

MINUTES  
Warrenton City Commission  
July 11, 2023  
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, Paul Mitchell, Tom Dyer, and Gerald Poe

Staff Present: City Manager Esther Moberg, Acting Harbormaster Don Beck, Finance Director April Clark, Planning Director Jay Blake, and City Recorder Dawne Shaw

CONSENT CALENDAR

- A. City Commission Meeting Minutes – 6.27.23
- B. City Commission Special Meeting Minutes – 6.06.23
- C. Monthly Finance Report – May 2023
- D. Abstract of Votes – May 2023 Election
- E. Water Agreement – HTA Properties, LLC; Dunes Estates

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

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

COMMISSIONER REPORTS

Commissioner Mitchell stated it was the best 4<sup>th</sup> of July parade he has ever seen.

City Manager Esther Moberg also spoke about the parade. She noted a question from the last meeting's public comment regarding the cost of renting the baseball fields and stated the amount is \$200 per event.

PUBLIC COMMENT – None

PUBLIC HEARINGS - None

BUSINESS ITEMS

City Manager Esther Moberg reviewed a request from Spruce Up Warrenton for \$20,000 for events. Mayor noted last year we went over budget and asked the commission to make a decision/adjustment to the budget. Commissioner Baldwin discussed the amount budgeted for pumpkins; Mayor Balensifer clarified the request. He suggested going back to one day for Deep Sea Fisherman's Fund. Discussion continued on nonprofits and fundraising. Commissioner Dyer suggested reducing the amount and doing a bottle drive to make up the difference for Spruce Up; Commissioner Mitchell suggested \$21,000 should be approved; Mayor Balensifer clarified \$21,000 overall and the remainder of \$1,000 gets split between VFW and Deep Sea.

**Commissioner Mitchell made the motion to approve community events in the amount of \$21,000 with \$20,000 for Spruce Up Warrenton and the remainder split between VFW and Deep Sea. Motion was seconded and passed unanimously.**

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

Ms. Moberg presented for adoption, Resolution No. 2645; Adopting and Setting New Rates for Monthly and Daily Moorage; Establishing July 17, 2023 as the effective date and repealing all resolutions in conflict.

**Commissioner Dyer made the motion to adopt Resolution No. 2645. Motion was seconded and passed by majority.**

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

Planning Director Jay Blake discussed the annexation of property owned by the City of Warrenton adjacent to the Hammond Marina. He noted the process that took place to bring this forward. He noted the possibility of moving it through in one meeting as an emergency. Mayor Balensifer asked if there will be a need to rezone; Mr. Blake clarified. Mayor noted the reasoning to enact this ordinance under emergency. There were no objections.

**Commissioner Mitchell made the motion to conduct the first reading, in full of Ordinance No. 1261. Motion was seconded and passed unanimously.**

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

Mayor Balensifer conducted the first reading, in full of Ordinance No. 1261; an Ordinance No. 1261; An Ordinance Annexing Approximately 13.1 acres of Land to the City of Warrenton and Zoning the Property Open Space Institutional (OSI) and Recreational Commercial (RC).

**Commissioner Baldwin made the motion to conduct the second reading, by title only, of Ordinance No. 1261. Motion was seconded and passed unanimously.**

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

Mayor Balensifer conducted the second reading, by title only, of Ordinance No. 1261.

**Commissioner Baldwin made the motion to adopt Ordinance No. 1261. Motion was seconded and passed unanimously.**

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

Mr. Blake discussed Ordinance No. 1262; amending the comprehensive plan to correct the urban growth boundary map and adding related text and recommending zoning districts tacking back what was originally part of Hammond before Warrenton incorporated Hammond.

**Commissioner Baldwin made the motion to conduct the first reading, by title only, of Ordinance No. 1262. Motion was seconded and passed unanimously.**

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

Mayor Balensifer conducted the first reading, by title only, of Ordinance No. 1262; an Ordinance Amending the City of Warrenton Comprehensive Plan Correcting the Urban Growth Boundary Map and Adding Related Text and Recommending Zoning Districts.

Ms. Moberg discussed a Memorandum of Understanding for surplus water with the City of Gearhart stating it was last updated in 2012. She stated it had been discussed with the City Manager of Gearhart and that it is a three-year agreement. Mayor Balensifer thanked City Manager for her work on negotiating this and getting it done. Commissioner Baldwin noted his opinion that we are not charging them out of city rates. Ms. Moberg noted year one is at the original rate, so they can budget accordingly, and years two and three are at the out of town rate. Mayor Balensifer stated it's fair to allow Gearhart to budget through the first year. Commissioner Dyer agreed that we need to go to out of town rate, but it is fair the way it is presented. Discussion continued.

**Commissioner Poe made the motion to approve the three year water MOU for surplus water with the City of Gearhart. Motion was seconded and passed by majority vote.**

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

Mayor Balensifer requested for unanimous consent to add business items 7.F, declaring volunteer committee positions vacant, 7.G, and 7.H appointing members to the Marinas Advisory and Parks Advisory committees to the agenda; there were no objections.

Mayor Balensifer requested the commission declare Tim Kindred's position (#2) on the Marinas Advisory Committee and Michelle Murray's position (#6) on the Parks Advisory Committee vacant due to absences.

**Commissioner Dyer made the motion to declare Marinas Advisory Committee position # 2 and Parks Advisory Committee position #6 as vacant. Motion was seconded and passed unanimously.**

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

Mayor Balensifer discussed his nominations for the Marinas Advisory Committee and the Parks Advisory Committee. Nominating Bill Kerr for Position No. 2 on the Marinas Advisory Committee stating Bill was temporarily appointed to the budget committee due to a position not being available on the Marinas Advisory Committee, Bill also meets the requirements to serve on the Advisory Committee. Nominating Sara Long to Position No. 6 on the Warrenton Parks Advisory Committee stating that she was previously on the Committee and lead them through a new Parks Master Plan and will be a great asset to the team.

**Commissioner Baldwin made the motion to appoint Bill Kerr to Position No. 2 on the Marinas Advisory Committee, and Sara Long to Position No. 6 on the Warrenton Parks Advisory Committee. Motion was seconded and passed unanimously.**

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

DISCUSSION ITEMS - None

GOOD OF THE ORDER

Commissioner Dyer stated he enjoyed the 4<sup>th</sup> of July parade with an awesome turn out.

Mayor Balensifer echoed the 4<sup>th</sup> of July parade comments; noting it was a record turnout last year and again this year.

At 6:33 p.m., Mayor Balensifer announced the Commission will now meet in executive session under authority of ORS 192.660(2)(e); *to conduct deliberations with persons designated by the governing body to negotiate real property transactions.*

At 7:04 p.m. Mayor Balensifer reconvened the regular meeting and noting no further business, adjourned the meeting.

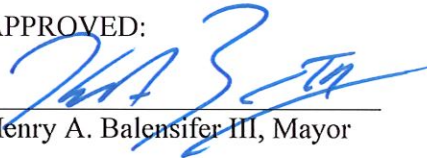
Respectfully prepared and submitted by Hanna Bentley, Deputy City Recorder.

ATTEST:



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Dawne Shaw, CMC, City Recorder

APPROVED:

  
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Henry A. Balensifer III, Mayor