

MINUTES
Warrenton City Commission
Regular Meeting – March 12, 2019
6:00 p.m.
Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, OR 97146

Mayor Balensifer called the meeting to order at 6:09 p.m., and led the public in the Pledge of Allegiance.

Commissioners Present: Mayor Henry Balensifer, Rick Newton, Tom Dyer, Pam Ackley, and Mark Baldwin

Staff Present: City Manager Linda Engbretson, Police Chief Mathew Workman, Fire Chief Tim Demers, Public Works Director Collin Stelzig, Public Works Operations Manager Kyle Sharpsteen, and City Recorder Dawne Shaw

Mayor Balensifer made a special mention of Timothy Pior, a Warrenton High School student that recently died, and asked for a moment of silence, in remembrance of him.

CONSENT CALENDAR

- A. Community Library Board Meeting Minutes – June 2018
- B. Community Library Board Meeting Minutes – Sept. 2018
- C. Community Center Advisory Board Annual Meeting Minutes – Jan. 2019
- D. Community Center Advisory Board Regular Meeting Minutes – Jan. 2019

Mayor Balensifer asked if the Community Center Board is currently planning any events; Ms. Engbretson noted they are. Commissioner Newton noted a date error in the Library Board minutes; and also stated the Community Center numbers look better.

Commissioner Baldwin made the motion to approve the consent calendar as presented. Motion was seconded and passed unanimously.

Baldwin – aye; Newton – aye; Ackley – aye; Dyer – aye; Balensifer – aye

COMMISSIONER REPORTS

Commissioner Newton discussed the PSCC meeting and noted the “failure to appear” numbers have improved; he also stated he met with Harbormaster Jane Sweet regarding the past due numbers, noting the numbers have decreased due to her great job. He stated they found the money for the library signs and are moving ahead. He noted his letter to the editor regarding the Port. Mayor Balensifer thanked Commissioner Newton for his work on the library signs.

Commissioner Dyer gave an update on the downtown cleanup task force, noting with better weather coming things will pick up. He stated the next area they would like to focus on is from downtown down to 4th Street. Mayor Balensifer noted the great work being done in that group.

Commissioner Ackley added to that, noting there was a question about decorative lighting options and stated she has some information she will send out to the group. She also noted the next joint task force meeting is 11:30 March 19 at the Hammond marina. Mayor Balensifer asked if there was a timeline for the task force recommendations, none was given. Commissioner Dyer also stated his task force discussed the 1st Street trail; cleaning it up, possibly putting in decorative lights in the future, and posting signage.

Commissioner Ackley stated she has been working with Regina Wilkie on a plaque for the marina that notes Free Willy was filmed there. Brief discussion continued.

Mayor Balensifer noted he will be gone next week; Commissioner Newton will be acting as Mayor Pro tem.

PUBLIC COMMENT

Thomas Churchill spoke in regards to his neighbor, who is a city volunteer staff member. He has been storing vehicles and working on them in the right-of-way. He stated there are leaking fluids and noxious fumes, and this has been going on since 2012. Mr. Churchill noted the person has been notified and cited yet still continues. He stated he also holds the city responsible for allowing this, and he had hoped this would be fixed internally.

Jim Ray spoke in regards to the nuisance code, and stated he would like to see it amended and expanded to include areas in the city limits where property is deforested/logged and slash piles are left. He stated the slash piles are an eyesore; and noted two areas in particular. He stated he would like to see a new ordinance or an extension of the nuisance code. Mr. Ray suggested that whoever does the logging should be responsible for the cleanup.

Mayor Balensifer noted the Commission has received quite a few comments about the slash piles and burning, and asked Fire Chief Tim Demers to comment on the status of burns within city limits. Chief Demers noted burning is done by permit only, and a permit was secured in this instance. He met today with the neighboring property owners; the contractor; and Mr. Kujala, and they came to an agreement about how the burning should be done. If there are more complaints, it will be shut down. Discussion continued on commercial burning within 3 miles of city limits, and city ordinances. Mayor Balensifer asked if the Commission would like to add this to the agenda. Brief discussion followed. Chief Demers noted slash burning is an ongoing issue, and he is looking for direction. There were no objections to add Burn Decision as agenda item

7-D. *Commissioner Baldwin noted in the past year and a half, he has received more complaints over this, than everything else combined.*

BUSINESS ITEMS

City Manager Linda Engbretson presented Ordinance No. 1229 for a second reading and adoption. She noted the changes were made per previous Commission discussions; the first reading was held at the February 26 City Commission meeting. Commissioner Newton noted

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concerns regarding 828.070 D.3a, (evictions) noting the need to match House Bill 608's language, to make sure our law does not conflict with State law. Mayor Balensifer noted state code supersedes city code. Discussion continued. Commissioner Ackley referenced Mr. Ray's concerns about nuisances, and the burning issue will be discussed in item 7-D.

Commissioner Ackley made the motion to conduct a second reading of Ordinance No. 1229, by title only. Motion was seconded and passed unanimously.

