



City of Warrenton City Commission Minutes

City Hall, 225 S. Main Warrenton, OR 97146
Tuesday, March 11, 2025

1. City Commission meeting called to order at 6:07 pm.
2. Pledge of Allegiance

Commission Members	Present	Excused
Gerald Poe	X	
Jessica Sollaccio	X	
Tom Dyer	X	
Paul Mitchell		X
Henry Balensifer, Mayor	X	

Staff Members Present	
City Manager Esther Moberg	Finance Director Jessica Barrett
City Recorder Dawne Shaw	Harbormaster Jessica McDonald
Police Chief Mathew Workman	Public Works Kevin Gorman
Deputy City Recorder Hanna Bentley	Interim Planning Director Scott Fregonese

3. Consent Calendar

*Items on the Consent Calendar have previously been discussed and/or are considered routine. Approval of the Consent Calendar requires a motion, a second, and no discussion, unless requested by a member of the City Commission.

- A. City Commission Meeting Minutes 2025.02.25
- B. Parks Advisory Board Minutes 2024.12.09
- C. Harbormaster Report – February 2025
- D. Marina Advisory Committee Minutes 2025.01.27
- E. 11th Street Sewer Development Agreement (will be reviewed as item 8B)
- F. Oxford House Update

Mayor Balensifer noted consent item 3E just came in and asked the commission if they wished to postpone its signature till the end of the meeting after they had had time to review it. There was unanimous consent. Mayor Balensifer noted it will be added as item 8B.

Commissioner Sollaccio requested to add 7D Edwards Property Decision. There were no objections.

Motion:	Move to approve the consent calendar as presented noting item E being withdrawn.				
Moved:	Poe				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
	Sollaccio	X			

	Dyer	X			
	Poe	X			
	Balensifer	X			
Passed:	4/0				

4. Commissioner Reports

Commissioner Sollaccio provided a reminder for the easter egg hunt and First Steps Color Run. She provided an update on meetings she attended.

City Manager Esther Mober reminded the commission of the upcoming budget committee meeting and provided an update on the King Street nuisance, noting it was remediated.

Mayor Balensifer noted a legal meeting with Oregonians for floodplain protection he attended. He noted that on March 28th the Ways and Means committee will be coming to Astoria and he will be testifying at the meeting.

5. Public Comment - None

6. Public Hearings

A. Rezone and Site Desing Review:

Mayor Balensifer opened the Public Hearing on the Rezone and Site Design Review for the Lum's Village. Formalities followed. No conflicts of interest or ex parte contacts were reported. Mayor Balensifer noted he received correspondence related to noticing and that the hearing was reset to comply with state law. Commissioner Sollaccio and Mayor Balensifer noted they visited the site. Commissioner Poe noted he has driven past the property. All Commissioners and the Mayor noted that there are no conflicts related to the site visit and that they can make a fair and impartial judgment. Interim City Planner Scott Fregonese presented the staff report. He noted he did not write the staff report; it was a previous planner however he has read it thoroughly and agrees with it. There were brief questions and answers between the commission and Fregonese. The applicants Developer Ryan Helligso reviewed the project and objectives. Brief questions and answers followed.

Mayor Balensifer asked for public comment. Tony Faletti submitted written comments for the record. There were no comments in favor or opposition. Faletti gave neutral comments as outlined in his written comments. The applicant John Toyooka gave additional comments. There being no further comments, Mayor Balensifer closed the public testimony section of the hearing; the commission deliberated. Commissioner Sollaccio asked if the city can wave the traffic study; Fregonese noted it is required in city code. Discussion continued on traffic density and requirements.

Motion:	Move to conduct the first reading, by title only, of Ordinance No. 1286.				
Moved:	Dyer				
Seconded:	Poe	Aye	Nay	Abstain	Recused
	Sollaccio	X			
	Dyer	X			
	Poe	X			
	Balensifer	X			
Passed:	4/0				

Mayor Balensifer conducted the first reading by title only, of Ordinance No. 1286; an Ordinance Approving with Conditions, the Site Design Review Application SDR-24-2 and the Rezone Application

RZ-24-2 and Amending the City of Warrenton Zoning Map to Reclassify a Portion of Real Property Identified as Tax Lot 81028AD03400 from R-10 Intermediate Density Residential to R-H High Density Residential.

7. Business Items

A. Consideration of Resolution No. 2700; Annual Moorage Rates - Adoption:

Harbormaster Jessica McDonald presented for its adoption, Resolution No. 2700; updating annual moorage rates.

