



MANZANITA LISTENS
CITY HALL PLAZA PROJECT

Manzanita Listens

Public Meeting Report

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April 2021

Project Overview

The City of Manzanita engaged Dr. Margaret Banyan to facilitate the public meeting portion of the engagement effort known as Manzanita Listens. The project deliverables included facilitating meetings, summarizing feedback, and delivering feedback to the Manzanita City Council at the April 7 Workshop and Meeting.

Public Meeting Overview

Advertising and Organization

The public meetings were advertised through a post card that was mailed to all homeowners in the City (see Figure 1 below). An email was sent to individuals signed up on the website, posters were placed in public posting sites and the announcement was prominent on the Manzanita website.

Manzanita Listens public meetings were held over the remote Zoom platform. This allowed for broad participation among residents, property owners, and businesses, regardless of their location.

To manage large numbers of participants in a way that allowed substantive feedback, Dr. Banyan was joined by a team of facilitators. All of the facilitators live outside the Manzanita area and were engaged due to their neutral position on the topic.

A total of five meetings were held, four of which engaged residents and stakeholders in Manzanita. An initial pilot test engaged external stakeholders, defined as those who are not residents of the City, but may have an interest in a new city hall.¹ This report is supplemented with the feedback from the external Manzanita stakeholders separately from the main body of the report (see Appendix C).

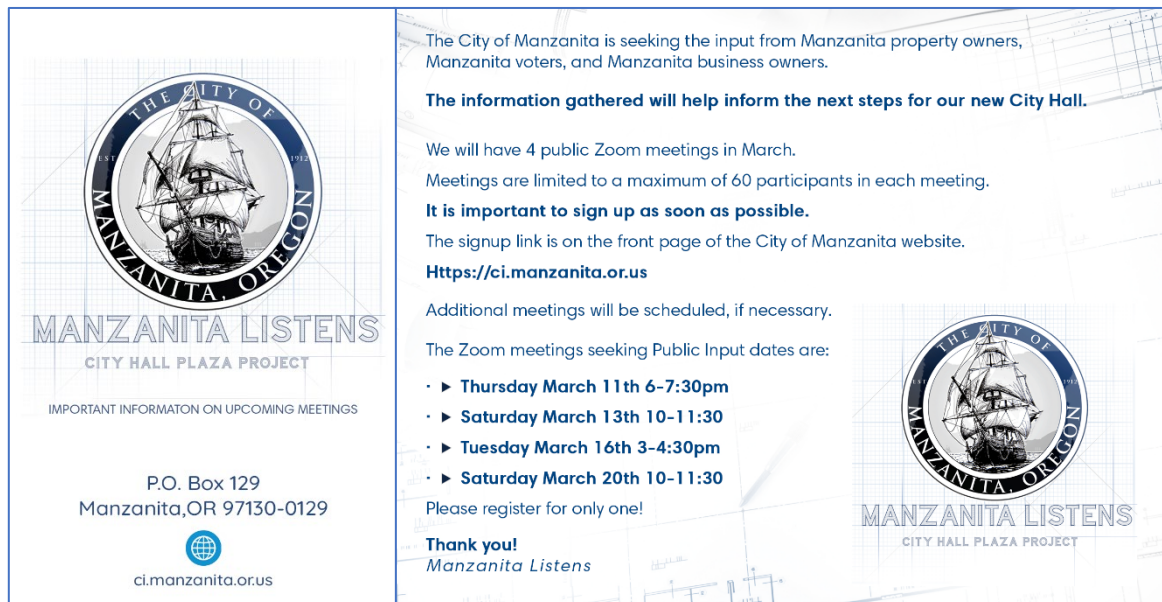


Figure 1: Manzanita Listens Postcard Mailing

¹ Capitalization standards: When referring to the formal noun, City of Manzanita, the word “City” is capitalized. When referring to the general term, e.g., new city hall, the term is not capitalized.

Attendee Statistics

A total of 114 Manzanita residents, business owners, and ‘others’ attended the public meetings.²

- March 1 – Pilot utilized External Stakeholders: 15 Participants
- March 11 – Manzanita Residents and Stakeholders 28 participants (27 Residents; 1 Business Owner)
- March 13– Manzanita Residents and Stakeholders; 23 participants (20 Residents; 2 Business Owners; 1 “Other)
- March 16– Manzanita Residents and Stakeholders; 39 Participants (34 Residents; 5 Business Owners)
- March 20– Manzanita Residents and Stakeholders; 24 Participants (22 Residents; 2 Business Owners)

Meeting Organization

Agenda

All of the Manzanita Listens meetings were organized using the following agenda. The agenda below is generalized due to the different start times for each meeting.

