

MINUTES  
Warrenton City Commission  
July 23, 2024  
6:00 p.m.  
Warrenton City Hall - Commission Chambers  
225 S. Main  
Warrenton, OR 97146

Mayor Pro Tem Poe called the meeting to order at 6:00 p.m. and led the public in the Pledge of Allegiance.

Commissioners Present: Mayor Pro Tem Gerald Poe, Mayor Henry Balensifer (via zoom), Paul Mitchell, Tom Dyer, and Jessica Sollaccio

Staff Present: City Manager Esther Moberg, Public Works Director Greg Shafer, Police Chief Mathew Workman, Library Director Joshua Saranpaa, Finance Director Jessica Barrett, Planning Director Matthew Ellis, and City Recorder Dawne Shaw

CONSENT CALENDAR

- A. City Commission Meeting Minutes – 7.09.2024
- B. Police Department Monthly Report – June 2024
- C. Public Works Quarterly Report
- D. Monthly Finance Report – May 2024

Mayor Balensifer requested to add a letter of support to the consent calendar; there were no objections.

- E. Letter of Support for Pacific Seafoods to the Transportation Commission

**Commissioner Mitchell made the motion to approve the consent calendar including the letter to the Transportation Commission. Motion was seconded and passed unanimously.**

**Poe – aye; Mitchell – aye; Sollaccio – aye; Dyer – aye; Balensifer - aye**

COMMISSIONER REPORTS

Commissioner Mitchell noted he attended a meeting with elected officials relating to the Federal Emergency Management Agency (FEMA) ruling.

Commissioner Sollaccio noted Spruce Up’s annual movie in the park.

Mayor Balensifer provided an update on the FEMA BioOp noting pre implementation procedures will start as soon as August 1<sup>st</sup>. He noted the prohibition of new development in riparian zones. He discussed the U.S. Department of Housing and Urban Development (HUD) updated to the rules related to lending in floodplains. He discussed what would happen if the flood risk maps were to pass and the impacts that would have on flood insurance and homeowners. He noted that he attended the Oregon Mayors Association conference and received

updates relating to the changing landscape of land use and municipal sovereignty. He stated that he might need to leave the meeting early to attend to work matters.

Mayor Pro Tem Poe welcomed the new City Commissioner Sollaccio.

### PUBLIC COMMENT

Samuel Sadtler spoke against the proposed Advanced Financing District (AFD).

Rick Newton spoke about helicopter noise from Brim Aviation. He asked the Commission to take care of it.

Faye Katka thanked the City Manager for the Q&A session and spoke in opposition to the AFD, noting the prohibitive cost.

Chuck Bergerson noted a letter he submitted to the Commission and spoke regarding how hard it is to build in the city. He asked the Commission to meet with the local builders.

Mayor Balensifer responded to Mr. Bergerson, noting the changes that may come due to FEMA and that things may get a lot worse.

### PUBLIC HEARINGS - none

### BUSINESS ITEMS

City Manager Esther Moberg noted the updated design plan for the bait shop in the Hammond Marina. She noted Jen Fowler, Jim Fowler, and Judson Moore were present to answer any questions. Commissioner Dyer noted he was happy with the design. Commissioner Sollaccio asked the Fowler's about the summer market; Ms. Fowler stated it will depend on the lease. Mayor Balensifer asked for the record that there won't be any zoning issues; staff noted at this time, all is good on zoning.

**Commissioner Dyer made the motion to approve the design. Motion was seconded and passed unanimously.**

**Poe – aye; Mitchell – aye; Sollaccio – aye; Dyer – aye; Balensifer - aye**

Public Works Director Greg Shafer discussed the Safe Routes to School Phase 2 Financing Agreement. He noted that staff is hopeful to reach the Highschool but will go as far as funding allows. Brief discussion followed. Mayor Balensifer commended Ms. Moberg. Ms. Moberg commended staff, noting they made expectations clear with the Oregon Department of Transportation (ODOT).

**Commissioner Dyer made the motion to approve the agreement #A156-G092921 Main Avenue/OR104 Pedestrian Route with the State of Oregon for the Safe Routes to School Phase 2 Project. Motion was seconded and passed unanimously.**

**Poe – aye; Mitchell – aye; Sollaccio – aye; Dyer – aye; Balensifer - aye**

Library Director Joshua Saranpaa discussed an update to the Warrenton Municipal Code (WMC) to update the Community Library Bylaws. He presented Ordinance No. 1275, An Ordinance Amending the City of Warrenton's Municipal Code, Chapter 2.36 - Community Library; Amending Ordinance No. 921-A And Repealing Ordinance No. 942-A. He noted that Resolution 2683 is to adopt the bylaws separately from the WMC. Mayor Balensifer asked why they are keeping the library board in the code; Ms. Moberg stated it pertains to rules set at a state level when a public library is established in a city.

