

# CITY OF GEARHART

## Staff Report

For City Council Meeting - 12/3/2025

### ***Subject - New Business - Community Survey Results***

**Synopsis:** The City would like to extend a sincere thank-you to the community for their outstanding participation in the Public Safety Building survey. More than 700 responses were received—an exceptional level of engagement that reflects the community's strong interest in the future of this project.

A final draft of the survey was reviewed in October, and staff was directed to release it on Tuesday, October 28th and keep it open for three weeks. A total of 3,672 Community Survey Invitation flyers were mailed using an inclusive distribution list of water customers, registered voters, and property owners. The survey was available online via link/QR code on the City website, blog, and social media, with reminders posted at least twice weekly. Paper copies were offered at City Hall, and any mailed surveys postmarked by the closing date were accepted. (48 printed; 39 taken; 18 returned; 15 entered—3 lacked rankings and could not be included.)

The survey closed Wednesday, November 19th, with a final count of **704 responses** compared to 947 responses over a three-month period in the 2019 survey. Results are attached for Council review.

**Recommended Motion:** Staff is seeking direction from the City Council based on the survey results. Council may make a motion to pursue a 2026 bond using the option identified through community feedback, or take other action as desired.

**Legal Analysis:** Based on a standard margin-of-error calculation—and documentation of some individuals completing multiple surveys—the resulting margin of error is approximately  $\pm 4\%$ . Online platforms such as SurveyMonkey, Google Forms, and Poll Everywhere are widely used by agencies across Oregon, including Clatsop County, ODOT, and the Seaside School District. While unintended or repeat responses are always a possibility, these organizations generally accept the minor risk in order to efficiently reach the broadest population.

**Financial Analysis:** Staff will need to return to the Council with a financial plan to complete any design work associated with the direction chosen by Council. This will include identifying funding sources and outlining next steps necessary to advance the selected option.

Respectfully Submitted,

Chad

## **COMMUNITY SURVEY MAILING STATS**

Sent 3672 (basic duplication filter)

Return 56

Re-Sent 8 (other address/forwarding available)

No Option 29 (no other address found/available)

NOT Re-Sent 19 (received one at a second address)

56

Voter List - County

1648

Property Owner List - County

1676

Water Account List - City

1642

Average Count 1655 Intended Recipient Return Rate

Responses 704 42.50%

Paper 15 2.10%

Online 689 97.90%

100.00%

Not Entered 3 (paper)

\*questions left blank and/or written responses vs.  
answer selection could not be entered



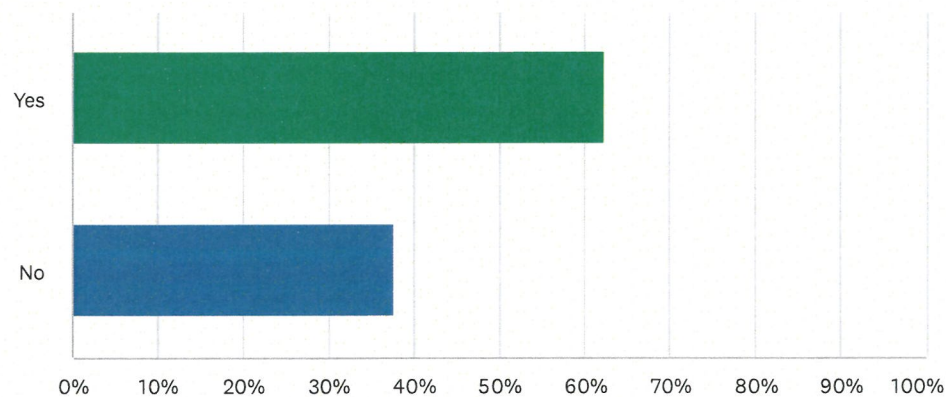
Q1 What is your name? (optional)

Answered: 416    Skipped: 288

ANSWER CHOICES	RESPONSES	
	0.00%	0
	0.00%	0
	0.00%	0
Last name	98.08%	408
First name	99.52%	414

Q2 Are you currently a registered voter in the City of Gearhart?

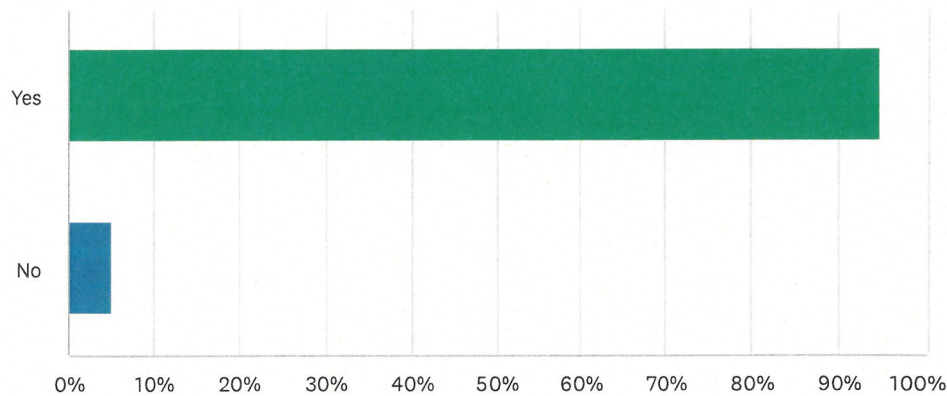
Answered: 704 Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes		62.22%	438
No		37.78%	266
TOTAL			704

Q3 Are you a property owner in Gearhart?

Answered: 704    Skipped: 0

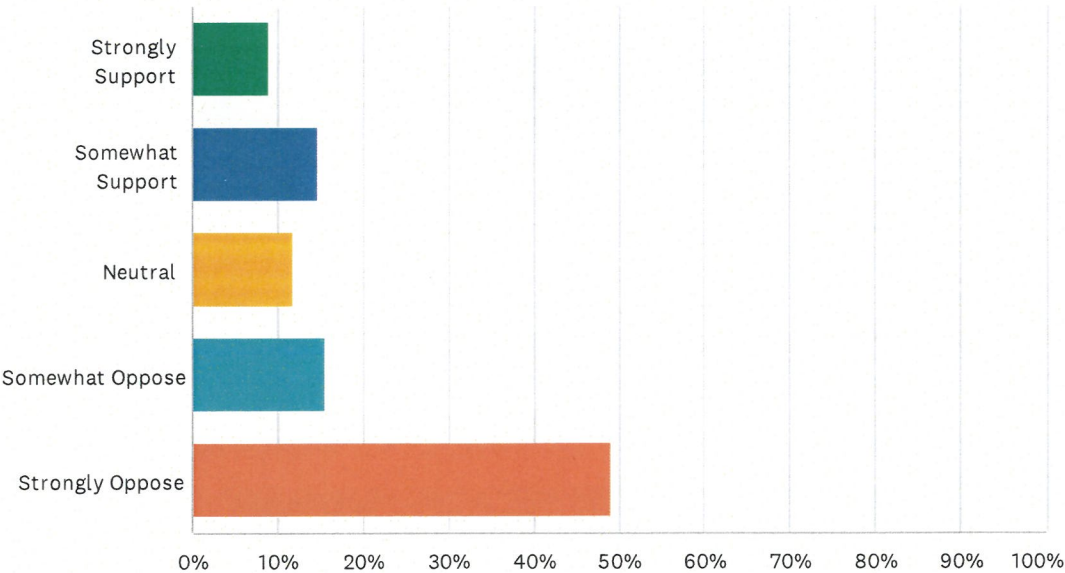


ANSWER CHOICES		RESPONSES	
Yes		94.89%	668
No		5.11%	36
TOTAL			704



Q4 How do you feel about this option (A - Current Downtown Project)?

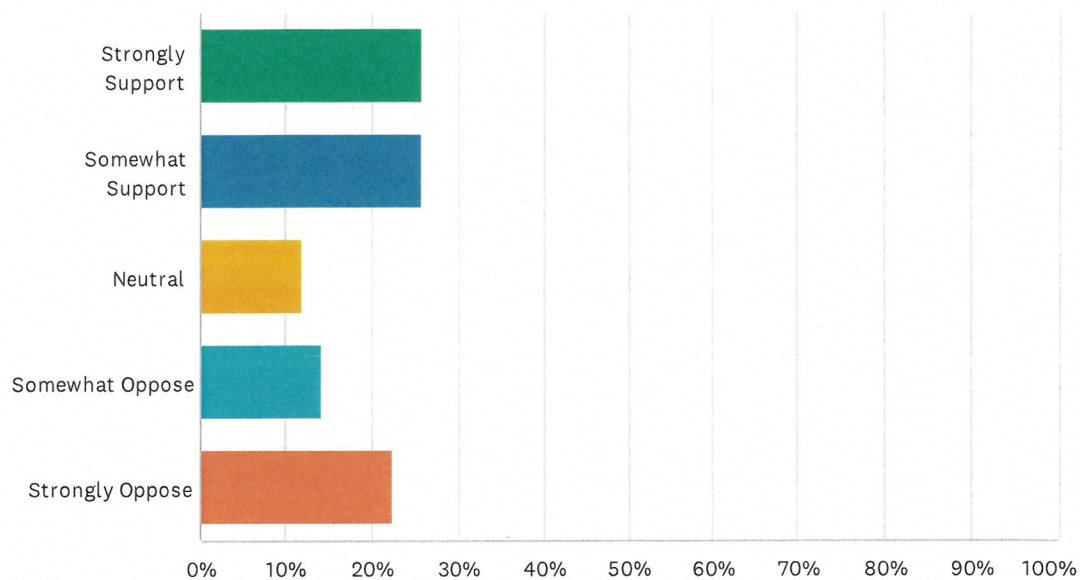
Answered: 704 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly Support	8.95%	63
Somewhat Support	14.77%	104
Neutral	11.65%	82
Somewhat Oppose	15.63%	110
Strongly Oppose	49.01%	345
TOTAL		704

## Q5 How do you feel about this option (B - Remodel Existing Downtown Facilities)?

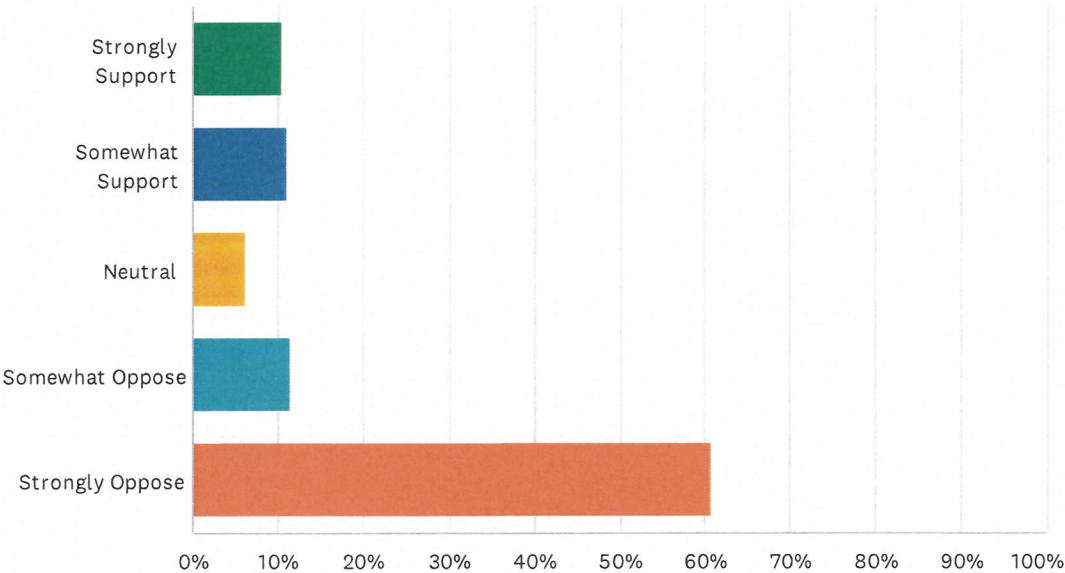
Answered: 704 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly Support	25.85%	182
Somewhat Support	25.71%	181
Neutral	11.93%	84
Somewhat Oppose	14.20%	100
Strongly Oppose	22.30%	157
TOTAL		704

Q6 How do you feel about this option (C - Dunes Meadow Park)?

Answered: 704 Skipped: 0

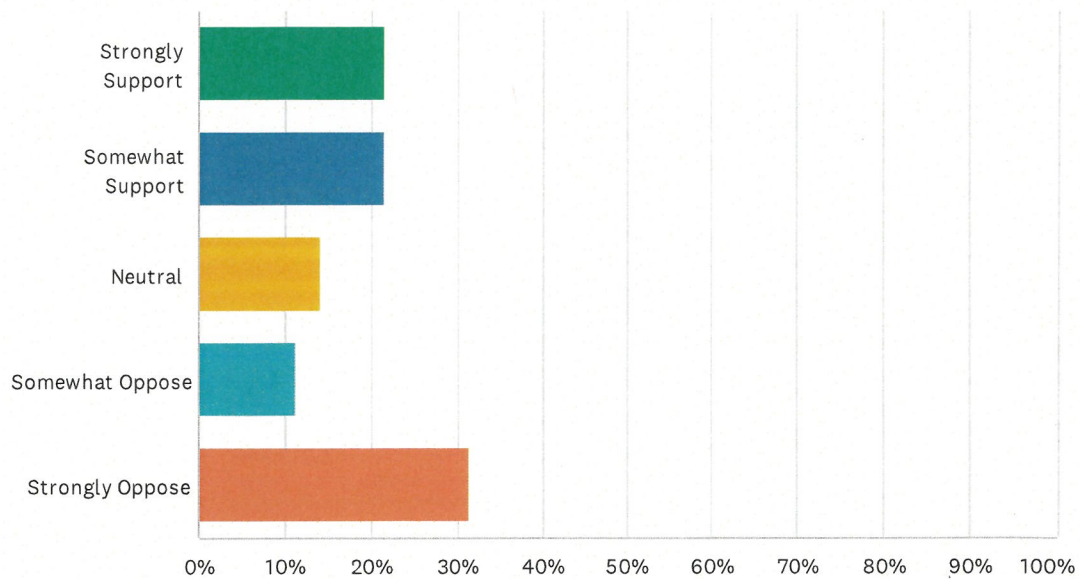


ANSWER CHOICES	RESPONSES	
Strongly Support	10.37%	73
Somewhat Support	11.08%	78
Neutral	6.25%	44
Somewhat Oppose	11.51%	81
Strongly Oppose	60.80%	428
TOTAL		704



## Q7 How do you feel about this option (D - Highland Site)?

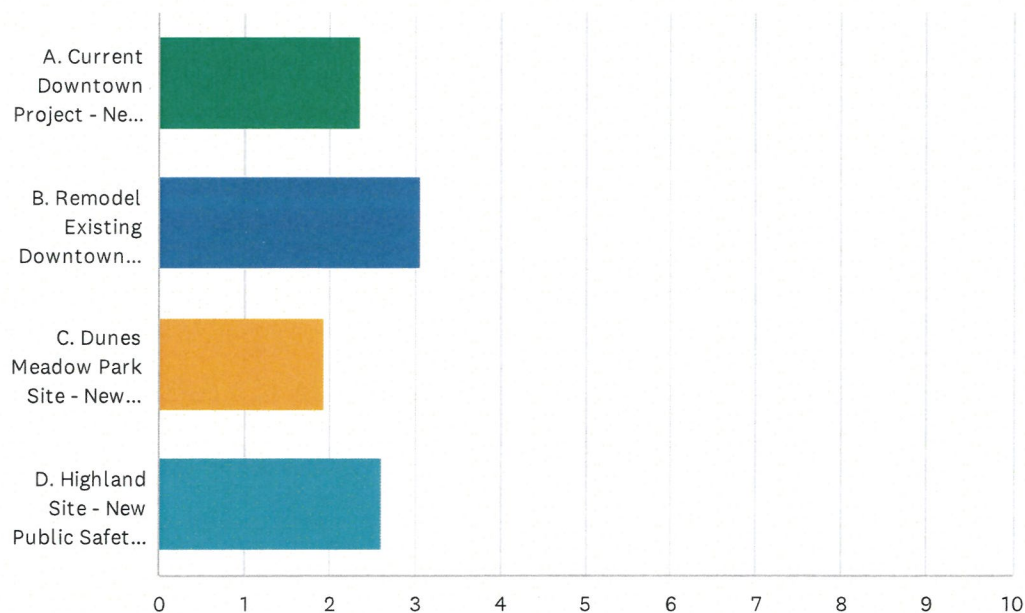
Answered: 704 Skipped: 0



ANSWER CHOICES	RESPONSES	
Strongly Support	21.59%	152
Somewhat Support	21.59%	152
Neutral	14.06%	99
Somewhat Oppose	11.36%	80
Strongly Oppose	31.39%	221
TOTAL		704

## Q8 Rank the four options below in order of your preference.(1 = Most preferred, 4 = Least preferred)

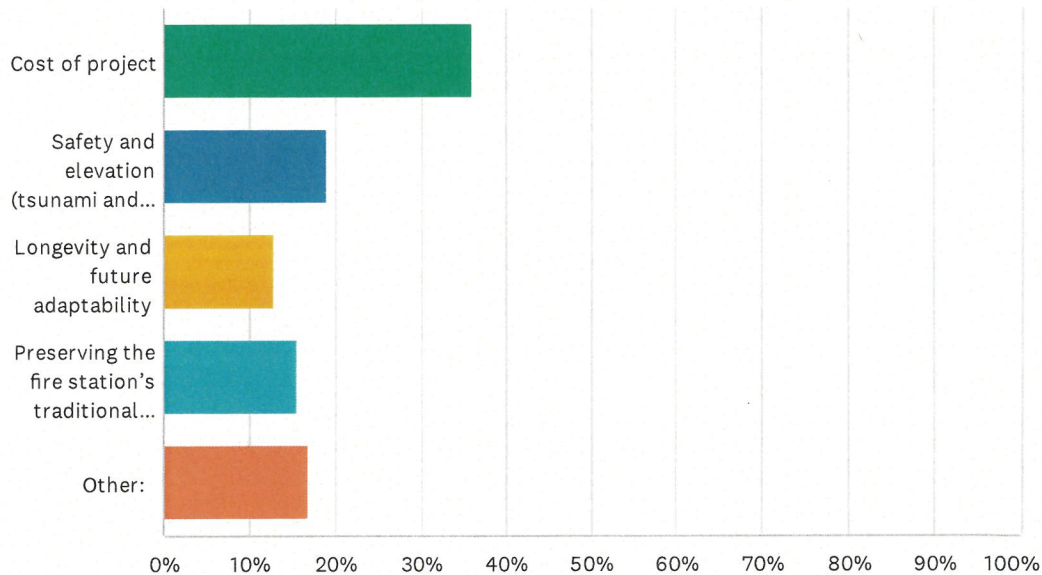
Answered: 704 Skipped: 0



	1	2	3	4	TOTAL	SCORE
A. Current Downtown Project - New Public Safety Building (Fire & Police), new Public Works Building, rebuild City Hall	14.35% 101	29.97% 211	34.23% 241	21.45% 151	704	2.37
B. Remodel Existing Downtown Facilities - Remodel Fire Station, City Hall, and Police Department; new Public Works Building	49.29% 347	20.88% 147	16.48% 116	13.35% 94	704	3.06
C. Dunes Meadow Park Site - New Public Safety Building (Fire & Police) at Dunes Meadow Park (higher ground); Public Works remains downtown, remodel current City Hall	9.09% 64	20.88% 147	24.86% 175	45.17% 318	704	1.94
D. Highland Site - New Public Safety Building (Fire & Police) at Highland site (outside tsunami zone); Public Works remains downtown, remodel City Hall	27.27% 192	28.27% 199	24.43% 172	20.03% 141	704	2.63

