



City of Warrenton Marina Advisory Committee
Regular Meeting Agenda
Monday, January 26, 2026 – 2:00 PM
City Hall, 225 S. Main, Warrenton, OR 97146

The meeting will be broadcast via Zoom at the following link

<https://us02web.zoom.us/j/81435388670?pwd=aVRMVVhxa0FUdXVhSGsrekdpWmJYQT09>

Meeting ID: 814 3538 8670 | Passcode: 123456 | Dial-in Number: 253-215-8782

Below are the methods to provide public comment and/or public testimony on a public hearing:

1. In-person: Complete a public comment card and submit it to the Advisory Board Secretary prior to the start of the meeting.
2. Via Zoom: Register with the Secretary, at sford@warrentonoregon.us no later than 11am the day of the meeting. Please ensure that your zoom name matches the name registered to comment.
3. Public Comment: To provide public comment, participants should register prior to the meeting. All remarks will be addressed to the whole Marina Advisory Committee and limited to 3 minutes per person. The Committee reserves the right to delay any action, if required, until such time as they are fully informed on a matter. Once your public comment is submitted, it becomes part of permanent public record.

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1. **Call to Order**
 2. **Consent Calendar**
 - A. Marina Advisory Minutes 12.15.25
 3. **Reports**
 - A. Harbormaster Report
 4. **Public Comment**
 5. **Business Items**
 - A. 2026 Member Introductions
 6. **Discussion Items**
 - A. 2026 Goal Setting
 - B. Meeting Schedule
 7. **Good of the Order**
 8. **Adjournment**

Warrenton City Hall is accessible to the disabled. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting Hanna Bentley, City Recorder, at 503-861-0823 at least 48 hours in advance of the meeting so appropriate assistance can be provided.



City of Warrenton Marina Advisory Committee Minutes
 City Hall, 225 S. Main Warrenton, OR 97146
 Monday December 15, 2025

1. Marina Advisory Committee meeting called to order at 2:00 pm.

<i>Members</i>	<i>Present</i>	<i>Excused</i>
Jen Fowler, Chair	X	
Bill Kerr, Vice Chair	X	
Larry Ausman	X	
Mike Balensifer	X	
Lylla Gaebel	X	

Staff Members Present	
Jessica McDonald	Harbormaster
Shara Ford	Marina Office Secretary

2. 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. Marina Advisory Meeting Minutes 12.15.2025

Motion:	Move to approve the consent calendar as presented.				
Moved:	Balensifer				
Seconded:	Chair Fowler	Aye	Nay	Abstain	Recused
Vote:	Gabel	X			
	Balensifer	X			
	Fowler	X			
	Kerr	X			
	Ausman	X			
Passed:	5/0				

3. Public Comment

- i. None

4. Reports

A. Harbor Master report

- i. Harbor Master Jessica McDonald presented her End of Review Harbor Master Report. Mrs. McDonald reflected on the year 2025 and asked the board if they had any questions. Chair Fowler asked if the price for the piling replacement is a set price for all the piling and the work being done. Mrs. McDonald noted the price is a set price.

5. Business Items

A. Officer Elections

Motion:	Move to approve Jen Fowler to Chair				
Moved:	Balensifer				
Seconded:	Kerr	Aye	Nay	Abstain	Recused
Vote:	Gabel	X			
	Balensifer	X			
	Kerr	X			
	Ausman	X			
	Fowler	X			
Passed:	5/0				

Motion:	Move to approve Bill Kerr to Vice Chair				
Moved:	Fowler				
Seconded:	Balensifer	Aye	Nay	Abstain	Recused
Vote:	Gabel	X			
	Balensifer	X			
	Fowler	X			
	Ausman	X			
	Kerr	X			
Passed:	5/0				

B. Review of the Crab Pot Christmas Tree Event

- i. The committee made a review of the Crab Pot Christmas Tree event. Chair Fowler noted the event was a success and noted Santa was very popular this year. This also led to a discussion to hold the event from 5pm-6pm instead of 4pm-6pm in 2026.

6. Discussion Items

A. Crab Cooking

- ii. Mr. Balensifer is concerned about patrons cooking crab and dumping the crab water on the grass in the Hammond Marina. Mr. Balensifer noted the grass is dying in those places. Mr. Balensifer would like to move the discussion item to a business item at the next meeting on 1.26.26.
- iii. Mr. Balensifer suggested placing zinc on the pilings in the marinas to keep corrosion away. Mrs. McDonald said she will look into it.

7. Good Of the Order

- i. Mr. Ausman raised concerns about the parking area at the new restaurant, Battery 245. Mrs. McDonald shared that a meeting is in the works with City Manager Ester Moberg to talk about this concern.
- ii. Bill Kerr announced he will have to step away from the committee for a period of time.
- iii. Mr. Balensifer raised a concern about D Dock being sunk in the middle. Mrs. McDonald noted that new hinges are being fabricated and the new repairs to D dock are almost finished. Mrs. McDonald share D dock should be done by middle of January this year.

iv. Mr. Balensifer asked if dredging in Hammond can be made deeper than when it was done last time. Mrs. McDonald noted yes, they are dredging deeper and closer to shore.

