



City of Warrenton City Commission

Meeting Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Tuesday, September 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
Planning Director Matthew Ellis	Public Works Director Greg Shafer
City Recorder Dawne Shaw	Fire Chief Brian Alsbury
Finance Director Jessica Barrett	Public Works Operation Manager Jim McCarthy

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 – 8.27.2024
- B. Letter to FEMA on Bi-Op
- C. Port of Astoria – CBP Letter

Motion:	Move to approve the consent calendar as presented.				
Moved:	Mitchell				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

4. Commissioner Reports

Commissioner Sollaccio gave an update on Spruce Up Warrenton events, and also noted an update on the Parks Alliance board meeting.

Mayor Balensifer noted the Parks Advisory Board completed long range strategic plan for the parks, regarding the investments the Parks Alliance is making for the parks.

5. Public Comment

Emily Reyneke spoke about safety concerns and asked the commission to hold businesses accountable.

Mayor Balensifer noted item 7A is being withdrawn, as it will be re-noticed for the second reading as a Public Hearing at the next meeting.

6. Public Hearing

- A. Ordinance No. 1279; Amending Chapter 16.68 of Warrenton Comprehensive Plan Correcting the Urban Growth Boundary Map, Adding Related Text, and Recommending Zoning Districts:

Mayor Balensifer opened the Public Hearing on the matter of amending the comprehensive plan. Formalities followed. No conflicts of interest or ex parte contacts were reported. Planning Director Matthew Ellis presented his staff report. He noted the Commission previously adopted Ordinance No. 1262, amending the Urban Growth Boundary. He stated that during the post acknowledgement plan amendment, it was noted that the ordinance was not adopted following procedures laid out in the Warrenton Municipal Code. Per DLCD, it is necessary to have a Public Hearing for both the Planning Commission and City Commission. DLCD has advised that we bring a new ordinance forward in a Public Hearing to the City Commission. Mayor Balensifer asked for public comments. No one spoke in favor, opposition or neutral. Mayor Balensifer asked if the new ordinance also needed to go back to the Planning Commission; Mr. Ellis confirmed for the record, that it was not necessary, per DLCD, since the new ordinance language has not been altered from Ordinance No. 1262, and a public hearing has already been held at the Planning Commission level. There being no further comments, Mayor Balensifer closed the public testimony and the public hearing.

Motion:	Move to conduct the first reading, by title only, of Ordinance No. 1279,				
Moved:	Mitchell				
Seconded:	Dyer	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. 1279; an Ordinance Amending the City of Warrenton Comprehensive Plan Correcting the Urban Growth Boundary Map, Adding Related Text, and Recommending Zoning Districts.

7. Business Items

- A. *Withdrawn from the Agenda*
- B. Consideration of Ordinance No. 1277; Amending Chapter 16.68 of Warrenton Municipal Code; Establishing Regulations for Commercial Industrial Zone:

Mr. Ellis presented Ordinance No. 1277 for its second reading and adoption. He noted language regarding smell in Subsection D, has been amended per direction from the commission. Brief discussion followed.

Motion:	Move to conduct the second reading, by title only, of Ordinance No. 1277.				
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. 1277; an ordinance amending Chapter 16.68 of the Warrenton Municipal Code to establish regulations for the Commercial Industrial (CI) District.

Motion:	Move to adopt Ordinance No. 1277.				
Moved:	Poe				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

C. Consideration of Resolution No. 2690; Revising Planning Application Fees:

Mr. Ellis presented Resolution No. 2690 for its second reading; a resolution modifying the Planning Application Fee Schedule. Mr. Ellis noted for the record, that only those applications that trigger the substantial improvement, substantial damage improvement or new construction, would be assessed the Floodplain Development permit fee. Brief discussion followed.

Motion:	Move to conduct the second reading, by title only, of Resolution No. 2690.				
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 second reading, by title only, of Resolution No. 2690; Revising Resolution No. 2672 Planning Application Fees.

Motion:	Move to adopt Resolution No. 2690.				
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 Resolution No. 2679; New Land Uses to Transportation SDC Schedule:

Mr. Shafer presented his staff report and discussed an update to the Schedule of Land Uses for Transportation System Development Charges (SDC). Discussion followed on SDCs for Food Cart Pods.

Motion:	Move to conduct the second reading, by title only, of Resolution No. 2679.				
Moved:	Mitchell				
Seconded:	Dyer	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 Resolution No. 2679; a Resolution updating the schedule for Land Uses for Transportation System Development Charges.

Motion:	Move to adopt Resolution No. 2679.				
Moved:	Poe				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

E. Consideration of Safety Fair Road Closure:

Fire Chief Brian Alsbury requested a road closure for the Safety Fair on September 21st from 10 am to 2 pm. Brief discussion followed.

Motion:	Move to approve the request to close SW Main Court from SW 2 nd to SW 3 rd on Saturday, September 21, 2024, from 10 am to 2 pm.				
Moved:	Dyer				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

Mayor Balensifer noted Business Item 7F will be considered after Executive Session, so they will go straight to Discussion Items and Good of the Order.

8. Discussion Items – None

9. Good of the Order

City Manager Esther Moberg gave an update on hiring process for the Code Compliance Officer.
Discussion followed on the hiring timeline for Police Officers.

10. Executive Session

At 6:28 pm., Mayor Balensifer recessed the regular meeting and announced the Commission will now meet in executive session under authority of ORS 192.660(2)(d); *to conduct deliberations with persons designated by the governing body to carry on labor negotiations.*

At 6:49 pm., Mayor Balensifer reconvened the regular meeting.

(7.F) Consideration of Collective Bargaining Agreement – General Unit/AFSCME

Motion:	Move to approve the Collective Bargaining Agreement between the City of Warrenton and Local 2746-5 and Council 75 of AFSCME, AFL-CIO				
Moved:	Poe				
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

11. Adjournment

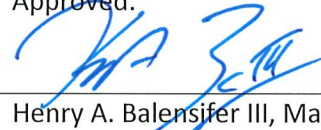
There being no further business, Mayor Balensifer adjourned the meeting at 6:50 pm.

Attest:



Dawne Shaw, CMC, City Recorder

Approved:



Henry A. Balensifer III, Mayor