



City of Warrenton City Commission Minutes

City Hall, 225 S. Main Warrenton, OR 97146
Tuesday, January 13, 2026

1. City Commission meeting called to order at 6:05 pm.
2. Pledge of Allegiance

Commission Members	Present	Excused
Gerald Poe	X	
Jessica Sollaccio	X	
Mike Moha	X	
Paul Mitchell	X	
Henry A. Balensifer III, Mayor	X	

Staff Members Present	
City Manager Esther Moberg	City Recorder Hanna Bentley
Fire Chief Brian Alsbury	Acting Public Works Director Dale McDowell
Harbormaster Jessica McDonald	Police Chief Mathew Workman

3. Selection of Mayor Pro Tem

Per City Charter, the Mayor Pro Tem is selected by ballot, by the Commission at its first meeting each calendar year.

City Recorder Hanna Bentley collected the cast ballots and read them aloud:

		Poe	Sollaccio	Moha	Mitchell
Vote:	Poe				X
	Sollaccio				X
	Moha				X
	Mitchell				X
	Balensifer				X
Result:	By unanimous vote, Commissioner Mitchell was elected Mayor Pro Tem for the calendar year 2026.				

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 2025.12.09
- B. Fire Department Quarterly Report

- C. November 2025 Police Monthly Stats Report
- D. OLCC License Renewal Reviews

Motion:	Move to approve the consent calendar as presented.				
Moved:	Poe				
Seconded:	Mitchell	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

5. Commissioner Reports

Commissioner Sollaccio provided an update on BOLI relating to childcare subsidies for people that work in the trades.

Commissioner Mitchell provided an update on Columbia-Pacific Economic Development District (Col-Pac).

City Manager Esther Moberg provided an update on Planning Director Recruitment.

Mayor Balensifer discussed the Oregonians for Floodplain Protection and Warrenton Parks Alliance meetings he attended.

6. Public Comment

7. Public Hearings

A. Appeal of SUB-25-1, V-25-1 (Neahring):

Mayor Balensifer re-opened the public hearing on the appeal of the Planning Commission's decision on the Preliminary Plat for Subdivision SUB-25-1 and Variance V-25-1 for 81020AA00400 and 81020AA00738 along the East side of SW Kalmia Ave. Formalities followed. Mayor Balensifer asked if anyone had any conflicts of interest, bias or ex parte contact to report; Commissioner Moha noted that he does live in the neighborhood of the applicant and that he was involved in the application process when he was on the Planning Commission and that he feels he can make a decision without any bias and that he has visited the site. No other conflicts of interest or ex parte contact were reported. City Attorney Josh Soper (BEH Law) reviewed the staff report. He noted that staff is recommending the Commission deny the appeal. Mayor Balensifer asked if the property is in the navigation easement for the Port of Astoria and if the Port was notified; Moberg noted that they were not notified. The applicant, Adam Neahring provided brief comments on his application and noted the challenges of the property. Jeffrey Kleinman noted that he represents the appellant William Capliger and presented his case reviewing his letter he submitted for the record including the supplemental letter he submitted on January 6th.

Mayor Balensifer asked for public comments. No one spoke in support, opposition or neutral of the appeal. The applicant Adam Neahrng provided a rebuttal to the appellants' comments. Mayor Balensifer closed the public testimony portion of the hearing.

There was brief discussion on the emergency access road. City Manager Esther Moberg noted that a condition of approval is that there are easement agreements in place for the fire lane that the Fire Chief and Public Works Director approve the fire lane access. Soper asked the commission to clarify that its intent is that all the conditions of approval are fulfilled before final plat; there was consensus of the commissions.

Motion:	Move based on the findings and conclusions in the October 13, 2025 Planning Commission decision, and the substitute supplemental findings included in the November 21, 2025 staff report, to deny the appeal and approve SUB-25-1 and V-25-1, subject to the conditions of approval in the October 13, 2025 Planning Commission decision.				
Moved:	Moha				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

B. RZ-23-1 Hammond Rezone from General Industrial to RM or OSI:

Mayor Balensifer opened the public hearing on RZ-23-1 Hammond Rezone from General Industrial to RM or OSI. Formalities followed. No conflicts of interest or ex parte contact were reported. City Manager Esther Moberg presented the staff report. Mayor Balensifer asked if there is going to be any type of protection for marine independent industrial activities; Moberg noted that as a condition of approval they could require the property owner to record on their title an understanding of industrial zone adjacent to their property and that the rezone change would not go into effect until they have been recorded. Senior Project Manager Scott Fregonese with 3J Consulting noted that he is representing all the applicants and reviewed the application. Mayor Balensifer asked for public comments. No one spoke in favor, opposition or neutral. There being no further comments, Mayor Balensifer closed public testimony. There was consensus to add a condition of approval that the property owner record to the title language acknowledging that the housing is adjacent to industrial zoning. There was brief discussion on language to be recorded with the title Moberg noted that legal would need to craft the language.

