



City of Warrenton City Commission

Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Tuesday, ~~November 26, 2024~~ ^{December 10, 2024}

1. City Commission meeting called to order at 6:00 pm.
2. Pledge of Allegiance

Commission Members	Present	Excused
Gerald Poe	X	
Jessica Sollaccio	X	
Tom Dyer	X	
Paul Mitchell		X
Henry Balensifer, Mayor	X	

Staff Members Present	
City Manager Esther Moberg	Police Chief Mathew Workman
Deputy City Recorder Hanna Bentley	Public Works Director Greg Shaffer
Officer Robert Wirt	Fire Chief Brian Alsbury

Mayor Balensifer requested to add item 3C canvas of votes and to move item 8A to be the first item after the consent calendar. There were no objections.

3. Consent Calendar

*Items on the Consent Calendar have previously been discussed and/or are considered routine. Approval of the Consent Calendar requires a motion, a second, and no discussion, unless requested by a member of the City Commission.

- A. City Commission Meeting Minutes 11.26.2024
- B. Community Center Advisory Board Meeting Minutes 10.16.2024
- C. Canvass of Votes - November 5, 2024 Election

Motion:	Move to approve the consent calendar presented.				
Moved:	Poe				
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Balensifer	X			
Passed:	4/0				

8.A Emergency Medical Services (EMS) Update:

Fire Chief Brian Alsbury provided an update to the commission regarding EMS services. He noted that over the last 4 months he has seen an improvement in EMS response times to calls. Mayor Balensifer noted there has been an increase in call volume and asked if the City should consider providing supplementary EMS services. Chief Alsbury noted he would like to see a program similar to Seaside where the fire department can take calls and provide transportation to the hospital. Chief Alsbury noted that there will be a meeting in January with Fire Chiefs and Astoria 911 and they will be trying to find more interpretability. Brief discussion

followed. Ms. Moberg noted that the Fire Chief and other Fire Chiefs brought forward their concerns. She noted the EMS contract is held with the county. Mayor Balensifer thanked Chief Alsbury for his responsiveness to the issue and that he appreciates all of his hard work. The commission thanked the food drive volunteers.

4. Commissioner Reports

Commissioner Sollaccio noted that she went to the League of Oregon Cities (LOC) newly elected officials training and that she attended pancakes with Santa at the Community Center and thanked the VFW and community center board.

City Manager Esther Moberg noted city offices will be closed Christmas Eve and Christmas Day and New Year's Day, and that they are in the process of hiring a new Public Works Director.

Mayor Balensifer noted the confusion cities have been going through for the FEMA Bi-Op and provided an update.

5. Public Comment

It was noted there were emailed public comments received from Deborah Cardy and Don Thornton regarding the Oxford House in Hammond.

John Gehl spoke in opposition to the Oxford House going in in Hammond and noted his concerns. Teresa Gehl echoed the same sentiments.

Sam Gorhe spoke in opposition to the Oxford House and noted his concerns. Mayor Balensifer noted for the record that the City Commission has not received any permits and there are no permits before the Planning Commission. He noted there are not a lot of answers he can give residents right now as they have not had a chance to get a legal opinion. Brief discussion followed on whether the city has received any applications. Ms. Moberg noted that the city has not received any application but has received complaints about the property.

Deborah Cardy spoke in opposition to the Oxford House and noted her concerns.

Bill Konidakis spoke in opposition to the Oxford House and noted his concerns.

Andrew Holmberg spoke in opposition to the Oxford house and provided a summary of the handout he submitted to the commission. He submitted an additional document for the record.

Mike Larson spoke in opposition to the Oxford House and noted his concerns.

Karin Hopper spoke in opposition to the Oxford House and noted her concerns.

Tony Faletti asked for an update on Seafarer's Park and when the erosion repairs will be completed. He noted the marina is active. Mayor Balensifer asked for the timeline for the erosion repair; Ms. Moberg responded.

Mayor Balensifer noted that there is no historic district for the area where the Oxford House is. He noted that if a historic district is established it will not affect what is currently being done but future projects. He stated the city Building Official is looking into the property and the city does not have jurisdictions of the building department.

6. Public Hearing – None

7. Business Items

- A. Clatsop County Economic Opportunity Analysis (EOA) Presentation:

Clatsop County Planning Manager Jay Blake presented the Clatsop County EOA. He noted he has been in a yearlong plan to try and create an economic strategy. He invited the commission to share their thoughts. He stated that there are 6 acres that are not used in Clatsop County that are zoned for employment. There is predicted growth in construction and that they are not projecting growth in forestry, fisheries or retail. He noted the issues facing the community with economic opportunities. Mr. Blake provided an executive summary to the Commission. Mayor Balensifer asked if the county has a position on Gearheart removing all passing lanes on Highway 101 in their city; Mr. Blake noted the provided document does not take position on it. Mayor Balensifer asked why only 6 acres in the county are zoned for employment and if it is related to Oregon land use goals; Mr. Blake confirmed. Brief discussion followed about the presentation. Commissioner Sollaccio noted that the EOA outlines goals and asked what municipalities can do. Mr. Blake noted the process that will need to be taken to get the action steps in place. He noted so much of our Economic Development success is going to be at the city level.

Mayor Balensifer added item 7H City Boards and Committees Appointments. There were no objections.