## Q9 (select one) What factor matters most to you when choosing an option?

Answered: 704 Skipped: 0



ANSWER CHOICES	RESPONSES	
Cost of project	35.94%	253
Safety and elevation (tsunami and disaster resilience)	18.89%	133
Longevity and future adaptability	12.78%	90
Preserving the fire station's traditional downtown location	15.48%	109
Other:	16.90%	119
<b>TOTAL</b>		<b>704</b>

#	OTHER:	DATE
1	All of above are key and preserving downtown central location is important.	11/19/2025 11:03 PM
2	Safety of the community balanced with costs. I care less about elevation.	11/19/2025 10:42 AM
3	Staffing levels and expertise. Relationship with Rural Fire District ie what they pay Gearhart to support homes outside of Gearhart.	11/19/2025 8:24 AM
4	NOT CHOOSING ANY OF YOUR PROPOSALS! re: Ranking #8 - NONE ARE ACCEPTABLE!! RANK CHOICE IS COERCION. THIS RESPONSE IS ONLY TO FORCE AN ANSWER! FROM YOUR CHOICES!	11/18/2025 3:21 PM
5	Do NOT want to lose Lesley Miller Dunes Meadow Park!	11/16/2025 11:50 AM
6	Avoiding negative impact on public parks	11/16/2025 10:36 AM
7	Not being constructed on prime property to block views and take away open park space while still being in a safe/long term location for its use.	11/16/2025 8:59 AM
8	I can't pick just one. The top three are equal.	11/16/2025 8:36 AM



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9	We have been dealing with this for years. It is very unfortunate that so many of the proposals have been so excessive for the needs of our Gearhart community. \$35M is truly offensive. It nearly equal to the price paid for the US Bank Tower in Portland which is 1.2 million square feet. Even the low figure of \$10M seems excessive and equal to the cost of 20 homes in Gearhart. We ALL want new buildings, but they should be scaled to the size and needs of the community.	11/15/2025 8:18 PM
10	Feels very difficult to do this as we've been asked countless times and community repeatedly informs city that they don't want to use the park -- but city revisits that every time because it's not the answer your city manager wants.	11/15/2025 2:47 PM
11	Having a council leadership the community can trust	11/14/2025 9:22 PM
12	helping keep the park.	11/12/2025 8:11 PM
13	Protecting the L Miller Park.	11/12/2025 8:10 PM
14	Cost	11/12/2025 4:24 PM
15	This project is preposterous. Why can't you have a basic garage for the vehicles and have a smaller structure for the fire department itself. That way the construction requirements for the fire department and its safety needs, which are not necessary for the garage, can be met.	11/12/2025 2:40 PM
16	Not giving the public more alternatives	11/12/2025 12:05 PM
17	keep the park, but get out of tsunami zone	11/11/2025 11:19 AM
18	i don't believe in rank choice methods	11/11/2025 8:28 AM
19	Combination of options	11/10/2025 1:36 PM
20	Project feasibility	11/10/2025 12:59 PM
21	.	11/10/2025 12:51 PM
22	.	11/10/2025 10:52 AM
23	Having a wonderful downtown core!!!	11/10/2025 10:26 AM
24	Do NOT want any building on the Lesley Park site	11/10/2025 9:06 AM
25	Common Sense and Best Value	11/10/2025 8:20 AM
26	Maintaining and improving the capabilities of the public services.	11/9/2025 4:29 PM
27	Balance of cost and central location with strong opposition to the Dunes Meadow site	11/9/2025 12:53 PM
28	Not building on the existing park. A site further away would be preferable such as by airport	11/9/2025 11:37 AM
29	cost of project and design integration with surroundings	11/9/2025 11:22 AM
30	Grammar! Who wrote this gibberish?i support public safety, support our workers and volunteers, do not support the construction of this survey. It does not make sense.	11/8/2025 9:30 PM
31	Preserving Lesley Miller Park	11/8/2025 6:17 PM
32	Preserving Dune Meadows	11/8/2025 6:11 PM
33	This has gone on for way too long, people are tired of hearing about it. Does anyone have any idea how much money and time and effort has been put into this enterprise over the last 20 years, enough.	11/8/2025 4:57 PM
34	Cost of the project naturally, but also the lack of transparency and honesty of the city council.	11/7/2025 6:27 PM
35	We need a command center in case of disaster. Building in current location is \$ wasted-a short terms solution. Remodel police/ city hall and annex for the advantage of additional tax base plus resiliency.	11/7/2025 6:04 AM
36	absolutely do not agree with placement at Dune Meadows Lesley Miller Park. this will change the complexity and appearance of the city for residents and visitors alike.	11/6/2025 3:46 PM
37	Snow bird here, resident in summer months. Not sure , besides quake and tsunami, what is driving the need for such growth. We all have this issue as residents and we can't just move or	11/6/2025 1:16 PM

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	try to pass a bond to cover a change of location.	
38	Preserve Leslie Miller Park while supporting a new public service bldg and fire/police station	11/6/2025 12:31 PM
39	Open to options other than Leslie Miller Park which serves an important community function in its current state and hasn't been shown to be a good option for the fire station.	11/6/2025 12:25 PM
40	hoping whatever the City does it will not build on the Miller Park	11/6/2025 11:48 AM
41	Both safety and elevation, and longevity and future adaptability	11/5/2025 3:10 PM
42	Preserving traditional location for efficiency purposes and quicker response time.	11/5/2025 1:52 PM
43	Both cost and maintaining an EMT medical presence in downtown Gearhart.	11/5/2025 10:45 AM
44	All of the above.	11/5/2025 10:23 AM
45	Public Trust	11/5/2025 10:08 AM
46	Keeping the Park available to residents and visitors of the area without impact of a whole new building.	11/5/2025 9:47 AM
47	Do NOT want to lose the Park!	11/5/2025 8:16 AM
48	Preserving the Park	11/5/2025 7:32 AM
49	All of the above	11/4/2025 5:29 PM
50	Annual cost	11/4/2025 4:53 PM
51	First and foremost I want to persevere the Dunes Meadow Park and do not wish for anything to be built there.	11/4/2025 2:43 PM
52	There isn't just one consideration.	11/4/2025 10:31 AM
53	Keeping the park as a park	11/4/2025 9:22 AM
54	I am very concerned. For the past several years, the entire community, both voters and non-resident owners have been asked to weigh in about the fire station. On countless occasions, voters and non-residents alike have rejected the prospect of using the Park. The last rejection even raised substantial funds from the survey to oppose using the Park. Notwithstanding the repeated opposition to using the Park, the City administrators are ignoring the community and now proposing a new survey format that is NOT even a controlled survey with names of our community. Is the City trying to just wait until the City administrators get the "answer" they want? I am sorry but I believe this has gone way too far. In the past several years, the park has been the spectacular sight for In A Landscape --- which brings money to the City! It would be ruined if you use the Park. Please respect the voters and non-residents and TAKE the Park off from consideration once and for all!	11/4/2025 9:22 AM
55	Trusting the City Government	11/4/2025 7:14 AM
56	We have other stations and resources nearby that can help support in times of need.	11/3/2025 10:56 PM
57	Anywhere but the Park pls!	11/3/2025 10:20 PM
58	No to the park—it's one of the few such available areas and resources we have. Let's focus our building efforts on any of the other three proposals.	11/3/2025 10:09 PM
59	I'm keen on a safe and sustainable solution but object to the use of Leslie Miller park for this project which has been repeatedly proposed and rejected. The other options make more sense economically and for safety/longevity without removing access to the one ocean front public park in the neighborhood.	11/3/2025 10:06 PM
60	Want a safe and cost effective location but strongly oppose the park which serves as a cornerstone for the communit	11/3/2025 9:54 PM
61	A fair process	11/3/2025 9:13 PM
62	Voters have countless times opposed use of Lesley Miller Park for this purpose. Please stop. Do not take the park.	11/3/2025 8:48 PM
63	Saving the park !!	11/3/2025 8:41 PM

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64	Leave our Park alone	11/3/2025 7:11 PM
65	Keeping Park space	11/3/2025 6:14 PM
66	Not using the park as a site for public safety building	11/3/2025 5:12 PM
67	Public really doesn't use the park, it would still be beautiful site with new building and closer for water rescues if needed.	11/3/2025 4:35 PM
68	Realistically balancing what we as a community can afford versus what we truly need.	11/3/2025 3:22 PM
69	Don't take our Park away	11/3/2025 3:09 PM
70	Preserving the Meadow Park	11/3/2025 2:51 PM
71	Preserving Dunes Meadow Park	11/3/2025 2:27 PM
72	Cost sharing across all properties that receive the service (City and Fire District).	11/3/2025 1:11 PM
73	Don't mess with the park	11/3/2025 11:37 AM
74	I've been in construction 40+ years, estimates seem very high	11/3/2025 10:35 AM
75	Consider that the revenue for the project will come from a small tax base.	11/2/2025 11:22 AM
76	Being realistic when determining what a small town can afford vs what is needed.	11/2/2025 11:01 AM
77	Location	11/1/2025 7:27 PM
78	Cost is important! We have warnings for tsunami and maybe earthquakes too.	11/1/2025 4:04 PM
79	Makes no sense moving fire station further from the highway.	11/1/2025 3:10 PM
80	Cannot isolate one factor	11/1/2025 3:08 PM
81	Preservation of Leslie Miller Park	11/1/2025 2:51 PM
82	I would rather see a comprehensive analysis of merging fire, police, and medical with Clatsop County and Seaside.	11/1/2025 2:39 PM
83	Mayor and a city council that won't listen. We already voted against an alternate site.	11/1/2025 2:28 PM
84	Combination of cost and meeting basic needs	11/1/2025 2:20 PM
85	Stopping all new taxes. No remodeling	11/1/2025 1:35 PM
86	I'm a no. Even \$10M is way too much.	11/1/2025 1:08 PM
87	It would be nice if we could chose more than one. I'm against having it at Dunes Meadows Park. Coming from a big city the cost is concerning.	11/1/2025 11:57 AM
88	lack of transparancy by city council on all actions taken todote, and in the future.	11/1/2025 9:11 AM
89	The fire chief is an [REDACTED]	10/31/2025 6:34 PM
90	rebuilding on current site best idea but your bid suggest Highland site best---does that include adding roads ie I cannot believe that option A is 50% more costly than D	10/31/2025 3:51 PM
91	Refer to comment below.	10/31/2025 2:17 PM
92	I support the following comments of Stewart Schultz:In my last post, I summarized why tsunami flood depth and distance from the ocean are more important metrics for "resilience" of a location than elevation alone, relative to the earthquake and tsunami themselves. But the aftermath of the earthquake gives an even more dramatic reason why the park's "high ground" is not the resilient haven many assume: the earthquake itself will fundamentally reshape our coastline, and the science specific to our area predicts the park will be destroyed. The same subduction zone earthquake that triggers the tsunami will cause coseismic subsidence—a sudden, permanent land drop predicted to be over 7 feet for our area (for the planning tsunami, defined as the tsunami reaching to 38 feet elevation at downtown Gearhart, about 10 feet above ground there). Think of this as an instantaneous, catastrophic 7-foot rise in relative sea level. The ocean will immediately be 7 feet higher against our shores, radically changing the landscape before the tsunami even arrives. Why Standard Flood Maps Don't Show This Danger You may have seen online maps (from NOAA or the State of Oregon) that show sea	10/31/2025 1:25 PM



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level rise as a gentle flooding of low-lying areas. It's important to know that these tools simply draw a new water line at a given elevation, assuming the land is solid and unchanging, like rock. Our coastline is not rock. The Clatsop Plains are a sand dune system. Rising seas don't just gently flood sand; they very easily erode it. The Local Science: A Warning from the Past, Predicting the Future This is where the 2020 study by Curt D. Peterson et al. (that I mentioned previously, cited below) comes in. Unlike simple inundation maps, this research studied the physical evidence of past earthquakes along our coast. • Scientists used ground-penetrating radar to find "catastrophic beach-retreat scarps"—the buried sand cliffs left behind when our shoreline was violently eroded by previous earthquakes and the sudden sea level rise they caused. • By mapping 160 of these scarps and dating them, they reconstructed a 5,000-year history of how our sandy coast responds to exactly the kind of shock the next earthquake will deliver. This method allowed them to predict the future based on the observed past. Their conclusion for our coastline is "catastrophic beach retreat." • For our specific subcell (the Clatsop Plains), their model shows that a 2.0 meter (~6.6 ft) rise in relative sea level would cause the shoreline to retreat inland by an average of ~0.7 km (0.43 miles). • For Gearhart, this means that the new shoreline is predicted to cut through the middle of the golf course, to about 0.15 mile east of the park. Since the earthquake will cause over 7 feet of subsidence, the conclusion is inescapable. The park site sits on the same sandy, erodible material that has been chewed up by past earthquakes. It would be completely obliterated by erosion, turning the location into ocean surf. The new beachfront is predicted to be Cottage Avenue, soon after the quake producing a 38-foot tsunami downtown. In Summary: The belief that the park is safer because it's "high ground" is a profound misunderstanding of the long term impact of the earthquake. The land itself is not stable. Peer-reviewed science, based on the observed physical history of our coastline, shows that the earthquake will trigger catastrophic erosion that is predicted to completely destroy the park site. You cannot have a resilient fire station where there is no land left. True resilience requires building on stable ground that will survive the shaking, the tsunami, and the permanent changes that follow. Considering the permanent aftermath, the park site is probably the least resilient of all sites Gearhart has considered for the new station. (We can be reassured though, that this dismal prediction assumes a massive earthquake that has a low probability of occurring in the coming decades. But, it's the earthquake that has to be considered when building a critical facility) Source: Peterson, Curt D., Tamara C. Linde, and Sandy Vanderburgh. Late-Holocene shoreline responses to competing shelf, bay, and beach accommodation spaces under conditions of relative sea level change, and the potential for future catastrophic beach retreat in the Columbia River Littoral Cell, Washington and Oregon, USA. Marine Geology 427 (2020): 106272.

93	All of the above especially cost and not messing with the parks	10/31/2025 1:03 PM
94	The first three are ranked for me in importance— they go hand in hand. Cost being the biggest factor. Who cares if it's downtown.	10/31/2025 10:25 AM
95	Build a modest facility appropriate to the needs of Gearhart at the current location.	10/30/2025 3:54 PM
96	It's time to do it	10/30/2025 3:30 PM
97	A Park is a Park period. It was donated to protect the open (Ocean view) space for all of the citizens to use period.	10/30/2025 2:39 PM
98	All of these factors are important. Can't please everyone so make a decision and move forward	10/30/2025 10:18 AM
99	Protecting Lesley Miller Dunes Meadow Park as a park and recreational space for all the people of Gearhart as intended.	10/29/2025 7:13 PM
100	Even at a higher elevation, during a tsunami or earthquake crisis, how would the volunteers get to the site and how would equipment reach the impacted areas?	10/29/2025 6:19 PM
101	not understanding why Seaside is not an option	10/29/2025 12:50 PM
102	Cost versus benefits expected and maintains downtown structure	10/29/2025 11:29 AM
103	If given the option, I would rank safety/elevation equally with longevity/adaptability	10/29/2025 11:06 AM
104	Other works more important	10/29/2025 9:57 AM
105	I firmly believe the best choice is combining with Seaside and Clatsop County for Fire, EMS, and Police protection.	10/29/2025 9:50 AM
106	Getting the city out of the morass of controversy over this project. Second to that, I would	10/29/2025 8:11 AM

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	choose safety and elevation	
107	I am adamantly opposed to building at the Lesley Miller Park. That is a PARK, not a site for any City building.	10/28/2025 7:01 PM
108	The Garvey family and the Goodman family and a majority of the community have repeatedly and consistently opposed and provided the City with our reasons for our opposition to Option C.	10/28/2025 6:46 PM
109	Fairness. How many non-resident homeowners are there in Gearhart? Locals are voting to spend property tax dollars that get no say. You need to design a more equitable approach and keep costs minimal. It's ridiculous to talk about spending \$20MM for this kind of infrastructure.	10/28/2025 6:35 PM
110	Most importantly is what has a possibility of being approved	10/28/2025 6:21 PM
111	cost of the project, since city hall is too incompetent to be trusted with a large project	10/28/2025 5:30 PM
112	The Garvey family, the Goodman family, the Meier family and a majority of the community have repeatedly and consistently opposed and provided the City with our reasons for our opposition to Option C.	10/28/2025 5:26 PM
113	The Garvey family and the Goodman family and a majority of the community have repeatedly and consistently opposed and provided the City with our reasons for our opposition to Option C.	10/28/2025 5:14 PM
114	The Meier Family, the Garvey Family, the Goodman Family and a majority of community have repeatedly and consistently opposed and provided the City with our reasons for opposition to Option C.	10/28/2025 5:14 PM
115	No park site. That's good public use land.	10/28/2025 5:08 PM
116	Destroying Lesley Mille Park is Outrageous.	10/28/2025 4:38 PM
117	We need afire station, but what can possibly pass by the voters.	10/28/2025 4:33 PM
118	Eliminating the idea of building at Dunes Meadow Park location	10/28/2025 4:30 PM
119	All of the above and the honesty of information from the city council, Administrator, and Mayor	10/28/2025 4:19 PM

