

MINUTES  
Warrenton City Commission  
July 12, 2022  
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: Mark Baldwin, Mayor Henry Balensifer, Tom Dyer, Rick Newton, and Gerald Poe

Staff Present: City Manager Linda Engbretson, Police Chief Mathew Workman, Finance Director April Clark, Public Works Director Collin Stelzig, Public Works Operations Manager Kyle Sharpsteen, Engineering Technician Trisha Hayrynen, and City Recorder Dawne Shaw

Others: Consultant Kevin Cronin (Zoom)

Staff requested the addition of the police cost of living adjustment as item 7.D and psilocybin discussion as 8.C. There were no objections to amend the agenda.

CONSENT CALENDAR

- A. City Commission Meeting Minutes – 6.28.22

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

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

COMMISSIONER REPORTS

Mayor Balensifer said the Elk Collaborative will be meeting with funders this year.

PUBLIC COMMENT

Tracy Wilson expressed frustration about working with staff on a current development project. Staff will submit a formal response within 2 weeks.

PUBLIC HEARINGS

Consultant Kevin Cronin gave a presentation on the Economic development Goal 9 update. The proposed amendments would amend WMC chapters 16.40 General Commercial Zone (C-1),

16.44 Mixed Use Commercial (CMU), & 16.60 General Industrial (I-1) to implement the Economic Opportunity Analysis. The project started in late 2019 and was delayed because of state budget cuts during COVID-19. He explained the importance of comprehensive plan updates, results of the project, and the public process.

Mayor Balensifer opened the public hearing on Amendments to the Warrenton Comprehensive Plan (CP-22-1) and the Warrenton Development Code (DCR-22-1). Formalities followed. No conflicts of interest or ex parte contacts were reported. There were no challenges of impartiality. No correspondence was received.

Commissioner Newton has a problem with Ordinance No. 1258 related to a past budget decision. Mayor Balensifer responded.

Mayor Balensifer asked for public comments. No one spoke in favor or opposition. There being no further comments, Mayor Balensifer closed the public hearing.

There was discussion about cleaning up duplicates in the code. There was discussion about sounds and smells disturbing patients if hospitals are allowed in the I-1 zone.

**Mayor Balensifer made the motion to remove from Conditional Uses a “New hospital” under section D of 16.60.030. Motion was seconded and passed unanimously.**

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

Mayor Balensifer feels the Port of Astoria should review the changes because of their majority ownership of I-1 land. Staff noted representative(s) from the Port of Astoria may have been involved in the early review committees. Brief discussion continued. City Manager Linda Engbretson recommended discussing revisions then bringing the ordinance back.

**Commissioner Baldwin made the motion to continue the discussion on this item to the next meeting. Motion was seconded and passed unanimously.**

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

#### BUSINESS ITEMS

City Recorder Dawne Shaw presented Resolution No. 2631 for adoption.

**Commissioner Newton made the motion to adopt Resolution No. 2631; Authorizing an Election on November 8, 2022, and adopting the Ballot title: Five Year Library Operations Local Option Serial Levy. Motion was seconded and passed unanimously.**

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

#### MINUTES

Ms. Engbretson discussed a first amendment to the site lease agreement for the cellphone tower with Crystal Communications at 825 NW 1<sup>st</sup> Court.

**Commissioner Poe made the motion to authorize the mayor's signature on the Memorandum of First Amendment to Site Lease Agreement and the First Amendment to Site Lease Agreement pending legal's feedback and review. Motion was seconded and passed unanimously.**

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

Public Works Director Collin Stelzig reviewed Change Order #1 for Otak's Safe Routes to School design. He requested a budget adjustment of \$25,000 due to ODOT requirements for stormwater treatment. Discussion followed about original bids for the request for qualifications.

**Commissioner Baldwin made the motion to approve Change Order #1 – Safe Routes to School design services, increasing the not-to-exceed contract amount from \$138,959.04 to \$163,959.04. Motion was seconded and passed unanimously.**

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

Ms. Engbretson discussed the Warrenton Public Safety Association 5% COLA increase.

**Commissioner Dyer made the motion to approve the amended contract with the Police Bargaining Unit. Motion was seconded and passed unanimously.**

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

Ms. Engbretson stated the city exempt employees' COLA increases are tied to AFSCME. She feels the Police Chief's COLA should be tied to the police union.

**Commissioner Poe made the motion to make the Police Chief's COLA align with the police bargaining unit's COLA. Motion was seconded and passed unanimously.**

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

#### DISCUSSION ITEMS

Mr. Stelzig reviewed the modified project scope for Main Avenue at 9<sup>th</sup> Street Safe Routes to School project. He explained the public outreach process and feedback received. Otak has proposed to only do the west side. Discussion followed about stormwater treatment related to sidewalks and working with property owners to obtain easements.

Ms. Engbretson discussed the Emergency Operations Plan (EOP). It will be at the next meeting. It was noted the Police and Fire chiefs were active in the process. Public Works will review.

There was brief discussion about need for a staff active shooter training and community tsunami evacuation drill.

Ms. Engbretson discussed the psilocybin measure that was passed by ballot measure 109 in November 2020. Action needs to be taken before the deadline early next year. Ms. Engbretson suggested time, place, and manner restrictions like marijuana. There was consensus to treat it the same as marijuana in the development code.

GOOD OF THE ORDER

Commissioner Newton apologized for publicly calling out errors in the minutes and for an outburst during child abuse week. He has a good relationship with the Oregon Government Ethics Commission. He is proud of the Fire Department volunteers. He discussed veterans of war. The old Hammond Library is looking better. An "I love Hammond" group is getting together. Ms. Engbretson cautioned against using the building for events before the formal transfer to the VFW. The Lego Club and Summer Reading program are popular at the library. Bus transportation is cheap. A friend was accepted to the Alaska women's hall of fame. He discussed Kodiak Alaska's tax income and public safety staff.

Commissioner Dyer recently lost his mother and thanked the community for being generous and kind.

Ms. Engbretson noted the LOC legislative priorities will be on the next agenda.

Mayor Balensifer asked about the urban growth boundary amendment at the Hammond Marina. He also noted it is Mr. Stelzig's last meeting and thanked him for his service.

There being no further business, Mayor Balensifer adjourned the meeting at 7:04 p.m.

Respectfully prepared and submitted by Deputy City Recorder Rebecca Sprengeler.

APPROVED:

  
Henry A. Balensifer III, Mayor

ATTEST:

  
Dawne Shaw, CMC, City Recorder