8. Adjournment

There being no further business Chair Jen Fowler adjourned the meeting at 3:07 p.m.

Approved: _____
Jen Folwer, Chair

Attest: _____
Shara Ford, Marina Advisory Committee Secretary

DRAFT



WARRENTON & HAMMOND MARINAS HARBORMASTER REPORT

JANUARY 2026 // PREPARED BY JESSICA MCDONALD



WARRENTON & HAMMOND MARINAS

Harbormaster Report: January 2026

OVERVIEW

Introduction:

Staff have done an incredible job over the past couple of months preparing dock sections for renovation. There has been a significant amount of behind-the-scenes work to set us up for a successful 2026—both in the office, managing Buoy 10 reservations, and in the maintenance shop, where extensive work is underway to ensure a smooth spring installation of our repaired dock sections.

Key Activities:

1. Completed Projects

- Warrenton and Hammond Pile Replacement FY26

1. Projects in Progress

- Hammond Dredge Permit
- Hammond Crab Cooking Area
- Warrenton E dock replacement and repair plans
- Warrenton Campground improvements
- RFB for Hammond docks & in-water work activities for FY27
- CIP and budget planning
- Vendor Location Update
- Zincs added to Piles
- Dock Repairs and Rebuilds - Winter Priority Schedule Update



WARRENTON & HAMMOND MARINAS

Harbormaster Report: January 2026

COMPLETED PROJECTS

Pile Replacement Project

Bergerson Construction successfully replaced 31 piles at the Warrenton and Hammond Marinas. Each year we replace piles, we see a significant reduction in dock damage during the winter months. We are finally gaining ground, and most of the east-side piles at Hammond Marina will have been replaced after December 2027.





WARRENTON & HAMMOND MARINAS

Harbormaster Report: January 2026

PROJECTS IN PROGRESS

Hammond Dredge Permitting

Permits have been submitted and we are awaiting response.

Hammond Crab Cooking Area

Awaiting additional design information.

Warrenton E Dock Replacement

E dock design and permitting has been awarded to PND Engineering and we have entered into contract with them. The design and permitting is expected to be completed in September 2026. In the meantime staff are exploring all financial options for a full replacement while doing our best to maintain safe access and usage of the current dock.

Warrenton Campground Improvements

Warrenton Urban Renewal has identified the Warrenton Campground as a potential enhancement project. Staff are currently exploring options for fill and grading to improve the site and potentially add additional pads or utilities. By expanding camping opportunities in Warrenton, we hope to generate additional revenue to help support operations at the Warrenton Marina.

RBF(Request for Bids) for Hammond Center Dock Replacement & Winter 2026 Projects

Staff are currently preparing a Request for Bids (RFB) for the Hammond Center Dock Replacement project, which received grant funding. Due to long fabrication lead times, we are proposing to begin the RFB and procurement process in February to ensure the new docks can be delivered and installed during the in-water work window of November–December 2026.

We plan to issue one RFB for dock fabrication, followed by a second RFB at a later date for installation. The installation work will be bundled with other FY27 in-water projects, including pile replacement and dredging at Hammond Marina, to reduce mobilization costs.



WARRENTON & HAMMOND MARINAS

Harbormaster Report: January 2026

Capital Improvement and Budget Planning Beginning

Staff will begin the process of identifying any new potential capital improvements that may need to be added to the Capital Improvement Plan (CIP). If the Marinas Advisory Board has any recommendations for consideration, please let us know soon.

Hammond Vendor Location

Below is a map showing the proposed vendor locations for Buoy 10. This will be a limited, 30-day opportunity for interested businesses. Please contact the Harbormaster if you are interested; additional information will be provided in early February. Space is limited and first come first serve.



Zincs added to new Piles

Based on a recommendation from Advisory Board member Mike Balensifer, staff are currently obtaining quotes and exploring the addition of zinc anodes to the steel piles on the commercial docks. The goal is to install the zincs at the mudline to reduce corrosion caused by electrolysis and significantly extend the service life of the piles. Depending on project costs, implementation may need to be delayed until July 2026.



WARRENTON & HAMMOND MARINAS

Harbormaster Report: January 2026

Dock Repairs and Rebuilds - Priority Schedule

Warrenton E Dock: To ensure continued safe access, repairs are underway and are expected to be completed before February.

Warrenton M Dock: Renovations to the first half of Warrenton's M Dock are in progress. Dock sections are currently being repaired and rebuilt and will be floated and installed as soon as possible.

Hammond D Dock Ramp: Dock sections are ready for installation and are currently awaiting delivery of custom hinges. Installation will begin as soon as the hinges are received. Below is a photo of the damaged metal frame, this occurred from a large log that floated in and got wedged under this section.



Hammond B Dock Landing: Repairs are scheduled to take place this spring.