Motion:	Move to conduct the second reading by title only of Resolution No. 2700.				
Moved:	Sollaccio				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
	Sollaccio	X			
	Dyer	X			
	Poe	X			
	Balensifer	X			
Passed:	4/0				

Mayor Balensifer conducted the second reading by title only, of Resolution No. 2700; a Resolution Amending Marina Rates and Fees, and Repealing Resolution No. 2645

Motion:	Move to adopt Resolution No. 2700.				
Moved:	Poe				
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
	Sollaccio	X			
	Dyer	X			
	Poe	X			
	Balensifer	X			
Passed:	4/0				

B. Consideration of Water Ordinance No. 1292:

Moberg discussed an ordinance updating the City's water policy and reviewed the changes. She noted there is a correction to page 9 that is not shown and that it should state leave water service in the ground instead of leave water meter in the ground. Discussion followed; Mayor Balensifer suggested amendments; lengthy discussion on reconnection fees/ SDC fees and the disconnect process; review of the ordinance continued. Moberg noted that the ordinance was not a full code revision. There was consensus to hold a work session at a future date to discuss the full policy.

Motion:	Move to amend Ordinance 1292 Section 5, Subsection 1, Paragraph J to read, may choose to leave the meter in the ground to may choose to leave the water service in the ground.				
Moved:	Dyer				
Seconded:	Poe	Aye	Nay	Abstain	Recused
	Sollaccio	X			

	Dyer	X			
	Poe	X			
	Balensifer	X			
Passed:	4/0				

Motion:	Move to conduct the first reading, by title only, of Ordinance No. 1292, as amended.				
Moved:	Dyer				
Seconded:	Poe	Aye	Nay	Abstain	Recused
	Sollaccio	X			
	Dyer	X			
	Poe	X			
	Balensifer	X			
Passed:	4/0				

Mayor Balensifer conducted the first reading, by title only, of Ordinance No. 1292; Providing for Rules and Regulations for City of Warrenton Water Department and All Areas Served by the Municipal Water Department Outside Warrenton's City Limits; Requiring Installation of Water Meters; Repealing any other Water Ordinances or Resolutions or Parts Thereof in Conflict Herewith; Providing a Penalty for Violation of any Terms and Conditions Herein.

C. Consideration of City Commission Goals 2025-2027:

Mayor Balensifer reviewed the commission goals discussed at the March 1, 2025 goal setting session. Brief discussion followed on each goal.

1. Amplify a more positive external and internal customer experience
2. Advance downtown development
3. Design Hammond fishing pier
4. Review and optimize all volunteer committees and boards experience
5. Reform the nuisance code
6. Ditch cleaning annual maintenance plan development
7. Secure funds and develop the wastewater treatment plant

Motion:	Move to approve the 2025-2027 City Commission Goals as stated.				
Moved:	Poe				
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
	Sollaccio	X			
	Dyer	X			
	Poe	X			
	Balensifer	X			
Passed:	4/0				

D. Edwards Property Water Lein:

Due to a potential conflict, Mayor Balensifer recused himself from the meeting and handed the gavel to Senior Commissioner Dyer. Moberg discussed the process that has taken place with

the property. Commissioner Sollaccio stated that she wanted to bring it to the commission to see if they would satisfy the request to only bill for 12 months. Moberg suggested reducing the bill by a lump amount vs 12 months. There was brief discussion on how much should be waived. There was consensus to have \$4,000 as the lien for payment minus any payments that have been made.

Motion:	Move to reduce the cost to settle this to \$4,000 by the property owner.				
Moved:	Poe				
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
	Sollaccio	X			
	Dyer	X			
	Poe	X			
	Balensifer				X
Passed:	3/0				

8. Discussion items

- A. Support for Pursuit of the Moderate-Income Revolving Loan (MIRL) Fund for Fort Point Housing Project:

Moberg explained the request for support for the Fort Point housing project. Seth Hague provided a few comments explaining the loan and project. Mayor Balensifer asked for clarification on the program; Hague responded. Discussion continued. Hague noted he would like to revisit this in a more structured environment in the next month or two. The Commission was not in favor of waving tax income for the general fund but are willing to listen to more information and numbers at an April meeting.

- B. Consent item 3-E:

Moberg reviewed the agreement with 3PO for the 11th Street sewer development.

Motion:	Move to approve the development agreement for sewer line improvements between the City of Warrenton and 3PO Networks.				
Moved:	Sollaccio				
Seconded:	Dyer	Aye	Nay	Abstain	Recused
	Sollaccio	X			
	Dyer	X			
	Poe	X			
	Balensifer	X			
Passed:	4/0				

9. Good of the Order

Commissioner Dyer stated it was nice to see the sun the other day.

Commissioner Sollaccio stated she loved the Urban Renewal Signs and thanked Tony Faletti for them.

Moberg noted the new City Planner is expected to start April 1st.

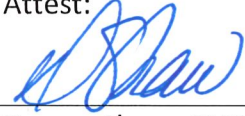
Mayor Balensifer noted he is looking forward to executing their goals.

10. Executive Session - None

11. Adjournment

There being no further business, Mayor Balensifer adjourned the meeting at 8:15 pm.

Attest:



Dawne Shaw, CMC, City Recorder

Approved:



Henry A. Balensifer III, Mayor

Paul Mitchell, Mayor Pro Tem