

MINUTES  
Warrenton City Commission  
Regular Meeting – October 9, 2018  
6:00 p.m.  
Warrenton City Hall - Commission Chambers  
225 S. Main  
Warrenton, OR 97146

Mayor Balensifer called the meeting to order at 6:12 p.m. and led the public in the Pledge of Allegiance.

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

Staff Present: City Manager Linda Engbretson, Finance Director April Clark, Sergeant Jim Pierce, Community Development Director Kevin Cronin, Building Official Bob Johnston, Public Works Director Collin Stelzig, Public Works Operations Manager Kyle Sharpsteen, Public Works Analyst Trisha Hayrynen, Harbormaster Jane Sweet, Assistant Harbormaster Mike Olson, Deputy City Recorder Jenny Faith and City Recorder Dawne Shaw

#### CONSENT CALENDAR

- A. Commission Regular Meeting Minutes – 9.25.18
- B. Nuisance Report
- C. Community & Development Dept. Work Program
- D. Monthly Finance Report – August 2018
- E. Liquor License Application – Bohdan’s LLC

Mayor Balensifer noted the nuisance report and all the work that has been done on nuisance properties. He commended the Community Development Director Kevin Cronin for his work on that, and also thanked the residents who brought them to the city’s attention. Commissioner Newton commended Commissioner Dyer for forming a group to work on the nuisances. Commissioner Ackley noted the liquor license for Bohdan’s and stated she has visited the establishment and “it is a pretty cool place.” Mayor Balensifer noted their ribbon cutting is scheduled for October 16, and noon, and encouraged everyone to attend.

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

**Baldwin – aye; Ackley – aye; Balensifer – aye; Newton – aye**

#### COMMISSIONER REPORTS

Commissioner Newton discussed a report to CREST from Tetra Tech (regarding the 8<sup>th</sup> Street Dam); and clarified that money for that report was paid to Tetra Tech, not CREST. The report has been completed and sent to the Corps of Engineers.

Mayor Balensifer gave a brief update on the County Housing task force, and noted research shows that in the county there is 1.4 housing units per household; vacation rentals affect that number. He also noted Warrenton average housing prices are higher now than Astoria. He also discussed the housing needs assessment, the buildable lands inventory, and the wetlands inventory. Commissioner Newton also commented on housing costs, and noted prices are marching upward. Commissioner Ackley noted home prices have increased 13-19% over last year. Mayor Balensifer stated there is more work to be done on affordable housing and more public meetings to come regarding the housing task force.

Commissioner Ackley welcomed everyone and commented on the Warrenton Warriors success.

City Manager Engbretson requested an addition to the agenda; she noted she received a phone call from USACE, and they have completed the lease renewal package, and once renewed they can move forward with the Hammond marina transfer. She stated it should happen within 3-6 months. She noted for the record a Public Notice from the Corps, and requested to add the approval of the 25 year lease renewal to the agenda. Consensus was to add the lease renewal as item 8-C. Mayor Balensifer noted for public benefit why the lease has to be renewed. He stated he had a discussion with a ranking member of transportation and infrastructure, Representative Peter DeFazio, who stated he would be happy to apply congressional pressure to speed this process along. Ms. Engbretson noted the need to speed the process up is due to money available from the state to assist with dredging, and the dredging window is November through February. She noted the city does have some money set aside for dredging but we may need more, and in order to get this assistance from the state the property has to be in the City of Warrenton's name.

Ms. Engbretson introduced new Deputy City Recorder Jenny Faith, stating the city is happy to have her, and noted Administration is back up to full staff.

#### PUBLIC COMMENT –

Lisa Lamping spoke in regards to the recommended regulations for Airbnb/Homestay Lodging. She stated she does not see a difference between Bed and Breakfast and Homestay Lodging. She noted her concerns regarding the number of allowable rooms and zoning; and stated one size does not fit all.

John Washington spoke in regards to his campaign for Mayor and stated there seems to be an active effort to sabotage his campaign. He noted Commissioner Rick Newton attended his Meet & Greet and made a loud rant. He noted Mr. Mike Balensifer also attended and engaged him in a debate. He stated businesses owners have been threatened for displaying his campaign signs; and he clarified Mr. Scott Widdicombe's role in his campaign.

Scott Widdicombe discussed a document Mr. John Washington handed out at a previous City Commission meeting, regarding a recent structure fire and a fire hydrant not working correctly; there was not enough water pressure to fight the fire. He noted concerns about the city not performing pressure tests on hydrants. Mayor Balensifer noted Mr. Widdicombe's statement (Exhibit A) distributed prior to the meeting and that staff stated they would investigate the fire hydrant matter. City Manager Engbretson stated when complaints or concerns are brought to

#### MINUTES

Warrenton City Commission

Regular Meeting – 10.09.18

Page: 2

her, they are investigated. Public Works Director Collin Stelzig stated he spoke with Fire Chief Demers regarding the matter and there was not an issue with fighting the fire; the issue was turning the hydrant off. He stated Public Works came out and turned the hydrant valve off, and within the next two days, the hydrant was replaced. He noted other issues addressed in the letter and stated there is a hydrolic model of the water system on the city website which shows the hydrants and whether they meet the requirements (GPM) for fighting fires. Mr. Stelzig noted that hydrants are not pressure tested; flow tests are done and when issues are found, they are fixed. He further explained hydrant maintenance. Brief discussion continued. The Commission stated they are satisfied with the report.