## Q10 Please share any additional thoughts, concerns, or suggestions you'd like the City Council to consider.

Answered: 375 Skipped: 329

#	RESPONSES	DATE
1	What ever happened to the site that was considered next to the beach access road and the condominiums across from the golf course? It was high enough to survive a tsunami. It would involve buying some properties in the Palisades.	11/19/2025 11:48 PM
2	All of above are key. A central visible location for fire and police seems important to me for our town.	11/19/2025 11:03 PM
3	That Dunes Meadow Park site was given to the city as a park in perpetuity. That should be honored. There is a dearth of park space in Gearhart so it's unreasonable to remove the only park you have. I'd also defer to the fire and police and what they think is best. The Highlander property seems the smartest. Cost over time is no concern. Taxes are very low and this is the first duty of government.	11/19/2025 9:04 PM
4	Build the fire station (not a Taj Mahal) on the north side of the park across the street from city hall. Remodel and expand city hall. Have courage to build something appropriate for our small town. And, don't let the "not in our park" voices win out; very few people use that park since we have one near the ocean... and we have the beach. City hall on one side of the street and the fire department on the other would be the best solution. Heck, the land across the street is already partly dug out for you!	11/19/2025 5:11 PM
5	(paper survey: letter, FD call log, newspaper letter att'd) November 12, 2025 To: Gearhart City Council From: *** ***** Gearhart Re: Public Safety Building survey response Dear Mayor and Councilors: Thank you for your request for input on the Public Safety Building. I will share my thoughts in bullet points. • Rather than a public safety building, I support a FIRE STATION... a place to park vehicles and a facility for VOLUNTEERS. • Fire log for October 2025 (attached). There were EIGHT EVENTS. The actual fires that we respond to are minimal Reduce the number of vehicles to reflect the frequency of events. AUTHORIZED fires: 2 UNAUTHORIZED fires: 3 FALSE OR BOGUS: 3 calls • Medical aid. There were NINE ASSISTS IN OCTOBER... our volunteers "support" professionals... an appreciated service, but it does not necessitate a state of the art building. • Tsunami event. 1. Volunteers will aid their own families first 2. Roads may be impassable for rescue vehicles. 3. If tsunami preparedness is critical, build on high ground. Mitigation on the existing site is just too expensive. • Gearhart is located between Warrenton and Seaside. We should continue a relationship with these fire departments. • If we were to build a state of the art Public Safety Building, will we need and can we afford paid firefighters? • Cost is critical. Affordability rather than a wish list. Build a modest facility on high ground (Leslie Miller Park). SUMMARY: Thank you to councilors for your diligence. Compromise will be necessary. I hope you will have clarity from your survey.	11/19/2025 4:50 PM
6	re: #5 Opt B - "only if 20 year bond" As far as I know, there has never been any information put forth as to what it would cost to have Seaside cover us. We have contracted the Sheriff dept. to cover the police dept. They (SSFD) can surely get here quicker than the fire volunteers can get here from Warrenton.	11/19/2025 4:12 PM
7	Cost is critical, but safety and longevity are right there with it. I would rank them higher than cost if the current economic climate were different	11/19/2025 3:36 PM
8	Concerned for unnecessary spending incorporated into the bonds	11/19/2025 11:45 AM
9	I think remodeling would be absolutely ridiculous. It won't solve the major issues and you can't make a 60 year old building last forever. I don't want to pay again in 10 years at whatever exorbitant price it will be then. Let's get it over with so we can move on to other things. Also, I don't want short term rentals and county homes that we don't make the rules for on our border. Accept that property into the city and use the money to help pay for the things we need. Build only the fire station, so the (building is smaller) and locker rooms for both fire and police	11/19/2025 10:42 AM



## Gearhart Public Safety Building Survey

departments there. Let the police department and public works offices stay in place and take over the extra room in the current location.

10	remodel. this city council is going to bankrupt the city	11/19/2025 9:59 AM
11	We have to keep in mind this is a small town with small population. People living on fixed income & low/moderate income cannot afford large increase on property taxes. So being practical & flexible about what the people can afford while prioritizing what's most important which is being out of the tsunami zone.	11/19/2025 9:39 AM
12	I would like to hear more about the financial relationship between the Rural Fire District and the City of Gearhart. Seems the home owners in Gearhart are paying the lions share for homes outside the city limits. Sounds like the RFD is getting a heck of a deal at the expense of the Gearhart homeowners. Too much focus on the structures and not enough on the operations side.	11/19/2025 8:24 AM
13	Hi, and thanks for doing this. My preference would be option A as the full meal deal but I just don't see how people are going to go for it given the money involved. That's why my equal preference is for the lowest amount of money, still to be an improvement. If that passes, of course there will be complaints of how in 10 years we will need another bond and blah blah blah, but we need something and perhaps a small something is better than nothing at all. I was wondering if any of the council or powers that be have contacted the obvious deep pockets of the community, example: Dennis Murphy, obviously many of the Murphy clan, Bob Morey, South Ocean gang of long time part timers, and Terry Graff for example.... as a number of highly moneyed citizens in this town, full-time and part-time who maybe could or would donate a few hundred thousand each and get a significant tax write off for their name in gold lettering, if need be, on the side of the building. I just don't understand with all of the money in this town why we can't get this done though the part-timers just don't seem to want to invest here though they claim to love it so much. Think Homeowners Association. Those who claim to love it so much should really be investing in it! You'll notice that I am not a property owner nor a voter here though I have lived here permanently and full-time for close to 40 years. My landlord did not give me any information about this survey, though the description says any tenant would receive information. I'm not at all surprised that even if he were given information to distribute to tenants he likely wouldn't as my landlord is quite a flake. I don't get a water bill here but I do pay attention though I fully suspect most other renters here have no clue. One recently didn't even know about Gearhart having a Fire Department, City Hall, or Post Office. 'There is a downtown?' they exclaimed. I thank you for continued perseverance! The fire department deserves much more than they currently have and it's downright shameful that the naysayers have been so effectively negative in their endeavor. I wonder if they (Zimmerman's, Taylor's, Bob Shortman, Mancill's, Gable's, Stein's, Buffington's, et al ) want any improvement at all? I wonder if more information about why Gearhart Fire cannot possibly combine with Gearhart Rural or Seaside Fire could be announced and distributed in some manner. I have heard it described more than once about why not and am familiar but either they ignore it or think it's somehow going to change. This group of naysayers and self proclaimed experts have convinced themselves that this is an option that hasn't been explored and to them this makes perfect sense, in their vacuum. It's no secret that that information has already been released in City Council meetings, but I guess they're just choosing to ignore it. Also concerned about Gable's discussions to unincorporate. Good luck! Hoping for the best!	11/18/2025 7:36 PM
14	Let's use what we have already and make it better. We don't need "gold plated " new public buildings. We need functional cost effective facilities on property that's already city owned.	11/18/2025 7:01 PM
15	ON THE HIGHWAY IS THE BEST AND RESPONSIBLE PLACE TO BUILD. THE MANDATORY SEISMIC/Tsunami REQUIREMENTS WILL KEEP THIS PROJECT FROM MOVING FORWARD. THERE ARE SITES ALONG 101. 1. BEN OLSON/CLEAN SWEEP HWY 101 2. PLOT NEXT TO DOLLAR GENERAL 3. PLOT 5TH AND HWY 101 4. HILLILA RD 5. WINDJAMMER MAKE 101 35 MPH SPEED LIMIT FROM AIRPORT TO DEL REY BEACH ACCESS. CITY SHOPS & CITY HALL SHOULD NOT BE TIED TO PUBLIC SAFETY BLDG BOND. IF THERE IS A CATASTROPHIC HAPPENING; THE PSB WILL STAND WITH NO ONE TO USE/BENEFIT FROM IT. ALL RESIDENTS AND RESIDENTIAL PROPERTY WILL BE WIPED OUT. VOLUNTEERS WILL NOT BE ABLE TO REACH GEARHART. THANK YOU FOR THE OPPORTUNITY TO RESPOND.	11/18/2025 3:21 PM
16	I would support a remodel of the existing building if there are guarantees not to exceed \$8,000,000 and on a 20 year bond, not a 10 year bond.	11/18/2025 3:13 PM
17	I honestly feel a low cost update can be supported but over all I feel a joint fire rescue is a	11/18/2025 1:22 PM



## Gearhart Public Safety Building Survey

better option with the same for police and sheriff departments. I can see a low cost current location update for office's and safety for the buildings but I would never agree on a costly long-term expense that is absolutely useless during any earthquake or tsunami. I still feel we as a community need to focus on infrastructure and fixing and obtaining a solution to water pipes and fresh water delivery.

18	Why isn't the option of joining with the city of Seaside or other nearby towns fire departments given any consideration in this survey? Also, it seems to me that the estimated costs given are at best unreliable. I am a senior citizen, single woman on a fixed income..I think it is entirely unreasonable to expect only homeowners to absorb all these costs. Many other communities have joined forces with their neighboring towns to defray costs and this seems like a much more reasonable solution than an unnecessarily expensive building in such a small community with limited financial resources. It is delusional to think that only property owners should take on this enormous burden. Given other information available it seems fairly clear that any of these offered solutions are poor choices if there is a major tsunami. This is a volunteer fire department, which according to some information is already understaffed, and joining forces with other nearby communities seems the best solution. I strongly urge the city to take this under serious consideration.	11/18/2025 12:07 PM
19	Cost is important, but preserving location of existing services is more important.	11/18/2025 7:02 AM
20	I have lived in Gearhart for 51 years, raised my 2 children and enjoyed the park with not only me 2 children but also my 6 grandchildren. Leave the park alone. I am also on a fixed- income and your tax will put another burden on me.	11/17/2025 2:36 PM
21	Don't charge me another dime for buildings that you feel need improvement let alone building new ones! Everything is getting to God damn ridiculous price wise!	11/17/2025 1:12 PM
22	No one can afford anything right now especially groceries to feed our kids so u certainly don't need to be charging us anymore for ANYTHING!	11/17/2025 1:08 PM
23	There are rumors that if the site were to move offsite to Dunes Meadow that some residents might realize a negative impact on their fire insurance coverage. Is this something that the city has looked into and considered? If so, is there some place where there is information regarding this impact?	11/17/2025 11:51 AM
24	Improvements are needed, but emergency operations are most important during disasters. We all can manage average office and meeting spaces along with city maintenance facilities	11/17/2025 10:56 AM
25	The whole point of the project was to move the facility out of the most dangerous tsunami zones to be able to serve the community in a disaster. Reusing the existing site in some capacity is important, as is keeping costs reasonable.	11/17/2025 7:44 AM
26	How much longer are you going to waste our time. Is it until you get the answers you want to hear? I'm embarrassed for you.	11/17/2025 1:03 AM
27	The Dunes Meadow location has been strongly opposed by the community since it was initially proposed years ago. This option should no longer be considered viable.	11/16/2025 3:20 PM
28	You have high property taxes; high tax on short term rentals; have little to no city support to owners but continue to bring in money with NO econ development. Where is the fiscal oversight or innovation?	11/16/2025 1:53 PM
29	Building at the existing site (option A) has never made much sense to me. Same goes for option B. If resiliency is a factor, they both fail the test. At 1.5 times the price of option C or D, a bond to fund option A is likely to fail as well.	11/16/2025 12:12 PM
30	Please consider locations on the East side of 101 for these buildings. The location is a safer tsunami zone area, and more cost-effective as opposed to downtown.	11/16/2025 11:50 AM
31	Is there any option to combine buildings or having uses connected to reduce cost and land use?	11/16/2025 8:59 AM
32	Why not consider the vacant lot, NE corner of Pacific Way and Cottage? Station could shift west a bit and gain a little elevation.	11/16/2025 2:10 AM
33	As a homeowner I am expected to save for 40 years to get a roof on my house. I can't just decide that I have that money. I'm still paying on a boondogle of a school that is "safe" from a mythical tsunami, but has not lockers, cut one gym etc... Moving services as far away as	11/15/2025 8:02 PM

## Gearhart Public Safety Building Survey

possible doesn't sound like a great move. Maybe doing things 1 or 2 at a time instead of punishing homeowners who aren't allowed to play pickleball on their property.

34	The city council has worked and worked to come up with an option Which will serve this community well	11/15/2025 7:20 PM
35	Highlands terrible idea. LOCATION WORST	11/15/2025 6:19 PM
36	What a ridiculous, unscientific survey. It's available for anyone instead of just residents. The options on Step 3 - there should be a way to vote NO on choices. The City Administrator, Mayor, and City Council are delusional when it comes to the PSB issue. There are so many other issues that need to be addressed, starting with water and sewer, that it quickly becomes obvious that the PSB has been and is an irresponsible money-waster. Our representatives and the CA need to be recalled and replaced with those who would do their civic duties for the town of Gearhart, not for themselves and their own personal interests.	11/15/2025 4:43 PM
37	Let's stop rehashing this	11/15/2025 10:23 AM
38	Save the park ... why is that not even an option above?	11/14/2025 11:06 PM
39	Remove the current city administrator.	11/14/2025 9:22 PM
40	In the design of the down town facility you need to make sure it includes community amenities. I wish the City would consider improving the park grass and add an amphitheater in the current area which slopes down and you could have summer concerts in the park with the dunes and ocean on the back ground. You could also do summer events in the park.	11/14/2025 5:10 PM
41	in regards to #8 Rank A. Current Downtown Project: "Totally opposed to this project."	11/14/2025 3:35 PM
42	The thought of losing the Dunes Meadow Park makes this option less desirable. While I understand it may be more feasible and less expensive than other options, I feel it would take away a beloved part of Gearhart that people have enjoyed for so long.	11/14/2025 1:13 PM
43	Preserve Dunes Meadow site for community activities and use. Protect the Open Space	11/14/2025 11:27 AM
44	Thank you for the survey!	11/14/2025 11:12 AM
45	Please let's make a decision and get something done. The longer we delay the more expensive these proposals will get.	11/14/2025 10:21 AM
46	It seems unfair those who pay the highest taxes have no voting rights. All homeowners are still paying water system and school board measures and this does not seem a good time to add more to their tax bills.	11/14/2025 8:13 AM
47	Elevation and durability is important. Cost is as well.	11/13/2025 6:00 PM
48	When the "big " one hits, it's not going matter. It'll be massive chaos, and I don't expect any of us will survive. Everything will be out of commission, bridges, internet, electricity, people feral and confused. Sorry, but I feel I'm being realistic. Sending love to all ❤️	11/13/2025 5:13 PM
49	We are opposed to the selection, or ranking of, any options given the lack of confidence in estimates provided for project costs. There is no data supporting the estimate amounts suggested for any option leading to specifics for the assessed per thousand amounts and project duration. The survey should provide access to all background data leading to these estimates and assessed value determinations. Asking for a "ranked choice" without this information is disingenuous. Projects of this nature rarely meet cost or performance "estimates" and no information on contingencies is provided for any option. You missed the 5th option, status quo...	11/13/2025 4:57 PM
50	There are other options such as constructing a large steel building and framing the inside to your needs at the existing site for a much lower cost. Sometimes the architectural features add too much expense. The steel building companies will draw the steel building plans for free and you can get the foundation designed for about \$3k from a local Engineering firm. You can use the existing work you've done to plan out the inside with a local drafter/engineer. Clatsop County PW just built one of these without interior improvements for under \$2M.	11/13/2025 4:46 PM
51	(also a factor) Longevity and future adaptability	11/13/2025 1:44 PM
52	I think you should go back to the drawing board. Surely there are other suitable sites for this project the City could just purchase (such as the "Community Center" in the former elementary	11/13/2025 12:26 PM



## Gearhart Public Safety Building Survey

school or other warehouse facilities along 101). Do NOT ruin the view from Dunes Meadow park.

53	1) There appears to be no professional Owner's Representative or Project Manager to provide sensible management of the project. 2) The Architect seems to be have given free rein to develop schemes without any check or limit on the costs. 3) I would like to see a detailed breakdown of the project costs, 4) There needs to be a Whole Life Cycle cost study prepared to compare all costs over a 30 year period, including construction, acquisition, disposal, maintenance and running costs. 5) A Value Engineering workshop needs to be undertaken to ensure that Gearhart residents are getting value for money and a facility that meets needs. 6) The proposed cost are unrealistic and inflated. 7) What procurement method is going to be used for the construction contract. I would recommend seeking Design Build proposals. 8) I would like to know how much the Architect has been paid to date and what their ongoing fees are going to be. These comments are based on my experience and qualifications as a retired Partner of Project Management/Cost Management firm that has provided services on hundreds of municipal projects. I am a full time resident of Gearhart and would like to see a sensible project built to a reasonable budget.	11/13/2025 12:23 PM
54	It seems plain to me that the citizens of Gearhart have indicated via numerous votes and surveys that the prevailing opinion is to make do with what we currently have in place and make it work. It feels like city leaders are planning to wear the citizens down to where we simply acquiesce. Hear your people and follow their expressed wishes which have been expressed many times.	11/12/2025 8:10 PM
55	Join Seaside FD.	11/12/2025 6:23 PM
56	Please let's connect with the fire department in Seaside or Warrenton and not spend this money here.	11/12/2025 12:05 PM
57	Merge with Seaside or County fire and police.	11/12/2025 10:47 AM
58	(lives in) Highlands	11/12/2025 9:15 AM
59	Recycling area. How best to make the building user friendly...I am surprised the old elementary was not a top consideration.	11/11/2025 9:11 PM
60	Shame on you for putting the park on this list. A generous women gave this to the city for a park and the community already told you (by a landslide) the park is not being used. Therefore my ranking up top cannot be true. The park shouldn't even be in the ranking. That makes this survey not clear in the results.	11/11/2025 8:10 PM
61	If the park is to be considered an option, we should emphasize and ensure that fact that the park would be extended towards the water, so in fact, the park would be more attractive, more useable, and would have parking and restrooms.	11/11/2025 1:33 PM
62	there are many existing buildings for rent on the highway that could be converted to turned into these spaces.	11/11/2025 11:19 AM
63	way too expensive	11/11/2025 10:08 AM
64	I do not believe in rank choice methods, where is the highlands suggested site. I am familiar with the highlands neighborhood but you don't give information the exact site.	11/11/2025 8:28 AM
65	I think for most prop owners and residents the #1 issue is cost. I don't believe the city has done a good job of communicating the issues and options. Many think this building is just for volunteer fire dept. so cost seems way too high. But from this survey seems like more is involved. New fire station in Oregon city was \$6 mil for 21,00sf, Lake Oswego budgeting 16-18 mil. The cost seems really high. Ok tsunami safe add a mil or 2 to the Oregon city 6 million still way below this budget price.	11/11/2025 8:13 AM
66	I believe we should contract out with Seaside	11/11/2025 7:18 AM
67	For a town with 1200+ you sure want to spend a lot of money. At this point I think remodeling is the best now. Remodel the downtown.	11/11/2025 4:37 AM
68	The most important factors to me are a) the cost of the project and use of taxpayer money and b) the damage to property values and the overall Gearhart aesthetic if we put this use on the Lesley Miller Dunes Meadow site. This would be a huge mistake.	11/10/2025 10:03 PM
69	Need to preserve the historical charm of downtown and not hollow out the center. We need	11/10/2025 4:54 PM

## Gearhart Public Safety Building Survey

more activity downtown not less.

