



City of Warrenton City Commission

Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Tuesday, January 28, 2025

1. City Commission meeting called to order at 6:01 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	Interim Planning Director Scott Fregonese
Deputy City Recorder Hanna Bentley	Police Officer Ethan Bullock
Police Chief Mathew Workman	Code enforcement Office Christian Salians
Interim Public Works Director Dale McDowell	Police Office Aaron Berndt

3. Badge Pinning and Oath of Office – Officer Ethan Bullock

Police Chief Mathew Workman introduced police officer Ethan Bullock. Chief Workman gave a brief overview of the history of the police badge. Mayor Balensifer conducted the oath of office, swearing in Police Officer Ethan Bullock.

Mayor Balensifer requested to add an item 4.E to the consent calendar; approval to add city logo to a flyer created by Clatsop County regarding transit lodging tax and addressing the impact of tourism on public safety.

4. 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 1.14.25
- B. Police Department Monthly Report – November 2024
- C. Police Department Monthly Report – December 2024
- D. Warrenton Police Department Statistics Review – 2024
- E. Approval to add City Logo to Clatsop County Flyer Addressing the Impact of Tourism on Public Safety

Motion:	Move to approve the consent calendar as amended.				
Moved:	Mitchell				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			

	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

5. Commissioner Reports

Commissioner Mitchell thanked Commissioner Sollaccio for attending the Clatsop Economic Development Resources (CEDR) meeting he was supposed to attend.

Commissioner Sollaccio provided a summary of the CEDR and Clatsop County Housing Task Force meetings she attended.

Commissioner Poe provided a summary of the Columbia River Estuary Study Taskforce (CREST) meeting he attended.

City Manager Esther Moberg noted a fire truck went out of service today and that there was a pause on federal grant funding and that a federal judge has already ruled against it. There was brief discussion on the Safe Routes to School project.

Mayor Balensifer noted he will be meeting with state legislature to discuss the Wastewater Treatment Plant and that he attended the community forum for the Warrenton School District.

6. Public Comment

Mike Larson spoke regarding parking on Russell Drive and noted his concerns.

7. Public Hearings

- A. Comprehensive Plan & Municipal Code Amendment; Exception for Flowlane Dredge Material
 Mayor Balensifer opened the Public Hearing on the Exception for Flowlane Dredge Material. Formalities followed. No conflicts of interest or ex parte contacts were reported. Interim City Planner Scott Fregonese discussed his staff report. The applicant Bill Ryan from the Department of State Lands provided a brief overview of the application. There was brief questions and answers between the commission and the applicant. Mayor Balensifer requested the Army Corps of Engineers attend the second hearing; Mr. Ryan stated he would request their attendance. The Commission noted their concerns with dredge material affecting the Hammond Marina. Meg Reed from Department of Land Conservation and Development (DLCD) provided an overview of the application. Mayor Balensifer asked for public comments. There were no comments in favor, opposition or neutral. There being no further comments, Mayor Balensifer closed the public testimony section of the hearing.

Motion:	Move to continue the public hearing until such time as the Corps can answer the questions related to the effects to the local jurisdiction.				
Moved:	Mitchell				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

B. Rezone and Site Design Review:

Mayor Balensifer noted there was an issue with the City Code not being in compliance with State ORS. Mr. Fregonese request to hold the hearing at a later date to allow proper notice to be given to neighboring properties. William Caplinger spoke for the applicant and noted that he forwarded an email to the applicant about the hearing being moved. There was unanimous consent to postpone the hearing.

8. Business Items

A. Consideration of Public Nuisance Declaration:

Code Enforcement Officer Christian Salians presented his staff report, provided updated photographs to the commission and also noted the current condition of the property. There was brief discussion on individuals living in the buildings. Property owner Marie Medjo discussed the history of the property and noted she does not currently live at the property but will be moving back this week. There was brief discussion between the commission and property owner.

Motion:	Move to declare the property a nuisance and to issue a 30 day time table for review and if substantial improvements have not been made to begin to impose penalties.				
Moved:	Poe				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

B. Consideration of Various Code Amendments:

Police Chief Mathew Workman presented Ordinance No. 1289 and noted the amendments made from the last meeting. It is presented for its second reading and adoption.