- I. Introductions and Information (20 Minutes)
 - Meeting Call to Order
 - Where We Are & What We are Hearing
 - How This Meeting Will Work
- II. Listening (60 minutes)
 - Breakout Rooms (Building Concepts & Financing / Amenity Options)
- III. Where We Go Next (10 Minutes)
 - Facilitator Wrap Up and Next Steps

Break-Out Rooms for Participant Feedback

Following meeting introductions, participants viewed a presentation summarizing the decisions and evolving vision for City Hall (see presentation in Appendix A). Participants were then organized into break-out rooms. Two break-out rooms were planned to focus on Building Concepts and Financing Options/Amenities. All participants gave feedback on both topics, spending approximately half of their time in each break-out room. This structure allowed for large numbers of participants to give meaningful feedback in a smaller setting. The break-out room facilitators took notes on questions and other items not directly related to the discussion.

² The 114 attendees does not include the May 1 pilot.

Break-out rooms were recorded and notes were taken on a platform called Jamboard. A Jamboard is a virtual white board. This allowed participants to see the notes that facilitators were taking in real time (see Figure 2 below).

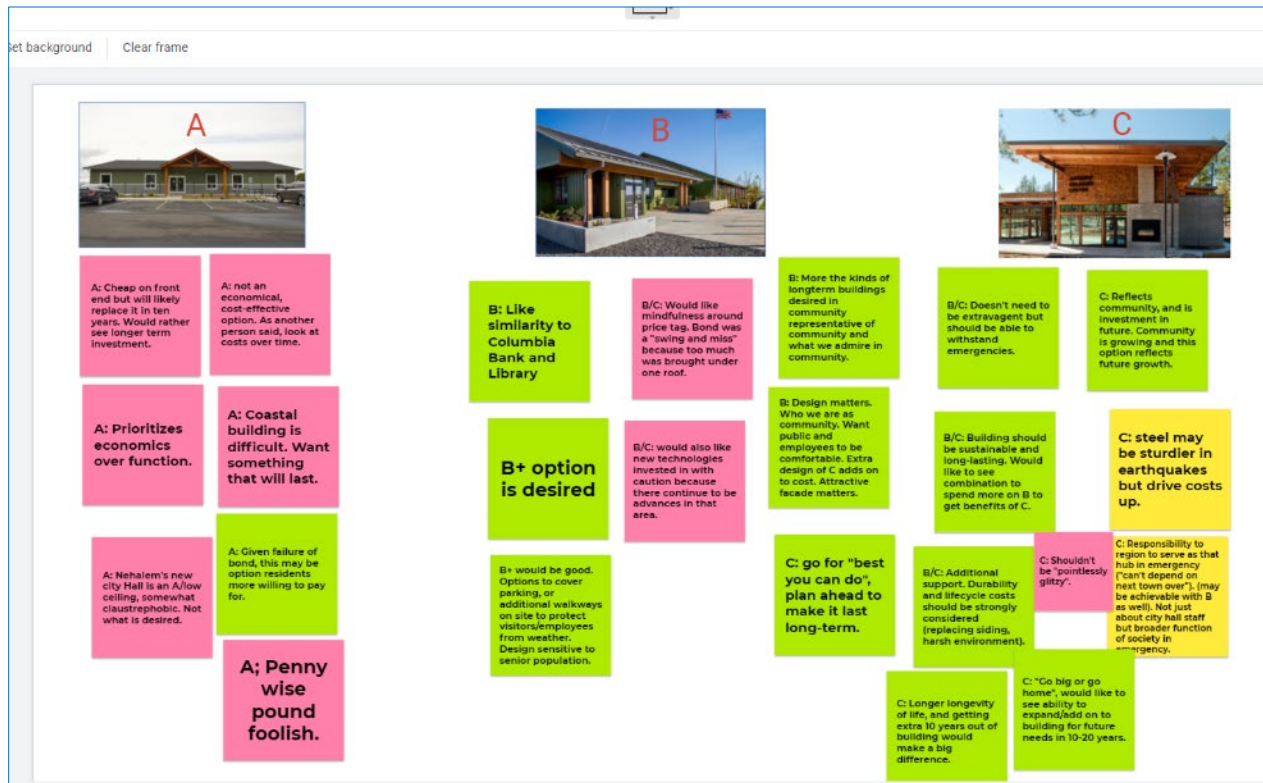


Figure 2: Example of Jamboard Virtual Whiteboard

Facilitators collected feedback structured on the following topics:

- Strengths and Weaknesses (or Pros and Cons) of building concepts. Three building concepts were presented (see Presentation in Appendix A). The building concepts were arrayed into concepts A-C; concept A reflected a lower end modular type building and ranged upward in design features to a building concept C. The purpose of the building concept discussion was to gather feedback regarding what the City Council should consider as it moves towards building design and construction.³
- Strengths and Weaknesses (or Pros and Cons) of different financing options. The purpose of this topic was to gather feedback regarding the 'mix' of financing options that the Council should consider.
- Building amenities desired by participants or those amenities that should be considered by the City Council.
- Other concepts or ideas that were not directly related to building concepts, financing, or amenities.

³ Participants also provided feedback on additional building concepts and options outside a Building A, B, or C. This summary appears throughout this report.

- Questions from participants regarding building concepts, financing, or amenities.

The following discussion summarizes the feedback from those meetings.

