



City of Warrenton City Commission Minutes

City Hall, 225 S. Main Warrenton, OR 97146
Tuesday, February 11, 2025

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	Interim Planning Director Scott Fregonese
City Recorder Dawne Shaw	Harbormaster Jessica McDonald
Police Chief Mathew Workman	Interim Public Works Director Dale McDowell

Mayor Balensifer requested to rearrange and add to the agenda; move item 6B ahead of 6A and add item 7E LOC Legislative Priorities to the agenda. 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 01.28.25
- B. Finance Department Monthly Report – November 2024
- C. Finance Department Monthly Report – December 2024
- D. Marina Advisory Committee Meeting Minutes – 12.16.24
- E. Harbormaster Report – January 2025

Mayor Balensifer requested the Harbormaster explain the grant letters of support. Harbormaster Jessica McDonald responded. There was brief discussion on outstanding moorage fees.

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

4. Commissioner Reports

City Manager Esther Moberg reminded the Commission that she will be on vacation next week.

Mayor Balensifer noted progress is getting made on getting information out to legislature for the Wastewater Treatment Plant. He noted he had an interesting meeting about the FEMA lawsuit and provided an update.

5. Public Comment - None

6. Public Hearings

B. Deeding Real Property to the VFW:

Mayor Balensifer opened the public hearing on the sale city property located at 861 Pacific Dr to the Veterans of Foreign Wars Post/Auxiliary 10580. 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. City Manager Esther Moberg reviewed her staff report and summarized the process for the sale of the building. Formalities followed. No conflicts of interest or ex parte contacts were reported. Debbie Little gave a few comments. VFW Post 10580 Quartermaster, Bert Little also gave comments and noted charter members present. Mayor Balensifer noted for the record that the building was originally a barracks in Fort Stevens. Commissioner Mitchell made a few comments. Mayor Balensifer closed the public hearing.

Motion:	Move to adopt Resolution No. 2699, a resolution approving the sale of certain real property to Fort Stevens VFW Post/Auxiliary 10580.				
Moved:	Poe				
Seconded:	Mitchell	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

A. Comprehensive Plan & Municipal Code Amendment; Exception for Flowlane Dredge Material:

Mayor Balensifer continued the Public Hearing on the Exception for Flowlane Dredge Material. Formalities followed. Mayor Balensifer noted he had a conversation with the chief of navigation from the corps of engineers; no other conflicts of interest or ex parte contacts were reported. Interim City Planner Scott Fregonese summarized his staff report. Mayor Balensifer noted the letter from the Department of State Lands (DSL) in the meeting record. Mayor Balensifer noted the National Marine Fisheries Biological Opinion dated April 14, 2016, and the arriving document dated January 2017, for the record. There were no objections. Mayor Balensifer reopened the public testimony and 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. There were brief

questions and answers between the commission and applicant. It was noted that the dredge material will not affect navigation, and that the Hammond Marina should not experience increased sedimentation. Mr. Ryan explained why the commission should approve the amendment. Questions and answers continued. There was discussion on why the United States Army Corps of Engineers (USACE) will not speak at this meeting. Meg Reed of Department of Land Conservation and Development (DLCD) explained why this is not a rezone. There was discussion on the process to move forward if the city denies this. Commissioner Sollaccio asked if they could add a condition of approval that includes monitoring. Mayor Balensifer read the existing conditions of approval. Discussion continued on the conditions of approval and whether DSL or USACE is responsible for following them. There was consensus to continue the hearing until they have more information. The commissioners clarified what data they would like to see:

- How the depths in the Urban Growth Boundary (UGB) changed over the past 30 years
- Historic air photos showing the shifting of the land in the delta.
- The economic impacts to Hamond Marina?
- How many cubic yards were taken out and to what depth the marina was dredged.
- Compare the overall timeline of erosion and silting since when the dredging began.
- Is DSL willing to provide compensation or some sort of partnership to alleviate the effects of actions they are allowing on their submerged property.
- Do the hydrologic models assume the pile dikes on the Warrenton UGB being fully functional or under their current state of disrepair?
- Any specific studies related to sedimentation in relation to the channel movement and any depth studies between Astoria West to no shorter than Youngs Bay. Specifically, historical depth data from their surveys.
- What constructive partnership can DSL use as a condition of approval to ensure Seafarer's Park remains intact.