**Commissioner Dyer made the motion to conduct the first reading by title only. Motion was seconded and passed unanimously.**

**Poe – aye; Mitchell – aye; Sollaccio – aye; Dyer – aye; Balensifer - aye**

Mayor Pro Tem Poe conducted the first reading, by title only, of Ordinance No. 1275.

**Commissioner Dyer made the motion to adopt Resolution No. 2683. Motion was seconded and passed unanimously.**

**Poe – aye; Mitchell – aye; Sollaccio – aye; Dyer – aye; Balensifer - aye**

Planning Director Matthew Ellis discussed the ballot measure for the prohibition of psilocybin. Brief discussion followed. Mayor Balensifer noted the need to update the development code if the ballot measure should fail; Mr. Ellis confirmed that he will have something ready to bring forth if it should fail. Discussion followed on how to address psilocybin in the developmental code if the ballot measure fails. Commissioner Mitchell noted that we need to spell out to the voters the risk this can cause and whether they really want to have it in their town. Commissioner Sollaccio noted her concern with limiting a 4.6-billion-dollar industry in our community. Commissioner Mitchell stated his thoughts. Commissioner Dyer noted that the risk outweighs the reward. Mayor Balensifer noted his concerns with it being an unknown industry and would rather not be the test case for a not well thought out regime. Mayor Balensifer asked Mr. Ellis if he has sufficient formalities that he will be ready if it gets legalized; Mr. Ellis stated he anticipates having Time Place and Manner (TPM) regulations at the meeting following the election results if the ballot measure does not pass.

**Commissioner Dyer made the motion to adopt Resolution No. 2687; Authorizing an election on November 5, 2024 in the City of Warrenton for the purpose of prohibiting psilocybin-related business within the City of Warrenton. Motion was seconded and passed unanimously.**

**Poe – aye; Mitchell – aye; Sollaccio – aye; Dyer – aye; Balensifer – absent** (momentarily exited the Zoom meeting)

City Manager Esther Moberg discussed the ballot measure to deed the former Hammond Library building to the Veterans of Foreign Wars (VFW). Mayor Balensifer noted for the record that the VFW has stated they cannot do anything with the building because they have a lease, and the City has stated they can do anything they want with the building because they have a legally

valid lease. He noted the need to put it on the ballot due to the charter amendment; brief discussion followed.

**Commissioner Dyer made the motion to adopt Resolution No. 2686; Authorizing an election on November 5, 2024, and adopting the Ballot Title: Deed Former Library Building & Property to VFW Post 10580. Motion was seconded and passed unanimously.**

**Poe – aye; Mitchell – aye; Sollaccio – aye; Dyer – aye; Balensifer - aye**

Ms. Moberg discussed the ballot measure for the Wastewater Treatment Plant bonds. Mayor Balensifer noted the Commission needs to go out and campaign for it. Mayor Balensifer asked staff to prepare a one-page document to convey information to the public. Brief discussion followed on the work that has been done at the Wastewater Treatment Plant.

**Commissioner Dyer made the motion to adopt Resolution No. 2688; Authorizing an election on November 5, 2024 and adopting the Ballot Title: Bonds for wastewater treatment plant and system improvements. Motion was seconded and passed unanimously.**

**Poe – aye; Mitchell – aye; Sollaccio – aye; Dyer – aye; Balensifer - aye**

DISCUSSION ITEMS - None

GOOD OF THE ORDER

Commissioner Mitchell reiterated the Mayor’s FEMA comments and noted the potential cost increase of flood insurance.

Ms. Moberg noted the Building Official position is open.

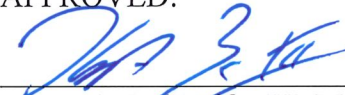
At 6:57 pm, noting no further business, Mayor Pro tem Poe adjourned the meeting and announced they will now meet in executive session under the authority of ORS 192.660(2)(d); *to conduct deliberations with persons designated by the governing body to carry on labor negotiations.*

Respectfully prepared and submitted by Hanna Bentley, Deputy City Recorder.

ATTEST:

  
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Dawne Shaw, CMC, City Recorder

APPROVED:

  
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Henry A. Balensifer III, Mayor