70	I want a safe and up to current code facility. I support the downtown total new building as it is a one stop reception, redundancies have been eliminated and it prepares our city for the future.	11/10/2025 3:52 PM
71	I fully support a long-term resilient solution that puts the PSB within quick (< 5 min) response distance of at least 75% of Gearhart residents. Doing anything less is not preparing Gearhart for the future and is only kicking the can down the road for future generations to deal with. Our first responders deserve the best that we can give them, and Gearhart deserves the best first responders that such a facility would attract.	11/10/2025 3:38 PM
72	I am not concerned about tsunami and earthquake standards- if either hits much of Gearhart will be damaged so who needs the fire station anyway. Also, how many actual house fires has the volunteer dept fought that would have consumed a home? And neighbors- I feel comfortable with fire assistance coming from seaside and warrenton. I do not want to Pay \$20 million plus for a just in case scenario.	11/10/2025 3:38 PM
73	I don't believe the city is accurately portraying the survivability of a relocated fire station. When there is a history of the fire department not wanting to train with neighboring departments why do they think they should be the location of the regional training facility?	11/10/2025 12:59 PM
74	No need to needlessly waste money. If new fire station is needed, build something like the Hertig station. North of Gearhart on Hwy 101.	11/10/2025 12:51 PM
75	Has there been any conversation on the idea to partner with Seaside Fire, pooling ideas and costs could provide full time personnel at the station and newer more effective equipment. It is very customary for many residential homes, condos, apartments to receive fire service from a fire station that is not within a half mile	11/10/2025 10:52 AM
76	I live outside Gearhart's city limits. I pay my water bill to the City of Gearhart. I am within Gearhart's Rural Fire District. I received a flyer in the mail to take this survey, which is another example of government WASTE. I can not vote on any of these options if brought to me. Why bother with feedback from voters outside of the city limits? Put a bandage on it and move on.	11/10/2025 9:13 AM
77	Balance cost and safety and pick the most effective choice. Stop talking, choose, and get on with it!	11/10/2025 8:39 AM
78	1. Need much more info to provide an informed opinion. 2. Who provided the budget numbers and what was the process for setting these? How do we avoid another debacle like the water treatment project that had its price tag double? 3. Are there any existing buildings in the area that could be leased for the City Hall and Public Works functions instead of building new?	11/10/2025 8:20 AM
79	The cost and need for what has been proposed is ridiculous! Yes, safety for volunteers is important. But we do not need be a training center and provide free housing, etc. As to the size of the fire trucks... yes they are shorter than a lot of them, and need special ordering? (Someone said at a meeting) why now do we need longer ones? I feel the Chad and the council need to just STOP wanting bigger, newer, shinier everything. Just because the in person turnout at meetings hasn't been great, don't think you can say people don't care. They care on election day, as they have in the past. A lot of long time residents do not want to make their opinion known because it's gone on too long, ENOUGH! If Chad, Dana and Como want a state of the art station with all the bells and whistles, maybe they should move somewhere else!	11/10/2025 5:50 AM
80	Past elections have made it clear that NOT constructing a 35 MILLION DOLLAR Training Facility is the overwhelming sentiment among residents & property owners. Our community is ready to move beyond the artificially inflated demand for a large public service building to house fire, police & city services. The city has already spent years & significant public funds- on this issue without success of any kind. Residents have consistently rejected proposals that exceed Gearhart's actual needs. In conversation with neighbors in my part of the city, I hear a strong desire to focus on more pressing issues, such as water quality, road & sidewalk maintenance & attracting more businesses. Many of us would prefer the city to explore alternative service options with Seaside & Clatsop County, which may better serve our community without unnecessary spending. Trust in the city's process is at an all-time low, & it is unlikely that any ballot measure for new facilities will pass, regardless of the proposed costs. I urge city leaders to respect the will of voters & property owners, & to prioritize practical, fiscally responsible solutions that address Gearhart's real needs. Lastly, it defies logic as to why the Community Survey Invitation wasn't mailed out with existing water bills. Many residences received 3+ invitations at a cost of: .79 per mailing. Once again, wasteful	11/9/2025 5:13 PM



## Gearhart Public Safety Building Survey

use of our tax dollars. Will we see the results of this survey or will the results be buried once again??

81	The Lesley Miller Park site should be removed from any consideration, as were the wishes of the generous donor.	11/9/2025 4:29 PM
82	The reality is that if we have a major earthquake followed by a Tsunami our community will be largely destroyed. If necessary our fire trucks and other equipment on wheels can be moved to higher ground. The priority will be saving lives, buildings can be repaired and replaced.	11/9/2025 1:57 PM
83	Quit trying to build on the park. This issue keeps coming up and resident's are opposed to this. You need to quit trying to waste resources and look for another site even if its further away or off 101 hwy.	11/9/2025 11:37 AM
84	Sure love the idea of the elementary school becoming the main Gearhart hub for: police, fire, public works, as well as an art, food and ecology center. Featuring James Beard cooking school, gym made into pickle ball courts, the classrooms featuring art and ecology classes an lectures like Sitka center but with the addition of turning some classrooms into "hoteling" rooms for visiting instructors to stay in. I like the idea of using the entire building and campus as a money maker for the city, offsetting capital costs. I think the potential for that site is tremendous given that the public services still stay in the heart of downtown while adding additional value to the community and visitors. I think if the money is to be spent then a long term, audacious vision for Gearhart which includes a strategy to elevate not just fire and safety but also bringing in a gathering, athletic, cultural space for all would be outstanding.	11/9/2025 10:17 AM
85	If maintaining services or providing safety after a catastrophic event is the goal of these proposals then it is unlikely that ANY of these proposals will achieve these goals!	11/9/2025 9:32 AM
86	Let's make decision this time.	11/9/2025 7:59 AM
87	Please just make a decision and move forward.	11/9/2025 7:51 AM
88	This bond has been brought before the town numerous times and we keep saying no but you keep bringing it up and wanting more money and wasting a lot of money on The Klosch Group and architectural renderings for something nobody wants. Too much expense for too small a town!! How many times do you need to survey us to hear the same thing? If it goes against your desires, you don't want to hear it!!!	11/9/2025 7:41 AM
89	It would help opinion and feedback if the actual plans for the four options(i.e. architectural drawings) were accessible to the residents.	11/8/2025 8:01 PM
90	Stop wasting our tax dollars and give this up! How much have you wasted these past few years evaluating these same options? Gearhart voters have already voted NO! Why don't you listen to us?	11/8/2025 6:47 PM
91	I find it appalling that Lesley Miller Park would even be considered for this project. It is a staple gathering place in our community and should be preserved.	11/8/2025 6:17 PM
92	Thank you for the hard work.	11/8/2025 6:11 PM
93	There has not been enough thought or discussion put into dissolving the gearhart fire dept. and combining with seaside.	11/8/2025 5:06 PM
94	I think it is time to look at the idea of a Clatsop County Fire Department, or at the very least combine with Seaside FD.	11/8/2025 4:57 PM
95	The Lesley Miller Dunes Park was taken off the table as a potential site. The community is adamant against any development of this park, shame on you for putting it back on the table. That park is the heart and soul of Gearhart and any development on that property will destroy the town!	11/8/2025 4:32 PM
96	The city council are all losers!!! How can you ethically consider using the Lesley Miller Park???	11/8/2025 3:29 PM
97	I'm not convinced the city boundaries or population has increased enough to warrant massive expansion and location change.	11/8/2025 11:52 AM
98	Utilization of the grade school would appear to be a good consideration.	11/7/2025 9:39 PM
99	We can't even fill the current positions of volunteers; many of our volunteers live elsewhere, as	11/7/2025 6:27 PM

## Gearhart Public Safety Building Survey

they can't afford to live in Gearhart; a town this size doesn't need anything larger than what we already have. There is not a proven need for it. I am really wondering who on the city council is benefitting from this debacle.

100	The cost for our small, mostly retired citizens is an issue. The location is probably the next consideration.	11/7/2025 4:48 PM
101	Ignore obstreperous, noisy, non-expert citizen coalitions in their Facebook echo chambers and choose the option that is 1) best for the city, 2) safest, 3) with the highest longevity and future adaptability.	11/7/2025 2:35 PM
102	In a perfect world the best option would be the Highlands Lane location on many levels. It is outside the tsunami zone, it is land that is just sitting there, waiting to be utilized in a positive manner and could sustain future longevity serving our entire community.	11/7/2025 2:00 PM
103	In a perfect world the best option would be the Highlands Lane location on many levels. It is outside the tsunami zone, it is land that is just sitting there, waiting to be utilized in a positive manner and could sustain future longevity serving our entire community.	11/7/2025 1:52 PM
104	Should do least expensive remodel of fire station only and no other buildings.	11/7/2025 1:09 PM
105	It is absolutely unacceptable to me that the beautiful Dunes Meadow Park would be used for this purpose. It's an important part of the beauty and enjoyment of Gearhart and should not be compromised.	11/7/2025 10:18 AM
106	Cutting edge fire life safety technology, policy and infrastructure are what the residents of Gearhart demand. It is dangerous and short sided to worry about paying a few extra dollars each year. I look forward to enjoying the security of modern emergency services for many years to come.	11/7/2025 9:10 AM
107	consider new scaled down fire station only. In my opinion Gearhart should disband the police department and contract with Clatsop County Sheriff and or OSP. Others should go to the old Gearhart School	11/7/2025 6:52 AM
108	What are the pros and cons of annexing fire safety and remodeling police/ city hall for convenient access for citizens? Why do we need fire & Emmy in center of town?	11/7/2025 6:04 AM
109	Please update the tsunami evacuation signage. The yellow stripes on the street signs are missing in many places. Have read how many citizens and visitors in Gearhart won't survive an XL tsunami. There needs to be better preparation from the local government.	11/6/2025 9:27 PM
110	The Dunes Meadow Park is truly ugly and hardly useful. A beautiful park can be built behind the proposed building. It keeps the city buildings near the original site. Substantial cost saving over option A . Makes most sense!	11/6/2025 7:37 PM
111	The park is the most practical location. The addition of the fire station would actually enhance the appearance of the park area while making additional space for an expanded park closer to the beach. The current park is rarely used and honestly is quite unsightly.	11/6/2025 7:23 PM
112	Cost estimates seem too low for all options. That suggests that support for options could erode once better estimates become available.	11/6/2025 5:18 PM
113	\$35 million for a city of not even 2000 people seems preposterous. Taxes would skyrocket.	11/6/2025 5:08 PM
114	I'd love to see us maintain at least part of the park. I think annexing the Highlands could be a nightmare.	11/6/2025 3:51 PM
115	Haven't voters already turned down construction of public works buildings on a park site that is so widely used and identified with being what makes Gearhart Gearhart?	11/6/2025 3:46 PM
116	The heritage of Lesley Miller Dunes Meadow Park has great long-term value as a irreplaceable public open space in the City of Gearhart. Regardless of any short-term financial advantages to using this Park, the inestimable value of maintaining Dunes Meadow Park as a park means this location is an inappropriate place to move the fire station.	11/6/2025 2:43 PM
117	These projects seem much too expensive for what this small town needs. A location farther away seems redundant--if we do that, why not partner with Seaside or Warrenton to pool resources? I can see remodeling the current building on a modest scale and assess expectations of what can realistically be provided. Ask for private donations if it means that much to them. It seems like we're getting bullied into a very expensive project.	11/6/2025 1:35 PM

## Gearhart Public Safety Building Survey

118	I may be mistaken, but I do not see any significant growth within the city limits to justify such significant expansion requirements.	11/6/2025 1:16 PM
119	I'm concerned that we're taking this survey AGAIN after already reconciling this same question years ago. The park is vital to the Gearhart community — a space to gather, celebrate and enjoy the ocean and beach view and providing a place to do so for many in the community who can't do that from their homes for all sorts of reasons. Third party research has also established that the park location is NOT a good location for a new fire station which would be better addressed by renovation the current location or using Highland.	11/6/2025 12:31 PM
120	Open to options other than Leslie Miller Park which serves an important community function in its current state AND was shown not to be a good location for the fire station.	11/6/2025 12:25 PM
121	Please take into consideration Stuart Schultz's thoughtful and scientifically based assessment of earthquake subsidence and the disappearance of the dunes. What would the effect of an earthquake have on the Highlands site. Unfortunately we do not have a lot of options that will not break the bank.	11/6/2025 12:03 PM
122	Option B seems wasteful long term and does not offer tsunami and disaster resilience. Highlands offers the greatest protection from disaster of all options and is cheaper than either Option A or C. Additionally, I am strongly opposed to losing the Dunes Park which we greatly enjoy, particularly if the Highlands can offer even greater protection for a lower price.	11/6/2025 11:28 AM
123	Unfortunately cost is a big factor. These options will raise my taxes 25-30% which is a lot for me. I get the need for an updated facility which I support. I'm assuming we've exhausted all options for grants and government support. With all the wealth in this town it seems like a major fundraiser might help off shoot the costs. All these things would take work, I know. It's a tough thing asking people to pay for something that is unknown and may not happen (tsunami). I will pay the taxes and support this if Gearhart votes for it. It's just hard economically and makes me ponder if living here is for us lesser incomeed people.	11/6/2025 8:48 AM
124	This past year, I have had to change primary residency and voter registration from Gearhart to Washington State. While I would be unable to vote directly on this new bond consideration, I have been a property owner in Gearhart for over 40 years. The remodel of the existing facility, at the lowest and a responsible cost for taxpayers, is a welcome consideration and I thank the City Council for looking closely at this option.	11/6/2025 7:50 AM
125	I'm new to the area so haven't really followed the situation much. But I strongly feel you need to stop considering the Dunes Park as a viable option. Leave it alone and take that completely off the radar, permanently. Has the option of purchasing the old grade school and utilizing that space with renovation been a possibility?	11/5/2025 8:41 PM
126	Get this done - it is dividing the community	11/5/2025 6:08 PM
127	We need to get this passed and the cost to the community is a huge factor.	11/5/2025 6:06 PM
128	To renovate the existing Fire/Police/Public works is ridiculous	11/5/2025 5:09 PM
129	I don't like focusing on cost above resiliency, but this is too great a financial burden on too small of a population base. Even the least expensive solution will almost double the amount we pay for bonds and raise our property taxes by 15%. What about a public/private partnership? Has anyone reached out to Tim Boyle? I'd vote to put his name (or his mom's) on a building for a sizeable donation. I don't want city employees to work in cramped and outdated buildings, but we need to be realistic about the number of taxpayers there are to support this initiative.	11/5/2025 4:07 PM
130	Better solution to all options, move to east side of hwy 101.	11/5/2025 3:49 PM
131	Wasn't this already voted down?	11/5/2025 3:25 PM
132	The longer it takes to come to a reasonable solution, the more expensive it will cost.	11/5/2025 3:10 PM
133	Safety first, valence with cost.	11/5/2025 2:02 PM
134	Cost is the determining factor. We have to be realistic. A \$20mm - \$36mm burden on the \$1500+ residents is not an acceptable solution. Let's balance needs vs. wants and come to a pragmatic and reasonable solution.	11/5/2025 1:52 PM
135	Strongly oppose downtown location due to low elevation.	11/5/2025 1:24 PM



## Gearhart Public Safety Building Survey

136	How long is this can going to be kicked down the road and who is still benefitting from continuing to do so? Certainly Geotech engineers, consultants, and attorneys but not Gearhart homeowners paying property taxes. Add to this when there is a serious medical or fire emergency and fit hits the shan it is Seaside PD and FD that are the first responders. If the public building needs to be upgraded to accommodate maintenance equipment that is one thing but a Taj Mahal for volunteers is another. Enough is enough with this as voters have previously indicated.	11/5/2025 12:56 PM
137	This survey is significantly manipulative in that it only offers options that the City Council seems to want. We homeowners want you to contract fire services with either Seaside or Warrenton -not build one in Gearhart.	11/5/2025 12:37 PM
138	Why not consider putting the fire station on or near Highway 101? Or expand the station North of Gearhart?	11/5/2025 12:37 PM
139	This survey only offers what the City Council seems to see as the only options. We want another option: Contract for Fire Services with Seaside or Warrenton! Once again, you have limited our options.	11/5/2025 12:33 PM
140	I feel that the Park site would be very good if the areas that weren't used for the Public Safety Building would be upgraded and maintained as a usable, attractive park, e.g., build a picnic pavillion, a volleyball court, maintain the lawn properly, etc. The Park could become a very nice central feature of our town. Currently the Park is unimproved, and it is unusable for much of the year because the (unirrigated) lawn is full of pricker weeds to the point that they stick in your shoes and socks and hurt your dogs' paws. It's not a very welcoming space now!	11/5/2025 12:02 PM
141	This survey is highly manipulative by only offering choices based on assumptions made by the City Council. If you ask us our assumptions, we would like to contract fire protection services with Seaside or Warrenton then use existing buildings for the other three services.	11/5/2025 11:53 AM
142	I might have rated the annexation/Highland Park option higher had details been provided on what exactly would be annexed and from whom. Without those details, I cannot fairly judge the project.	11/5/2025 11:47 AM
143	KISS. Keep it simple s..... Also, please keep your egos in check. It's literally a town of less than 2K. No need for extravagance at the cost of the taxpayer. Can't believe this even needs to be said.	11/5/2025 11:17 AM
144	Move public works elsewhere making room for GGD remodel.	11/5/2025 10:45 AM
145	Please only remodel fire station at minimum expense possible or move and combined with station location.	11/5/2025 10:29 AM
146	I will never vote for any Fire Station improvement with the current City Manager in office. Replace him and then you will get my vote.	11/5/2025 10:08 AM
147	Please keep the Park, it is an amenity we should value. I am disappointed in the City for not taking advantage of, and/or, looking at the opportunities that certain residents have tried to provide for our beautiful town in this ongoing discussion about moving critical services to higher ground. And I'm pretty sure you know what I'm talking about. Unless it's more Gearhart gossip (which is "small town" stuff & ongoing!).	11/5/2025 8:16 AM
148	I am all for supporting new facilities. Being new to Gearhart I do not know enough to be educated on my decisions. I am for the best all-around option for the city.	11/5/2025 7:42 AM
149	It's getting silly with the agenda some who work for the city seem to have. It's almost like they don't listen to the people who live here and keep wasting money on surveys trying to get their pet project done over what the citizens want. Up taxes on second homes and vacation rentals before using property taxes for the people who live here.	11/4/2025 8:43 PM
150	Who has determined the need for new buildings?	11/4/2025 7:54 PM
151	Gearhart Council has been seemingly anti-business in the downtown area. Gearhart itself has been anti-short term rental for quite awhile without expanding. Yet, Gearhart seeks a massive city owned development project. How about open up STRs to fund raise, promote business downtown, and welcome incoming revenue from both. Then build the building when your sitting on TLT money.	11/4/2025 7:00 PM
152	The downtown of Gearhart has traditionally been the Fire Station, city Hall, etc. Gearhart	11/4/2025 6:53 PM



## Gearhart Public Safety Building Survey

wouldn't be the same if they were moved to the Highland Site. However, Dunes Meadow cannot be built on for city buildings!! It's our only park in Gearhart.