B. Consideration of Amplified Noise Variance – ODOT:

City Manager Esther Moberg discussed the noise variance request the city received from the Oregon Department of Transportation (ODOT) for work on the New Youngs Bay Bridge from January 6th to March 11th from 6pm to 6am.

Motion:	Move to approve the ODOT noise variance request.				
Moved:	Poe				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Balensifer	X			
Passed:	4/0				

C. Consideration of City Grant Process Update:

Ms. Moberg noted the update is to save time for both staff and commissioners. The intent is for staff to apply for the grants and once they receive notice of intent to award staff would go before the commission.

Motion:	Move to approve the new process for grants as outlined.				
Moved:	Dyer				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Balensifer	X			
Passed:	4/0				

D. Consideration of December 24, 2024 Meeting Cancellation:

Mayor Balensifer noted the request to cancel the December 24th meeting.

Motion:	Move to cancel the December 24th City Commission Meeting.				
Moved:	Poe				

Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Balensifer	X			
Passed:	4/0				

E. Consideration of Seismic Assessment and Risk Mitigation Plan Contract Award:

Public Works Director Greg Shafer noted the Seismic Risk Assessment and Mitigation Plan is the final step required to certify Warrenton's 2018 Water Master Plan as mandated by the Oregon Health Authority. He noted they went out to bid and the successful bid was Haley & Aldrich in the amount of \$149,795.00 with a 10% Contingency, he noted the work was approved in the budget.

Motion:	Move to award the Contract for Professional Consulting Services to Haley & Aldrich Inc.				
Moved:	Dyer				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Balensifer	X			
Passed:	4/0				

F. Consideration of Raw Water Storage Alternatives and Dam Certification Contract Award:

Mr. Shafer noted there was only one bid received. He noted this is to figure out the most feasible way to increase water storage for the city. The goal of the project is to double the capacity of the water treatment plant.

Motion:	Move to award the contract for the City of Warrenton Raw Water Storage Alternatives and Dam Certification Project to Consor North America, Inc. in a not to exceed amount of \$154,817.00 with a 10% contingency.				
Moved:	Poe				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Balensifer	X			
Passed:	4/0				

G. Consideration of Chapter 16.88 and Adding Chapter 16.242 of the Warrenton Municipal Code to Clarify Regulation on Floodplain Development Permits; Ordinance No. 1276 – Adoption:

Ms. Moberg noted that this Ordinance has had a first and second reading and that this ordinance does not significantly change the code but moves it to its own section to limit confusion.

Motion:	Move to adopt Ordinance No 1276, An Ordinance Amending Chapter 16.88 and Adding Chapter 16.242 of the Warrenton Municipal Code to Clarify Regulations On Floodplain Development Permits.				
Moved:	Sollaccio				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
Vote:	Poe	X			

	Sollaccio	X			
	Dyer	X			
	Balensifer	X			
Passed:	4/0				

H. **Committee appointments**

Mayor Balensifer discussed the application from Larry Ausman for the Marinas Advisory Committee.

Motion:	Move to appoint Larry Ausman for Position No. 4 on the Marinas Advisory Committee.				
Moved:	Poe				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Balensifer	X			
Passed:	4/0				

Mayor Balensifer reviewed the 3 applications he received for the Planning Commission.

Motion:	Move to appoint Dan Heath to Position No. 2 on the Warrenton City Planning Commission.				
Moved:	Sollaccio				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Balensifer	X			
Passed:	4/0				

Mayor Balensifer noted the application from Jack Bello for the Community Center.

Motion:	Move to appoint Jack Bello to Position No. 1 on the Warrenton Community Center Advisory Board.				
Moved:	Poe				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Balensifer	X			
Passed:	4/0				

Mayor Balensifer noted application from Jack Bello for the Budget Committee.

Motion:	Move to appoint Jack Bello to Position No. 3 on the Warrenton City Budget Committee.				
Moved:	Sollaccio				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			

	Sollaccio	X			
	Dyer	X			
	Balensifer	X			
Passed:	4/0				

Mayor Balensifer stated Per City Commission Rules Ch.4, Section M.5 (b), since one of the applicants is a relative of his, the respective applicants are being put forward to the commission without endorsement or nomination. As a result, the commission may discuss and appoint any applicant without my nomination nor vote.

Motion:	Move to appoint Kelsey Balensifer to Position No. 3 on the Warrenton Community Library Advisory Board.				
Moved:	Poe				
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Balensifer			X	
Passed:	3/0				

8. Discussion Items

- A. Emergency Medical Services (EMS) Update: Held prior to business items.

9. Good of the Order

Commissioner Poe noted he was happy to see the blessing of the fleet.

Commissioner Sollaccio noted the crab pot tree and thanked Jen Fowler for organizing the event.

Commissioner Dyer noted he was impressed with the blessing of the fleet.

City Manager Moberg noted that there will be a memo at the January 14th meeting and legal will be present at the meeting.

Mayor Balensifer noted the blessing of the fleet was nice. He noted that it is great to see the general public getting involved with the marinas.

10. Executive Session

11. Adjournment

There being no further business, Mayor Balensifer adjourned the meeting at 7:25 pm.

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

Attest:


 Dawne Shaw, CMC, City Recorder

Approved:


 Henry A. Balensifer III, Mayor