

MINUTES
Warrenton City Commission
Regular Meeting – January 28, 2020
6:00 p.m.
Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, OR 97146

Mayor Balensifer called the meeting to order at 6:08 p.m. and led the public in the Pledge of Allegiance

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

Staff Present: City Manager Linda Engbretson, Public Works Director Collin Stelzig, Public Works Operations Manager Kyle Sharpsteen, Police Chief Mathew Workman, Community Development Director Kevin Cronin, Harbormaster Jane Sweet and City Recorder Dawne Shaw

CONSENT CALENDAR

- A. City Commission Meeting Minutes – 1.14.20
- B. Library Board Meeting Minutes – 9.13.19
- C. Police Department Monthly Statistics – December 2019
- D. Police Department Statistics Review - 2019
- E. City Recorders Activity Report – 2019
- F. Building Department Activity Report
- G. Harbormaster Report – July 2019 – December 2019

Chief Workman briefly reviewed the 2019 statistics. He made note of the fluctuations in the statistics report and explained the kind of calls the Police Department has been receiving. He continued to note that he is very proud of his department for being able to fulfill a 24 hour coverage even while being short staffed. Brief conversation continued.

City Manager, Linda Engbretson, noted the department quarterly reports on the consent calendar. Mayor Balensifer noted the results of the recent Library survey.

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

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

COMMISSIONER REPORTS

Commissioner Dyer welcomed everyone and stated he is pleased to see the amount of participation at the meetings.

Commissioner Ackley noted she has been under the weather and it is good to be back.

Public Works Director, Collin Stelzig, noted retiring Public Works Foreman, Tim Bish. Mr. Stelzig continued to note that Mr. Bish is the Public Works foreman and is unable to attend tonight's meeting due to a water leak repair with the Public Works crew. Mayor Balensifer noted there is an award of appreciation for Mr. Bish's 7 years of dedicated service to the City of Warrenton.

PUBLIC COMMENT

Michael Kinney noted this is his first commission meeting and addressed his concerns: The flooding on SW Pine Drive, noting that nothing in his experience has ever been done to improve the problem. Secondly, he has noted the erosion of dirt onto the trail path on the extension of Delaura Beach Lane that is never cleaned up. He stated a private citizen cleans the trail each year, and in his opinion the citizen should be recognized for doing so. He also noted that when gravel is put down for ice, the street sweeper only cleans the roadway. He would like to see that when the roadway is cleaned, the bike lane is also included.

Kenneth Culp withdrew his request to speak.

PUBLIC HEARING

Mayor Balensifer noted the public comment portion is closed for the Spur 104 Master Plan hearing; no further written comments have been received. He noted this is the deliberation period. Community Development Director, Kevin Cronin, asked for clarification on the selected name of the neighborhood. Mayor Balensifer confirmed the name is Chelsea Gardens. He also noted they would like to add the other side of Spur 104, to the Skipanon, to an area for suggestion of master planning. Mr. Cronin suggested a work session as a follow up and noted the suggested changes to the code regarding the concept plans; 16.116.040, Spur 104 performance measures and redevelopment standards. He outlined the proposed changes to the ordinance language. Mr. Cronin explained that the purpose of the changes are to make sure that the public infrastructure is recognizing the concept plans. He continued to state that how the private property is developed, is up to the development code and the changes that the commission approves tonight or in future meetings. Mayor Balensifer stated that would give the needed flexibility to ensure that while there is a guideline with the pictures, that is not the hard and fast rule that mandates "this house must go here." Mr. Cronin continued to clarify that it is very streamlined if you choose one of the developments that are depicted in the concept plans, but you don't have to do exactly what is shown on the concept plans.

Commissioner Baldwin made the motion to amend within the proposal *Spur 104 performance measures and redevelopment standards* of 16.116.040 of the Warrenton Municipal Code. Motion was seconded and passed unanimously.

