

Minutes Revised
01.13.23

MINUTES
Warrenton City Commission
December 13, 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: Mayor Henry Balensifer, Mark Baldwin, Tom Dyer, Gerald Poe, and Paul Mitchell

Staff Present: City Manager Esther Moberg, Police Chief Mathew Workman, Public Works Utility Worker Jim McCarthy, Interim Public Works Director Kyle Sharpsteen, Planning Director Jay Blake, Water Treatment Plant Maintenance Worker Mike Ulness, Public Works Analyst Twyla Vittetoe, and Deputy City Recorder Brittney Johnson

CONSENT CALENDAR

- A. City Commission Meeting Minutes – 11.08.22
- B. Work Session Meetings Minutes – 11.22.22
- C. Monthly Finance Report – October 2022
- D. Warrenton Police Department Reports – November 2022
- E. Skipanon RV Amended Lease
- F. VFW Lease
- G. Abstract of Votes

Mayor Balensifer made the motion to move consent calendar item 3.E, to become Business item 7.F and will be considered after executive session. There were no objections.

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

Baldwin – aye; Balensifer - aye; Dyer – aye; Poe – aye; Mitchell – aye

COMMISSIONER REPORTS

City Manager Esther Moberg updated the commission that fire fighters are doing their annual food drive and that they will be out in neighborhoods this week collecting canned foods.

PUBLIC COMMENT –

Carla Gonzalez spoke from Elements Environmental, about leasing the Skipanon RV. Her business already has an agreement with the current lease owner, and she asked the commission for permission to move forward. Mayor Balensifer stated that the city made a motion that land sales policies would be done at the first meeting in January.

Tim and Brenda Kindred spoke about their interest in purchasing the Skipanon RV and their interest in putting up a restaurant and other recreational activities.

PUBLIC HEARINGS

Mayor Balensifer opened the Public Hearing on the adoption of Ordinance 1259 Psilocybin Temporary Moratorium. Formalities followed. No conflicts of interest or ex parte contacts were reported. Planning Director Jay Blake presented his staff report; Planning department staff and Legal counsel prepared a draft ordinance that was considered by the Warrenton Planning Commission and the draft Ordinance that is included in this packet. Upon passage, the proposed ordinance will effectively prohibit the OHA from issuing licenses for psilocybin manufacturing and service centers in the City of Warrenton and refer the permanent moratorium to the city voters at the next regularly scheduled statewide election in November of 2024. If the voters reject the permanent moratorium on these facilities, the city should have a time, place, and manner ordinance in place to take effect the day after the election. The Planning Commission and City Commission will have ample opportunity to thoroughly review several sample ordinances and an ordinance will be ready to go if the voters reject the moratorium. The city legal counsel has prepared a memo outlining the adoption process. Upon adoption, the Oregon Health Authority will be contacted and made aware of the adoption of the moratorium ordinance, and they will be caused to not approve any license applications within the City of Warrenton. Commissioner Dyers asked for the reason behind not adopting the same ordinance time, place, and manner as marijuana. Mr. Blake responded with it would give too many unknowns; we don't know how psilocybin polices will work. There's no data or any other city or state to look at and see what works and what doesn't, and he doesn't want Warrenton to be the test city of psilocybin. Mayor Balensifer then asked city attorney Josh Soper, to clarify that the moratorium is legal to put in place and Mr. Soper confirmed. Discussion continued.

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

Commissioner Dyer made the motion that the Warrenton City Commission conduct the first reading of Ordinance 1259 in full. Motion was seconded and passed unanimously.

Baldwin – aye; Balensifer - aye; Dyer – aye; Poe – aye; Mitchell – aye

Mayor Balensifer conducted the first reading of ordinance 1259; Psilocybin Temporary Moratorium in full.

Commissioner Baldwin made the motion that the City Commission conduct the second reading, by title only, of Ordinance 1259, and adoption with roll call vote. Motion was seconded and passed unanimously.

Baldwin – aye; Balensifer - aye; Dyer – aye; Poe – aye; Mitchell – aye

Mayor Balensifer conducted the second reading of ordinance 1259; Psilocybin Temporary Moratorium by title only.

