



City of Warrenton City Commission

Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Tuesday, March 25, 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, Mayor Pro tem	X	
Henry Balensifer, Mayor		X

Staff Members Present	
City Manager Esther Moberg	Public Works Kevin Gorman
City Recorder Dawne Shaw	Code Compliance Officer Christian Salinas
Police Chief Mathew Workman	Library Director Joshua Saranpaa

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 2025.03.11
- B. Joint Work Session Minutes 2025.03.11
- C. Community Library Board Meeting Minutes 2024.12.12
- D. NW Natural Franchise Agreement
- E. Police Department Monthly Report – February 2025

Motion:	Move to approve the consent calendar as presented.					
Moved:	Dyer					
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused	
	Sollaccio	X				
	Dyer	X				
	Poe	X				
	Mitchell			X		
Passed:	3/0					

4. Commissioner Reports

Commissioner Sollaccio noted a ways and means meeting this Friday and discussed the meeting.

Mayor Pro tem Mitchell encouraged everyone to attend the ways and means meeting.

5. Public Comment

John Wilson spoke regarding the development process in Warrenton and voiced his frustration.

Jim Gannaway handed out a document to the Commission and spoke about being a public servant, doing business in Warrenton and the permitting/development process.

Mayor Pro tem Mitchell noted the commission sees this as a priority and a task force will be put together.

Kenneth Culp spoke regarding the building process in Warrenton.

Chuck Bergerson deferred until after Robin Bergerson speaks.

Liane Bogh Spoke regarding the health of the community.

Troy Schaffer spoke regarding the nuisance consideration on SW 4th.

6. Public Hearings – None

7. Business Items

Mayor Pro tem Mitchell added two items to the agenda 7H Bergerson hardship request and 7I Request for letter of Support. There were no objections.

A. Consideration of Nuisance Citation – 247 Tye Street:

Code Compliance Officer Christian Salinas discussed the ongoing nuisance issues at 247 Tye Street. Commissioner Dyer noted he spoke with the property owner and reviewed the progress. Discussion continued on the amount of fine, the process that would follow and the potential donation of dumpsters.

Motion:	Move that the Warrenton City Commission declare that a citation, not to exceed \$1,000.00 is warranted in accordance with Municipal Code 8.16.220.				
Moved:	Poe				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
	Sollaccio	X			
	Dyer	X			
	Poe	X			
	Mitchell	X			
Passed:	4/0				

B. Consideration of Nuisance Declaration – 45 SW 4th Street:

Salinas discussed the nuisance at 45 SW 4th Street. Property owner Karen Cochran spoke in regard to the nuisance property. She noted the issues she has had, and that cleanup is happening, but not very quickly. Discussion continued. Commissioner Poe suggested declaring it a nuisance with a 30 day stay without a fine.

Motion:	Move that the Warrenton City Commission declare that a public nuisance exists at 45 SW 4 th Street, Warrenton, OR 97146, and direct staff to move forward with the appropriate abatement procedures or citations as outlined in the municipal code and wait 30 days to bring citations or fines.				
Moved:	Poe				

Seconded:	Dyer	Aye	Nay	Abstain	Recused
	Sollaccio	X			
	Dyer	X			
	Poe	X			
	Mitchell	X			
Passed:	4/0				

C. Consideration of Ordinance No. 1286; Rezone and Site Design Review:

City Manager Esther Moberg presented Ordinance No. 1286 for its second reading and adoption.

Motion:	Move to conduct a second reading by title only of Ordinance 1286.				
Moved:	Sollaccio				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
	Sollaccio	X			
	Dyer	X			
	Poe	X			
	Mitchell	X			
Passed:	4/0				

Mayor Pro tem Mitchell conducted the second reading by title only, of Ordinance No. 1286; an Ordinance Approving with Conditions, the Site Design Review Application SDR-24-2 and the Rezone Application RZ-24-2 and Amending the City of Warrenton Zoning Map to Reclassify a Portion of Real Property Identified as Tax Lot 81028AD03400 from R-10 Intermediate Density Residential to R-H High Density Residential.