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

Mayor Balensifer noted the commercial space was increased to be 50,000 SF, and no footprint larger than 20,000 SF. He asked the commission if anyone had issue with those changes or any other. There were no issues addressed.

Commissioner Dyer made the motion to conduct the first reading, by title only of Ordinance No. 1233, as amended. Motion was seconded and passed unanimously.

MINUTES

Warrenton City Commission

Regular Meeting – 01.28.20

Page: 2

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

Mayor Balensifer conducted the first reading of Ordinance No. 1233; An Ordinance Amending the Comprehensive Plan Article 2, Warrenton Municipal Code Chapter 16.116, 16.220, and Warrenton Zoning Map Regarding the Creation of Policies to Support Neighborhood Master Planning and new Neighborhood Chelsea Gardens.

Mayor Balensifer noted we should also include the property on the other side of Spur 104; Mr. Cronin stated it will be amended for the second reading.

BUSINESS ITEMS

City Manager, Linda Engbretson, presented an agreement for Long-Term Enterprise Zone Abatement. She noted Kevin Leahy, Executive Director of CEDR, Big Beams owner Chris Nemlowill, and Business Oregon Regional Development Officer Melanie Olson are in attendance. Mr. Leahy noted he is here to ask for permission from the City Commission for the agreement and gave a brief overview. He noted there is no tax liability for the City of Warrenton. Mr. Chris Nemlowill gave a few comments. Mayor Balensifer asked for clarification on the property they still own in Warrenton; Mr. Nemlowill clarified they have no plans at this time. Mr. Cronin noted he went to the Chamber meeting earlier this morning and mentioned the new fermentation program and he is excited about this from a regional standpoint. He noted in his opinion we have a regional asset that will be added so that folks can learn to be a brewery; as we grow the culture of brewing in the region it will create more opportunity for Warrenton in the future.

Commissioner Ackley made the motion to authorize the Mayor’s signature on the Agreement for Long-term Rural Enterprise Zone Abatement. Motion was seconded and passed unanimously.

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

Mr. Cronin discussed Ordinance No. 1234; he noted the amended ordinance that was distributed to the commission prior to the start of the meeting. He stated there were minor omissions in the packet material. Ms. Engbretson noted this is more than scrivener’s error and these changes make it necessary to go back and do a first reading again.

Commissioner Dyer made the motion to conduct the first reading, by title only of Ordinance No. 1234, as amended by staff memo. Motion was seconded and passed unanimously.

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

Mayor Balensifer conducted the first reading by title only of Ordinance No. 1234, an Ordinance amending the comprehensive plan and WMC chapter 16.2, 16.180, 16.28, 16.32, 16.36, and adding 16.202 regarding new policies and amended codes to increase the supply and diversity of housing.

Harbormaster, Jane Sweet, discussed an easement agreement with the Oregon Department of State Lands for the Hammond Breakwater State Easement No. 61788-EA; compensatory payment in the

MINUTES

Warrenton City Commission

Regular Meeting – 01.28.20

Page: 3

amount of \$7,466.24 for use during the term of the 30-year easement. Mayor Balensifer noted this “sticks in his craw that the Federal Government builds a breakwater without the need of permits, they turn it over to us as an existing structure, and now all of the sudden DSL wants the money from back when it was built.” He suggested writing a letter and sending it off to Senator Johnson with our delegation stating that this matter does not seem right. A brief conversation continued. Mayor Balensifer suggested holding off on making the payment and to make a motion to authorize the mayor’s signature on a letter stating the commission’s dismay, displeasure, and confusion in regard to having a lease on federally built breakwater. He stated if we do not receive traction then we can of course go forward with payment, but we should at least attempt.

Commissioner Baldwin made the motion to authorize the mayors signature on a letter to state legislative delegation and to outline our protests on the payment required and if that fails to achieve any results to then authorize the payment. Motion was seconded and passed unanimously.

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

Ms. Engbretson informed the commission that we are not going to get the extension to do the dredging at the Hammond Marina. Discussion followed on the dredging schedule and the contract.

