



# City of Warrenton City Commission

## Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Tuesday, April 8, 2025

1. City Commission meeting called to order at 5:59 pm.
2. Pledge of Allegiance

At 6:00 pm, Mayor Balensifer recessed the regular city commission meeting and announced they will call to order the Urban Renewal meeting. At 6:31 pm., Mayor Balensifer reconvened the regular meeting.

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	Deputy City Recorder Hanna Bentley
Police Chief Mathew Workman	Public Works Director Kevin Gorman

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 2025.03.25
- B. Harbormaster Report – March 2025
- C. Marina Advisory Committee Minutes 2025.02.24
- D. Encroachment Agreement – 1006 SW 9<sup>th</sup>

Mayor Balensifer requested to move item 3D to 7E as it is an agreement that will be signed; there were no objections.

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

#### **4. Commissioner Reports**

Commissioner Sollaccio noted the Spruce Up Warrenton easter egg hunt and the First Steps Autism Center spring color run.

Commissioner Mitchell noted that he attended the Morning with the Mayor and that he was surprised by the turnout. He provided an update on what was discussed at the Northwest Housing Task Force meeting.

City Manager Esther Moberg noted that the new City Planner will be starting on April 16<sup>th</sup>.

Mayor Balensifer noted he took the legislative leadership of the ways and means committee to the Iredale Inn and noted the impact it made.

#### **5. Public Comment**

Mayor Balensifer noted written comments that were received from Dr. Cyrus Javadi, Jana Dean and Suzi Balensifer, regarding fluoride in city water.

Suzi Balensifer submitted documents for the record regarding fluoride in the water and reviewed them. She asked the commission to seriously consider removing fluoride from the city system.

#### **6. Public Hearings**

##### **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. No new conflicts of interest or ex parte contacts were reported. There were no conflicts or ex parte contacts regarding the application. Mayor Balensifer noted he had a brief conversation with the Army Corps of Engineers. The Mayor and Commissioners noted they had all visited the site. Interim City Planner Scott Fregonese summarized his staff report and reviewed what has been discussed at prior meetings. Fregonese noted that at the last meeting on February 11<sup>th</sup> the commission had 9 questions that were sent to the applicant and noted the answers have been included in the packet. Mayor Balensifer stated that he learned something he didn't know prior relating to the pile dikes along the river stretch, noting that the Port of Astoria is responsible for the pile dike maintenance. Mayor Balensifer read the conditions of approval into the record:

1. This goal exception only applies to in-water placement of dredged materials. This goal exception does not authorize new dredging activities.
2. No in-water dredge material disposal shall occur outside areas designated Development or outside areas included in this goal exception areas unless a new goal exception is approved.
3. All in-water dredged disposal within the goal exception areas will occur during the in-water work periods established during consultation with the National Marine Fisheries Service under the Endangered Species Act.
4. All in-water disposal within the goal exception areas will follow the Best Management Practices (BMPs) established during consultation with the National Marine Fisheries Service under the Endangered Species Act.

5. Disposal of dredged materials within the expanded flowlane/thalweg exception area shall be subject to Chapter 16.160 of the Warrenton Municipal Code. Non-federal applicants shall be required to submit all applicable applications and must receive approval prior to commencing work. Federal agencies, consistent with the Oregon Coastal Zone Management Program, must demonstrate consistency with local policies to the maximum extent practicable.
6. Non-federal entities using the expanded flowlane/thalweg exception area for in-water dredged material disposal shall annually submit to the City of Warrenton a copy of the dredging season monitoring and reporting results for the Columbia River that are prepared for the Oregon Department of Environmental Quality to demonstrate compliance with the requirements of the 401 Water Quality Certification. If the user of the goal exception area is a federal agency, the State of Oregon is responsible for requesting the annual report they submit to the Oregon Department of Environmental Quality per the Section 401 Water Quality Certification and submitting that report annually to the City of Warrenton.
7. The informational thalweg map shall be used for advisory purposes only. In cases where the informational thalweg map conflicts with the definition of “expanded flowlane/thalweg disposal”, the definition shall take precedence.
8. A new thalweg map shall be prepared every 5 years and submitted to Clatsop County Community Development and the U.S. Army Corps of Engineers. The City of Warrenton will request the updated map from Clatsop County. When said map is not available, placement activities will continue solely based on the text definition of thalweg placement.
9. Regarding deepwater placement of dredged material within the expanded flowlane/thalweg exception area: Areas deeper than 65 feet below MLLW may be used for thin-layer placement only if the placement does not cause the area to become permanently converted to depths shallower than 65 feet. Thin-layer placement is defined a maximum deposition on the riverbed of 0.25 feet during placement of each hopper dredge or barge load to minimize benthic impacts.

Mayor Balensifer asked if they were to dredge the east side of the mooring basin, does condition 1 pose an issue to them. Meg Reed from the Department of Land Conservation and Development noted the purpose of the condition is to ensure that this goal exception is only for the disposal of flowlane material. She noted that new dredging can occur; it would go through the normal process.

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. Mayor Balensifer closed the public hearing.

<b>Motion:</b>	Move that based on the findings and conclusions of the January 28, 2025 staff report and additional information provided in the April 8, 2025 packet to conduct the first reading, by title only, of Ordinance No. 1283.				
<b>Moved:</b>	Poe				
<b>Seconded:</b>	Dyer	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Recused</b>
	Sollaccio	X			
	Dyer	X			

	Poe	X			
	Mitchell	X			
	Balensifer	X			
<b>Passed:</b>	5/0				

Mayor Balensifer conducted the first reading by title only, of Ordinance No. 1283; An Ordinance Approving the Changes to the Warrenton Comprehensive Plan as Described in Ordinance Number 1283 Subject to the Recommended Conditions of Approval.