Thematic Summary of Meeting

Building Concepts and Building Quality

When asked to consider the different building concepts that were presented, participant feedback was arrayed across a number of considerations. The focus for this discussion was on building quality and characteristics of the different concepts. The discussion yielded important values that Council may consider as it moves forward in the process.

The themes that were prevalent appear in descending order, with the strongest and most recurring themes appearing first. These themes appeared in many of the considerations of the various building concepts. These include building longevity, scalability and flexibility, resiliency, environmental sustainability, consistency with Manzanita culture and community, affordability, functionality and efficiency.

Longevity

Longevity of the building was a very clear and predominant value that was expressed across all public input sessions and all building types. This showed up when discussing financing options as well as the building concepts. Longevity and durability considerations included the ability to withstand coastal conditions, the lifespan of the building, and long-term maintenance costs. Many expressed that durability and longevity was important when considering the City's return on its investment where durability should be balanced with cost. Others did not want to see a building be replaced in a short (20 year) timeframe. The building concept B was considered most often to be reflective of a building that offered the longevity and durability that participants preferred. Others were concerned that the City may underinvest in the short term and therefore preferred the most durable option implied by a building concept C. However, others noted that the higher cost of the building concept C would not necessarily yield a more durable building.

Scalability and Flexibility

Scalability and flexibility were important and often cited considerations. In this dimension of building quality, participants expressed interest in flexibility over time (scalability) and flexibility in use (flexibility). Scalability and flexibility imply that participants place value on using funds in a way to best leverage the investment in a city hall, for now and in the future.

Scalability over time described participant preferences for a building that was designed to be adapted as the community's needs grow. When discussing this concept, several participants favored an initial investment in a smaller, high quality building (quality of materials and design) that could be scaled up, phased in, or expanded at a later date. Scalability was coupled with the idea that a smaller building may be more cost effective in the short term while allowing the options for expansion as the community grows and needs change. It was mentioned that consolidation of policing and administration could be problematic due to the large size that would be required; limiting the ability to scale up construction. There was some sense that a building concept B would offer the most scalability, however, scalability was considered an attribute of a building concept C as well. Participants did not express that a building concept A would be scalable.

Flexibility in use was also strongly preferred by participants while discussing building concepts and building amenities. Participants noted that flex or multi-use spaces would allow for many different uses, e.g., expandable meeting rooms with room dividers. There was some sense that a building concept B would offer the most flexibility, owing to the customization opportunities. Flexibility was considered an attribute of building concept C as well. Participants expressed that a building type A would be most limited. As for the site, flexibility in use also applied to Underhill Plaza, where the parking lot and grounds could host a variety of uses, including farmer's markets, community activities, music events, or an oyster fair.

Resiliency

Resiliency / building safety was another important value that was often discussed by participants. Resiliency was considered in terms of a building that was useable post-disaster as well as one where occupants would be safe during a disaster event. Those that expressed this value believed strongly that safety and resiliency should not be compromised and was more important than aesthetics. Some noted that the new city hall site would likely serve as a gathering location and, therefore, the building would require usability post-disaster. Participants generally agreed that a building concept B or C offered the most advantages for safety and resiliency and that building concept A was least preferred.

Environmental Sustainability

Environmental sustainability was often discussed as participants considered the features and amenities of a new city hall, regardless of building concept. This was an important feature to many participants, some of whom linked sustainable design as an option for building concepts B or C. Some comments considered that a building concept A would offer the fewest options for sustainability features and/or that adding these features would increase the cost considerably.

In addition to the building-related discussion of sustainability, participants also focused on the sustainability features of the site and building. Participants were very interested in seeing smart energy features added to the building and site, including solar, wind, and battery technologies (for energy storage). These features were noted as useful to offset utility costs and support potential emergency uses. The feedback also noted the need for smart design to save energy. Other popular sustainability features included electric charging stations on site for tourists or visitors but noted that residents often had their own charging options. A related topic was the need for healthy buildings where such features as air filtration systems may be included.

Consistency with Manzanita Culture and Community

Participants also provided a good deal of input regarding the 'fit' and character of different building concepts with the community of Manzanita. They discussed fit and character in terms of a building that would communicate community pride, community quality, history, and uniqueness. They noted that design matters and preferred a building that was attractive and a model for the community. While some preferred a higher end building, many others noted that the aesthetic of the building should not be extravagant, 'super fancy', or 'spectacular', especially when balanced with affordability and functionality. Based on the value of consistency, participants considered a building concept A to be 'ugly,' 'unwelcoming,' and inconsistent with the Manzanita community. Participants noted that a building concept of B or C was attractive for its aesthetic contributions to the community.

