

MINUTES  
Warrenton City Commission  
Regular Meeting – August 28, 2018  
6:00 p.m.  
Warrenton City Hall - Commission Chambers  
225 S. Main  
Warrenton, OR 97146

Mayor Balensifer called the meeting to order at 6:04 p.m. and led the public in the Pledge of Allegiance.

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

Staff Present: City Manager Linda Engbretson, Finance Director April Clark, Police Chief Mathew Workman, Community Development Director Kevin Cronin, Public Works Director Collin Stelzig, Public Works Operations Manager Kyle Sharpsteen, Fire Chief Tim Demers, and City Recorder Dawne Shaw

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

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

Mayor Balensifer noted an addition to the agenda item, 8-A, School Bond Discussion; there were no objections from the Commission.

Police Chief Matt Workman formally announced Officer Tyler Johnston as the newly appointed Detective. He gave brief comments and noted it is a 3 year assignment with the option to renew. Detective Johnston thanked the Commission and the Administration for their support and gave a few comments. Mayor Balensifer stated he has heard great things from the Astoria Police Department Detective and the DA's office regarding Detective Johnston.

COMMISSIONER REPORTS –

Commissioner Dyer welcomed everyone and stated he has been busy personally, but noted he has had people contact him regarding the nuisance volunteer group.

PUBLIC COMMENT – None

PUBLIC HEARINGS –

Mayor Balensifer opened the public hearing on the Coastal Maintenance & Plumbing Appeal (File No. AP 18-3). Formalities followed and no conflicts of interest were reported. Community Development Director Kevin Cronin presented his staff report. He stated the Planning Commission approved a conditional use permit application for development of a new plumbing

shop at 2103 Dolphin Avenue. The Planning Commission included thirteen conditions of approval. An appeal was submitted within the 14-day appeal period objecting to the requirement for a sanitary sewer extension. He noted there are two options to be able to extend the sanitary sewer and that information was provided to the appellant multiple times, so he was surprised there is an appeal. Mr. Cronin noted the appellant does have new evidence. Commissioner Newton asked for clarification on the sewer line options. Mr. Cronin clarified, and noted the appeal is due to the fact that they either do not want to do a sanitary line, or they want to do it in a way that is not compliant with our standards. The appellant, Mr. Jerry Castro presented an engineering report for the record and spoke in regards to the appeal. He stated the City is proposing an option of extending the sewer line across the street, into the pressurized system, which is too expensive. He would like a smaller individual sewer pump to go into the pressurized system. Commissioner Newton asked for clarification on a discrepancy in numbers. After brief discussion, Mr. Cronin requested a 10 minute recess to review the newly submitted engineering report. At 6:20 p.m. Mayor Balensifer recessed the public hearing and the City Commission meeting for 10 minutes. At 6:30 p.m. Mayor Balensifer reconvened the public hearing and the City Commission meeting. Public Works Director Collin Stelzig clarified the distance discrepancies and stated the engineer's report notes a pressurized system is the easiest system to put in, which he agrees with. He further discussed grinder pumps and stated the appellant would need an easement through private property to connect to the sewer system. Mr. Castro stated he would like to install a grinder pump; the neighbor has given him permission to cross his property, but he has not heard back from the city. After further discussion it was determined the appeal in a "nonissue." There being no further comments, Mayor Balensifer closed the public hearing.

**Commissioner Newton made the motion, based on the July 12, 2018 staff report to the Planning Commission, the record established by the Planning Commission in its review of the CUP 18-2, and the appeal record established through Agenda Summary for August 28, 2018 City Commission public hearing, moved to deny the appeal of Planning Commission approval and uphold the decision of the Planning Commission.**

Brief discussion on the motion followed, and Mr. Cronin recommended adding a short clause to the notice of decision. Mayor Balensifer requested Mr. Cronin write out the proposed motion, and stated he will move on to the Proclamation and come back to the vote.

**After reading a Proclamation, Mayor Balensifer declared the month of September as "*Kiwanis Children's Cancer Cure Month.*"**

After brief discussion Commissioner Newton amended his original motion.

**Commissioner Newton amended his motion to, based on the July 12, 2018 staff report to the Planning Commission, the record established by the Planning Commission in its review of the CUP 18-2, and the appeal record established through Agenda Summary for August 28, 2018 City Commission public hearing, moved to deny the appeal of Planning Commission approval and uphold the decision of the Planning Commission, to allow alternatively a pressure sewer line can be extended through an adjacent property owner and connect to the gravity sewer line. Motion was seconded and passed unanimously.**

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

**BUSINESS ITEMS –**

Community Development Director Kevin Cronin presented Ordinance No. 1221 for the second reading. He noted the first reading and a public hearing was held on August 14, 2018. The City Commission tabled a discussion on homestay lodging definition and additions to residential zoning districts to a work session on August 28.

**Commissioner Ackley made the motion to approve the second reading of Ordinance No. 1221, by title only. Motion was seconded and passed unanimously.**

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

**Mayor Balensifer conducted the second reading by title only, of Ordinance No. 1221, Introduced by All Commissioners, to Amend Warrenton Municipal Code (WMC) 16.12.010 Definitions, WMC 16.24.020, 16.24.030, 16.28.020, 16.28.030, 16.32.020, 16.32.030, 16.36.020, 16.36.030 Land Use Districts, and 16.92 Airport Operations Overlay District.**

**Commissioner Baldwin made the motion to adopt Ordinance No. 1221, by title only. Motion was seconded and passed unanimously.**

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

Community Development Director Kevin Cronin discussed the Resolution No. 2519 and the proposed Land Use Application fee schedule. He noted a discussion was held at the last City Commission meeting and stated he has noted all of their comments and has made the changes to the exhibits accordingly.