PUBLIC HEARINGS – None

## BUSINESS ITEMS

Mayor Balensifer thanked Commissioner Ackley for leading the Hammond Marina task force, and noted there are a lot of exciting things happening in the city and a lot of it is happening in Hammond. Commissioner Newton noted that his task force dovetails with the Hammond Marina task force, in regards to the streets in Hammond. Commissioner Ackley stated the 2 task forces, and the master plans need to come together. She noted the city cannot just rely on fishing; this year fishing was down but camping was way up. She thanked the task force members and involved staff. Mayor Balensifer asked the task force members to stand, and thanked them for their service to the city and their work to make this happen. Task Force member Gerry Poe and incoming County Commissioner Mark Kujala gave a presentation outlining the task force recommendations. Mr. Kujala noted the hard work of the task force, and everyone involved in the process of getting ownership of the marina. Mr. Poe and Mr. Kujala reviewed the summary report, and elaborated on the recommendations as outlined in the recommendation report. Recommendations include:

- Transfer from the USACE
- Dredging all affected silt areas November 2018 – February 2019
- Pursue grants/budget for the following:
  - Pursue the purchase of our own dredge for future dredging
  - Maintenance schedule for repair and replacement of docks
  - Add additional transient docks
  - Continued bank stabilization
- Discussion on Bait & Tackle shop/dry storage
- Boardwalk connecting Seafarer's Park to city trails
- Work with Parks Board
- Discuss options for creating a new Urban Renewal Agency for Hammond
- Wish list items

Mr. Kujala noted that Hammond is the closest port to the ocean for fishing; and noted past amenities and services for fishermen. He stated they are looking at a long term and sustainable option. Mr. Poe noted how shallow the marina is now and that dredging is needed. He stated a fishing pier and boardwalk would attract people. Discussion continued on sedimentation concerns and the need for dredging. Mayor Balensifer noted for the record that when the marina

## MINUTES

Warrenton City Commission

Regular Meeting – 10.09.18

Page: 3

is conveyed to the city, it must always remain in public use or it reverts back to the federal government. Discussion followed on dredging and Harbormaster Jane Sweet stated she has not yet received a recent update on the dredge spoils. Brief discussion continued.

#### DISCUSSION ITEMS –

System Development Charges Update – Community Development Director Kevin Cronin noted the fees have not been updated since 2012, and stated he is requesting feedback and direction from the Commission. He explained how SDC's are assessed; and noted an updated memo was submitted before the meeting, which amends the memo in the agenda packet. Discussion followed. It was noted the bulk of SDC's come from commercial properties. City Manager Engbretson stated significant improvements will be needed at the sewer lagoon, and noted SDC's help the city save money to avoid going into debt to pay for these projects/improvements. It was noted the 4<sup>th</sup> Street pump station was partially paid for with SDC's. Discussion continued. Mayor Balensifer noted Warrenton is the fastest growing city in the region. The Commission agreed SDC's should be increased, but voiced concerns about jumping up all at once. Discussion continued and the Commission stated they would like staff to provide a tiered proposal and to bring back a comparison of cities of the same size.

Homestay Lodging Regulations – Community Development Director Kevin Cronin noted the discussion on homestay lodging at a previous meeting, and stated he would like feedback and direction from the Commission. City Manager Engbretson distributed information from Building Official Bob Johnston (Exhibit B). Discussion followed on vacation rentals, and the models Gearhart and Seaside used. The Commission continued the discussion on Airbnb/homestay lodging. Mr. Cronin discussed two areas in Hammond; Forte Point and the Officer's Row area. After much discussion, it was determined that staff will bring the matter back before the Commission in November. Ms. Engbretson noted Building Official Bob Johnston has concerns regarding differences in the language of the municipal code definitions and the state building code definitions. Mr. Johnston briefly explained and noted he would like to close the gap in the definitions. Discussion continued, and Commissioner Ackley noted for the record that her real estate team recently met with Forte Point.

City Manager Engbretson discussed the 25 year lease renewal between the City and the U.S. Army Corps of Engineers for the Hammond boat basin. She reviewed the public notice (Exhibit C) from the Corps, and stated this is the last step to make the transfer a reality.

**Commissioner Ackley made the motion to approve the 25 year lease renewal between the City and the U.S. Army Corps of Engineers for the Hammond boat basin, upon final approval by legal counsel. Motion was seconded and passed unanimously.**

**Baldwin – aye; Ackley – aye; Balensifer – aye; Newton – aye**

GOOD OF THE ORDER – Commissioner Newton reported to Police Sergeant Pierce that someone put a campaign sign on his friend's property without his permission, and asked Sergeant Pierce to follow up accordingly. He proceeded to the podium and voiced his opinions of John Washington's campaign and concerns about the information that is being distributed

#### MINUTES

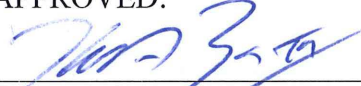
Warrenton City Commission  
Regular Meeting – 10.09.18  
Page: 4

regarding volunteers and the City. He stated he was speaking as himself, as a citizen, and not on behalf of the commission. He noted he is personally campaigning against John Washington and noted accusations made by his campaign. Commissioner Newton reiterated that this was not the opinion of the City Commission or staff.

City Manager Engbretson shared a letter she received from CERT leader Sylvia Stephens, which thanked the city for their help in making the Disaster Preparedness event a success.

There being no further business, Mayor Balensifer adjourned the regular meeting at 8:28 p.m.

APPROVED:

  
Henry A. Balensifer III, Mayor

ATTEST:

  
Dawne Shaw, City Recorder