

MINUTES
Warrenton City Commission
Regular Meeting – September 12, 2017
6:00 p.m.
Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, OR 97146

Mayor Balensifer called the meeting to order at 6:00 p.m. and led the public in the Pledge of Allegiance.

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

Staff Present: City Manager Linda Engbretson, City Attorney Spencer Parsons, Water Treatment Facility Superintendent Bob Bingham, Water Treatment Facility Operator Dave Davis, Finance Director April Clark, Police Chief Matt Workman, Community Development Director Skip Urling, Building Official Chuck Goodwin, Public Works Operations Manager Kyle Sharpsteen, and Deputy City Recorder Dawne Shaw

COMMISSIONER COMMENTS

Commissioner Baldwin thanked everyone for coming. He addressed his continued concerns about the lack of maintenance at Ocean View Cemetery, noting he recently drove by hoping to see improvements. He noted his disgust, and stated the only change is the grass is now dead so it is not growing; there is tall grass and blackberry vines between grave stones. He suggested donating his stipend to help pay for the upkeep.

Commissioner Ackley stated the first Hammond Marina Task Force meeting had taken place and there was good discussion, mostly on the importance of transferring the marina and that dredging is needed very badly. She noted different options to dredge and stated City Manager Engbretson and Harbor Master Jane Sweet are looking into getting a dredging permit in place before the transfer is done, to get a head start. Ms. Engbretson noted Ms. Sweet has reached out to 2 consultants and are waiting to get proposals back. Commissioner Ackley stated she attended the Walmart ground breaking, and noted on behalf of Way to Wellville, she and Cindy Van Dusen met with members of Walmart's Public Affairs and State and Local Government Relations department and discussed future opportunities for volunteerism, community support and donations.

Commissioner Dyer welcomed everyone and stated he also attended the Walmart ground breaking ceremony and noted their desire to be part of our community. He stated he was impressed that for such a large organization, they have a small town feel. He also stated he talked with a few people about the nuisance properties and noted if everyone cleans up and makes their property look good, it may put a little pressure on the nuisance properties to clean theirs up.

Commissioner Newton noted he has been busy and gave a brief update on the Astoria and Warrenton Warming Centers, and noted the Warrenton center is scheduled to open by November 15th. He also attended the Civic Safety Council meeting where they discussed the “Fail to Appear” rate, and noted the County will hire 2 new people to remind offenders to appear. Also discussed was the homeless problem. He stated he also went to library board meeting, where he reminded them that time is running out to “sell” the library levy. Commissioner Newton recommended that the Commission send a letter to the Coast Guard to thank them, and commend them for helping out with hurricane Harvey. He also discussed the NW Dream Hunts program, which sets up hunts for terminally ill kids; and noted that a wish was granted for a 16 year old boy from South Carolina, who wanted to come out here to elk hunt. He also wanted to learn to fly fish and Commissioner Newton was asked to teach him, which he noted was an honor.

Mayor Henry Balensifer stated he has also been busy, and noted the joint work session with the Planning Commission was very successful with unanimous consensus on the items discussed; the requirement for parks in subdivisions; and increasing street widths, going forward. He stated this was significant progress on moving forward the livability agenda, which the City Commission is very committed to. He noted there was also a joint meeting with Urban Renewal Advisory Board and the Urban Renewal plan will be reviewed and updated to make it more practical. He noted Library ribbon cutting ceremony was a great event and there was a good turnout. He also attended the Walmart ground breaking, and he learned that Clatsop Community Action is very excited for Walmart as it will affect food prices. He stated Commissioner Newton made a good point about hurricane Harvey and the Coast Guard who went there to assist; and it is also worth mentioning that the Warrenton Fire Department was fighting fires at Eagle Creek and Sisters, Oregon; and it is important to recognize our volunteer fire fighters. He also stated he has had a lot of questions from parents about the Quincy Robinson playground. Public Works Operations Manager Kyle Sharpsteen gave an update, noting the new equipment has been delivered and they expect to start construction the third week of September. Mayor Balensifer also noted Walmart presented a check for \$2,000 to the Warrenton High School for vocational education programs; and a \$5,000 donation to Clatsop Community Action.

City Manager Linda Engbretson reminded the Commission there will be a work session with the Skipanon Water Control District on 9/26, and Sheriff Burgin will be the facilitator. She also noted the next Parks Board meeting is October 9th. Mayor Balensifer noted he will not be available for a joint meeting on that date, and Ms. Engbretson stated she will reschedule.

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

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

PUBLIC COMMENT (Agenda Items) – NONE

BUSINESS

City Manager Linda Engbretson stated the first reading of Ordinance No. 1213; Vacating a Portion of NW 6th Street by title only was conducted on August 22, 2017; and is being brought back for a second reading and adoption.

Commissioner Ackley made the motion to conduct the first reading, by title only, of Ordinance No. 1213; Vacating a Portion of NW 6th Street in the City of Warrenton. Motion was seconded and passed unanimously.

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

Mayor conducted the second reading by title only.

Commissioner Dyer made the motion to adopt Ordinance No. 1213. Motion was seconded and passed unanimously.

