



City of Warrenton City Commission

Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Tuesday, January 27, 2026

1. City Commission meeting called to order at 5:59 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 | |
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| 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 |
| Finance Director Jessica Barrett | |

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 2025.12.09
- B. Service Animal Policy
- C. WPD December 2025 Stats Report
- D. 2025 WPD Year Stats Review
- E. Budget Calendar

Commissioner Paul Mitchell requested to add business item 7F Consideration of Columbia Pacific Economic Development District (COLPAC) continuation with rate increase. There were no objections.

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

4. Commissioner Reports

Commissioner Mitchell discussed the meetings he attended with Senator Merkley regarding levees and the Spruce Up Warrenton meeting.

Commissioner Sollacio noted the Clatsop Economic Development Resources (CEDR) meeting she attended and noted the upcoming career fair. She noted that Spruce Up Warrenton received a \$10,000 grant.

Mayor Balensifer noted that he could not make it to the Chamber Banquet due to flight delays, his wife, Kelsey Balensifer, was able to present the Ford Award to former commissioner Tom Dyer.

5. Public Comment

Jackie Sanchez provided comments regarding the fluoride measure on the agenda.

Mayor Balensifer noted that there was written public comment from Ron Dyer submitted for the record and staff will respond.

6. Public Hearings

A. Development Code Revision to amend Chapter 16.152 Grading, Excavating, and Erosion Control Plans:

Mayor Balensifer opened the public hearing on the Development Code Revision to amend Chapter 16.152 Grading, Excavating, and Erosion Control Plans. Formalities followed. No conflicts of interest or ex parte contact were reported. City Manager Esther Moberg presented the staff report noting that this has been in the process since 2022 and provided a brief history of the ordinance. Mayor Balensifer asked to have a provision to revisit this ordinance to see how it's going. There was brief discussion and clarification provided regarding the ordinance.

Mayor Balensifer stated for the record, "That the legislative intent is to allow the City Manager or whoever to be able to say, "Hey, this is an exempted activity." Yes, the code says this specifically, but the intent of this isn't to be persnickety about that so much as it's to make sure that we're not clearing entire lawns, filling them up, and flooding the neighbors. That's the legislative intent of this entire ordinance. So, would you agree with that?"

City Manager Esther Moberg "I absolutely agree."

Mayor Henry Balensifer "Let the record reflect."

Mayor Balensifer asked for public comments. No one spoke in favor, or opposition. Mike Balensifer provided comment in neutrality and asked for clarification on the ordinance. There being no further comments, Mayor Balensifer closed public testimony.

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| Motion: | Move to add section 3 to Ordinance 1274 stating that staff will prepare at the end of a year's time a report of permits issued under this ordinance and the commission will review its efficacy one year after enactment. | | | | |
| Moved: | Balensifer | | | | |
| Seconded: | Mitchell | Aye | Nay | Abstain | Recused |
| Vote: | Poe | X | | | |
| | Sollaccio | X | | | |
| | Moha | X | | | |
| | Mitchell | X | | | |
| | Balensifer | X | | | |
| Passed: | 5/0 | | | | |

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| Motion: | Move to conduct the first reading by title only of Ordinance No. 1274, as amended. | | | | |
| Moved: | Mitchell | | | | |
| 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. 1274, an ordinance amending chapter 16.152 of the Warrenton Municipal Code to modify regulations on grading excavating and erosion control plans.

7. Business Items

- A. Consideration to Place City of Warrenton Drinking Water Supply Fluoridation on the May Ballot:

City Manager Esther Moberg presented the staff report noting the history of this ballot measure. She noted the intent of the yes vote and no vote language is clarity. There was brief discussion on the number of customers outside of city limits.

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| Motion: | Move to adopt Resolution No. 2720 Authorizing an Election on May 19, 2026, in the City of Warrenton for the purpose of City of Warrenton Drinking Water Supply Fluoridation. | | | | |
| Moved: | Poe | | | | |
| Seconded: | Moha | Aye | Nay | Abstain | Recused |
| Vote: | Poe | X | | | |
| | Sollaccio | | X | | |
| | Moha | X | | | |
| | Mitchell | X | | | |
| | Balensifer | X | | | |

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| Passed: | 4/1 |
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- B. Consideration of RZ-23-1 Hammond Rezone from General Industrial to RM or OSI 2nd reading:

City Manager Esther Moberg presented her staff report noting the first reading was done at the previous meeting. There was brief discussion on what to record on the title regarding industrial activity near the rezoned property. There was consensus to conduct the second reading and hold off the adoption.