**Commissioner Baldwin made the motion to approve the first reading of Resolution No. 2519, by title only, and schedule the second reading for September 11, 2018. Motion was seconded and passed unanimously.**

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

**Mayor Balensifer conducted the first reading by title only, of Resolution No. 2519; Revising Land Use Application Fees, Repealing Resolution No. 2311, and All Resolutions in Conflict.**

City Manager Linda Engbretson stated several years ago, 2011, Warrenton Senior Citizens, Inc., (WCS) came before the City Commission and requested a reduction in their monthly lease payment for use of the Community Center on Mondays and Thursdays to provide a senior meal site. She noted at that time they were experiencing financial difficulties and were unable to keep up with the previous \$250 per month rate. The City has charged \$1.00 per year beginning July 1, 2011. The WCS Inc., Board recently voted to pay the City \$100 per month for use of the site, as

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the program is quite successful and their financial situation has improved. This increase will help offset utility and ongoing maintenance costs of the Community Center. Brief discussion followed. Mayor Balensifer stated the first RDI meeting was held in Hammond to try to ensure that the people Hammond were not left out of the process. He stated in an effort to get the government to the people, he was hoping to have a town hall for the seniors, and considered having it at one of the senior lunches. Mayor Balensifer noted City Manager Engbretson suggested the City Department Heads serve the meal before the town hall as another way of connecting with Warrenton's senior citizens; he is waiting for approval from the Seniors Inc. board.

**Commissioner Ackley made motion to amend the Warrenton Senior Citizens Inc. lease, Section 8, increasing the lease payment to \$100.00 per month, effective September 1, 2018. Motion was seconded and passed unanimously.**

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

City Manager Engbretson presented an IGA between the City of Seaside and City of Warrenton regarding sharing resources of one Integrated Library System. Funding for the Integrated Library System comes from the LSTA Grant, approved at the last meeting.

**Commissioner Ackley made the motion to authorize the Mayor's signature on the Intergovernmental Agreement between the City of Seaside and the City of Warrenton for one Integrated Library System. Motion was seconded and passed unanimously.**

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

Commissioner Ackley discussed a letter of support for the School Bond Measure. School Superintendent Mark Jeffries discussed the selected site for the new school and stated he is able to answer any questions. Discussion continued and Mayor Balensifer noted concerns about endorsing the bond without more information. Mr. Jeffries noted the consultants that have been hired and the studies that have been done, and stated the studies can be provided for review. Discussion followed on the specifics of the letter and Commissioner Ackley stated she can draft a letter that is more general in support. Discussion continued and the Commission agreed to write a letter of endorsement and put it in the voter's pamphlet. Mayor Balensifer noted that since he is endorsing the school bond, he will not be able to endorse the jail bond, due to concerns of the burden on the tax payers. Brief discussion followed.

DISCUSSION ITEMS – None

GOOD OF THE ORDER –

Commissioner Newton noted the upcoming concert in the park, on September 1, and also reminded every one of the September 29 Emergency Preparedness event.

Commissioner Dyer thanked everyone for their support, noting he had cancer surgery yesterday, which was successful. He stated he is thankful for the upgrades in cancer research/treatment; he

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only stayed one night in the hospital and he is doing fine. Mayor Balensifer stated it is a testament to his strength of character.

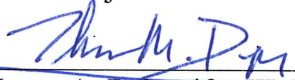
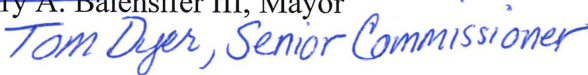
Commissioner Ackley stated she is working on finalizing the recommendations from the Marina Task Force.

Commissioner Baldwin gave an "Atta boy" to Former Fire Chief Ted Ames for doing maintenance work at Ocean View Cemetery, and stated it looks good. He also gave an "Atta boy" to the Public Works department for knocking on his mother's door to tell her of excessive water usage; which turned out to be a water leak. He stated he appreciates what Public Works has become.

City Manager Engbretson noted at the last meeting she mentioned scheduling a joint work session meeting with the Community Center Advisory Board on October 18. She stated she would like to move that meeting to January, due to several commission members being out of town at that time. Brief discussion followed and Ms. Engbretson noted she will approach the advisory board about a special meeting. Ms. Engbretson and Commissioner Ackley noted a community outreach event at the September 7<sup>th</sup> football game; there will be a table with flyers, tsunami maps and possibly CERT information. Chief Workman will also have a table at the event. Ms. Engbretson stated she is hopeful in next month, she will have the lease renewal for the Hammond marina; and noted this is a necessary step before the transfer.

There being no further business, Mayor Balensifer adjourned the regular meeting at 7:42 p.m.

APPROVED:

  
Henry A. Balensifer III, Mayor  
  
Tom Dyer, Senior Commissioner

ATTEST:

  
Dawne Shaw, City Recorder