



City of Warrenton City Commission Minutes

City Hall, 225 S. Main Warrenton, OR 97146
Tuesday, October 28, 2025

1. City Commission meeting called to order at 6:00 pm.
2. Pledge of Allegiance

Commission Members	Present	Excused
Gerald Poe	X	
Jessica Sollaccio	X	
Paul Mitchell, Mayor Pro Tem	X	
Henry Balensifer, Mayor	X	

Staff Members Present	
City Manager Esther Moberg	City Recorder Dawne Shaw
Harbormaster Jessica McDonald	Fire Chief Brian Alsbury
Police Chief Mathew Workman	City Planner Jeff Adams
Public Works Director Kevin Gorman	

Mayor Balensifer requested add three items – 8I NW Storage; 8J Extension of after-hours hours work; and 8K Resolution for Tom Dyer and requested to move 8K up with item 3. There were no objections.

3. Presentation – Commissioner Tom Dyer

Mayor Balenisfer presented Resolution No. 2710 and also presented a plaque to former City Commissioner Tom Dyer.

Motion:	Move to adopt Resolution No. 2710.				
Moved:	Mitchell				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Mitchell	X			
	Balensifer	X			
Passed:	4/0				

Mayor Balensifer conducted the reading in full of Resolution No. 2710; a Resolution of the City Commission of the City of Warrenton, Honoring Thomas “Tom” M. Dyer for His Exceptional Service to the Community and Designating November 2 as “Tom Dyer Day of Service.” Mayor Balensifer presented former Commissioner Tom Dyer with a plaque for his service. Brief comments from the commission followed.

4. 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 2025.10.14
- B. Police Department Monthly Report – September 2025
- C. Monthly Finance Report – April 2025
- D. Marina Advisory Committee Meeting Minutes 2025.03.17
- E. Parks Advisory Board Minutes 2025.06.09
- F. Community Center Advisory Board Minutes 2025.03.19

Commissioner Sollaccio asked Police Chief Mathew Workman about the radar reports; Workman responded.

Motion:	Move to approve the consent calendar as presented.				
Moved:	Poe				
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Mitchell	X			
	Balensifer	X			
Passed:	4/0				

5. Commissioner Reports

Mayor Balensifer noted he participated in the Trick or Trot event and that the Parks Alliance is doing a cleanup on November 2nd. He thanked Jen Fowler for her cleanup efforts for Trick or Trot event.

6. Public Comment – None

7. Public Hearings

A. Hearing Continuation – Street Renaming of NE Iredale to Isobar:

Mayor Balensifer opened the public hearing on the Street Renaming of NE Iredale to NE Isobar. Formalities followed. No new conflicts of interest or ex parte contact were reported. Planning Director Jeff Adams presented the staff report. Mayor Balensifer asked for public comments. No one spoke in favor, opposition or neutral. There being no further comments, Mayor Balensifer closed the public comment period. There being no further questions or comments, he closed the public hearing.

Motion:	Move to conduct the first reading of Ordinance No. 1297 by title only.				
Moved:	Poe				
Seconded:	Mitchell	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Mitchell	X			
	Balensifer	X			

Passed:	4/0
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Mayor Balensifer conducted the first reading, by title only, of Ordinance No. 1297; renaming NE Iredale Avenue in the City of Warrenton.

8. Business Items

A. Consideration of EPA Redevelopment Planning – Presentation:

City Manager Esther Moberg noted that Sarah Lu Heath may have been confused on the date to be present and requested to bring this item back at a later date; there were no objections.

B. Consideration of City Commissioner Appointment:

The applicants, Brooke Terry, Grant Lehman, Nicole Bian, and Mike Moha gave a few comments. The City Commission asked questions of the applicants who each gave their answers.

City Recorder Dawne Shaw collected the cast ballots and read them aloud:

		Bian	Lehman	Moha	Terry
Vote:	Poe			X	
	Sollaccio	X			
	Mitchell			X	
	Balensifer			X	
Result:	Mike Moha was selected by majority vote – 3/1				

C. Consideration of Public Safety Fee – Resolution No. 2709:

Fire Chief Brian Alsbury presented Resolution No. 2709 for its adoption; a resolution establishing a Public Safety fee. Brief discussion followed.

Motion:	Move to adopt Resolution No. 2709.					
Moved:	Mitchell					
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused	
Vote:	Poe	X				
	Sollaccio	X				
	Mitchell	X				
	Balensifer	X				
Passed:	4/0					

D. Consideration of Street Vacation – Amending Ordinance No. 1217; Second Reading & Adoption:

Moberg clarified why this ordinance is coming back; Ordinance No. 1296 was presented for the second reading and adoption at the October 14th meeting, however there was confusion on the ordinance number as stated in the motion. Staff is requesting to conduct the second reading and adoption again, so we have a clear motion in the record.