153	I know it's not a simple thing but there should be state funding since the state mandated the regulations that drive the high costs of a new building(s) downtown. This community will not approve a bond measure of this size.	11/4/2025 5:33 PM
154	Have you considered any property on or near 101, near the intersection of Gearhart Ave to Pacific Way to G Street?	11/4/2025 5:29 PM
155	Any bond measure should be over 20 Years	11/4/2025 4:53 PM
156	We don't need to spend twice the money for a new Public Safety Building downtown when there is an option for a safer and less expensive option.	11/4/2025 2:16 PM
157	It would be nice to see the Gearhart City Council be good stewards of our tax money and choose the most responsible choice for location and cost.	11/4/2025 2:11 PM
158	I can't believe the council allows Chad to lie to them & they're too stupid to realize it	11/4/2025 1:13 PM
159	Please keep the cost as low as possible. Taxes are high already, especially on people with fixed incomes.	11/4/2025 12:50 PM
160	Given the size of these departments and city as well as the general state of the economy, we do not believe this is a good time for a tax increase.	11/4/2025 11:11 AM
161	Highland site only option out of Tsunami zone!! Leslie Miller Dunes Park much needed as community space!	11/4/2025 10:51 AM
162	City offices should remain downtown, emergency services should have a location for the greatest resilience. Costs are important and should be transparent.	11/4/2025 10:31 AM
163	It is important to maintain the donated park with its proximity to the beach for visitors and home owners. It is also important to build city supports and fire/police building outside of tsunami zone even if it requires annexation	11/4/2025 10:24 AM
164	Your stated "moderate cost" for building at the Park is pure speculation. By far, the most cost effective path forward is to remodel the existing facilities. We do not need, and cannot afford, an oceanfront fire station.	11/4/2025 10:04 AM
165	I think a charge for those who wish to take their vehicles on the beach would be a great way to make money for items we need in gearhart	11/4/2025 8:46 AM
166	Dune Meadows Park is a NON STARTER as far as I am concerned. IMHO, if we'd seen it laid out like this originally, the Highland site would have probably passed. I support it IF done with SOME RESTRAINT!	11/4/2025 8:43 AM
167	Portland	11/4/2025 8:35 AM
168	Stop wasting money on expensive designs that have no chance of passing. Explain the actual cost to homeowners under our property tax system compared to other jurisdictions. Explain the pros and cons of consolidating fire departments with neighboring communities.	11/4/2025 7:47 AM
169	The City Manager needs to go for anything to happen on the fire station. I will not vote for anything that he is involved in.	11/4/2025 7:14 AM
170	Support new building for public works, etc but do not support the park. The other options provide appropriate updates without removing the public park...also, wasn't that park actually shown to be LESS safe in the event of EQ/tsunami than the other options?	11/3/2025 10:20 PM
171	A strong no to building at Leslie Miller Park. I want safe, smart and economical investment into rebuilding for our public services, but the Park is the wrong place for such efforts.	11/3/2025 10:09 PM
172	I appreciate the need to update certain public bldgs and services, but strongly oppose use of Leslie Miller park for these efforts and don't believe it makes sense to build there on any front	11/3/2025 10:06 PM
173	Strongly oppose the park which serves as a cornerstone for the community	11/3/2025 9:54 PM
174	The City Manager needs to at the least recuse himself from this process - as he is completely conflicted. I can't understand why this City Council can't see this. It has fatally eroded public trust in the process.	11/3/2025 9:13 PM

## Gearhart Public Safety Building Survey

175	I believe the Community has on numerous occasions already informed the City to not use the Park for this purpose. There are NUMEROUS reasons for our opposition to using the Park. Please respect the voters who have repeatedly told you to not use the Park.	11/3/2025 8:52 PM
176	Doing it at the park should not be a viable option.	11/3/2025 8:48 PM
177	Save the park.	11/3/2025 8:41 PM
178	Dunes Meadow Park was given to Gearhart and should stay a park	11/3/2025 8:06 PM
179	Lesley Miller Park should remain a public park. Please remove this site from consideration.	11/3/2025 7:53 PM
180	"As a property owner in Gearhart, I do not support using our tax dollars to build new fire, EMS, or city government buildings. Past elections have made it clear that this is the overwhelming sentiment among residents and property owners. Our community is ready to move beyond the artificially inflated demand for a large public service building to house fire, police, and city services. The city has already spent years—and significant public funds—on this issue without success. Residents have consistently rejected proposals that exceed Gearhart's actual needs. In conversations with neighbors in my part of the city, I hear a strong desire to focus on more pressing issues, such as water quality, road maintenance, and attracting new businesses. Many of us would prefer the city to explore alternative service options with Seaside and Clatsop County, which may better serve our community without unnecessary spending. Trust in the city's process is at an all-time low, and it is unlikely that any ballot measure for new facilities will pass, regardless of the proposed costs. I urge city leaders to respect the will of voters and property owners, and to prioritize practical, fiscally responsible solutions that address Gearhart's real needs."	11/3/2025 7:35 PM
181	The Lesley Miller Park must stay	11/3/2025 7:11 PM
182	It's important that new construction and/or remodel not over-engineer and add tons of "wish list" features. Stick to code and basics. Bring costs down.	11/3/2025 6:38 PM
183	Please leave Lesley Miller Park alone.	11/3/2025 6:14 PM
184	Under no circumstances should the park be used for the public safety building. This land was deeded for the specific use as a city park.	11/3/2025 5:12 PM
185	Prefer to keep downtown footprint.	11/3/2025 4:56 PM
186	Les Shirley Park rarely gets used and a portion of it would be reserved.	11/3/2025 3:59 PM
187	Only fire station should be updated at present location and no other buildings or else close it and combined with Gearhart Rural fire station. Budget below 5 million. Will be Voting no for anything else.	11/3/2025 3:57 PM
188	Gearhart is a small town with a large part-time population and a largely fixed tax base. Our ability to afford and support a top-tier safety center is therefore limited. Voters have continued to vote down costly solutions, so we should recognize that we will be constrained in our aspirations. Therefore, we should focus on solutions that ensure that we have minimal coverage while at the same time explore in earnest regional support through shared services in Seaside and Warrenton to augment our volunteer team.	11/3/2025 3:22 PM
189	Thank you all for working on this project for over a decade. Though a thorough revamp of the existing site may be the best long term solution, the temperature of the community has proven that it will not be supported. If possible to revamp the current station to protect our volunteers and staff, that will be the most palatable to the community along with being able to put this monster to bed.	11/3/2025 3:16 PM
190	Don't take our beautiful Park away	11/3/2025 3:09 PM
191	The park should not be disturbed!!!!	11/3/2025 2:37 PM
192	I thought Dunes Meadow Park was permanently off the table.	11/3/2025 2:27 PM
193	I would hate to see the dunes meadow park built on.	11/3/2025 1:42 PM
194	Due to Gearhart's small population, I believe that the best option would be to combine with another entity such as Seaside, Warrenton or Clatsop County. You should not burden the taxpayers with much higher taxes for something that is so excessive.	11/3/2025 1:19 PM
195	Gearhart Fire Department currently protects the properties in Gearhart Rural Fire Protection	11/3/2025 1:11 PM

## Gearhart Public Safety Building Survey

District. The total assessed valuation of the Fire District is about 75% of the total assessed value of the City of Gearhart. The properties located in the Palisades, Highlands, Pine Hurst and Surf Pines will receive the same level of Fire Protection as those properties in the City, but will not pay for any of the improvements towards a fire facility. In fact, Highlands and Pine Hurst and Surf Pines properties will have their service improved by shortened response times if the Highland site is approved at the detriment of longer response times in the City (with the exception of the properties in the Reserve). What discussions have been had with the Fire District Board regarding the increased cost of fire protection to the Gearhart residents? 2. The increased cost to deliver fire services within the city should be reflected in a corresponding increase in the contract fee the City charges the fire district to provide fire protection services. I probably would have a greater support for a new facility, if I knew how the cost burden would be shared more equitably across all properties receiving the benefit.

196	please disregard step 3 above because I was unable to switch the numbers. my choices of options are as noted above step 3	11/3/2025 1:00 PM
197	Does the small City of Gearhart truly need a Fire Department with a training center...no. Gearhart has yet to seriously looked at purchasing the Gearhart school on Pacific Way....all departments could be housed in one building with minimum retrofit costs.	11/3/2025 12:41 PM
198	I find it hard to understand why we were voting for a new fire station and then suddenly we were given a project to completely redo every section of city government. If we said no to a fire station why push a giant package to redo everything?	11/3/2025 11:53 AM
199	Why not consider lands in the hills behind McCormick Gardens? Also, why are taxes so high when there isn't even sidewalks or other safety infrastructure for pedestrians and bicyclists?? Where's a sewer system and our own zip code?? Yes I believe our public servants deserve to be in safe buildings, but so does the public that works, lives, drives, walks, bikes, eats and spends money and pays taxes here.	11/3/2025 11:37 AM
200	Safety first. Use the highest elevation available!	11/3/2025 11:30 AM
201	The park should not be used for the fire station. Beautiful spot should be preserved.	11/3/2025 11:28 AM
202	This council doesn't have a lick of sense	11/3/2025 11:24 AM
203	The City of Gearhart should merge with the City of Seaside when it comes to their police and fire initiatives and headquarters. The City of Gearhart could rent an office for City Hall thereby foregoing an absolute waste of tax payers money for new buildings. The people who have no say in this decision are the ones who own the most expensive properties in the area. You should include them in this decision.	11/3/2025 11:14 AM
204	Get additional bids, all the estimates seem very high.	11/3/2025 10:35 AM
205	City Hall and Public Works should be remodeled and retrofitted for improved earthquake and tsunami safety. I believe that the Police and Fire Department would be best in a higher elevation in the Highlands area.	11/3/2025 9:58 AM
206	I think putting our public safety buildings at higher elevations makes the most sense and enables our community to be more disaster resilient. By building a new public safety building instead of remodeling would hopefully provide a longer term solution than anything else. Any other building (such as the city hall) that can be remodeled and reasonably serve its purpose makes sense in terms of sustainability/ environmental impact. As a young person who is invested in Gearhart, I truly believe that the long term solutions are the best investment for our community and future resilience.	11/3/2025 8:59 AM
207	Leslie Park should not even be an option.	11/3/2025 8:29 AM
208	The local community is getting tired of having to express our same opinions over and over. To even put Leslie Miller Park on the table shows that you simply do not care about our community. We do not have the money to support a large project nor do you have The activity to support. Please stop wasting our money on these surveys.	11/3/2025 7:17 AM
209	It seems as if the proposal to destroy the only open park space in Gearhart is simply to create a worst option so that property owners will accept other expensive options. . . . Who would build closer to the water if concerned about a tsunami?	11/3/2025 7:02 AM
210	Any development of the Lesley Miller park will destroy the heart and sole of Gearhart forever.	11/2/2025 7:52 PM

## Gearhart Public Safety Building Survey

211	Done with the park still being put as an option. Wasted too much money already. Rebuild where we are and let's FINALLY MOVE ON	11/2/2025 7:34 PM
212	Please leave Lesley Miller Park out of the equation. It really should not be an option. This has been brought up in the past. Why are we talking about it again? People of Gearhart strongly disagree with this location. The elevation is not significantly higher. The last tsunami warning we had made me wish we had a higher ground location. We would all be trapped in our lower elevation area due to the significant traffic. There has to be better options. I do agree we need a new fire station and city buildings. Maybe if it didn't cost the taxpayers so much money. There are grants and other avenues to raise funds. Why aren't those discussed?	11/2/2025 6:44 PM
213	The Fire crew wanted the Highlands last time this was addressed and I support that request. It is the safest, most adaptable, site with longevity, practicality, and offers the space for what they need. If I won the lottery I would build it and hand it over to the fire crew and first responders!!!	11/2/2025 6:07 PM
214	Building an empire of public works buildings and staff in a sleepy little coastal town which could run entirely on volunteers is ludicrous. If you are that scared of a tidal wave move inland for pete sakes .	11/2/2025 5:15 PM
215	Ranking options is stupid. I'm opposed to all four.	11/2/2025 4:32 PM
216	I feel the youngest group of Gearhart voters/property owners should determine the course of action since they will benefit most from the long term renovation/upgrade plans. OTOH, as is the case nationwide in the current political climate, the wealthiest Gearhart voters/property owners should willingly take up the financial slack that marginal/fixed-income homeowners would find burdensome.	11/2/2025 3:50 PM
217	Think of a project you have been involved in in your life time and what the cost was. Now look at the numbers being suggested here. These are just buildings. Being occupied for less than 50 percent of the day. If it were the private sector no business owner would entertain any of these options. Remodel existing would be the only option. If it went over 5 million I would be shocked. Keith	11/2/2025 3:46 PM
218	Emphasize possibility of grants for towns that strongly support taxing themselves for needed infrastructure.	11/2/2025 3:35 PM
219	False choices since park is not allowed. Discounted any options east of 101	11/2/2025 2:58 PM
220	Because Gearhart is so small it might make sense to join Seaside Fire if possible. Thanks!	11/2/2025 2:06 PM
221	1 Lesley Miller park should not even be considered. Promises made ,promises kept! Why would a proper remodel not last as long as any other construction?	11/2/2025 1:12 PM
222	Leslie Miller park should definitely not be an option.	11/2/2025 1:02 PM
223	In this economy, we are already struggling to pay our property taxes. We do not need any more new taxes.	11/2/2025 12:48 PM
224	Though I appreciate the survey, skeptical about quality control. My wife has received two separate survey requests in the mail. What's to prevent a person from voting multiple times? Also would've been helpful to have costs estimates for each distinct building - fire, city hall, water - instead of one lump sum for combined buildings project as presented.	11/2/2025 12:29 PM
225	Building on a new site would eliminate the remediation of hazardous materials which will be encountered at the existing site. Plus the fire department would not need to be relocated during construction.	11/2/2025 12:15 PM
226	I would prefer the city would contract with the county for fire and police. No to Lesley Miller park.	11/2/2025 12:06 PM
227	We will not approve any costs beyond \$25-\$30 monthly! We are tired of the idea of our small town needing a large fire facility...would rather see a local Medix station and use other County resources for fire and police services. There are other pressing needs that the councilors are ignoring, such as water supply , street repairs, and general maintenance...council is laser focused on one thing only and we're tired of it!	11/2/2025 11:56 AM
228	Given the size of the town, the fact that most of the fire department is volunteer and the impact adding to property taxes will make, I would prefer that Gearhart contract at least fire with Clatsop County. Then absolutely no to Lesley Miller Park as a site. It seems like a lot of	11/2/2025 11:22 AM



## Gearhart Public Safety Building Survey

money has been spent studying this issue to death and voters have indicated time and again they do not have the stomach for big property tax increases.

229	Explore additional regional alliances with Warrenton, Seaside and Cannon Beach.	11/2/2025 11:01 AM
230	Will tax many residents and home owners out of their homes!!!!	11/2/2025 10:45 AM
231	Fire station should be upgraded. Police can remain in city hall.	11/2/2025 10:35 AM
232	What is the expected shelf life of option B, the least expensive model?	11/2/2025 9:47 AM
233	Downtown will not be a safe long term option with regards to the next Cascadia event. We need facilities that will be usable when the next big one strikes, rather than nostalgia for a downtown that won't survive.	11/2/2025 9:37 AM
234	We should've gone with this when it was on the ballot a few years ago. We voted for the Highland location as it makes sense to have our safety facilities where they can respond post tsunami.	11/2/2025 9:34 AM
235	The city officials obviously don't pay attention to their constituents. People don't want to spend millions on these projects. When don't you quit spending time and resources on this wasteful plan.	11/2/2025 9:09 AM
236	Remodeling existing building or building at Highlands are the only two options that make any sense.	11/2/2025 8:35 AM
237	I STRONGLY oppose building it at the Dune Meadows Park Site. This makes absolutely no sense. Also spending a ton of money to build a brand new building at the existing site makes no sense either.	11/2/2025 8:32 AM
238	I think all options pretty much stink. The park and the \$34 mil options are absolute hard nos for me. The ONLY one I might be financially comfortable with is the remodel. Here's the kicker for you guys: I have NO CONFIDENCE in our city government in their skills when it comes to handling this kind of money. You are all a bunch of know-it-all hacks not to be trusted. We need to pursue other options with the county. Our tiny town does not have the financial ability or professional expertise to take on this kind of project. Get over yourselves and look at this honestly.	11/2/2025 8:28 AM
239	We need to think about our future and spending any money on something that is not in a safe location makes zero sense to us.	11/2/2025 8:01 AM
240	If the fire station needed to be moved, it should be moved closer to 101 where most of the calls originate.	11/2/2025 7:27 AM
241	Entire projects presented are ridiculous for the size city we have	11/2/2025 3:23 AM
242	Highlands location would be best option, add light for increased housing already in place.	11/2/2025 12:52 AM
243	The park should be taken off the table again because it is too polarizing and will not pass a vote. The Highlands location is again been the best available property. It would signify the community is serious about surviving all major disasters and being resilient. It's a shame it didn't pass last time but the city needs to message the process better this time around and do a better job educating the community.	11/1/2025 10:31 PM
244	Wankers!	11/1/2025 8:58 PM
245	Location I strongly believe this needs to be in town , not out that currently is not even part of Gearhart/ that park area to my knowledge is not even being used for any purpose utilizing what is already property that is being wasted makes the most logical and just common sense	11/1/2025 7:27 PM
246	Lesley Miller Park is a hardly used and barely useable because of the surface and the thorns. A bonus of locating the firehouse on part of the park would be to focus city attention and resources to the park (security, grooming, maintenance, and hopefully sharing water and sceptic for a restroom block). Leftovers from the excavation could be used as fill to extend park terrace out towards the fire road to make up for some of the park space loss. Overall there will loss of park space, but an increase in useable and kid-safe park space served by common park amenities. As much as we can know Lesley Miller's mind, I think this proposal would honor and please Lesley Miller more so than the condition of the park for at least the past 20 years.	11/1/2025 5:09 PM

