

MINUTES  
Warrenton City Commission  
May 23, 2023  
6:00 p.m.  
Warrenton City Hall - Commission Chambers  
225 S. Main  
Warrenton, OR 97146

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

Commissioners Present: Mayor Pro tem Mark Baldwin, Paul Mitchell, Tom Dyer (arrived at 6:02), and Gerald Poe

Excused: Mayor Henry Balensifer

Staff Present: City Manager Esther Moberg, Finance Director April Clark, Police Chief Mathew Workman, Planning Director Jay Blake, Public Works Director Greg Shafer, Public Works Foreman Rick Rempfer, and City Recorder Dawne Shaw

CONSENT CALENDAR

- A. City Commission Meeting Minutes – 5.09.23
- B. Police Department Monthly Report – April 2023
- C. OLCC License Application – South Jetty Inn

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

**Baldwin – aye; Poe – aye; Mitchell – aye**

COMMISSIONER REPORTS

Commissioner Mitchell noted the recent CEDR meeting.

Mayor Pro tem Baldwin noted the Elk Collaborative has not met in over a month.

City Manager Esther Moberg gave an update on the library levy. She also stated that she would like to table business item 7.J until the next meeting.

Mayor Pro tem Baldwin stated he will move business item 7.I up on the agenda to be after 7.B; there were no objections.

PUBLIC COMMENT

Denele Sweet spoke in favor of Encore Dance Studio/Academy getting the lease of the building at 69 NE Heron.

Mike Balensifer spoke in regard to the building lease; he noted his thoughts/pros and cons on each business, noting OCD Diesel has the least negatives.

Chantrelle Lee spoke in favor of Encore Academy of getting the lease.

Shaelyn Bangs also spoke in favor of granting the building lease to Encore Academy.

Janice Hauks and Chuck Kobrzychi spoke in regard to the Galena lots for sale. Ms. Hauks gave the history of the property and noted it was originally donated as a park.

Paul Kujala also spoke in regard to the Galena lots, noting he is also believes it should remain a park/open space.

Jason Palmberg distributed a letter to the Commission and spoke in regard to the Galena lots and the original intent for it to be a park.

PUBLIC HEARINGS - None

### BUSINESS ITEMS

Planning Director Jay Blake discussed the nuisance property at 365 North Main Avenue. Brief discussion followed on the history of the dereliction of the property. Property owner, Mr. Phan noted he purchased the property in 2018 and reviewed the improvements that have taken place.

**Commissioner Poe made the motion to declare a public nuisance exists at 365 North Main Avenue, Warrenton, OR 97146 and direct staff to moved forward with the appropriate abatement procedures as outlined in the municipal code. Motion was seconded and passed unanimously.**

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

Mr. Blake discussed a second nuisance property at 667 Pacific Drive. He noted the owner has signed for the certified letters, however, has made no contact with staff and has made no improvements to the property.

**Commissioner Dyer made the motion to declare a public nuisance exists at 667 Pacific Drive, Hammond/Warrenton, OR 97146 and direct staff to moved forward with the appropriate abatement procedures as outlined in the municipal code. Motion was seconded and passed unanimously.**

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

Ms. Moberg reviewed the list of businesses interested in leasing the building at 69 NE Heron; Encore Dance Academy, Battery 245, Salt & Spark, OCD Diesel, and SafeCoast Seafoods. The Commissioners noted their top picks: Mitchell – Battery 245 & Encore Academy; Dyer – Battery 245, Encore Academy & OCD; Poe – Battery 245 & Encore Academy; Baldwin – Battery 245, however he struggles with putting a brew pub next to a school; he noted the building is not zoned for institutional use and the school would not be a permitted use. He also noted concerns of the short lease term for the school children. Commissioner Mitchell asked about the school and their plan if the lease is not extended. Danele Sweet addressed that concern and noted she is comfortable with a 3 year lease. Mr. Sweet spoke as well, in regard to the condition of the building and the future of the school.

**Commissioner Mitchell made the motion to move forward with a three year lease to Encore Academy for the building at 69 NE Heron. Motion was seconded and passed unanimously.**

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**Baldwin – nay; Mitchell - aye; Dyer – aye; Poe – aye**

Police Chief Mathew Workman discussed camping code amendments and presented Ordinance No. 1265 for its first reading. Mayor Pro tem Baldwin asked the commission if they are in favor of a time, place and manner or a Seaside version. Chief Workman noted this ordinance supports both, but noted finding a location has been difficult. There was consensus to follow the Seaside model, not the time, place, and manner. Mayor Pro tem Baldwin noted Mayor Balensifer was also in favor of the Seaside model.