Motion:	Move to conduct the second reading, by title only, of Ordinance No. 1296.				
Moved:	Poe				
Seconded:	Mitchell	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Mitchell	X			
	Balensifer	X			
Passed:	4/0				

Mayor Balenisfer conducted the second reading, by title only, of Ordinance No. 1296; an Ordinance amending Ordinance 1217, Vacating Certain Streets in the Plat of Warrenton Park and in the Plat of Portsmouth Addition to Warrenton in the City of Warrenton, Oregon.

Motion:	Move to adopt Ordinance No. 1296.				
Moved:	Poe				
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Mitchell	X			
	Balensifer	X			
Passed:	4/0				

E. Consideration of Contract Award – Warrenton & Hammond Marina Pile Replacement:

Harbormaster Jessica McDonald stated the Marinas had a bid opening for the replacement of piles at the Warrenton and Hamond marinas. She requested to award the contract to the lowest bidder, Bergerson construction. Brief discussion followed on the status of dredging permits.

Motion:	Move to award the pile replacement project contract to Bergerson Construction.				
Moved:	Mitchell				
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Mitchell	X			
	Balensifer	X			
Passed:	4/0				

F. Consideration of Sale of Gear Shed on NE 1st:

City Manager Esther Moberg requested approval for the sale of the city owned property at NE 1st court, in the amount of \$58,000. Brief discussion followed.

Motion:	Move to approve the sale of the city owned property at NE 1 st Court, previously leased as the "Gearshed" in the amount as noted above, and authorize the Mayor to sign closing documents on the City's behalf.				
Moved:	Poe				
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Mitchell	X			
	Balensifer	X			
Passed:	4/0				

Moberg requested that the funds from the sale get transferred to the marina; there were no objections.

G. Consideration of Purchase & Installation of Generator for Pump Station 14:

Public Works Director Kevin Gorman requested authorization to purchase and install a new generator in the amount of \$64,668.00 for Wastewater Pump Station 14. Brief discussion followed on what would happen to the old generator.

Motion:	Move to approve the purchase and installation of a new generator for Pump Station 14 in the amount of \$64,668.00.				
Moved:	Sollaccio				
Seconded:	Mitchell	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Mitchell	X			
	Balensifer	X			
Passed:	4/0				

H. Consideration of Request for Qualified Pool:

Gorman requested approval to advertise a request for qualification for the establishment of a qualified pool for architectural, engineering, photogrammetric mapping, transportation planning, land surveying and related services.

Motion:	Move to approve the advertisement for an RFQ for the establishment of qualified pool.				
Moved:	Poe				
Seconded:	Mitchell	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Mitchell	X			
	Balensifer	X			

Passed:	4/0
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I. Consideration of NW Smart Storage Right of Way Permit:

Moberg noted the request from NW Storage to use the ROW for 30 days for U-Haul uses.

Motion:	Move to approve the ROW permit for NW Smart Storage.				
Moved:	Poe				
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Mitchell	X			
	Balensifer	X			
Passed:	4/0				

J. Consideration of Extension of After Hours Works – Hammond Transmission Line:

Gorman requested an extension to the authorization for afterhours work on the Hammond Transmission Line until November 25, 2025. He noted that the project has experienced delays leading to the extension.

Motion:	Move to approve and extend the work hours for the Hammond waterline project as stated.				
Moved:	Sollaccio				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Mitchell	X			
	Balensifer	X			
Passed:	4/0				

K. Resolution 2710 – considered under item 3.

9. Discussion Items

A. Fill & Grading:

Adams discussed Grading and Erosion Control plans. Discussion followed on the term “Common Elevation.”

Motion:	Move to approve the wording and send to the planning commission for public hearings.				
Moved:	Mitchell				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Mitchell	X			

	Balensifer	X			
Passed:	4/0				

10. Good of the Order

Commissioner Mitchell thanked the Public Works Director for the quick response to a tree over a roadway.

City Manager Moberg noted her appreciation for the candidates.

Mayor Balensifer noted he looks forward to seeing the candidates engaged and looking forward to working with appointee Mike Moha. He noted the recent number of applicants for city boards over the past few weeks. He stated he has concerns about the Governor's executive order 25-26 and reviewed his concerns. Brief discussion followed.

11. Executive Session

12. Adjournment

There being no further business, Mayor Balenisfer adjourned the meeting at 7:15 pm.

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

Attest:



Dawne Shaw, CMC, City Recorder

Approved:



Henry A. Balensifer III, Mayor