# Gearhart Public Safety Building Survey

247	I would prefer the following priorities before the fire,police and city hall due to pressing health and safety demands. 1. Update water system so the water no longer comes out brown. 2. Build sidewalks and streetlights so the citizens do not have to risk their lives walking (especially on The 101) in Gearhart. 3.The 55mph speed limit on the 101 that begins before my residential street is extremely dangerous. Nothing has been done, being done? Is all that Gearhart City representatives care about is the Fire,Police and City Hall Building? Please have the mayor contact me with a response ASAP on these very important concerns. Thank you, David Bornstein Where is the City of Gearhart on these three pressing matters?	11/1/2025 4:41 PM
248	You will never get a new PSB approved for as long as Chad is your CA	11/1/2025 4:05 PM
249	I was thinking, not feeling, for this comment. If there is a tsunami or earthquake, is it important to have the City Hall, the Police office and the Fire Station be the only buildings standing? I suspect that our homes aren't Tsunami or Earthquake proofed either. Even if they are, It's not the buildings that keep us safe, it is the people. Firemen, police officers, etc. Buildings are for looks and to house workers and equipment. It makes sense not to tax the people who live here so fiercely so city workers can work in new offices. Rehabing the existing buildings is okay with me.	11/1/2025 4:04 PM
250	GO Ducks!	11/1/2025 4:03 PM
251	How [REDACTED]	11/1/2025 4:01 PM
252	I am not informed enough to make this critical decision but I think it's important to put safety first and longevity second. Of course cost is important but I believe you usually get what you pay for! Thank you!	11/1/2025 3:49 PM
253	I believe a sub-station should be an option. We do NOT need this over the top emergency center.	11/1/2025 2:51 PM
254	The City of Gearhart is not a city , or even a town without City Hall and a Fire Station located where it is. If Gearhart is to become a vibrant town these buildings must be front and center. Building in the Highlands or at Miller Park are terrible ideas that totally remove any government buildings from downtown Gearhart. Biggest variable is how big or little is the potential tsunami event might be. Are you going to guarantee survival of these facilities, or should we look at locations east of DQ and on a hill?? Locals are going to vote for the least expensive option because they are on a fixed income.	11/1/2025 2:43 PM
255	Please take a more in depth look at merging with county and adjacent city services	11/1/2025 2:39 PM
256	Drop the idea of moving locations. Live within our means. Do the minimum	11/1/2025 2:28 PM
257	I don't like any of this. What are the basic needs to be met and what will that cost? What locations other than the park could met the needs? How come the old elementary school is not being considered?	11/1/2025 2:20 PM
258	The fire department does not have to be downtown. As call loads increase there is more chance of traffic accidents.	11/1/2025 1:40 PM
259	There should be no taxpayer money spent on remodeling office buildings or anything else until you get the fluoride (which is classified as a neutral toxin) out of our water. You are poisoning our community.	11/1/2025 1:35 PM
260	You guys are such [REDACTED] This is the 26th time I've taken this survey . You should've hired a professional to do this	11/1/2025 1:35 PM
261	Is the new building going to be named the Dana Gould Center ?	11/1/2025 1:24 PM
262	I can't believe people voted for this council	11/1/2025 1:22 PM
263	Chad needs to go	11/1/2025 1:20 PM
264	Family has owned property in the Palisades since 1946 and has supported Gearhart always.....and will continue to support what City Council votes for. We have no vote as we are only in the county for voting. Presently we are family owned under name "JHJ, LLC" Jim Holtz, Manager	11/1/2025 12:42 PM
265	Will any bond decision be voted on by the full time residents of gearhart?	11/1/2025 11:59 AM
266	I would temporarily move city council, build a new fire station on that side of the property. Then	11/1/2025 11:57 AM

## Gearhart Public Safety Building Survey

demolish the fire station Nd build a city hall/community rooms .

267	Whoever came up with the idea of building on Dunes Meadow is goofy. It would be nice to get rid of the stickers in the lawn, though.	11/1/2025 11:39 AM
268	I also think that longevity and future adaptability is very important. If the intent is to secure a safer, state of the art facility for police and firefighters, then we should be able to adapt the facility in the future if necessary. Also, we live in the Highlands...we would like you to consider the impact of future traffic, where construction entrance and exits would be, where the exact location would be in relation to our neighborhood, as well as the Reserve. The traffic on Highland Lane in the summer is very busy, and this might place an extra burden on the residents of both communities. It might be better to over communicate, than under communicate. As a resident, my heart says no to that location, but my head says it might be the best solution, IF traffic patterns can be managed and engineered properly.	11/1/2025 11:33 AM
269	I don't understand why we are still having the conversation around Lesley Miller Park? The thought of losing the park makes me sick, and I have to question why the City Council thinks this is even an option?	11/1/2025 10:25 AM
270	where are the results of the last survey. how much has already been spent/wasted on this project by city council.	11/1/2025 9:11 AM
271	The only potential project that makes any sense is to remodel current facilities. Please quit wasting taxpayers time and money on futile efforts regarding building fantasies.	11/1/2025 8:46 AM
272	We need to contract with Seaside for fire service and vacate the Gearhart fire facility	10/31/2025 8:32 PM
273	Sorry for all the stress this is causing. We don't want our property taxes to go up as we are on a retired income. But we do support our police, fire and city workers.	10/31/2025 8:22 PM
274	I feel that no matter what improvements are done to infrastructures down town they will not survive a tsunami being so close to the beach and lower than sea level.	10/31/2025 7:02 PM
275	Focus on the fire station only at this time not the other three departments	10/31/2025 6:51 PM
276	Ranking is a false choice. Only one option is remotely feasible.	10/31/2025 6:38 PM
277	The previous attempt to get a new fire station was thwarted by people who didn't want the fire station moved, even though the fire fighters told us all that most of the calls are for events on the highway and the Highlands site provided a better location to provide that kind of service. I hope that the city council will weigh the benefits to our fire fighters/police differently than outspoken people in our community. Tradition is not more important than service and safety. Thanks	10/31/2025 6:36 PM
278	Get ride of the Fire chief, he's an [REDACTED] has no credentials to be a fire chief	10/31/2025 6:34 PM
279	As you know, every year this is delayed it gets more expensive. I'm concerned at some point I'll get a notice from our Insurance carrier that they won't cover our home because of the state of our fire station.	10/31/2025 6:17 PM
280	It is simply ridiculous that you are now again proposing consideration of building at the Park. What part of NO do you not understand!	10/31/2025 5:47 PM
281	Suspect minimal chance of significant tsunami. Would prefer use of park site if relocation is needed -- very seldom used. Trail's End area is more used by public.	10/31/2025 5:47 PM
282	Given the history of and apparent strong opposition to the Dunes Meadow site, it probably shouldn't be on the list.	10/31/2025 5:39 PM
283	The city council has completely ignored taxpayers and the clear message from voters. A \$10-20+ million building for a volunteer fire department is irresponsible and unnecessary. It's time for real accountability and leadership that listens. Seaside's fire department could easily handle Gearhart's needs without wasting millions of dollars.	10/31/2025 5:26 PM
284	We need the new buildings to be downtown; a new plan still needs to be worked on to make these expensive buildings more appealing. It doesn't seem necessary to have the Public Services building right in the center of town.It could be relocated to less valuable property.	10/31/2025 5:21 PM
285	NO WAY anyone needs to spend 10 million to remodel existing firehall pure grift 4 million MAX. All these plans are a joke in the event of actual tsunami as roads and everything around zone	10/31/2025 4:27 PM



## Gearhart Public Safety Building Survey

will be gone ,ground liquified etc as science history is factual. Only REAL answer is east of HWY out of zone and that non workable in terms of response times for actual daily usage. ONLY sensible answer is rebuild current site for as reasonable as POSSIBLE without waste and perhaps build a safety building bare bones but SECURE stocked with some redundant equipment mothballed etc rotated for extreme emergency and worst case disaster. Seek out ultra rich legacy property owners who perhaps want to provide for future much as those that build hospitals for a safety initiative building. Make it attractive with tax and write off initiatives. Not rocket science and is done all the time.

286	we clearly need a new firehouse --maybe you will have to scale back the plan for renewing the city hall at the same time	10/31/2025 3:51 PM
287	Would the Highlands location include a street connecting to Gearhart city instead of all the traffic added to Highlands Ave?	10/31/2025 3:44 PM
288	Dunes Meadow Park is a non-starter. We will not support any plan to give our prime ocean-front for a public works project.	10/31/2025 2:36 PM
289	Last year, I attended a lecture by an emeritus professor from Portland State University who is an international expert on subduction zone earthquakes like the megaquake which will occur off the Oregon coast. He emphasized this quake will completely destroy coastal communities such as Gearhart and will even produce near total destruction as far inland as Portland. Therefore, it may be reasonable to update buildings for current use, but the attempt to avoid destruction in coastal communities resulting from the predicted Cascadia zone subduction earthquake is futile.	10/31/2025 2:17 PM
290	We strongly support the building of new structures for the cities Public Safety Facilities and Public Works building. Importantly, a majority of the community have repeatedly and consistently opposed the option of using the Dunes Meadow (Lesley Miller) Park. It has been removed as an option multiple times. Let's go with an option that will be the least controversial, be the most economical, and most likely to be approved. Let's get this done!!!	10/31/2025 1:25 PM
291	How could you even consider Lesley Miller Park after it was clearly not chosen or acceptable to the majority of citizens?	10/31/2025 1:04 PM
292	Difficult problem and believe remodeling the existing location is our best approach provided the cost and scope is reasonable- thank you	10/31/2025 1:03 PM
293	Please use local design and builders, such as O'Brien or other local qualified people.	10/31/2025 12:44 PM
294	The ranking question (8) doesn't give me the option to say none of the above. I am opposed to all of the listed options.	10/31/2025 12:25 PM
295	#8 is inappropriate. I am opposed to all options.	10/31/2025 12:22 PM
296	This is critically important and I want to thank you for all the attention. Unrelated, why is pickleball getting zoning changes? That slippery slope of changing zoning because a few people are annoyed about something is almost as concerning to me as fire and police facilities. And no, I'm not joking about that sentiment.	10/31/2025 12:17 PM
297	While I am concerned about the cost and location within a lower inundation zone, I am more concerned about further delays in building an adequate facility for our community. I am opposed to making minimal improvements.	10/31/2025 12:13 PM
298	I don't agree with the ranking question. I oppose all listed options.	10/31/2025 12:08 PM
299	#8: Ranking the listed options is not a valid exercise. I am opposed to all. There is no way to express that in your survey.	10/31/2025 12:06 PM
300	It is important to consider annexing properties into the city limits as this can affect the future restrictions on how property can be used due to state mandates that would require additional tax burden on home owners. We don't want to continue to be taxed and then taxed again, you will run into more people voting down projects for the community.	10/31/2025 11:18 AM
301	Strongly oppose all measures and won't vote in favor of any	10/31/2025 10:53 AM
302	I strongly oppose all of your options. None of them are viable. WE need a new city council. Forcing me to rank your options is biased. Combine with Seaside or Warrenton. I will not vote for your bond measure.	10/31/2025 10:42 AM

## Gearhart Public Safety Building Survey

303	None of these are viable options. Combine with Seaside or Warrenton. Forcing me to rank these options is not relevant and assumes I want any of them which I don't. We need new leadership in Gearhart that represents the people. The current leadership does not. You are spending money with no regard to the priorities of the majority. We will never vote for your bond measure.	10/31/2025 10:25 AM
304	Earthquake or tsunami resistant sites do not exist on the Clatsop plain.	10/31/2025 10:24 AM
305	We don't believe that this should be a priority for the small city of Gearhart whatsoever. Combine resources with Seaside. The city council should all be replaced — this is beyond ridiculous. You have wasted way too much of our money in continuing to research this and pay for consultants. Let's focus on things that matter to the residents like water. What planet are you living on to think that any of these options are good ones. The last question to rank our preferences is biased to assume we want to choose any of them. Shame on you.	10/31/2025 10:17 AM
306	Open communication with public about any changes.	10/31/2025 9:30 AM
307	The main concern, in all of this, is the safety of the fire personnel! The cost, seems to have taken a front row seat and the support that we need to be showing them, seems to have gone to the bottom of the long list. Although the remodeling thought of the existing buildings seems well placed, at the moment. However, having it in a tsunami zone, seems pointless if our first responders have no access to their equipment and vehicles when needed, should a large tsunami happen. If this community does not stand up and show support for our fire personnel, We may not have any personnel to fill a new fire station. The longer this goes on the more Expensive it gets!	10/31/2025 9:17 AM
308	As a voter and property owner in Gearhart, I do not support using our tax dollars to build new fire, EMS, or city government buildings. The results of past elections have made it clear that this is the unanimous sentiment among residents and property owners. Many in our community are eager to move beyond the artificially inflated demand for a large public service building that would house fire, police, and city services. The city has already spent years—and significant public funds—pursuing this issue without success. Residents have consistently rejected proposals that exceed the city's actual needs. Talking to other Gearharts that live in my part of the city, I find many of us want to focus on issues that are more pressing (ie, water, roads, attract new business, etc.) Many of us would like to see the city explore alternative service options with Seaside and Clatsop County, which may better serve our community without unnecessary spending. Trust in the city's process is at an all-time low, and it is unlikely that any ballot measure for new facilities will pass, regardless of the proposed costs. I urge city leaders to respect the will of the voters and property owners, and to focus on practical, fiscally responsible solutions that reflect the true needs of Gearhart.	10/30/2025 8:58 PM
309	Please don't give in to a remodel. That is a waste of money, time and energy. How would that even be possible if it doesn't meet earthquake/tsunami standards for critical infrastructure?	10/30/2025 7:46 PM
310	Seems like we're endlessly going round and round with the same options and the same objections by the same people despite all the many meetings and information that was available to the community for the past year and the hard work on the part of the council. Do not select the Plan B remodeling option. That is a terrible option in my opinion. How can that even be an option if it doesn't meet required earthquake standards for critical infrastructure?	10/30/2025 7:46 PM
311	We will vote no on anything presented while the current city administrator remains	10/30/2025 6:58 PM
312	The city infrastructure (water, natural gas, roads) and home are not built to withstand a small earthquake. Gearhart will be totally dependent on the National Guard, county and State 7 or 8 earthquake.	10/30/2025 4:40 PM
313	Keep it simple and appropriate to what Gearhart needs. Take into consideration that taxpayers don't want a grand facility that is beyond what we, as the smallest community in the area, need or want to pay for.	10/30/2025 3:54 PM
314	All work and communication appreciated	10/30/2025 3:30 PM
315	This is beyond ridiculous. Do nothing and combine with seaside. We need a new city council. There are no viable options that you have presented and all a waste of taxpayer money. Forcing me to rank them is a stupid exercise.	10/30/2025 3:26 PM
316	If city council is even remotely considering spending \$22,000,000 for a public services facility for a town of 1,800 (maybe 800 full time residents?) they will need to start from scratch again.	10/30/2025 2:39 PM

## Gearhart Public Safety Building Survey

Breaking it down in a simple dollar per assessment math masks the outrageous proposed total cost proposal.

317	With a large enough tsunami, the whole area will be damaged no matter the cost.	10/30/2025 12:52 PM
318	Dislike annexing the Highlands since I want to avoid having Gearhart breach the threshold - currently 10,000 population - that invokes the state mandates for multiple family dwellings and eliminates single family housing zones. That will eventually lead to a sewer system and much higher costs. I would also like to see a broad strategic plan for the city - including roads, water systems, public safety - that will also have implications for needed tax revenues. Finally, consider that no matter how strong the firehouse is, firefighters will probably not be able to reach the sight if a major tsunami floods parts of 101.	10/30/2025 11:19 AM
319	I will not vote yes on anything other than the \$10M (or less) remodel...our budget is what it is...if it is more than that, I will vote no on that as well. We have approximately 42 homes in our little neighborhood, and nearly every homeowner that I've spoken with here is in agreement with what I stated above.	10/30/2025 11:11 AM
320	A fire station that cannot withstand an earthquake or is underwater is of no use in an emergency. Also, when you consider how much of the fire department's budget comes from the rural fire district, a station closer to that Service area will not hurt Gearhart proper at all and reflect better service to the people In the rural district that provides so much of the fire department funding.	10/30/2025 10:26 AM
321	Too much emphasis on the Tsunami zone and related construction costs in previous plans.	10/30/2025 9:35 AM
322	The downtown location makes an ideal community spot. The park is used by residents and visitors alike to enjoy the view. Even if the fire station only takes over the east half of the park the location will be compromised.	10/30/2025 9:25 AM
323	Keeping it downtown is very important. We don't need the proposed "Taj Mahal." We need a functional building that addresses our current needs. The Park and Highlands sites are absurd.	10/30/2025 6:49 AM
324	If the building is properly retrofitted & rebuilt it could last 50 years. You might consider that rebuilding bond to be 20 years. You may also qualify for grants to update the building	10/29/2025 7:59 PM
325	I strongly oppose any move of the facilities and ONLY support the lower cost remodel. I am tired of this being pushed down our throats. I have never seen a need-based analysis that I trust and am not convinced the city needs any of this. What we need is to put this to bed for a couple of years and get a new city manager to rebuild trust.	10/29/2025 7:26 PM
326	Lesley Miller Dunes Meadow Park should be taken off the table as an option immediately and for good. It undermines public trust that the council is repeatedly unwilling to listen to residents and voters on this issue and keeps reversing course. Secondary concerns are then cost and resilience. Plans should be scaled back to what is strictly necessary to keep costs in check and gain public approval. Council time and money would be better spent on grant writing efforts and support than on consultancy fees.	10/29/2025 7:13 PM
327	Has there been any exploration of potential sites on the east side of Hwy 101? What are the data regarding where volunteers live and what is response time? Is it reasonable to include amphibious equipment or emergency boats in the overall budget? Are volunteers trained in such crisis preparation/ response, and could they utilize private boats?	10/29/2025 6:19 PM
328	Stop wasting money! Stop lying! Stop trying to change the narrative. Just stop. It's been years of this - the community has repeatedly voiced their preference. We do not want a massive and expensive facility. We do not want it at the park or at highlands. How much more money are you going to waste?	10/29/2025 4:36 PM
329	The world is changing and so is gearhart we need to look to the future and stop living in tge past gearhart cannot continue to table rebuilding the fire/police station as the cost will only get bigger also the current fire and police department is very understaffed and in its current setting has no room to grow and that puts the not only the year round residence but also the every who travels and stays in gearhart with a new station for both fire and police they could take on more full time employees and provide better coverage for our city	10/29/2025 4:12 PM
330	I don't think it is that critical to put new structure on so called safe ground. I think if we have the big quake they are predicting , there will be no safe place in Clatsop county!	10/29/2025 1:55 PM
331	The most important thing is that we get this done as its long overdue. Whatever it takes, lets	10/29/2025 1:32 PM



# Gearhart Public Safety Building Survey

do it.