Value for Investment

The building value for the investment was an important concept discussed across all meetings. Participants were generally concerned that the building cost was critically important but should be balanced with other priorities (durability, resilience, etc.). Value was considered as participants considered the long-term return on investment where the durability and lifespan of the building would be long enough to justify the expense and effort of building. Many participants recognized that a lower cost building would be the most affordable in the short run but may also require replacement sooner (as compared to other building concepts). They also considered that a lower end building would limit any potential future resale value. Coupled with concerns over durability, a lower cost building in the short term may imply higher maintenance costs in the longer term. Participants generally considered that a building concept B or C would offer the most value over a longer term when considering all costs; however, some were concerned that a concept C building would not be supported by the community. Many participants wanted a better understanding of the financial details, including how much each building may cost per square foot and/or whether a remodel or new build would be most cost effective.

Functionality and Efficiency

As participants considered other aspects of the building concepts, functionality and efficiency developed as related themes. Consistent with other feedback, participants were supportive of a functional and efficient building that would meet the City and community's needs. Functionality was often considered in terms of building size (e.g., a building large enough to accommodate City functions) and useability / comfort for staff with breakrooms.

Efficiency was also a priority where many considered the design of the building as important in efficiently delivering services, such as a service counter. Efficiency was also discussed in terms of consolidation of the city functions (e.g., police and administration).

The feedback indicated that a building concept A would restrict internal space and deter functionality and efficiency. Most preferred a building concept B that balanced cost with efficiency but could also be customized to accommodate several functions and include the amenities preferred by the community. Specific community uses, such as an emergency operations center were mentioned if the building developed at the higher end.⁴

Remodel Option

Several participants that joined the Manzanita Listens meeting were in support of a remodel option of the old school house. These participants primarily joined the final meeting on March 20, though the remodel option was discussed in other meetings. Those that support the remodel option were concerned that the public meetings were structured in such a way as to not gather feedback on this option and/or that their comments would be relegated to a footnote. The purpose of this section is to report their feedback.

Those that support the remodel option disagreed with the earlier rebuild assessment conducted by the City. They noted that the old school house was structurally sound, likely has a longer lifespan, and that there is still value left in the building. They also noted that a remodel could be affordable as well as feature higher end design amenities, be beneficial to achieve LEED certification, and utilize repurposed

⁴ Building uses will be discussed later in this document.

lumber. They also noted that there was no guarantee of damage (or not) during a seismic event. Those that supported a remodel option cited a perceived lower cost.

Those that commented on this option noted that the remodel should be seriously discussed by the City Council and be supplemented with additional evaluation / assessments related to the building's viability as a city hall.

Other

Other less noted themes were related to the building concepts. These include that the building concept A may offer some advantages in terms of being quicker to build and acceptable if the building were only to serve city hall. Most considered a building concept B or what some called a B+ building to be more realistic and 'middle of the road.' There were several comments that building concept C would be too extravagant.

Financing Options

The participants were presented with four different approaches to funding a new city hall. The presentation recognized that the funding needed would likely require a combination of funding approaches. The options presented were to borrow funds from a bank with the establishment of a short-term rental fee as a source of revenue, borrow from capital funds with repayment from the establishment of a short-term rental fee, proposing a bond, and selling City property. The following discussion summarizes the feedback with respect to the options presented and includes the discussion related to the short term rental fee and other funding concepts.

Most importantly, the majority of participants noted that the best approach will be to use a combination of sources of funding to support a new city hall. The clear advantage was that it spread the burdens and the risks across different stakeholders. Equity across all stakeholders and a shared burden was an important value to most participants, regardless of which financing option the City uses.

Borrowing Funds from a Bank

Supporters of this option considered this to be safe in that it would not impact current City reserves. They also noted that the current interest rate was low. Others considered this a short-sighted approach and/or were concerned about the City's borrowing capacity. Some advised that the City should consider whether there would or would not be an early payoff fee.

Borrowing from Capital Funds

Participants expressed tepid support for borrowing from the City's own capital funds. Those that did support this option noted that any interest that would be paid would go back to the City itself. However, many questions whether there would be projects that would not get accomplished, if there would be a future need for those funds, and if there would be an impact on rates paid by users (e.g., water rates).

Bond

Participants were somewhat divided on the City using funds from a bond for construction. Those that supported a bond noted its ease of collection, stability, fairness to all property owners, ability to spread costs over a longer term, and was less expensive than other options. Those that supported this approach commented that it is the most viable option. Supporters commented that a bond could pass if the design of the building was good and if the bond were lower (e.g., \$2 million). Supporters also noted that the current property tax was relatively low. There were fewer attendees who explicitly did not support a bond. These noted that it would increase the cost of home ownership and that some people were on a fixed income.

There were a number of concerns expressed about a bond. The concerns were primarily related to the previous failure of the bond with questions as to whether it could pass again in the future. Some noted that the previous bond proposal lacked sufficient public input prior to the vote and that increased communication would help. The cost of the previous bond was also cited as a consideration for its failure and that a smaller or shorter-term bond may be more viable. Some noted that there are equity issues related to who can vote. A few others said they would support a bond if certain conditions were met, such as remodeling, or the Quonset hut was taken off the table.