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

City Manager Engbretson presented the Firebird Bronze contract, for the mold and casting of the VFW War Memorial; she noted this foundry is the only foundry the contracted artist has worked with and the only foundry in the state specializing in military statues. The cost of these services is \$29,690.00. Mayor Balensifer noted this project is not funded by tax payer dollars.

Commissioner Ackley made the motion to authorize the Mayor's signature on the Goods and Services Contract with Firebird Bronze for a not-to-exceed amount of \$29,690.00. Motion was seconded and passed unanimously.

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

City Manager Engbretson stated the two agreements that were deferred at the last meeting related to the Pacific Coast Seafood Company Rebuild, are being brought back for approval. City Attorney Spencer Parsons reviewed the details for the agreements; between the City and Oregon Business Development Department (OBDD) - \$150,000 grant; and between the City and Pacific Coast Seafood for Disbursement of OBDD Grant - \$150,000. Commissioner Baldwin noted for the record that he has a potential conflict and will abstain from voting, however will participate in the discussion.

Commissioner Dyer made the motion to authorize the Mayor's signature on the Intergovernmental Grant Agreement No. RS1612 between the State and City. Motion was seconded and passed.

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

Commissioner Newton made the motion to authorize the Mayor's signature on the Agreement for Disbursement of Proceeds from OBDD Grant between City and Pacific Coast Seafoods Company. Motion was seconded and passed.

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

City Manager Engbretson stated housing has been a hot topic and noted at a recent joint County-Cities meeting a county-wide housing study was discussed. She noted the attached MOU is a follow up to move forward with a housing study for Clatsop County, similar to that which was recently completed for Tillamook County. The County will provide up to \$50,000, and is requesting each municipality – Warrenton, Astoria, Gearhart, Seaside and Cannon Beach contribute \$10,000. Discussion followed and consensus was to support the housing study.

Commissioner Ackley made the motion to authorize the Mayor’s signature on the MOU for the Clatsop County Housing Study and approve the \$10,000 expenditure of funds from the General Fund Professional Services. Motion was seconded and passed unanimously.

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

City Manager Linda Engbretson reviewed Ordinance No. 1215, which when adopted, will implement the Charter Amendment passed by the voters last year. She noted this Ordinance is the result of meetings with the public and Chief Petitioners to clarify ambiguities and unintended outcomes. City Attorney Spencer Parsons noted the ordinance does not make any changes to the charter, it simply implements the amendment. Brief discussion followed.

Commissioner Newton made the motion to conduct the first reading, by title only of Ordinance No. 1215. Motion was seconded and passed unanimously.

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

Mayor Balensifer conducted the first reading of Ordinance No. 1215; “Introduced by All Commissioners, to Amend Title 3 of the Municipal Code to Add a New Chapter 3.40 to Implement Measure 4-181.”

Water Treatment Facility Superintendent Bob Bingham introduced a contract with TMG Services, for the purchase and installation of a Sodium Hypochlorite System and the Warrenton Water Treatment Facility. He stated he requested three informal quotes, received two, and TMG Services gave the best quote, in the amount of \$101,603.00. Brief discussion followed, and Mr. Bingham explained the chlorination process for the public’s benefit.

Commissioner Dyer made the motion to approve the contract with TMG Services for the purchase and installation of a Sodium Hypochlorite System at the Warrenton Water Treatment Facility. Motion was seconded and passed unanimously.

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

City Manager Linda Engbretson presented Resolution No. 2503; Modifying Building Permit Fees. She stated the City has not modified its fees since 2008, and noted this item was deferred at

the last meeting. Building Official Chuck Goodwin explained the fees as outlined in the agenda packet, noting this ordinance allows for annual COLA increases. Brief discussion followed and consensus was to approve.

Commissioner Ackley made the motion adopt Resolution No. 2503; *Modifying Building Permit Fees.* Motion was seconded and passed unanimously.

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

PUBLIC COMMENT – Ken Marshall stated he lives on the Skipanon River and voiced his concerns over a logging project taking place on the other side of the dike. He asked the Commission if they are aware of any plans for the logging site. The Commission noted they are not aware of any development plans. Mr. Marshall also made a brief comment on Walmart.

Cheryl Matson, owner if Third Dimension hair salon stated her business has moved units several times due to construction of a new store in the Young’s Bay Plaza. She stated she is being billed \$100 deposit as a new customer, yet she has been in business in Warrenton for 22 years. City Manager Engbretson stated she will look into the matter and get back to her.

Sylvia Stevens, with Warrenton CERT, stated they will have training in November. She explained the purpose of CERT and asked for input from the City and Commission on what CERT can do for the city.

Scott Widdicombe commented on the upcoming mediation on the 8th Street Flood Control Structure, and asked the Commission to “try to reach an agreement, but not leave the city exposed in the future.”

There being no further business Mayor Balensifer adjourned the meeting at 7:12 p.m., and called an executive session under the authority of ORS 192.660(2) (e) to conduct deliberations with persons designated by the governing body to negotiate real property transactions.

APPROVED:



~~Henry Balensifer, Mayor~~

Pro-tem
Rick Newton

ATTEST:



Dawne Shaw, Deputy City Recorder