Motion:	Move to continue this hearing until such time as the data can be provided.				
Moved:	Mitchell				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

7. Business Items

A. Interior Drainage Analysis Presentation:

James Heyen of WEST Consultants gave a presentation on the interior drainage analysis (IDA). He reviewed potential capital improvement projects. There were brief questions and answers.

Mayor Balensifer requested to go to discussion items; there were no objections.

8. Discussion items

A. Annual Morage Rates

Harbormaster Jessica McDonald discussed the moorage rates as recommended by the Marina Advisory Committee. Moorage revenue will increase by \$30,000 a year if the increased rates are approved. Marina Advisory Committee Chair, Jen Fowler, discussed their rate increase recommendation. There was brief discussion on creating a special district or port for the marinas. It was noted that staff are not recommending creating a special district or port. Ms. McDonald noted she recommended the increase being on the lower end to ensure the public sees improvements on docks and infrastructure before they start raising rates too much. Discussion continued on the increase and improvements. There was consensus to bring back a resolution.

B. Hammond Dredge Permitting:

Ms. McDonald gave an update on dredge permitting. She noted issues with the permit requirements and that the sediment samples are expired. It is an unexpected \$40,000 cost every two years for sediment sampling. She noted that they are applying for a grant with the Oregon State Marine Board and there is a sample letter of support if any of the Commissioners would like to submit one.

7. Business Items (Continued)

B. Safe Routes to School Phase 2 Project Update:

Public Works Interim Director Dale McDowell provided an update on the SRTS Phase 2 project. He introduced two project team members on zoom - Bill Jablonski and Charlotte Berghoffer, both from Oregon Department of Transportation (ODOT). Ms. Berghoffer stated that survey work has started. She noted that they are looking at both sides of the road to effectively and efficiently find the best place for the sidewalk and they will need to have a safe location for students to cross the street. There was brief discussion on the stop sign location on the East side of the 9th and main intersection.

C. Consideration of Hammond Transmission Waterline – Amendment 3:

Mr. McDowell discussed an amendment to the Hammond transmission Waterline agreement noting it is an extension of the project deadline.

Motion:	Move to approve Amendment #3 to the Safe Drinking Water Revolving Loan Fund Agreement, extending the project completion deadline for the Hammond Transmission Waterline Project to December 31, 2025.				
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. 1290; RV Parking:

Chief Workman presented Ordinance No. 1290 for its second reading and adoption.

Motion:	Move to conduct the second reading, by title only, of Ordinance No. 1290.				
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. 1290; an ordinance amending section 10.16 of the City of Warrenton Municipal Code.

Motion:	Move to adopt Ordinance No. 1290.				
Moved:	Poe				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

E. LOC Legislative Priorities:

Mayor Balensifer noted the League of Oregon Cities (LOC) Legislative Priorities for 2025. There was brief discussion on the priorities.

Motion:	Move to approve the legislative priorities and the Mayor's signature on a letter supporting them.				
Moved:	Dyer				
Seconded:	Mitchell	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

8. Discussion Items (Held after item 7.A)

9. Good of the Order

Commissioner Mitchell thanked Commissioner Sollaccio for covering for him while he was out.

10. Executive Session

11. Adjournment

There being no further business, Mayor Balensifer adjourned the meeting at 8:45 pm.

Attest:



~~Dawn Shaw, CMC, City Recorder~~
Hanna Bentley, Deputy City Recorder

Approved:



Henry A. Balensifer III, Mayor