Commissioner Baldwin made the motion to adopt Ordinance 1259. Motion was seconded and passed unanimously.

Baldwin – aye; Balensifer - aye; Dyer – aye; Poe – aye; Mitchell – aye

Roll Call Vote

Baldwin – aye; Balensifer - aye; Dyer – aye; Poe – aye; Mitchell – aye

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Mayor Balensifer opened the public hearing on the adoption of Ordinance 1260 Renaming a Portion of SE 19th Street in Section 27 of the City of Warrenton. Formalities followed. No conflicts of interest or ex parte contacts were reported. Planning Director Jay Blake presented his staff report; In 2013, Clatsop County began developing the North Coast Business Park property which included the construction of a public road. The current street names for the northerly and westerly legs of SE 19th Street in Warrenton could lead to confusing addressing and potentially impact public safety and response times. Renaming the above-mentioned sections of this street would reduce confusion for the public. The northerly leg of SE 19th Street should be renamed SE 16th Street so that it is in alignment with our grid system. The westerly leg of SE 19th Street should be renamed SE Intrepid Avenue. The Planning Commission unanimously recommended approval of the renaming of the roads and directed staff to prepare Ordinance Number 1260.

Mayor Balensifer asked for public comments. No one spoke in favor, opposition or neutrally. Mayor Balensifer then asked why Intrepid for the name, Mr. Blake responded that there weren't many nautical names that start with "I" that can be used, and that Intrepid was the name that the Planning Commission landed on. Mayor Balensifer then closed the public hearing. He then suggested for the road to be named something other than Intrepid. He suggested Ironwood **to the Commission because Ironwood has a local connection as the Tongue Point training vessel, whereas The Intrepid vessel was not stationed on the Columbia River.** The Commission agreed on Ironwood; discussion continued. The discussion was then tabled till the next meeting with all commissioners in agreement.

BUSINESS ITEMS

Interim Public Works Director Kyle Sharpsteen stated that this is the third time he has been back with the professional services contract for interior drainage study. The first time was to ask to get the grant, second time was a request of services and now he is asking to approve the services contract with West Consultants Inc for the Interior Drainage Analysis. This would be a 100-year storm model, to be used in the FEMA certifications, to update maps, and improvements for reduced flooding. Mayor Balensifer asked why we aren't looking at a 500-year instead of 100-year flood event. Mr. Sharpsteen said that a 100-year is the standard but will look into how much it would be to do a 500-year model.

Commissioner Baldwin made the motion to approve the professional services contract with West Consultants, Inc. for conducting the Interior Drainage Analysis. Motion was seconded and passed unanimously.

Baldwin – aye; Balensifer - aye; Dyer – aye; Poe – aye; Mitchell – aye

Interim Public Works Director Kyle Sharpsteen reported that the project for the N. Main Low Pressure Sewer System is finished and that the change order is for a price reduction. The original bid was \$293,935.00 and has been decreased to \$267,549.00. The reduction cost was reduced in air-release valves, HDPE pipe, and road and driveway restoration.

Commissioner Poe made the motion to approve the Change Order #2-7th and N. Main Low Pressure Sewer System Project, reducing the contract amount to \$267,549.00. Motion was seconded and passed unanimously.

Baldwin – aye; Balensifer - aye; Dyer – aye; Poe – aye; Mitchell – aye

Warrenton Urban Renewal Advisory Committee members Amy-Leigh Sutton and Karin Hopper stated that the Marinas Advisory Committee recommends for the Urban Renewal Agency to negotiate to purchase Skipanon Marine & RV building. They talked about the potential of making that space a hub for the community, with potential for a new location for the museum and library and a place to open kayak

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rentals, farmers market, mini stores and more. Mayor Balensifer stated that the city made a motion that land sales policies would be done at the first meeting in January and that he would address this then.

Mayor Balensifer noted the consideration of canceling the December 27th, 2022 City Commission Meeting.

Commissioner Mitchell made the motion to cancel the December 27th City Commission Meeting. Motion was seconded and passed unanimously.