Property Sale(s)

The final option presented for feedback was the sale of City property. Property sale was largely supported by participants for its simplicity and that it could help defray costs. There were additional thoughts offered about other properties that could be sold, such as the old City Hall, public safety building, old fire department, Pine Grove Community House, Historical Society, and parcels of the Underhill Plaza site itself. Selling other City properties was thought to be viable if those functions (e.g., police) were to be moved into the new city hall. There were other concerns related to selling City property, including the limited revenue, time on the market, and whether or not the revenues from the sale would have a higher purpose (other than funding a building). One participant cautioned that selling City property has some risk in that once it was sold, it would be gone.

Short Term Rentals

There was considerable discussion related to the use of short term rental (STR) fees to support some revenues for a new city hall. Notably, there were lots of questions about the fee itself with some assumptions that the City already imposed a fee (it does not). Supporters of the fee considered that a STR was imposed on tourists, who impact the City and its operations. They believed that tourists should share the burden for a new facility. Those that did not support the STR believed that tourists did not use City services at the same level and that they should not have additional fees imposed. Some worried that the STR fee as a revenue source would create pressure to increase rental licensing overall.⁵ They were also concerned that it would create difficulties in renting properties in the City. Other concerns were expressed that a STR fee was not a stable funding source.

Other Related Financing Options

Several other financing options were proposed. These included programs and grants that may be available for small town development, revenues that could be developed through renting space at Underhill Plaza or other existing City properties, public-private partnerships to develop property, and refinancing the current loan on Underhill Plaza.

Other Feedback

There was a range of other feedback during the listening sessions that may be helpful as the City moves through the process of making decisions now and in the future. This information is summarized in Appendix B. For ease of reading, this is organized into building related, financial related, and other related comments.

⁵ Some participants desired a cap on STR licenses in the City.

Amenities

The next section of this report turns to participant feedback on building amenities. Participants were asked to give feedback on the most preferred additions to a new building. This discussion was separated from the building concepts in order to better understand what uses and features would be most supported. The feedback ranged from considering building uses (e.g., what uses should be housed in city hall) to the building features (e.g. sustainability). As discussed above, many noted that the building amenities would increase costs of construction. However, some features would decrease operating costs as well as increase flexibility in financing or grants. The building uses and amenities should be balanced with the values articulated earlier in this document.

Building Uses

Uses for the city hall and site focused primarily on consolidated City functions and emergency operations. As discussed above in the functionality section, building uses drives form and other design considerations. For example, if the building is used as an emergency operations center, it will require additional features. Similarly, if used for police functions, the building would require higher seismic considerations. Other site uses are also reported below.

Consolidated City Functions

Participants discussed whether consolidating City functions in one city hall building would be beneficial. Consolidation would offer some efficiency advantages and allow the City to sell off unused property. There appeared to be little debate about consolidating City functions other than policing. Some noted that if police were housed in the building it would require dedicated parking, evidence rooms, interview spaces, and secure areas. The consolidation of police with City administration may limit financing options and/or the ability to phase in construction.

Emergency Operations Center

Meeting participants spent some time discussing using the city hall as an emergency operations center and/or an emergency refuge site post-disaster. It is clear that emergency preparedness is an important value in the community. There was some support to use the building as emergency operations center. If that is the case, participants noted that the building would require space and equipment for energy generation (generators or solar power), communications equipment (emergency antenna or 2-way radios), storage areas (e.g., water, food, tents, etc.), kitchen facilities, and space to accommodate emergency operations staff and displaced people (visitors/residents). This use implies that the building would require increased seismic resiliency features. Not all participants were sold on the idea of an emergency operations center and advised to not to duplicate other appropriate emergency locations. Finally, participants noted that if the building and site will be used for emergency operations or a refuge, the City should look to the Emergency Volunteer Core of Nehalem Bay (EVCNB) for its previous work on design.

Other Building Uses

Several participants noted the opportunity to consolidate other functions, such as a visitor center, museum of Manzanita history, and historical society. Others noted that the new city hall could serve as a business center.

Building Amenities

Building amenities is linked to the uses of the building but describes what kinds of features are important to be considered in the interior. Many participants noted that community meeting rooms are needed. Some noted that the meeting rooms should be designed to be flexible in size and use, such as accommodating meetings rooms with the dual purpose of an emergency operations center or council meeting chamber. Others desired kitchen facilities that could be used for community events. Some also noted the need for community amenities, such as free Wi-Fi or resources to assist people with lower incomes. Innovative technologies in the building were discussed as a way to save time and money, if possible.

Participants also noted that employees were important to consider, and they should have welcoming, safe, pleasant, healthy, and efficient workspaces with separate bathrooms and break rooms.

Site Uses

Participants also discussed uses for the Underhill Plaza site. There was considerable support for outdoor and community space that would support civic engagement and community activities. These activities included parks, farmers' market, open space for gathering, and the flexibility to use parking areas for festivals or fairs. Some participants were interested in seeing the site being used for affordable and/or workforce housing. Others noted opportunities for public-private partnerships that could help to offset City revenues and/or reduce the cost of building. Some participants wanted the site to be considered for extra parking. Another noted the option of selling Underhill Plaza and building elsewhere.