## 7. Business Items

### A. Consideration of Hammond Transmission Waterline – Phase 1; Advertise for Bids:

Public Works Director Kevin Gorman reviewed his staff report. There was brief discussion on the purpose of the transmission waterline and how the transmission line will affect Hammond. Mayor Balensifer requested that staff get clarification on the starting point of the project. Commissioner Mitchell noted that the project needs to get done before costs increase. Commissioner Poe commented on the current water flow of fire hydrants in Hammond.

<b>Motion:</b>	Move to authorize the advertisement for construction bids for the Hammond Waterline Phase 1 Project.				
<b>Moved:</b>	Dyer				
<b>Seconded:</b>	Poe	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Recused</b>
	Sollaccio	X			
	Dyer	X			
	Poe	X			
	Mitchell	X			
	Balensifer	X			
<b>Passed:</b>	5/0				

### B. Consideration of Raw Waterline RP-1 Easements:

Gorman reviewed his staff report. He noted for the record that this is RP-2 not RP-1. He noted that the project requires six new easements, three are permanent and three are temporary.

<b>Motion:</b>	Move to approve the City Manager to execute and record the easement agreements for the Raw Waterline RP-2 Project.				
<b>Moved:</b>	Sollaccio				
<b>Seconded:</b>	Dyer	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Recused</b>
	Sollaccio	X			
	Dyer	X			
	Poe	X			
	Mitchell	X			
	Balensifer	X			
<b>Passed:</b>	5/0				

### C. Consideration of Fort Stevens Guardhouse Street Closure:

Gorman reviewed his staff report noting that the road closure of Russell Drive is required for the duration of the renovations to facilitate upgrades to the electrical systems and the installation of water proofing to the Guardhouse. The request is to close Russell Drive from now until May 19, 2025. It was noted that the road was closed last year, and no complaints were received.

<b>Motion:</b>	Move to approve the proposed road closure for the Ft. Stevens Guardhouse renovations.				
<b>Moved:</b>	Dyer				
<b>Seconded:</b>	Poe	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Recused</b>
<b>Vote:</b>	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Mitchell	X			
	Balensifer	X			
<b>Passed:</b>	5/0				

D. Request for Support – Frolic and Lark:

Mayor Balensifer reviewed the request submitted by Nicole Bian owner of Frolic and Lark. Commissioner Sollaccio noted that Frolic and Lark is a children’s play studio that plans to go into the Outpost (60 N Main). She noted that Bian is asking for support from the city commission in order to apply for the latest Business Oregon Grant. Commissioner Sollaccio noted she will abstain from voting as she is the owner of the building and Bian might become a tenant.

<b>Motion:</b>	Move to approve a letter of support for Frolic and Lark.				
<b>Moved:</b>	Mitchell				
<b>Seconded:</b>	Dyer	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Recused</b>
<b>Vote:</b>	Poe	X			
	Sollaccio			X	
	Dyer	X			
	Mitchell	X			
	Balensifer	X			
<b>Passed:</b>	5/0				

E. Encroachment Agreement – 1006 SW 9<sup>th</sup>

Moberg reviewed the agreement. She noted the previous owner had an encroachment agreement and that there is a new property owner requesting the same agreement. Mayor Balensifer asked if the owner was aware of the encroachment agreement; Moberg stated they were not aware that the agreement didn’t transfer and noted that when the agreement was shared with them from the previous property owner the page that said it was not transferable was missing. Commissioner Mitchell asked that the encroachment agreement be recorded with the county or title that states that the agreement is not transferable.

Moberg noted recording a title cost extra and asked if the city will be assuming the cost. There was consensus to have the applicant pay for the recording fee with the county.

<b>Motion:</b>	Move to approve the encroachment agreement for 1006 SW 9 <sup>th</sup> with the understanding that from the motion and second to agree that being for recording that with the county specifically and that the applicant pay that fee.				
<b>Moved:</b>	Mitchell				
<b>Seconded:</b>	Dyer	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Recused</b>
<b>Vote:</b>	Poe	X			
	Sollaccio	X			
	Dyer	X			
	Mitchell	X			
	Balensifer	X			
<b>Passed:</b>	5/0				

**8. Discussion items**

**A. Fluoride Supplementation**

Gorman reviewed his staff report. He noted the potential cost increase of 24% due to increasing import tariffs. He stated that there is no domestic suppliers for fluoride. He noted both community and staff safety concerns. Gorman noted that staff have to get into a full protective suit completely covering them, with a respirator before handling fluoride concentrate. Mayor Balensifer noted his concerns. He noted that of the comments, calls and mail he received 52 comments to get rid of it and 2 were to keep it. Commissioner Dyer noted his concerns with storing the chemicals. Commissioner Sollaccio noted her concern with removing fluoride. She noted that she would like to see the \$23,000 going toward providing an alternative for our community. Commissioner Sollaccio noted that she has hesitation on removing it and that she recognizes the community's concern. There was consensus to conduct a public hearing for the ordinance change.

**9. Good of the Order**

Mayor Balensifer noted that he heard that the fire department had a hard time opening a fire hydrant on Juniper during a structure fire. He noted that he knows that public works does not have the staffing to test and paint hydrants. Moberg noted she would like to review this item more. Gorman noted that staff have been looking into it and have created a plan. Gorman reviewed the plan. Moberg noted that the utility crew has been understaffed by at least 2 people in the last 12 months.

**10. Executive Session - None**

**11. Adjournment**

There being no further business, Mayor Balensifer adjourned the meeting at 7:33 pm.

Attest:



Dawne Shaw, CMC, City Recorder

Approved:



Henry A. Balensifer III, Mayor