332	Why has the option of sharing services with Seaside not been offered in the Survey?	10/29/2025 12:50 PM
333	The proposed option A may withstand a tsunami, but it is unlikely an emergency vehicles would be able to get through town to support residents. Option D is located too far north.	10/29/2025 12:49 PM
334	Move all buildings to hwy 101 Further out of the tsunami zone	10/29/2025 12:47 PM
335	Provide a step improvement without excessive tax impact, taxpayers cannot be expected to support all funding requests at the same time - use sustained level of bonds to spread impact & add projects as prior ones are completed.	10/29/2025 11:29 AM
336	If the cost of acquiring the Highland property raises the cost of building there over the estimated \$20 million, then my first choice would be the park location. Would like to know if the remodel option would make the existing structure OSHA compliant. If not, I would strongly oppose that option.	10/29/2025 11:06 AM
337	All factors are extremely important. However, given that we have limited personal resources and are on a fixed income - it's critical that we balance needs with our personal finances at this time. With current economic pressures and the general cost of living (taxes, utilities, insurance, food, etc.) out of control, I sadly have to say that the cost of this project is my number one concern. My hope is that a much needed remodel in the current location can satisfy our need to be financially prudent and keep our family home with the needs of the community.	10/29/2025 10:27 AM
338	Fix roads and speeding	10/29/2025 9:57 AM
339	Too expensive for such a tiny town.	10/29/2025 9:50 AM
340	I have vacationed in Gearhart for over 40 years and have been a homeowner here for more than 15 years. The reason I choose to remain anonymous is that I have a personal lack of trust in the Gearhart city government, including both the Council and the City Manager. Based on past events, I also fear potential retribution. I regularly watch City Council meetings and read all official city blog correspondence. I attended the very first site meetings when a new GVFD facility was being considered. Even at that early stage, I found that reasonable and rational questions were not being answered, and it appeared that the decision to build a large new facility was already a foregone conclusion. In my view, this process has been compromised by the clear and troubling conflict of interest created by the City Manager's dual role as a member of the GVFD. Until this conflict is addressed and resolved, most Gearhart voters I have spoken with will not support any proposal put forward. Additionally, I believe that the Council—motivated more by ego than by practicality—has dismissed the possibility of combining services with Seaside or Clatsop County without giving the idea fair consideration. Ultimately, I believe that meaningful progress on a new fire station will only occur once the conflict of interest within city management is resolved and a new Council with stronger, more transparent leadership is elected.	10/29/2025 9:50 AM
341	there appears to be an error in estimation of costs. If the Lesley Miller site is 22Million and costs 2.00/ 1000 then why is the Highland site 20 million and costs 2.50/1000???	10/29/2025 9:14 AM
342	I appreciate that the members of the city council are volunteer public servants and I assume they have done the best they could in attempting to address the issue of much needed facilities upgrades. I have also watched city leadership consistently stumble as it attempts to move this project forward. Community trust at this point is extremely low, and has not been helped by the periodic return to promoting Lesley Miller Park as a site option. Please take it off the table, for once and for all. Putting a building there would violate the intent of this priceless public space and from what I have read, is both illegal and logistically inadvisable from a tsunami-readiness perspective. So, first off, I say: LEAVE THE PARK ALONE. Secondly, it has been disappointing to me to see the city promote the \$35 million option. As someone with a background in public facilities planning (including working with FFA and other architects who do such work), I understand how the city got there. I attended the community meetings via Zoom and appreciate that this option represents the most comprehensive solution within in the city center. Unfortunately, it's a nonstarter given the price sensitivity that many Gearhart voters (understandably) have. Going down the \$35 million path rather than course correcting during the planning process to a more modest option was tone-deaf and only further eroded community trust. The Highlands option has already been soundly rejected by voters. Therefore, it seems to me that the only option is to make modest improvements to the current site. I think that is all that Gearhart voters will support. The city, no doubt, needs more than	10/29/2025 8:11 AM

## Gearhart Public Safety Building Survey

that, but if the voters won't approve it, it doesn't matter what the need is. I say this based on my professional background passing public library levies and bonds in both Multnomah and Tillamook counties. Of the four options presented in this survey, I believe there is NO path forward with any viable chance of voter support except renovating at the current site with as modest an approach as possible. This may mean focusing on public safety functions and leaving renovations to Public Works and City Hall for later. I am sure they are also needed but at this point, the community perceives their addition as scope creep.

343	Bad timing. Inflation is down but not gone, Oregon is increasing taxes like mad, we are at war with the federal government and losing federal money and you want to raise property taxes by large amounts. No thanks	10/29/2025 7:26 AM
344	Combine fire/police resources with Seaside, remodel current building for city hall and just build a resiliency compound on east side of hwy 101 up on higher ground with easy access so people can migrate to in an emergency.	10/29/2025 7:19 AM
345	The least expensive and most resilient site is near the Highlands. Dunes Park is part of what makes Gearhart so beautiful and it would be a shame to site a building there.	10/29/2025 6:50 AM
346	I think buying up the property located on NE corner of Pacific Way and Hwy 101 would be the perfect location for ALL the government buildings. Easy access. Some are for sale now. Being able to control the traffic light easily. Volunteer access easier. No vehicles racing through town to make a rig. Public access easy. Being retired police and fire, this makes the most sense above your provided options.	10/29/2025 6:26 AM
347	LMDM park should never be used for anything other than a park. PERIOD	10/29/2025 5:54 AM
348	No matter where the new PSB is located, most of Gearhart located west of 101 will be inaccessible. There is no point spending 35, 40, 45, 50 million dollars on a facility that may or may not survive. A less costly remodel will serve this community for decades assuming a major subduction zone quake-generated tsunami does not occur.	10/29/2025 5:23 AM
349	I supported the original Highlands plan; seemed like a good solution to me.	10/28/2025 8:12 PM
350	I don't think Gearhart can afford a 30+ million dollar resiliency station. We have an aging water system, our current water treatment system needs expensive repairs. The residence and the commercial district will not want to carry such a burden. Choosing the most expensive option when there was great possibility, everything else on the coast would disappear doesn't make sense.	10/28/2025 7:01 PM
351	Continuing efforts to put the park "back on the table" will only serve to deepen community resentment, lack of trust, and division. It is a huge mistake to be going backwards. Makes me think that the City simply needs new leadership.	10/28/2025 7:01 PM
352	I think question #9 is skewed... I think that you can have a more "economical" option and have a highly effective option at the same time... You don't need to spend 30 plus million to get there	10/28/2025 6:55 PM
353	Do away with the bullies that are trying to put forth their own agenda. Do what's right for the public and the first responders. It doesn't need to be the Taj Mahal (as was witnessed in the failed bond measure).	10/28/2025 6:46 PM
354	The Garvey family and the Goodman family and a majority of the community have repeatedly and consistently opposed and provided the City with our reasons for our opposition to Option C.	10/28/2025 6:46 PM
355	The dunes site is a no go. Too valuable as public open space. Highland too far away from core needs. Downtown location pretty ideal. New construction if majority vote for. Obviously the cost is quite high. A retrofit would be best. We have brick apartment buildings we have modified to comply with seismic codes. It can be done.	10/28/2025 6:33 PM
356	The remodel has the best chance of being approved	10/28/2025 6:21 PM
357	Would not support any effort to build in the park.	10/28/2025 6:13 PM
358	Three questions that are relevant to the integrity of this survey and the results yielded: 1) How is it that Option D has a higher tax impact than Option C when the estimated cost of Option C is higher than Option D? 2) It is unfair to express Option B's tax impact based on a 10 year vs. 20 year duration as this undermines the comparability of the scenarios when it comes to costs.	10/28/2025 6:00 PM

## Gearhart Public Safety Building Survey

3) It is not understandable as to why the proportional differences in the costs of Options A, C, and D and not similar for both the respective estimated costs and the estimated property tax impacts. Shouldn't the differences in these costs be similar proportionately for both the total estimated costs and for the tax impacts? It is insane and completely irresponsible to build at the same 25 foot location. Last, I don't know how the council plans to analyze and interpret the results, but I would encourage all to keep in mind that over half of funds for any measure will be coming from property owners who are disenfranchised when it comes to being able to vote on this matter.

359	Hate to see the park taken away.	10/28/2025 5:46 PM
360	The first goal of the new Public Safety Building should be getting it out of the tsunami impact zone, just like with other critical structures, like schools and hospitals. We need our emergency services not swamped by dangerous water and debris in the immediate aftermath. I worry about the pushback from the public to having emergency services take over the greenspace right by our main dunes/beach access (Dunes Park), and the overall impact to that area. But I also worry about how to mitigate the Public Safety Building being so far from the center of town if it's at the Highland Site. Ultimately, I think the Highland Site is best, due to elevation and cost.	10/28/2025 5:45 PM
361	It is sickening and reprehensible that you all would break your promise to take the park out of consideration. Going back on your word kills trust in city hall--why should we believe anything you say after this? There are many errors in the survey--the park site foundation would be 50 feet not 58 feet; there is no point anywhere in the park that is 58 feet elevation. The park is the least "resilient" of all the proposed sites, as the ground it sits on would be eliminated by catastrophic erosion after the land drops 7 feet after the earthquake. No surprise that these errors exist as none of the council seems willing to do the necessary homework, like looking on the GIS to see what the actual elevations are, or reading DOGAMI maps, or actually designing neutral and accurate survey questions. These criticisms just are the tip of the iceberg. The level of incompetence demonstrated by city hall the last 10 years has been breathtaking. Gearhart deserves better.	10/28/2025 5:30 PM
362	All the factors are important. The Park location does the best job balancing the factors.	10/28/2025 5:29 PM
363	The Garvey family, the Goodman family, the Meier family and a majority of the community have repeatedly and consistently opposed and provided the City with our reasons for opposition to Option C.	10/28/2025 5:26 PM
364	Consider the possibility of putting the firehouse next to the windjammer hotel property (which is for sale) and remodel the existing space for the other 3 properties.	10/28/2025 5:24 PM
365	The Garvey family and the Goodman family and a majority of the community have repeatedly and consistently opposed and provided the City with our reasons for our opposition to Option C.	10/28/2025 5:14 PM
366	The Meier Family, the Garvey Family, the Goodman Family and a majority of community have repeatedly and consistently opposed and provided the City with our reasons for opposition to Option C.	10/28/2025 5:14 PM
367	No dunes meadow park site. That's great public use land area. I know that's what city council wants and probably the fire department.	10/28/2025 5:08 PM
368	This survey does not include important questions. The ranking is not indicative of one absolutely would not support several options.	10/28/2025 5:00 PM
369	Are these the only parcels of land available? What about land on the other side of 101? I feel like we keep rehashing the same locations that have already been shot down. Has there been any real effort to shop around for a different site? I would really like to support our fire safety and police personnel by building a long lasting safe and current building that houses them in a professional manner. What i don't support is the insanity of repeating the same process with the same sites over and over again. Please shop for some new sites and think outside the box!!	10/28/2025 4:55 PM
370	The longer we wait the more expensive it will get.	10/28/2025 4:54 PM
371	implications of the Highlands site (eg trade for 120 new homes? that's a whole discussion) not fully articulated here in the survey, I am only two year property owner and not familiar with earlier discussions but I appreciate contributing based on what I understand, thanks	10/28/2025 4:51 PM



## Gearhart Public Safety Building Survey

372	Lesley Miller Park was off the table, should stay off the table. The LMP cost does not include the massive legal fees and construction cost escalations brought on by years of delay from litigation	10/28/2025 4:38 PM
373	I would rather have seen it at the park for \$5 million like in the beginning, But that will never happen. \$35 million for a new fire station where it is it cost prohibitive. I'm sad to say that our only option is to rebuild what we have and hope for the best.	10/28/2025 4:33 PM
374	I will not vote for any without the city getting a large amount of grant funding first. There is plenty of state and federal money and I can't afford more taxes	10/28/2025 4:27 PM
375	The city council and Mayor need to be recalled and replaced and the City Administrator needs to be fired. This has been an unrealistic, expensive, and ridiculous pipe dream of the above-named people for far too long and does not represent the wishes of the majority of citizens. If it was representative, votes would have passed the bonds and we would have had this issue resolved long ago. Now, are you actually going to reveal the results of this survey?	10/28/2025 4:19 PM

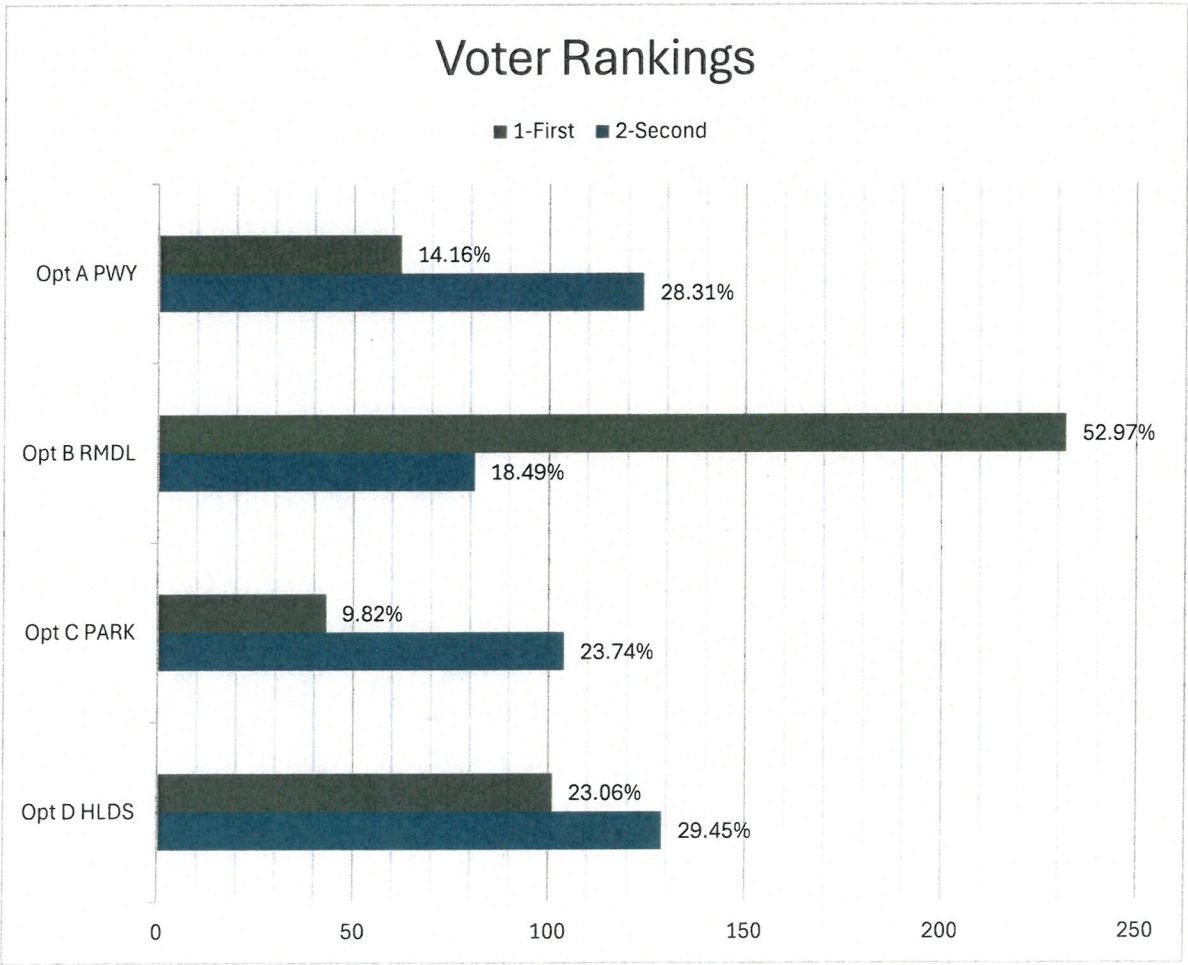
Community  
Survey Result  
Stats  
sorted by  
**VOTERS ONLY**

**VOTER FACTORS**

438		
Most Important-COST	177	40.41%
Least Imp.-LONGEVITY	61	13.93%

**VOTER RANKINGS**

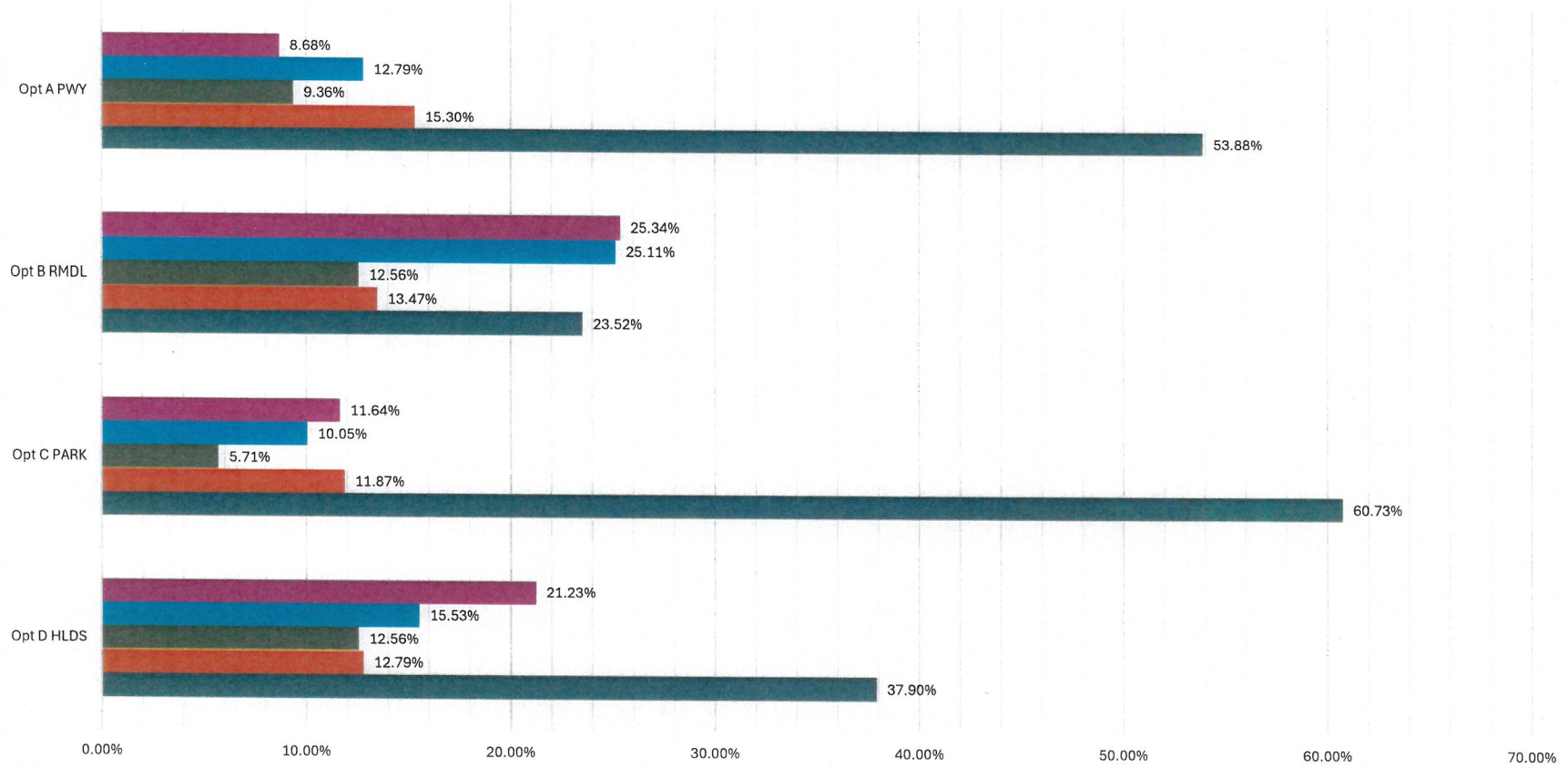
438	2-Second	2	1-First	1
Opt D HLDS	129	29.45%	101	23.06%
Opt C PARK	104	23.74%	43	9.82%
Opt B RMDL	81	18.49%	232	52.97%
Opt A PWY	124	28.31%	62	14.16%
438			438	





