

CITY OF GEARHART
Worksession of the City Council
Wednesday, January 29, 2025
6:30 pm On-site and Virtual/Telephonic

A worksession of the Gearhart City Council was held Wednesday, January 29, 2025. Council members, City staff, and the public were able to attend on-site, virtually, or by dialing in on a telephone.

Present were Mayor Kerry Smith, Councilor Paulina Cockrum, Councilor Preston Devereaux, Councilor Dana Gould, Councilor Sharon Kloepfer, City Administrator Chad Sweet, Police Chief Josh Gregory, Fire Chief Josh Como, FFA Ian Gelbrich, FFA John Pete, FFA Phil Lopez, Klash Group Chris Mastrandrea, Executive Assistant Krysti Ficker, and City Treasurer Justine Hill. A quorum of the Council was present.

Mayor Smith called the worksession to order at 6:30 pm with the purpose of reviewing FFA Architecture & Interiors' Public Safety Building Community Engagement Meeting #3 presentation materials. Administrator Sweet did introductions.

FFA John Pete gave an update on the process for the Public Safety Building. He addressed information from the Public Safety Community Engagement Meetings and talked about the goals for the future meetings. He talked about sharing the development idea options that came out of the last Public Safety Committee Meeting. He indicated that the goal for meeting #3 would be to share the developmental idea options created during meeting #2, and with community voting, narrow them down to two concept options. With City Council's final approval, the two development plan options will move on for concept design and pricing. There was discussion on the approval timeline and Mayor Smith noted that he would not be available during certain future dates.

FFA Ian Gelbrich asked FFA John Pete to briefly share some information on community feedback. FFA John Pete indicated that there was more feedback from the #2 Public Safety Community Meeting. Community members seemed to appreciate and participate in the engagement activity. He felt there was a lot of fruitful information shared. There was continued discussion about the number of respondents, online engagement, the block exercise, and encouraging more to attend the next meeting.

FFA John Pete explained that at the #3 Public Safety Committee Meeting, FFA would be showing five of the development options. They will discuss pros, cons, advantages, and disadvantages of all the options. They plan on having small group discussions and share information with the final goal of having the community vote on the top two options. These options would then be presented to the City Council at the

March 5 regular City Council Meeting. There was discussion on the timeline and the potential need for a worksession before the March 5 decision making meeting.

Klosh Group Chris Mastrandrea reiterated the schedule objectives, which would be having Public Safety Community Meeting #3; scheduling another worksession to discuss the outcome of #3 meeting; approval by the City Council in March of the two community approved concept options, and then two additional months for FFA to work on concept design and pricing. There was continued discussion on needing time to process information before decision making; a “choosing by options” matrix to assist with evaluating selection criteria; structural/geotechnical financial impacts; and the lack of pricing associated with narrowing down two choices.

FFA Phil Lopez went over a visual engagement activity for the worksession. The objective was to go over five site options that were developed at the #2 community meeting. Scenario options included such things as: keeping existing structures; eliminating existing structures; purchasing adjacent property; parking; building two stories; shared spaces; staging options; and access. FFA felt that three of the options created more building design placement flexibility simply due to the elimination of any existing structures. The options were not presented in any preference order or based on any pricing method. There was continued discussion on the Pacific Power property; public works; character of the building; aesthetics; essential need for citizen engagement; flexibility of demolition; feasibility of shared spaces; future growth; and dynamics of temporarily relocating during construction. Councilor Gould also mentioned the potential of another worksession where alternative funding options for the project could be discussed.

The Mayor adjourned the worksession at 7:33 pm.



Mayor Kerry Smith



Chad Sweet, City Administrator