Site and property amenities

There was a good deal of discussion regarding building and site amenities and features. These included designing the building with community and placemaking in mind with quality landscaping, green spaces, water features, public art, covered parking or walkways, public restrooms, bike parking, and access to biking and walking opportunities. ADA accessibility and design for seniors was also important. Participants desired a look and feel to the building and site that is inviting, safe, quiet, modern, and compatible with the neighborhood (e.g., not creating traffic or trash). Participants were interested in seeing unique features on site, such as a Manzanita bush in front of the building.

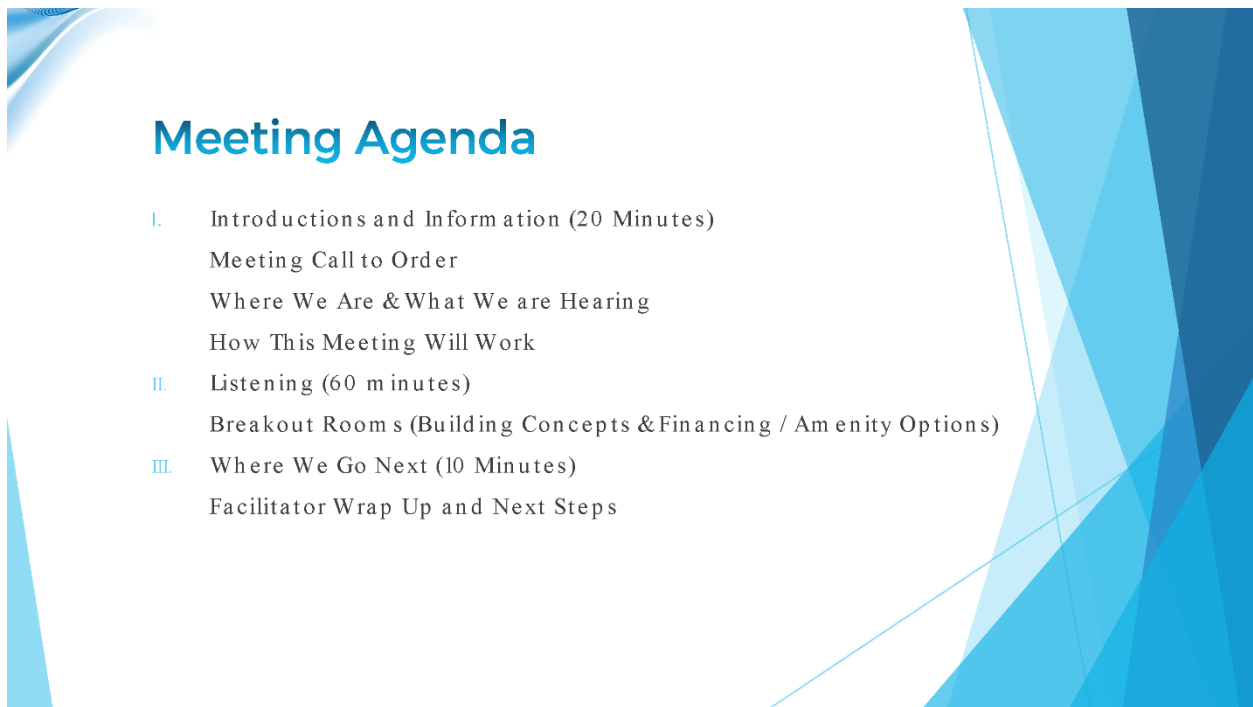
Environmental Sustainability

In addition to the building-related discussion of sustainability, participants also focused on the sustainability features of the site and building. Rather than repeating this here, the sustainability considerations were reported earlier in this document.

Summary of Public Input

The quality of the input in the Manzanita Listens public meetings was very thoughtful, and participants considered a great deal of variables. The challenge for any data collection effort is how to consider the diversity of opinion and feedback that eventually arises. In the Manzanita Listen sessions, there were clear themes and values that were revealed. The City Council may choose to consider these values as it moves forward in the process. One strategy may be to evaluate how to balance the building options and expense relative to the most prevalent themes of longevity, scalability, resiliency, sustainability, consistency with Manzanita culture and community, value for investment, and functionality and efficiency.

Appendix A: Meeting Presentation



What We are Hearing: An Evolving Vision for a New City Hall

City Hall should...