Baldwin – aye; Balensifer - aye; Dyer – aye; Poe – aye; Mitchell – aye

Mayor Balensifer discussed his nomination for the Warrenton Budget Committee for David Burkhart.

Commissioner Baldwin made the motion to appoint David Burkhart to Position #1 to the Warrenton City Budget Committee. Motion was seconded and passed unanimously.

Baldwin – aye; Balensifer - aye; Dyer – aye; Poe – aye; Mitchell – aye

Mayor Balensifer discussed his nomination for the Warrenton Community Center Board for Carol Snell.

Commissioner Baldwin made the motion to appoint Carol Snell to Position #3 to the Warrenton Community Center Board. Motion was seconded and passed unanimously.

Baldwin – aye; Balensifer - aye; Dyer – aye; Poe – aye; Mitchell – aye

Mayor Balensifer discussed his nominations for the Warrenton Community Library Committee for Amanda Donovan and Brenda Atwood.

Commissioner Baldwin made the motion to re-appoint Amanda Donovan to Position #6 and appoint Brenda Atwood to Position #3 on the Warrenton Community Library Advisory Board. Motion was seconded and passed unanimously.

Baldwin – aye; Balensifer - aye; Dyer – aye; Poe – aye; Mitchell – aye

Mayor Balensifer let the commission know that [per city policy, because a family member applied he is making no nominations and will step out of the room and recuse himself from the decision.](#) Mayor Balensifer then left the chambers and Mayor Protem Baldwin took over.

Mayor Protem Baldwin discussed the nominations for the Warrenton Marina Advisory Board for Michael Balensifer, Lylla Gaebel and James Fowler.

Commissioner Mitchell made the motion to appoint Michael Balensifer and James Fowler to Positions 4 and 5 on the Marinas Advisory Committee. Motion was not passed.

Baldwin – nay; Balensifer - abstained; Dyer – aye; Poe – nay; Mitchell – aye

Commissioner Poe made the motion to re-appoint Michael Balensifer and Lylla Gaebel to Positions 4 and 5 on the Marinas Advisory Committee. Motion was seconded and passed.

Baldwin – aye; Balensifer - abstained; Dyer – aye; Poe – aye; Mitchell – nay

[Mayor Balensifer returned to the chambers.](#)

Mayor Balensifer discussed his nominations for the Parks Advisory Committee for Bert Little and Sammi Beechan.

Commissioner Baldwin made the motion to appoint Bert Little to Position 4 and Sammi Beechan to Position 3 on the Warrenton Parks Advisory Board. Motion was seconded and passed unanimously.

Baldwin – aye; Balensifer - aye; Dyer – aye; Poe – aye; Mitchell – aye

Mayor Balensifer discussed his nomination for the Warrenton Planning Commission for Mike Moha and Jessica Sollaccio.

Commissioner Baldwin made the motion to appoint Mike Moha and Jessica Sollaccio to Positions 4 and 5 to the Warrenton City Planning Commission. Motion was seconded and passed unanimously.

Baldwin – aye; Balensifer - aye; Dyer – aye; Poe – aye; Mitchell – aye

DISCUSSION ITEMS – None

GOOD OF THE ORDER

Mayor Balensifer noted that for January's meeting that the City could be involved with committees and filling those open positions.

EXECUTIVE SESSION

At 6:57 p.m. Mayor Balensifer recessed the meeting and announced the Commission will now meet in 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*; ORS 192.550(2)(f); *to consider information or records that are exempt by law from public inspection*; and ORS 192.660(2)(h); *to consult with counsel regarding the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed.*

At 7:23 p.m. Mayor Balensifer reconvened the regular meeting.

Mayor Balensifer opened item 7.H and asked for any motions or staff reports. The item then died for lack of action.

There being no further business, Mayor Balensifer adjourned the meeting at 7:24 p.m.

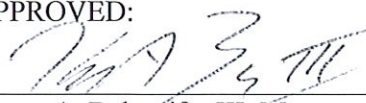
Respectfully prepared and submitted by Brittney Johnson, Deputy City Recorder.

ATTEST:



Dawne Shaw, CMC, City Recorder

APPROVED:



Henry A. Balensifer III, Mayor