## Voter Options

Strong S   Some S   N   Some O   Strong O



**VOTER OPTIONS**

438	Strong O	Strong O	Some O	Some O	N	N	Some S	Some S	Strong S	Strong S		
Opt D HLDS	166	37.90%	56	12.79%	55	12.56%	68	15.53%	93	21.23%	438	100.00%
Opt C PARK	266	60.73%	52	11.87%	25	5.71%	44	10.05%	51	11.64%	438	100.00%
Opt B RMDL	103	23.52%	59	13.47%	55	12.56%	110	25.11%	111	25.34%	438	100.00%
Opt A PWY	236	53.88%	67	15.30%	41	9.36%	56	12.79%	38	8.68%	438	100.00%

# Community Survey Result Stats

sorted by

**PROPERTY**

**OWNERS ONLY**



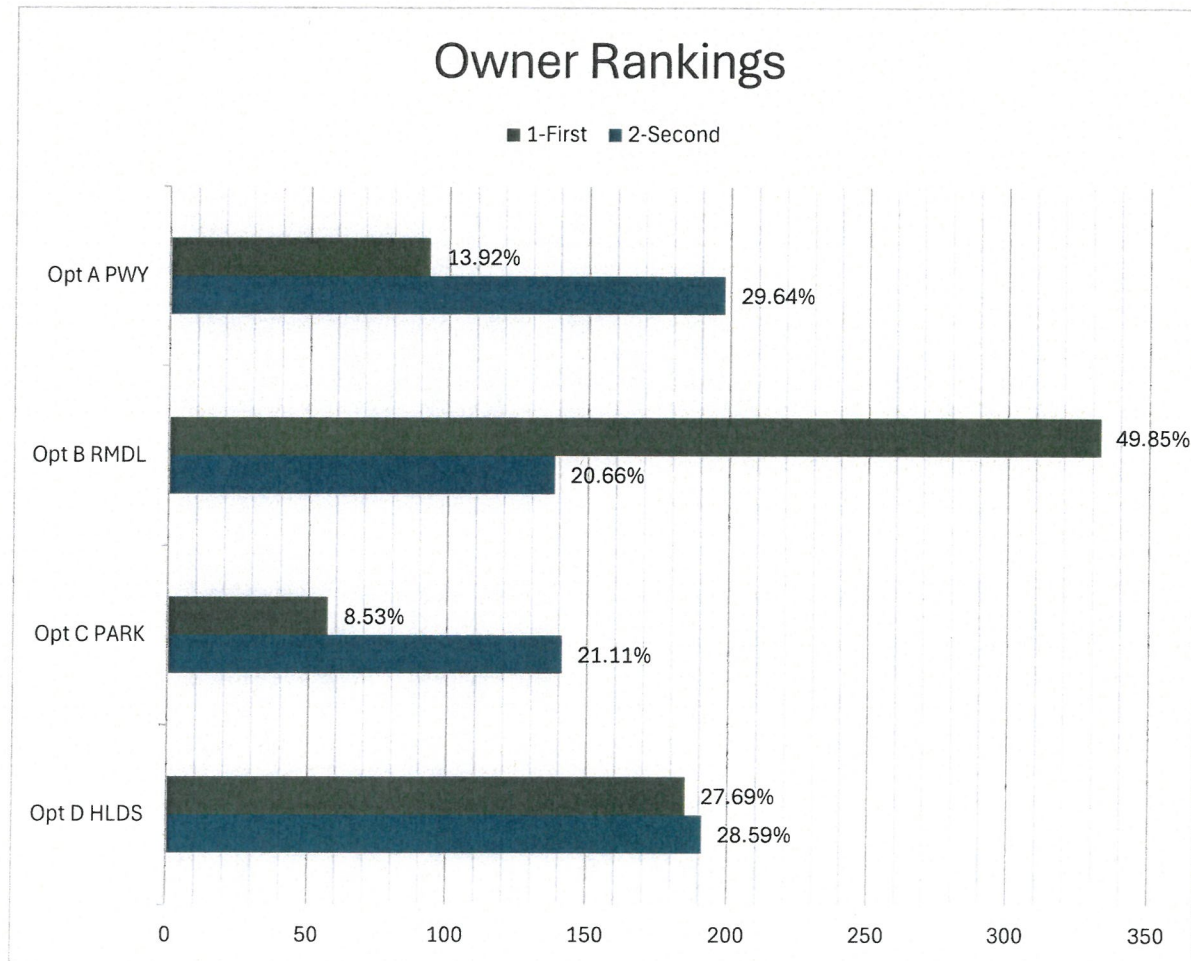
## OWNER FACTORS

668

Most Important-COST	241	36.08%
Least Imp.-LONGEVITY	84	12.57%

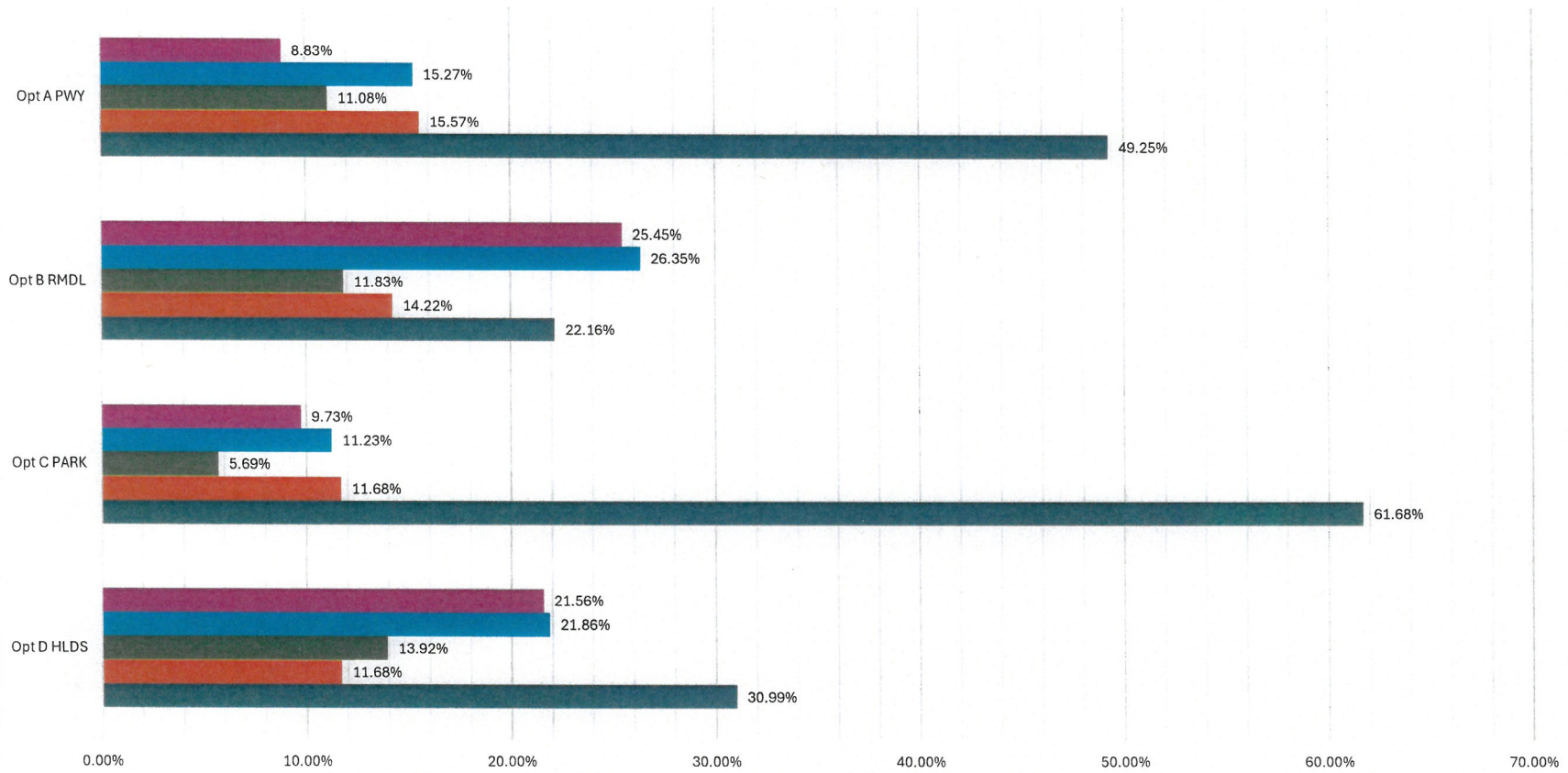
## OWNER RANKINGS

	668	2-Second	2	1-First	1
Opt D HLDS	191	28.59%	185	27.69%	
Opt C PARK	141	21.11%	57	8.53%	
Opt B RMDL	138	20.66%	333	49.85%	
Opt A PWY	198	29.64%	93	13.92%	
	668		668		



## Owner Options

Strong S   Some S   N   Some O   Strong O



**OWNER OPTIONS**

668	Strong O	Strong O	Some O	Some O	N	N	Some S	Some S	Strong S	Strong S		
Opt D HLDS	207	30.99%	78	11.68%	93	13.92%	146	21.86%	144	21.56%	668	100.00%
Opt C PARK	412	61.68%	78	11.68%	38	5.69%	75	11.23%	65	9.73%	668	100.00%
Opt B RMDL	148	22.16%	95	14.22%	79	11.83%	176	26.35%	170	25.45%	668	100.00%
Opt A PWY	329	49.25%	104	15.57%	74	11.08%	102	15.27%	59	8.83%	668	100.00%



Community  
Survey Result  
Stats  
sorted by  
both  
**OWNERS/VOTERS**

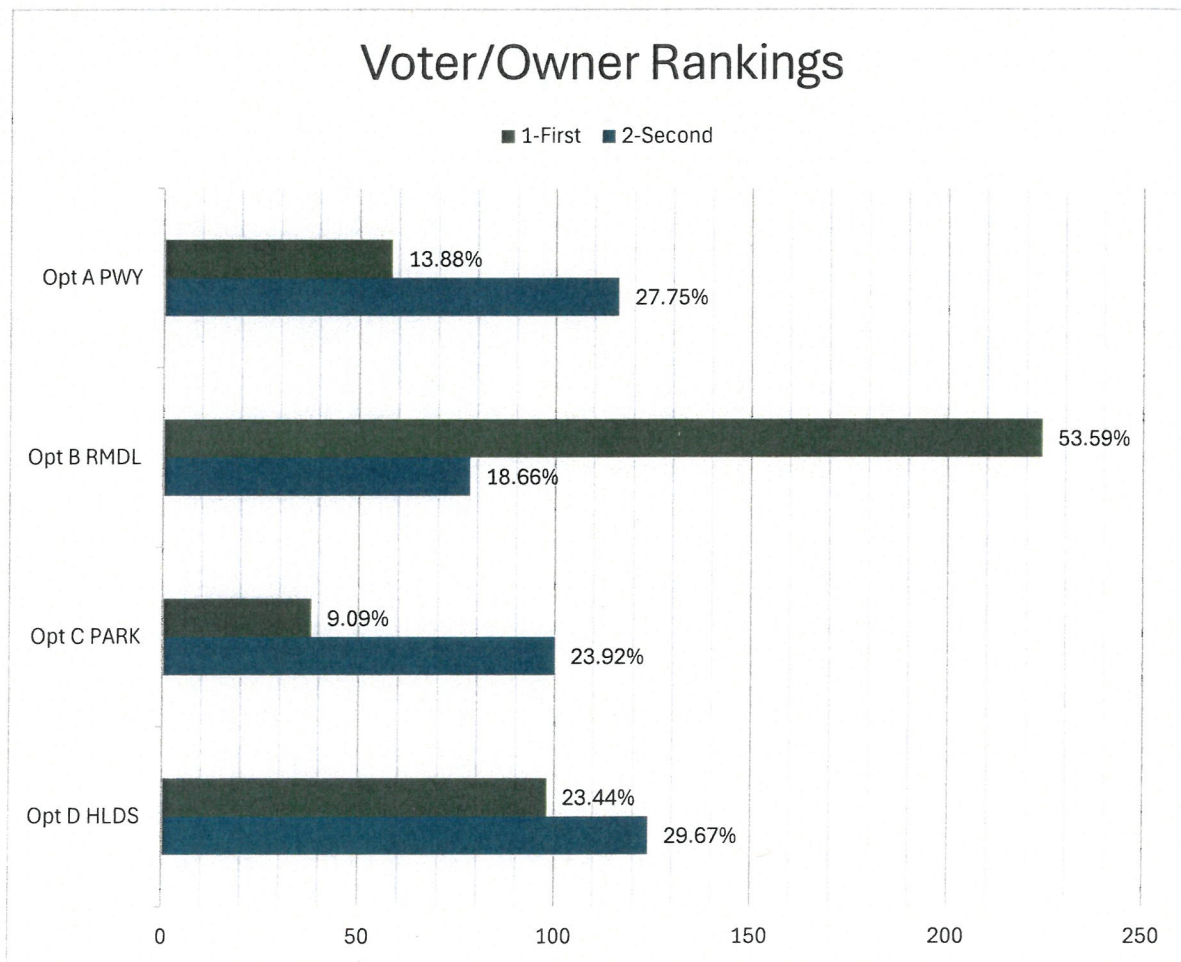
### VOTER/OWNER FACTORS

418

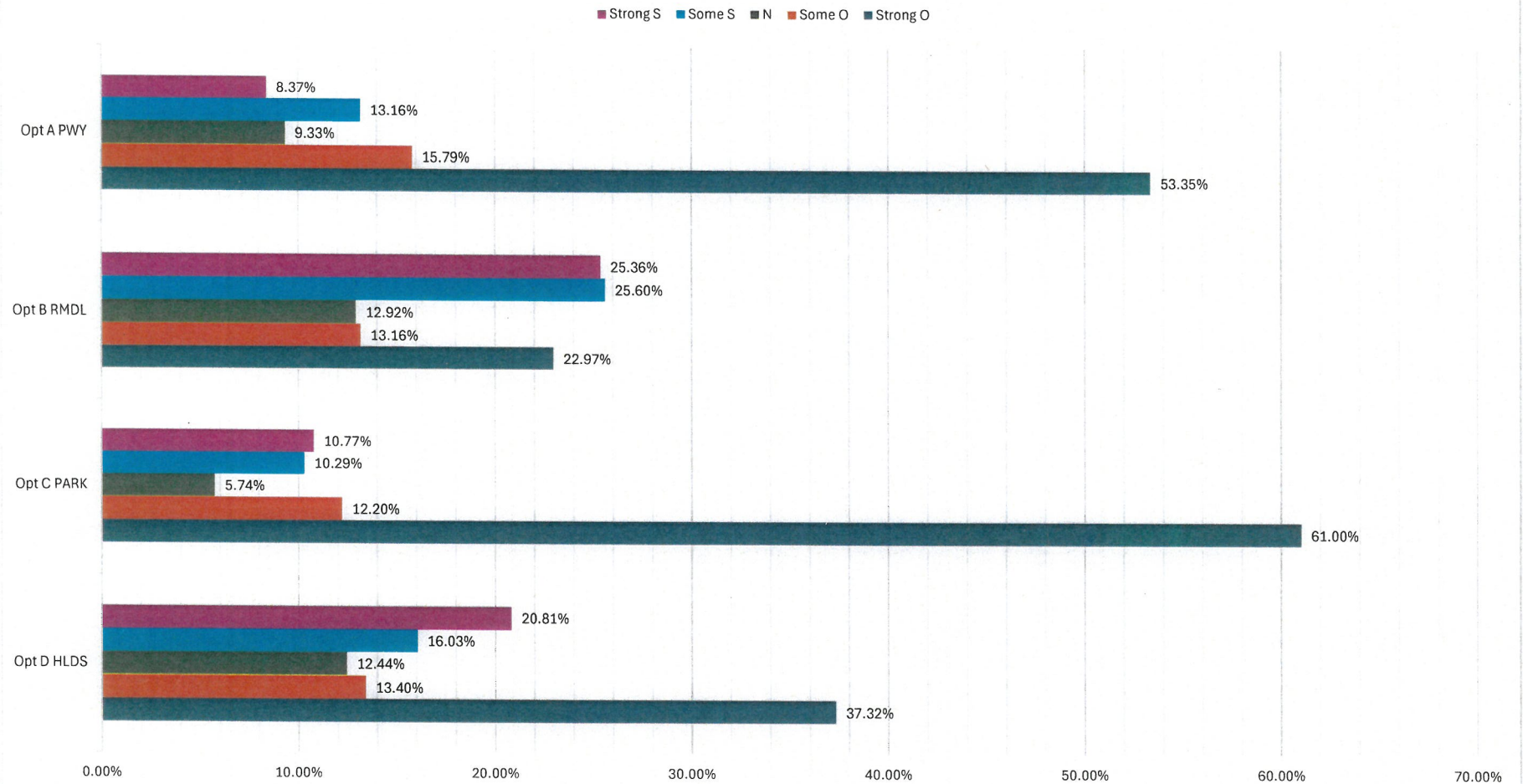
Most Important-COST	171	40.91%
Least Imp.-LONGEVITY	56	13.40%

### VOTER/OWNER RANKINGS

	418	2-Second	2	1-First	1
Opt D HLDS		124	29.67%	98	23.44%
Opt C PARK		100	23.92%	38	9.09%
Opt B RMDL		78	18.66%	224	53.59%
Opt A PWY		116	27.75%	58	13.88%
	418			418	



## Voter/Owner Options





**VOTER/OWNER OPTIONS**

418	Strong O	Strong O	Some O	Some O	N	N	Some S	Some S	Strong S	Strong S		
Opt D HLDS	156	37.32%	56	13.40%	52	12.44%	67	16.03%	87	20.81%	418	100.00%
Opt C PARK	255	61.00%	51	12.20%	24	5.74%	43	10.29%	45	10.77%	418	100.00%
Opt B RMDL	96	22.97%	55	13.16%	54	12.92%	107	25.60%	106	25.36%	418	100.00%
Opt A PWY	223	53.35%	66	15.79%	39	9.33%	55	13.16%	35	8.37%	418	100.00%