Motion:	Move to recommend the rezoning of the I2 water dependent industrial as described in RZ-25-1 with the recommendation to adopt the rezone and to amend the comprehensive plan as needed and add as a condition of approval to be completed prior to enactment of Ordinance No. 1300 the requirement to record on deeds protections for marine and industrial operations and activities in the area with specific language to be provided
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	by the city and then to conduct the first reading by title only of Ordinance No. 1300.				
Moved:	Poe				
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

Mayor Balensifer conducted the first reading by title only, of Ordinance No. 1300; An Ordinance amending the City of Warrenton zoning map to reclassify zoning of tax lots Site A from Water Dependent Industrial to Open Space Institutional: Tax Lots 81009BD03000, 81009BD04100, 81009BD04200, 81009BD04300, 81009BD04400, 81009BD02800, Site B from Water Dependent Industrial to Medium Density Residential : 81009B001800, 81009B001801, 81009B001802, 81009B001900, 81009BD05000, 81009BD05100, 81009BD05200, 81009BD05300, 81009BD05400, 81009BD05500, 81009BD05600, 81009BD05800, 81009B002601, 81009B001901, 81009BD05700 and Site C from Water Dependent Industrial to Medium Density Residential: 81009BB00900, 81009BB01000.

8. Business Items

A. Consideration of Board, Committee, and Commission Appointments:

Motion:	Move to adopt Resolution No. 2713, authorizing appointments to fill positions on the Warrenton Budget Committee and setting terms of office.				
Moved:	Moha				
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

Motion:	Move to adopt Resolution No. 2714, setting terms of office on the Warrenton Community Center Advisory Board.				
Moved:	Poe				
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

Motion:	Move to adopt Resolution No. 2715, authorizing appointments to fill positions on the Warrenton Planning Commission and setting terms of office.				
Moved:	Sollaccio				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

Motion:	Move to adopt Resolution No. 2716, authorizing appointments to fill positions on the Warrenton Parks Advisory Board and setting terms of office.				
Moved:	Sollaccio				
Seconded:	Moha	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

Motion:	Move to adopt Resolution No. 2717, authorizing appointments to fill positions on the Warrenton Community Library Board and setting terms of office.				
Moved:	Moha				
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

Motion:	Move to adopt Resolution No. 2718, authorizing appointments to fill positions on the Marinas Advisory Committee and setting terms of office.				
Moved:	Sollaccio				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			

	Balensifer	X			
Passed:	5/0				

B. Consideration of Ordinance No. 1301; Amending WMC Chapter 2.24 Urban Renewal Advisory Committee:

Mayor Balensifer reviewed the Ordinance noting it is a housekeeping measure to update the Warrenton Municipal Code to match the amendments made to the Warrenton Urban Renewal Advisory Committee bylaws.

Motion:	Move to conduct the first reading, by title only, of Ordinance No. 1301.				
Moved:	Mitchell				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

Mayor Balensifer conducted the first reading by title only, of Ordinance No. 1301; An Ordinance Amending Warrenton Municipal Code Chapter 2.24.010, Section A, and Amending Ordinance No. 1117-A, Sections 2 and 7.

C. Iredale Culvert Project - Phase II Change Order:

Acting Public Works Director Dale McDowell reviewed the change order. He noted that when the contract was approved there was no contingency approved.

Motion:	Move to approve change order number one for the Iredale Culvert project phase two to Big River Construction in the amount of \$1,678.17.				
Moved:	Sollaccio				
Seconded:	Moha	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

D. Expend Funds for Disposal of Contaminated Soil:

McDowell reviewed the staff report noting that this is for the dump fees on the contaminated soil. He noted that the soil is from the RP-2 project.

Motion:	Move to authorize expenditure funds not to exceed \$100,000 for disposal of impacted soil associated with the raw waterline RP2 project.				
Moved:	Poe				
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

9. Discussion Items – None

10. Good of the Order

Commissioner Sollaccio noted an upcoming Town Hall with Senator Merkley. She noted the Clatsop County Communities Active in Disaster (COAD) is looking for volunteers.

City Manager Esther Moberg noted that we are working on the request for qualifications for ditch maintenance.

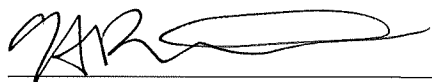
Commissioner Mitchell asked about the condition of Officer Wirt; Chief Workman provided a brief update on the condition of Officer Wirt.

11. Executive Session – None

12. Adjournment

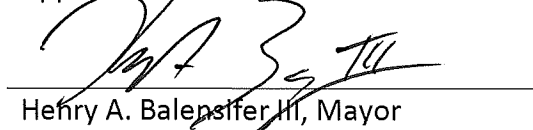
There being no further business, Mayor Balensifer adjourned the meeting at 7:34 pm.

Attest:



Hanna Bentley, City Recorder

Approved:



Henry A. Balensifer III, Mayor