Baldwin – aye; Newton – aye; Ackley – aye; Dyer – aye; Balensifer – aye

Mayor Balensifer conducted the second reading of Ordinance No. 1229; *An Ordinance Amending City of Warrenton Municipal Code Section 8.16.120 and Adding a New Section 8.28 Property Maintenance, Vacant Building, Derelict Building, & Chronic Nuisances.*

Commissioner Ackley made the motion to adopt Ordinance No. 1229. Motion was seconded and passed unanimously.

Baldwin – aye; Newton – aye; Ackley – aye; Dyer – aye; Balensifer – aye

Mayor Balensifer noted in regards to Mr. Churchill's comments, this ordinance will help the city address chronic nuisances, and his complaint put it officially on the nuisance radar. Ms. Engbretson stated the city has been addressing several properties in this area, and noted that particular individual has been cited into court several times, and he is not getting any favoritism. Discussion continued.

Mayor Balensifer discussed the adoption of Ordinance No. 1228, and noted the changes made; he suggested the master plan address traffic on Spur 104. Commissioner Dyer asked if the other zone change will be addressed; Mayor Balensifer noted since it will be a separate application, it will be done separately and addressed at the time. Discussion continued on getting the master plan done within 90 days. Mayor Balensifer stated the ordinance does not adequately address traffic. Ms. Engbretson noted the TSP has been adopted; if the Commission wants a master plan that specifically addresses traffic, she would like some clarification. Mayor Balensifer clarified, stating there should be a target for that development in general, instead of doing it piece meal; basically its own mobility standard for that section of the city. He noted for the record that traffic has, and always was the issue that requires this master plan. Brief discussion followed.

Commissioner Ackley made the motion to adopt Ordinance No. 1228; *An Ordinance Amending City of Warrenton Zoning Map to Reclassify the Zoning of Multiple Properties from Intermediate Density Residential and General Industrial to Commercial Mixed Use and Open Space Institutional, and adopting the findings and conclusions of File No. DCA 18-2.* Motion was seconded and passed unanimously.

Baldwin – aye Newton – aye; Ackley – aye; Dyer – aye; Balensifer – aye

Public Works Director Collin Stelzig stated the Public Works department has several pieces of equipment and materials that are to be decommissioned and need to be declared surplus property.

He presented photos of the involved equipment, as outlined in the agenda memo. Brief discussion followed.

Commissioner Newton made the motion to declare the listed Public Works materials as “Surplus” and disposed of according to current administrative policies. Motion was seconded and passed unanimously.

Baldwin – aye; Newton – aye; Ackley – aye; Dyer – aye; Balensifer – aye

Mayor Balensifer noted there have been quite a few phone calls on the burning; he stated it makes sense to at least declare a public health hazard and do a moratorium until there is a new ordinance on the books, or at least discuss the policy further. Fire Chief Demers noted years ago, if you were in the three mile range, you could go to ODF and get a permit; ODF would allow you to make a huge pile and burn it for a week. He noted if we put a moratorium in place, it may cause people to go back to ODF, and the city will lose control. ODF maintains forested lands/land clearing. Discussion followed on the amount of smoke from this burn. Ms. Engbretson noted a person from ODF came to see her last week, and stated they had issued a permit for another land clearing within the city limits. Mayor Balensifer reviewed the ordinance; discussion followed on the issues and conditions of this burn. After continued discussion the consensus was to revoke the burn permit based on noncompliance; the Commission will revisit the burn policy in the future.

DISCUSSION ITEMS

Public Works Director Collin Stelzig discussed the SW 4th Street reconstruction/realignment. He noted the Commission asked Public Works to provide a letter that discusses alignment options; Public Works has contracted with OTAK to design the road improvements along SW 4th Street and prepare construction documents. They prepared six different options. These street improvements extend from S. Main Avenue to SW Alder Avenue, and include sidewalks on both sides of the street with stormwater improvements. Mr. Stelzig discussed the various options, noting he prefers option 3. Discussion followed on the different options and parking issues; Mr. Stelzig noted he would look into the issue to see if there is enough room for truck parking. Mayor Balensifer stated he felt comfortable going with option 3, with moving it to the south, and requested Mr. Stelzig report back on parking, with an actual diagram. Consensus was to go with option 3.

GOOD OF THE ORDER

Commissioner Newton noted concerns about a House Bill that prohibits reviewing criminal histories for rental applicants.

Mayor Balensifer also noted a House Bill that will prohibit cities from charging SDCs for marijuana businesses. He noted there are some interesting bills and is surprised some have been moving through public hearings and work sessions. Brief discussion continued.

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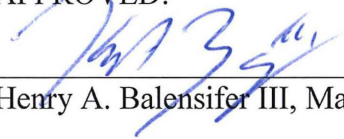
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Commissioner Baldwin noted his displeasure with the “ignore the constitution” business, and corporations getting behind gun control. He stated if businesses would do their jobs to run, and politicians would do theirs, the world would be in a better place. He noted he is fed up with it all.

There being no further business, Mayor Balensifer adjourned the regular meeting at 7:24 p.m.

APPROVED:


Henry A. Balensifer III, Mayor

ATTEST:


Dawne Shaw, City Recorder