- ..be a point of pride that reflects our community
- ..serve as the heartbeat of the City - where our community goes for resources and assistance - information, bill pay, and emergencies
- ..be safe and out of the inundation zone
- ..offer efficient and effective consolidation of City functions
- ... provide a secure and adequate space for staff to work
- ..the best sized building for our community's needs
- ..effective, durable, functional, usable and sustainable
- ..embrace opportunities for innovative use of technology

Where We Are

Why We Need a New City Hall

- Old City Hall vacated February 2020 due to hazardous conditions
- Old City Hall was too small and
- Old City Hall in tsunami evacuation zone
- Temporary City Hall has less than 1/3 of the space of Old City Hall

What Decisions Have Been Made

- Former Underhill Plaza purchased in 2017 for new City Hall
- City Council Resolution 20 -21 August 2020
 - Remove existing structure on the Underhill Plaza site
 - Build a new facility
 - Consolidate City departments including Administration and Public Safety
 - Develop Community Outreach plan to seek input
 - No decision has been made on Quanset Hut

How This Meeting Will Work

Brief Facilitator Introductions

Break out rooms

Meeting Facilitation

Wrap Up and Next Steps

Break Out Rooms



Building Concepts



Financing Options & Amenities



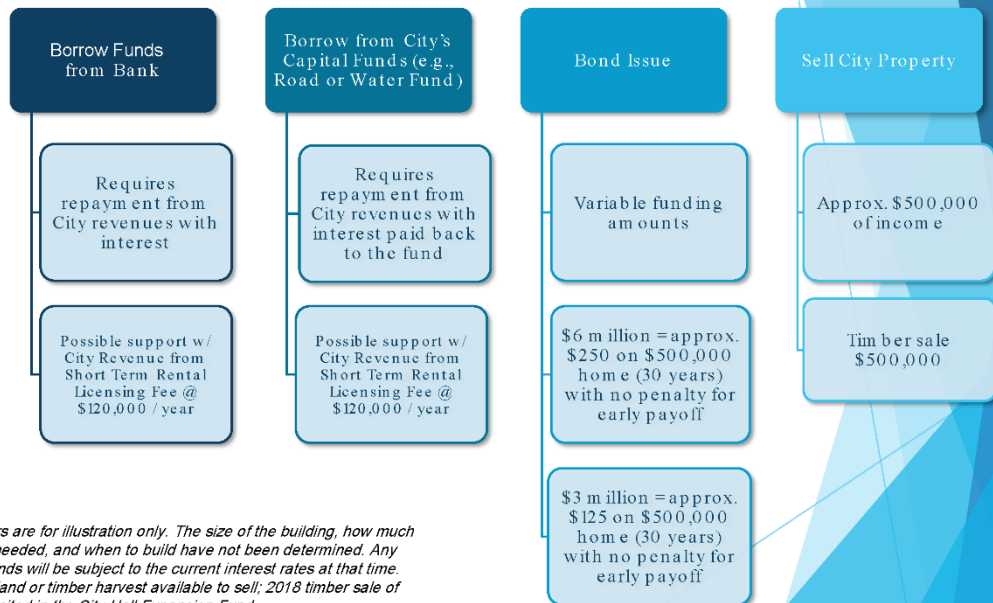
Concept Summary



	A	B	C
Construction Type	Limited choice	Wider choices	Widest choice
Material Finishes	Lower quality/durability	Commercial quality/durability	High quality/durability
Design Considerations	Very limited (e.g., low ceilings, fixed floor plan)	Less limited (e.g., increased flexibility for floor plans, building layout)	Few limits (e.g., totally flexible floor plans, flexible ceiling height)
Seismic Preparedness & post-disaster replacement*	Least resilient –likely will require replacement	Moderate –may require replacement	Most resilient –usable post disaster
Sustainability	Code minimum	Code minimum w/some features	Code minimum w/features
Lifespan	Approx. 20 –25 years	Approx. 40+ years	Approx. 50+ years
Cost	Lowest cost (varies)	Approx. 1.5 - 2 x Cost of A	Approx. 2 -2.5 x Cost of A

*All buildings used for public safety are required to meet higher seismic requirements, regardless of building concept

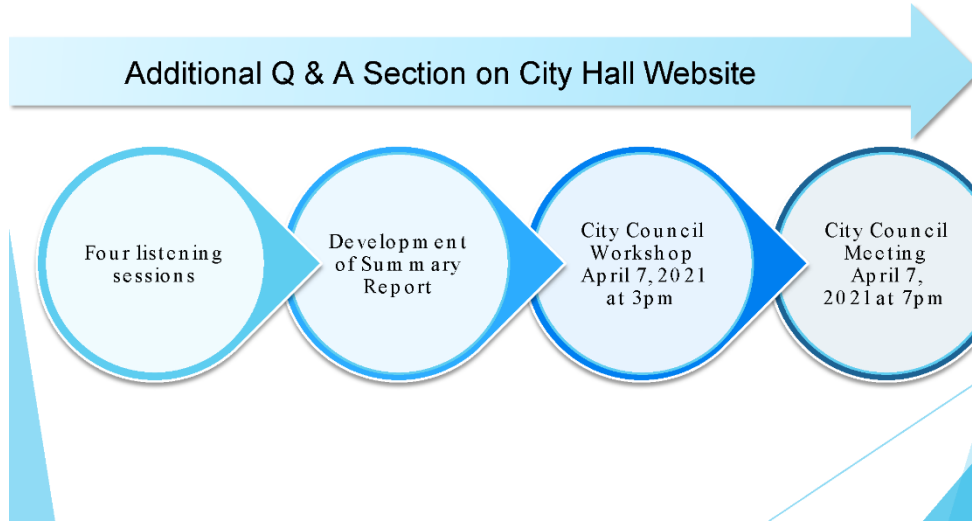
Financing Options



Notes:

*These numbers are for illustration only. The size of the building, how much money will be needed, and when to build have not been determined. Any borrowing of funds will be subject to the current interest rates at that time.
 *No additional land or timber harvest available to sell; 2018 timber sale of \$500,000 deposited in the City Hall Expansion Fund.