Motion:	Move to adopt Ordinance No. 1286.				
Moved:	Poe				
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
	Sollaccio	X			
	Dyer	X			
	Poe	X			
	Mitchell	X			
Passed:	4/0				

D. Consideration of Water Ordinance No. 1292:

Moberg presented Ordinance No. 1292 for its second reading and adoption.

Motion:	Move to conduct the second reading, by title only, of Ordinance No. 1292.				
Moved:	Poe				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
	Sollaccio	X			
	Dyer	X			
	Poe	X			
	Mitchell	X			
Passed:	4/0				

Mayor Pro tem Mitchell conducted the second reading, by title only, of Ordinance No. 1292; Providing for Rules and Regulations for City of Warrenton Water Department and All Areas Served by the Municipal Water Department Outside Warrenton’s City Limits; Requiring Installation of Water Meters; Repealing any other Water Ordinances or Resolutions or Parts Thereof in Conflict Herewith; Providing a Penalty for Violation of any Terms and Conditions Herein.

Motion:	Move to adopt Ordinance No. 1292.				
Moved:	Poe				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
	Sollaccio	X			
	Dyer	X			
	Poe	X			
	Mitchell	X			
Passed:	4/0				

E. Consideration of Waterline Replacement Project RP-2:

Public Works Director Kevin Gorman discussed a request to advertise for bids for Phase 2 of the Raw Waterline Replacement project.

Motion:	Move to approve the request to advertise for bids for Phase 2 of the Raw Waterline Replacement project.				
Moved:	Poe				
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
	Sollaccio	X			
	Dyer	X			
	Poe	X			
	Mitchell	X			
Passed:	4/0				

F. Consideration of Vactor Truck Purchase:

Gorman presented a contract for the purchase of a Vactor truck; he noted the necessity of this piece of equipment. Brief discussion followed.

Motion:	Move to approve the purchase of a Vactor Truck as outlined.				
Moved:	Dyer				
Seconded:	Poe	Aye	Nay	Abstain	Recused
	Sollaccio	X			
	Dyer	X			
	Poe	X			
	Mitchell	X			
Passed:	4/0				

G. Consideration of Seafarers Bank Stabilization Project:

Gorman discussed a contract for the bank stabilization at Seafarers Park.

Motion:	Move to award the Engineering Professional Services contract to North Coast Civil Design, LLC for \$95,800.				
Moved:	Poe				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
	Sollaccio	X			
	Dyer	X			
	Poe	X			
	Mitchell	X			
Passed:	4/0				

H. Consideration of Robin Bergerson Hardship Request:

Moberg noted Robin Bergerson has requested a hardship consideration for his sidewalk in lieu of payment in the amount of \$9,720. Bergerson discussed the issues he has had with the building/development process and the sidewalk in lieu of fees. Brief discussion followed between the commission and Bergerson. Commissioner Sollaccio disclosed she had conversations with Bergerson and visited the property. Discussion continued on the cost calculation. Moberg explained the issues with setting a precedent. She also noted the challenges with tracking an IOU.

Motion:	Move to reduce the fee by half.				
Moved:	Dyer				
Seconded:	Poe	Aye	Nay	Abstain	Recused
	Sollaccio	X			
	Dyer	X			
	Poe	X			
	Mitchell	X			
Passed:	4/0				

I. Consideration of Letter of Support for Salvage Chief:

Mayor Pro tem Mitchell noted the request for a letter of support for the Salvage Chief. Brief discussion followed.

Motion:	Move to support the letter for the City of Astoria.				
Moved:	Poe				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
	Sollaccio	X			
	Dyer	X			
	Poe	X			
	Mitchell	X			
Passed:	4/0				

Moberg asked for clarification if the Commission is sending a letter to show support or if they are supporting the City of Astoria's letter. The commission confirmed they are showing support for the City of Astoria's letter.

8. Discussion items – None

9. **Good of the Order** – None

10. **Executive Session** - None

11. **Adjournment**

There being no further business, Mayor Pro tem Mitchell adjourned the meeting at 7:51 pm.

Attest:



Hanna Bentley, Deputy City Recorder

Approved:



Henry A. Balensifer III, Mayor