**Commissioner Dyer made the motion to conduct the first reading, by title only, of Ordinance No. 1265, amending the various sections of the City of Warrenton Municipal Code Chapter 12.28 as stated. Motion was seconded and passed unanimously.**

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

Mayor Pro tem Baldwin conducted the first reading, by title only, of Ordinance No. 1265.

Chief Workman requested to declare a decommissioned vehicle as surplus. He noted the 2003 Ford Explorer was used by the Marina for the last several years and it is no longer running.

**Commissioner Mitchell made the motion to declare the listed vehicle as “surplus” and disposed of according to current administrative policies. Motion was seconded and passed unanimously.**

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

City Recorder Dawne Shaw briefly reviewed Street Vacation Petition No. 158 and presented Ordinance No. 1264 for its second reading and adoption.

**Commissioner Mitchell made the motion to conduct the second reading of Ordinance No. 1264; an Ordinance Vacating a Portion of SE 11<sup>th</sup> Street, in the City of Warrenton, Oregon. Motion was seconded and passed unanimously.**

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

Mayor Pro tem Baldwin conducted the second reading, by title only, of Ordinance No. 1264.

**Commissioner Dyer made the motion to adopt Ordinance No. 1264. Motion was seconded and passed unanimously.**

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

Finance Director April Clark discussed an amendment to the Community Center Advisory Board Bylaws and Rules for Operation.

**Commissioner Poe made the motion to approve Resolution No. 2646; Amending Resolution No. 6640; Creating a Community Center Advisory Board and Providing Rules for Operation Thereof and Repealing Resolution No. 2471; Adopting the Warrenton Community Center Advisory Board Bylaws and Repealing all other Resolutions in Conflict. Motion was seconded and passed unanimously.**

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

Ms. Clark stated ORS 294.346 requires that Reserve Funds be reviewed by the governing body every 10 years after establishment. She gave a brief review and presented Resolution No. 2647 for its adoption.

**Commissioner Poe made the motion to continue the Tansy Point Dock Capital Reserve Fund, Warrenton Marina Capital Reserve Fund, Water Fund Capital Reserve Fund, Sewer Fund Capital Reserve Fund, Police Vehicle Replacement Fund and Hammond Marina Capital Reserve Fund. Motion was seconded and passed unanimously.**

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

**Commissioner Dyer made the motion to approve Resolution No. 2647; establishing a reserve fund to the Fire Apparatus and Equipment Fund and repealing Resolution No. 2021. Motion was seconded and passed unanimously.**

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

City Manager Esther Moberg discussed a land agreement with Robin and Kim Bergerson, regarding their usage of city land adjacent to their property.

**Commissioner Mitchell made the motion to adopt this formalized agreement regarding City property adjacent to the Bergerson lot “1006 SW 9<sup>th</sup> Street, Warrenton, OR 97146; legally known as Lot 11, Janessa Park, Clatsop County.” Motion was seconded and passed unanimously.**

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

Ms. Moberg discussed a request for amplified music at the cornhole tournament fundraiser. Mayor Pro tem Baldwin commented on the event.

**Commissioner Dyer made the motion to allow amplified music during the Parks Advisory Board corn hole tournament. Motion was seconded and passed unanimously.**

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

Mayor Pro tem Baldwin asked about the lease rates for the NE Heron building lease; Ms. Moberg clarified. She noted it will have to go to the Planning Commission for approval since it is not an outright permitted use. Brief discussion followed.

DISCUSSION ITEMS – None

GOOD OF THE ORDER

Commissioner Poe spoke about the current clam season.

Mayor Pro tem Baldwin stated he was happy with the process that took place for the lease of 69 NE Heron; he is looking forward to doing something more down the road.

There being no further business, Mayor Pro tem Baldwin recessed the meeting at 7:09 p.m. and announced the Commission will now meet in executive session, under the authority of ORS 192.660(2)(d); to conduct deliberations with persons designated by the governing body to carry on labor negotiations; and ORS 192.660(2)(e); to conduct deliberations with persons designated by the governing body to negotiate real property transactions.

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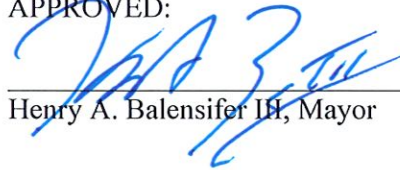
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At 7:46 p.m. Mayor Pro tem Baldwin reconvened the regular meeting, and noting no further business, adjourned the meeting.

APPROVED:



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Henry A. Balensifer III, Mayor

ATTEST:



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Dawne Shaw, CMC, City Recorder