Public Works Director, Collin Stelzig, presented Ordinance No. 1235 for its first reading. He noted in November 2018, an updated water ordinance was adopted; Ordinance No. 1222. The ordinance included an update to the existing backflow and cross connection control ordinance and was intended to repeal the existing ordinance and WMC 13.12. He noted it was suggested we adopt an ordinance repealing WMC 13.12 specifically.

Commissioner Ackley made the motion to conduct the first reading of Ordinance No. 1235, by title only. Motion was seconded and passed unanimously.

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

Mayor Balensifer conducted the first reading by title only of Ordinance No. 1235, Repealing Ordinance No. 982-A, 999-A, 1031-A, 1049-A; and Repealing Chapter 13.12.

Police Chief, Matthew Workman, discussed the research he conducted pertaining to increasing the administrative fee on vehicle impounds and the police officer training fees assessed on municipal court citations. He explained his research findings as outlined in the agenda material and noted his recommendations. Mayor Balensifer stated it’s important to note that in the last work session the issue that was before us was how to obtain “quick wins” and this was a way to elevate a little bit of cash into the program. For clarification Mayor Balensifer asked Chief Workman if he was going to come forward with a public safety fee scheme. Chief Workman stated yes, but it takes a bit more research and structure. Brief discussion continued on fees for code enforcement. There was consensus to add a bifurcated fee for Administrative Fees for DUII or Uninsured Driver Impounds of \$200.00 and \$120.00 for all other impounds.

Commissioner Baldwin made the motion to direct staff to create a resolution to amend City of Warrenton Fee Schedule to change the Administrative Fee on Vehicle Impounds to \$200.00 for DUII’s and Uninsured Drivers, and \$120.00 for all others; and to change the Police Officer

MINUTES

Warrenton City Commission

Regular Meeting – 01.28.20

Page: 4

Training Fee to \$20.00 for traffic violations and \$40.00 for crimes. Motion was seconded and passed unanimously.

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

DISCUSSION ITEMS


Mr. Stelzig discussed future changes to the SE Ensign Lane intersection with Warrenton Highlands; he reviewed the slides and discussed the proposed changes. Discussion continued on the proposed options. Mr. Stelzig noted ODOT Senior Region Planner Ken Shonkwiler will be taking option C to Salem and reiterated some of the concerns surrounding the proposed options. Brief conversation continued. Mayor Balensifer exercised Chairs' prerogative and asked if anyone in the audience had a preference on the options. Mr. Tony Faletti stated none are going to fix it; but if he had to choose an option before him, maybe C. Mr. May stated he needs to look at the cost but would like to see the pork chop removed. Mr. Ken Yuill would like to see the pork chop removed, and to also remove the turn into Home Depot. Ms. Merritt would like to make it easier to get into Wendy's; option A. Mr. Balensifer and Mrs. Balensifer chose option C. Mr. Culp stated there are two entrances 150 feet apart, in his opinion we should eliminate use of the entrance closest to 101. He believes this would help. Mr. Kinney stated there needs to be some other access road other than what exists currently. Cindy Yingst noted she is from Southern California and this is not that bad. Commission Baldwin stated Dolphin may open back up due to the school project. Mayor Balensifer agreed there are 3 accesses to Home Depot so something can be changed. Ms. Engbretson stated we will need to talk with legal. Mr. Stelzig noted the need to hire a professional to look at it for us. Direction was to let ODOT know what we are thinking and to talk to legal about changing out the traffic flow for Home Depot, and then depending on how that conversation goes we can determine if we have serious traction or not then hire a professional to make the argument for us.

GOOD OF THE ORDER - None

There being no further business, Mayor Balensifer adjourned the regular meeting at 7:18 p.m. and noted the work session discussion will be continued.

Respectfully submitted by Lindsay Duarte, Deputy City Recorder.

APPROVED:


Henry A. Balensifer III, Mayor

ATTEST:


Dawne Shaw, City Recorder