

MINUTES
Warrenton City Commission
February 27, 2024
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, Gerald Poe, Paul Mitchell, Tom Dyer, and Mark Baldwin

Staff Present: City Manager Esther Moberg, Interim Harbormaster Don Beck, Library Director Josh Saranpaa, Deputy City Recorder Hanna Bentley, and City Recorder Dawne Shaw

Mayor Balensifer asked for unanimous consent for changes to make amendments to the agenda; adding a reading of an In Memoriam before public comment, and moving item 7G to the beginning of the agenda. There were no objections.

CONSENT CALENDAR

- A. City Commission Meeting Minutes – 2.13.2024
- B. Police Department Monthly Report – January 2024
- C. Parks Advisory Board Meeting Minutes – 12.11.2023

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

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

COMMISSIONER REPORTS

Commissioner Mitchell noted an upcoming meeting with Northwest Housing tomorrow.

Mayor Balensifer read the In Memoriam for community member Dennis Faletti. Commissioner Poe noted he enjoyed being on the Urban Renewal Advisory Committee with Mr. Faletti.

PUBLIC COMMENT

Nathan Lail spoke in opposition to the ENA/RV Resort proposal and noted he also submitted written comments for the record.

Tony Falleti thanked the commission for the recognition in memoriam for his father. He also spoke in regard to the ENA, and noted his concern that Measure 141 is followed; he also recognized Officer Wirt for his professionalism in their time of need.

Jim Fowler also spoke regarding the proposed ENA. He noted concerns he has heard from people. He stated that the size and scope are the main concern.

PUBLIC HEARINGS - None

BUSINESS ITEMS

Marina Advisory Committee Chair, Lylla Gaebel discussed the Committee's recommendation regarding the RV Resort proposal. She noted they would still like to move forward with the recommendation, with the caveat that there is a joint work session with the City Commission. She noted the concerns the committee had received. She stated that most concerns were for the Hammond Marina. Mayor Balensifer clarified that the Committee recommendation is to uphold their prior recommendation to continue negotiations; Ms. Gaebel confirmed.

Craig Johnston, Sunset Empire Transportation District Executive Director gave a presentation on the status of the transportation district which reviewed the past economic issues that resulted in a shutdown and their plans moving forward. Discussion followed. Mayor Balensifer asked if the bus shelter on the east side of Hwy 101 is still in the capital improvement plan for Sunset Empire; Mr. Johnston stated it is in the process.

City Manager Esther Moberg and Interim Harbormaster Don Beck discussed the condition of the Marinas. Mr. Beck gave details on the inspection/assessment report of the Warrenton marina. Ms. Moberg gave a presentation on the Hammond and Warrenton Marinas' action plan. She noted that replacing the entire Hammond Marina at once would cost \$20-25 million and noted staff does not recommend replacing the whole marina at once. Ms. Moberg noted the next steps in fixing the Hammond Marina. Ms. Moberg noted the cost to replace the entire Warrenton Marina would be \$30-50 million and that staff does not recommend replacing the entire marina at once. She discussed the next steps in fixing the Warrenton Marina. Mayor Balensifer asked if Warrenton just got a new hoist; Ms. Moberg stated the cost would be replacing everything in one fell swoop. She noted they are recommending a focus on E dock and H dock as time and money permits. She noted the capital improvement projects (CIP), and they are recommending a redesign and starting with repairs on E dock. She stated the Hammond Marina is easy to tackle however the Warrenton Marina has challenges, but it is the money-maker marina. Ms. Moberg stated this is the start to the plan. Brief discussion followed.

Mayor Balensifer noted a letter to Burlington Northern Railroad in regard to erosion issues. Ms. Moberg gave the details on the erosion and the need to reach out to Burlington Northern Railroad. Mayor Balensifer requested revisions to the letter. He noted that there is also erosion next to the viewing pavilion; Ms. Moberg noted she will make changes to the letter.

Commissioner Baldwin made the motion to approve the Mayor's signature on the amended letter to Burlington Northern Railroad. Motion was seconded and passed unanimously.

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

Ms. Moberg discussed Ordinance No. 1271; an update to Warrenton Municipal Code to emergency work noise variances. Mayor Balensifer noted that 48 hours isn't enough time and 72 hours would be better.

Commissioner Baldwin made the motion to amend Section D, to say the City Manager may grant permission to make emergency repairs after hours for a period of, replacing 48 hours to 72 hours, of Ordinance No. 1271.

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

Commissioner Poe made the motion to conduct the first reading of Ordinance No. 1271 as amended, by title only; Amending Warrenton Municipal Code Title 9, Public Peace and Welfare, Chapter 9.04.040; Unnecessary Noise. Motion was seconded and passed unanimously.

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

Mayor Balensifer conducted the first reading by title only as amended.

Mayor Balensifer noted Resolution No. 2666, updating the order of business for regular City Commission meetings was tabled at the last meeting and requested to table it indefinitely; there were no objections.

At 7:07 pm, Mayor Balensifer 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.*

At 7:44 p.m. Mayor Balensifer reconvened the meeting.

Mayor Balensifer discussed the draft exclusive negotiating agreement (ENA) with MDG that was drafted by city legal counsel. Mayor Balensifer noted the desired amendments to the ENA: the City Manager will negotiate higher levels on number 2 and number 3, the deposit and profit-sharing/lease payments, the City will not be responsible for property taxes, numbers 7 and 8, East of Lake Drive will remain public, the ENA will be 30 days if it expires it will be done and if it is agreed to then there will be a proposal for final approval in a public meeting, and that there will be terms that make it clear that it doesn't abrogate rights of the public to make comments or suggestion related to the property. Ms. Moberg asked for clarification if nothing East of Lake Drive includes the Warrenton Marina; Mayor Balensifer stated that Warrenton Marina is on the table. Commissioner Mitchell noted his concerns with the ENA limiting people coming forward with ideas for the property. Mayor Balensifer summarized the next steps if a motion to approve the ENA moves forward. Ms. Moberg clarified that the commission is asking her to put together the ENA and if it is signed, to bring it back to the commission for approval or to bring back the proposal after the agreement; Mayor Balensifer responded stating if the agreement gets them to a proposal the is mutually agreeable, it will then go to a public process. Ms. Moberg asked for clarification on the timeline; Mayor Balensifer stated 30 days.

Commissioner Baldwin made the motion to approve the City entering into an ENA, as amended with MDG. Motion was seconded and passed.

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

DISCUSSION ITEMS – None

GOOD OF THE ORDER

There being no further business, Mayor Balensifer adjourned the meeting at 7:58 p.m.

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

APPROVED:



Henry A. Balensifer III, Mayor

ATTEST:



Dawne Shaw, CMC, City Recorder