was continued discussion on moving forward. Administrator Sweet indicated that there are some funds available to continue to improve the Public Safety Building project before putting any measure on a ballot. Councilor Cockrum suggested language changes to the proposed motion.

- ON MOTION by Mayor Smith, 2nd by Councilor Cockrum, to work towards a May 2026 election, with at least one additional worksession meeting a month, in order to move forward with the Public Safety Building Project, MOTION was approved 5 yeas (Cockrum, Devereaux, Gould, Kloopfer, Smith) - 0 nays.

New Business. Mayor Smith invited the public to comment on the new business item.

City Attorney Services RFP. Mayor Smith introduced the new business and Administrator Sweet gave a brief synopsis. He noted that the City only received one bid. He is recommending republishing in hopes of receiving more bids for comparison. Interim City Attorney Jacobs indicated that BEH should be able to provide legal services through the proposed timeline.



- By consensus the Council agreed to extend the timeline and republish the City Attorney Services RFP (Cockrum, Devereaux, Gould, Kloepper, Smith) - 0 nays.

#### Council Concerns.

- Councilor Devereaux gave a reminder that Saturday, August 9, 2025 there would be a Celebration of Life for Bob and Pat McEwan at the American Legion from 1:00 pm to 4:00 pm.
- Councilor Gould reported no concerns.
- Councilor Cockrum reported no concerns.
- Councilor Kloepper reported that there had been a vehicle broken into at Wellington. There was theft (driver license, credit card). She was wondering if it may behoove the City to place some signage at the location. Police Chief Gregory noted that signage never hurts; however, people should remember not to leave items in their unattended vehicles.
- Mayor Smith reported no concerns.

#### Adjournment.

- ON MOTION by Councilor Kloepper, 2nd by Councilor Cockrum to adjourn the meeting, MOTION was approved 5 yeas (Cockrum, Devereaux, Gould, Kloepper, Smith) - 0 nays. Mayor Smith adjourned the regular Council meeting at 8:48 pm.

  
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Chad Sweet, City Administrator  
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Mayor Kerry Smith