Motion:	Move to conduct the second reading by title only of Ordinance No. 1289 as amended.				
Moved:	Dyer				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

Mayor Balensifer conducted the second reading by title only of Ordinance No. 1289; an Ordinance amending chapter 10.04 "traffic regulations" chapter 12.04 "concessions in Warrenton City Park" and chapter 12.08 "City Park Hours" of the Warrenton municipal code.

Motion:	Move to adopt Ordinance No. 1289.
Moved:	Dyer

Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

C. Consideration of Ordinance No. 1288; Fourth and Fifth Avenue Street Vacation:

Mr. Fregonese presented his staff report on the Fourth and Fifth Avenue Street Vacation.

Motion:	Move to conduct the second reading, by title only, of Ordinance No. 1288, an ordinance to vacate Fourth and Fifth Avenue in the City of Warrenton, Oregon.				
Moved:	Dyer				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

Mayor Balensifer conducted the second reading by title only of Ordinance No. 1288, an ordinance to vacate Fourth and Fifth Avenue in the City of Warrenton, Oregon.

Motion:	Move to adopt Ordinance No. 1288.				
Moved:	Poe				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

D. Consideration of Ordinance No. 1287; Third Avenue Street Legalization:

There was no discussion.

Motion:	Move to conduct the second reading, by title only, of Ordinance No. 1287.				
Moved:	Sollaccio				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

Mayor Balensifer conducted the second reading by title only of Ordinance No. 1287, an ordinance to legalize a portion of Third Avenue in the City of Warrenton, Oregon.

Motion:	Move to adopt Ordinance No. 1287.				
Moved:	Sollaccio				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

E. Consideration of Seafarers Park Bank Stabilization – RFQ:

Interim Public Works Director Dale McDowell presented his staff report. It was noted that the project is budgeted for \$350,000 and that the project is expected to have a phase in the next budget year as well.

Motion:	Move to approve the release of an informal procurement to solicit qualified consultants for the Seafarers Park Bank Stabilization Project.				
Moved:	Mitchell				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

F. Consideration of Iredale Culvert Replacement Project Contract:

Mr. McDowell provided an overview of the contract. The contract covers plans, construction administration, and observation.

Motion:	Move to approve a professional services contract with North Coast Civil Design, LLC to complete the Iredale Culvert Replacement Project – Phase 2.				
Moved:	Dyer				
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

G. Consideration of RV Parking Ordinance Amendment:

Chief Workman stated after previous discussion and suggestions by the Commission, he has completed amendments to the City Code regarding RV parking. There was brief discussion on the code

interpretation of Camp Host. There was consensus to amend Ordinance 1290 section 10.16.030A subparagraph 5 to state that individuals providing site security or monitoring of any property in an Open Space Institutional zone as per WMC 16.52.

Motion:	Move to amend to Ordinance 1290 as stated.				
Moved:	Poe				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

Motion:	Move to conduct the first reading, by title only, of Ordinance No. 1290				
Moved:	Dyer				
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

Mayor Balensifer conducted the first reading by title only of Ordinance No. 1290, amending chapter 10.16 "recreational vehicle parking" of the Warrenton Municipal Code.

H. Consideration of Noise Variance Request – AT&T Building :

Ms. Moberg discussed a request for a noise variance for repair work at the AT&T building. She noted the building was damaged by a vehicle.

Motion:	Move to approve the noise variance for repair work at AT&T.				
Moved:	Mitchell				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

I. Consideration of Lower Columbia Youth Soccer Association (LCYSA) Lease Agreement:

Ms. Moberg presented a new lease for LCYSA for the soccer fields. Andrew Schauerman from LCYSA noted that LCYSA would like the city to continue to pay the garbage fee of \$500 a year. Ms. Moberg noted that the lease is for 15 years and is at a rate of one dollar a year. There was brief discussion on whether or not LYCA should pay for trash. There was consensus to make the utilities subject to an annual review.

Motion:	Move to amend the lease to enable no garbage cost the first year then an annual review of the utility costs.				
Moved:	Mitchell				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

Motion:	Move to approve the new lease agreement with Lower Columbia Youth Soccer Association.				
Moved:	Mitchell				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

9. Discussion Items

10. Good of the Order

Commissioner Poe noted that at the last meeting it was stated that he had a good idea about the city leases and that it wasn't just him but the commission and City Manager as a team.

11. Executive Session

12. Adjournment

There being no further business, Mayor Balensifer adjourned the meeting at 7:57 pm.

Attest:



Dawne Shaw, CMC, City Recorder

Approved:



Henry A. Balensifer III, Mayor