Wrap Up & Next Steps



Appendix B

Additional Building Related Comments

- Emergency housing is not needed in new city hall
- Consider whether growth projections and population estimates are too high
- Use local resources and contribute to local economy
- Availability of local builders may be limited
- A/B could be done by local builders to keep cost down
- Local builders may have difficulty building a high end (option C)
- Columbia Bank and Library are examples of supported buildings
- Baseline standard for new buildings is to last 50+ years, not just for Building C
- Aesthetics more important to P-T residents
- Building should be inclusive of part-time, full-time, and visitors
- Concern about glass features during hurricane
- Multiple levels / stories not needed
- Septic systems, portable showers, water purification systems are important
- Desire to get developer involved - some argue that was went wrong last time
- Consider companies that could assess cost, efficiency, timing of modular approach
- Cost should be as low as possible
- Consider hybrid building (e.g., combination of A/B/C and/or remodel)
- Use of mass timber to offset cost & improve durability; can go higher on design
- Complete building all at once (no phased construction)
- Quality is best with old-growth wood

Additional Financial Related Comments

- Repurpose timber (existing building) to keep costs down
- Other villages benefit from City Hall - they should contribute
- Renters contribute to City via certificate and taxes
- City should have established budget after buying property

Additional Other Comments

- Consider Council communication strategy with people that do not participate
- Consider other tools are available for congruent information streams
- Go bags must be encouraged by the City
- ADA Accessibility is important
- Preference for city hall to be on Main Street
- Liked old City Hall; desire for it to still be viable

Appendix C May 1 Pilot Results

Building Concepts and Building Quality

Longevity

Longevity and durability considerations included the ability to withstand coastal conditions, the lifespan of the building, and long-term maintenance costs. Many expressed that durability and longevity was important when considering the City's return on its investment. The building should not have to be replaced in a short (20 year) timeframe.

Supported in May 1 pilot.

Scalability and Flexibility

Scalability and flexibility were important and often cited considerations. In this dimension of building quality, participants expressed interest in flexibility over time (scalability) and flexibility in use (flexibility). Scalability and flexibility imply that participants place value on using funds in a way that leverage the investment in a city hall, showing sustained benefits to a wide variety of stakeholders.

Supported in May 1 pilot.

Resiliency

Resiliency / building safety was another important value that was often discussed by participants. Resiliency was considered in terms of a building that was useable post-disaster as well as one where occupants would be safe during a disaster event.

Supported in May 1 pilot

Environmental Sustainability

Less of a focus in May 1 pilot

Consistency with Manzanita Culture and Community

"Fit" and character of different building concepts with the community of Manzanita was strongly supported. Participants described this as an opportunity for Manzanita to make a statement. Fit and character was also described in terms of a building that would communicate community pride, community quality, history, and uniqueness.

Supported in May 1 pilot.

Value for Investment

Participants were generally concerned that the building cost was important but should be balanced with other priorities (durability, resilience, etc.).

Supported in May 1 pilot.

Functionality and Efficiency

Consistent with other feedback, participants were supportive of a functional and efficient building that would meet the City and community's needs. Functionality was often considered in terms of building size (e.g., a building large enough to accommodate City functions).

Supported in May 1 pilot.

Financing Options

General feedback was that a combination of options for financing should be considered. Participants also noted that many who live outside the community, but are served by Manzanita would likely be willing to financially support the new city hall.

Borrowing Funds from a Bank

Supporters of this option considered this to be safe in that it would not impact current City reserves. They also noted that the current interest rate was low. Others considered this a short-sighted approach and/or were concerned about the City's borrowing capacity.

Supported in May 1 pilot.

Borrowing from Capital Funds

Participants expressed tepid support for borrowing from the City's own capital funds. Those that did support this option noted that any interest that would be paid would go back to the City itself.

Supported in May 1 pilot.

Bond

Those that supported a bond noted that the cost seems reasonable and was less expensive than other options. Those that supported this approach commented that it is the most viable option. There were some who noted that the cost for the bond falls on homeowners.

Supported in May 1 pilot

Property Sale(s)

The final option presented for feedback was the sale of City property. Property sale was largely supported by participants for its simplicity and that it could help defray costs.

Supported in May 1 pilot

Short Term Rentals

Supporters of the fee considered that a STR was imposed on tourists, who impact the City and its operations. Concern over the STR fee as a sole revenue source and STR rentals are limited due to licensing. Some thought that a STR fee was a dedicated and stable funding source.

Supported in May 1 pilot