

MINUTES
Warrenton City Commission
Regular Meeting – July 11, 2017
6:00 p.m.
Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, OR 97146

Mayor Balensifer called the meeting to order at 6:02 p.m. and led the public in the Pledge of Allegiance.

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

Staff Present: City Manager Linda Engbretson, Police Chief Matt Workman, Fire Chief Tim Demers, Finance Director April Clark, Public Works Director Jim Dunn, Public Works Operations Manager Kyle Sharpsteen, Community Development Director Skip Urling, Police Officer Robert Wirt and Deputy City Recorder Dawne Shaw

COMMISSIONER COMMENTS

Commissioner Baldwin welcomed everyone and noted he recently saw something on Facebook regarding the condition of Ocean View Cemetery, which is owned and maintained by the City of Astoria, but lies within the Warrenton city boundaries. He stated he drove through the cemetery and it is in terrible shape and it is “shameful.” He noted something needs to be done and he would like to hear how the Astoria Commission feels about it.

Commissioner Ackley welcomed Commissioner Baldwin back to the Commission and welcomed everyone to the meeting. She noted she recently went to the Ilwaco harbor and noted the activities there, which got her thinking about the future of the Hammond marina and the revitalization of the town of Hammond. She stated she hopes to have a task force meeting within the next few weeks.

Commissioner Dyer welcomed everyone and echoed both Commissioner Baldwin’s and Commissioner Ackley’s comments, and stated it is shameful the cemetery is not taken care of, and noted the need to get answers from Astoria. He also noted his appreciation for our Commission and how our City has been working and for the support of the community.

Commissioner Newton welcomed everyone and also noted an article in the paper about the youth prison closing. He stated he was aware it was closing and apologized for not letting the Commission know previously.

Mayor Balensifer welcomed everyone and noted the 4th of July celebration was a success with a record crowd. He noted the Mayor’s Award went to the Girl Scouts for their parade float, where they handed out books. He noted the need to add agenda item 7-C, Attorney Services, and asked

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the Commission if they wish to add an agenda item to discuss the cemetery. Consensus was to add it to the agenda.

City Manager Linda Engbretson noted this Friday there is an event, sponsored by the Extension Service, at the Warrenton Marina called “Shop the Docks” with a walking tour. She stated the marina project should be completed by the end of next week. She also noted she enjoyed parade and suggested city staff enter a float next year.

Commissioner Baldwin made the motion to add items 7-C, Acceptance of RFP Recommendation for City Attorney Services and 7-D, Ocean View Cemetery conditions to the agenda. Motion was seconded and passed unanimously.

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

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

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

PUBLIC COMMENT (Agenda Items) – NONE

BUSINESS

Commissioner Ackley made the motion to table Agenda Item 7-A until 7:00 p.m. Motion was seconded and passed unanimously.

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

Finance Director April Clark presented Resolution No. 2498; Nuisance Abatement Assessment and Lien Docket, for property located at 25 Alternate Highway 101. She noted nuisance abatement costs have been incurred by the City of Warrenton and City Municipal Code, Section 8.16.200 allows for the costs to be assessed to the property owner upon written notice of such costs. A letter was sent to the property owner regarding the notice of assessment on April 27, 2017. Notice was also sent to the managing attorney, as the property owner is deceased and the property is being foreclosed. The property owner has 30 days to pay the costs associated with the abatement plus administrative costs of 5%; total is \$606.90. Discussion followed on other nuisance properties in the city.

Commissioner Ackley made the motion to adopt Resolution No. 2498, as stated or amended, “A resolution of the City Commission of the City of Warrenton, Oregon, assessing the costs of abatement of the nuisance located at 25 Alternate Highway 101, and entering the same on the docket of city liens pursuant to Warrenton Municipal Code Section 8.16.200”. Motion was seconded and passed unanimously.

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

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City Manager Engbretson stated the City received two responses to the RFP for legal services: 1) Beery Elsner & Hammond, and 2) Moberg & Rust. She noted she met with Mayor Balensifer, Commissioner Newton and Finance Director April Clark on Monday, July 10th to review the responses. Using the selection criteria included in the RFP, the consensus of the review team was to recommend to the Commission the selection of Beery Elsner & Hammond to represent the City of Warrenton as legal counsel of record. Discussion followed on the experience and broad knowledge base that Beery Elsner & Hammond will provide the City.

Commissioner Newton made the motion to authorize staff to move forward with preparing documents to bring to the July 25, 2017 meeting, to appoint the firm of Beery Elsner & Hammond as “City Attorney” for the City of Warrenton. Motion was seconded and passed unanimously.

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

Commissioner Baldwin stated he would like hear Astoria’s comments on the condition of Ocean View Cemetery. Discussion followed on how to proceed and City Manager Engbretson noted she would send a letter to Astoria’s City Manager to start the conversation. If no progress is made after the letter, the Commission will bring it back to consider further action.

Mayor Balensifer suggested having a work session for more policy guidance on nuisances; to discuss what the resolution gives the city authority to do, and how to move forward in the future. He also stated he would like to have a work session with each board by the end of the year, to give guidance or direction. The Commission concurred, and City Manager Engbretson will set a work session schedule.

PUBLIC COMMENT – K9 Police Officer Robert Wirt gave a brief update on the July 26th Dinner/Auction to raise funds for the K9 program, and reminded the Commission and Department Heads to create gift baskets for the raffle. He noted he has received great community support. He also stated K9 “Gabe” has made 3 drug finds so far.

Mayor Balensifer recessed the meeting at 6:47 p.m.
Mayor Balensifer reconvened the meeting at 7:00 p.m.

Mayor Balensifer opened the Public Hearing on Ordinance No. 1212-A; Approving Application RZ 17-1 to Rezone Tax Lot 81020D0002100 from Residential to Medium Density Residential. Formalities followed and no ex-parte or conflicts of interest were reported. Community Development Director Skip Urling presented the staff report, noting Michael Johnson applied to rezone approximately 1.9 acres from Residential Growth Management/Intermediate Density Residential to Medium Density Residential (RM). The property, located on SW Juniper Avenue just south of the intersection with SW Kalmia Avenue, and is undeveloped. After holding Public Hearing, the Planning Commission voted to forward a recommendation to the City Commission to approve the application and adopt Ordinance No. 1212-A effecting the map amendment. Mr. Urling noted the property to the north is zoned as RM.

Mayor Balensifer asked for Public Comment. Jennifer Bunch from Wickiup Consulting, representing the applicant, Michael Johnson, noted Mr. Urling presented a comprehensive review of the application, and noted there are no potential plans they can commit to at this time. No one spoke in opposition. Commissioner Ackley noted the complaint letters submitted from the neighboring residents, but also noted the housing is needed. Mayor Balensifer noted in regards to the letters of complaint, there is no development application in place; this is only a rezone.

There being no further comments, Mayor Balensifer closed the public hearing.

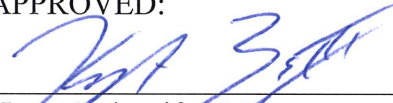
Commissioner Newton made the motion to conduct the first reading by title only of Ordinance No. 1212-A; *Approving Application RZ 17-1 to Rezone Tax Lot 81020D0002100 from Residential Growth Management/Intermediate Density Residential to Medium Density Residential.* Motion was seconded and passed unanimously.

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

Mayor Balensifer conducted the first reading by title only of Ordinance No. 1212-A.

There being no further business Mayor Balensifer adjourned the regular meeting at 7:06 p.m.

APPROVED:



Henry Balensifer, Mayor

ATTEST:



Dawne Shaw, Deputy City Recorder