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| Motion: | Move to approve the second reading, by title only of Ordinance No. 1300. | | | | |
| Moved: | Poe | | | | |
| Seconded: | Mitchell | Aye | Nay | Abstain | Recused |
| Vote: | Poe | X | | | |
| | Sollaccio | X | | | |
| | Moha | X | | | |
| | Mitchell | X | | | |
| | Balensifer | X | | | |
| Passed: | 5/0 | | | | |

Mayor Balensifer conducted the second 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.

- C. Second Reading and Adoption of Ordinance No. 1301; Amending WMC Chapter 2.24 Urban Renewal Advisory Committee:

Mayor Balensifer noting that this is a housekeeping measure and that the first reading was done at the previous meeting. Mayor Balensifer asked if there would be an amendment to the bylaws to reduce the committee to 5 members; City Recorder Hanna Bentley noted that the amendment to the bylaws would need to go before the advisory committee in March.

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| Motion: | Move to conduct the second 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. | | | | |
| Moved: | Poe | | | | |
| Seconded: | Moha | Aye | Nay | Abstain | Recused |

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| Vote: | Poe | X | | | |
| | Sollaccio | X | | | |
| | Moha | X | | | |
| | Mitchell | X | | | |
| | Balensifer | X | | | |
| Passed: | 5/0 | | | | |

Mayor Balensifer conducted the second 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.

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| Motion: | Move to adopt Ordinance No. 1301. | | | | |
| Moved: | Sollaccio | | | | |
| Seconded: | Poe | Aye | Nay | Abstain | Recused |
| Vote: | Poe | X | | | |
| | Sollaccio | X | | | |
| | Moha | X | | | |
| | Mitchell | X | | | |
| | Balensifer | X | | | |
| Passed: | 5/0 | | | | |

- D. Resolution No. 2719 Approving and adopting increases to the 2025-2026 budget by increasing appropriations for unanticipated revenues from specific purpose grants:

Finance Director Jessica Barret presented her staff report. Noting that this is to amend the current budget to allow for additional spending authority in the grants fund for the Police Department. She noted that the grant is for Seatbelt and DUI enforcement.

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| Motion: | Move to approve Resolution No. 2719. | | | | |
| Moved: | Mitchell | | | | |
| Seconded: | Poe | Aye | Nay | Abstain | Recused |
| Vote: | Poe | X | | | |
| | Sollaccio | X | | | |
| | Moha | X | | | |
| | Mitchell | X | | | |
| | Balensifer | X | | | |
| Passed: | 5/0 | | | | |

- E. Seafarer’s Park Erosion Stabilization — Request for Night Work and Road Closure

Acting Public Works Director Dale McDowell requested temporary night work and full road closure during construction of the Seafarer’s Park Bank Stabilization Project. Night work is required to coordinate construction activities with tidal cycles, and a full road closure is necessary to safely perform repairs to the shoreline bank and adjacent viewpoint area. It

was noted that the requested closure is until March 1st. After brief discussion there was unanimous consent from the commission to extend authorization to March 15th.

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| Motion: | Move to authorize Earthworx Excavation LLC to perform temporary night work and allow a full road closure as necessary to complete construction of the Seafarer’s Park Bank Stabilization Project. | | | | |
| Moved: | Sollaccio | | | | |
| Seconded: | Moha | Aye | Nay | Abstain | Recused |
| Vote: | Poe | X | | | |
| | Sollaccio | X | | | |
| | Moha | X | | | |
| | Mitchell | X | | | |
| | Balensifer | X | | | |
| Passed: | 5/0 | | | | |

F. Consideration of Columbia Pacific Economic Development District (COLPAC) continuation with rate increase.

Commissioner Mitchell reviewed his memo he submitted for the record. He noted that the increase would start July 1. The annual cost is currently \$250 and will increase to \$1,500 with a CPI the next two years. There was support for staff to include the increase in the next budget.

8. Discussion Items

A. Fireworks Calls Around 4th of July

Police Chief Mathew Workman discussed calls around the 4th of July and the level of enforcement. He noted that they are currently reactive. There was brief discussion on past enforcement. There was consensus that it is the officer’s discretion and should be complaint driven.

Workman noted that we were awarded 3 pieces of equipment from the SPIRE grant and that the reader board has arrived.

9. Good of the Order

Commissioner Sollacio noted that she voted nay on the ballot measure due to the language and concerns from a public health standpoint.

Commissioner Moha noted the upcoming play at the high school.

Commissioner Mitchell stated that he has almost ran into people on Ridge Road walking their dogs and asked Chief Workman if there is anything that can be done. He also noted an RV parked on Ridge Road as well.


Mayor Balensifer noted that in a couple days there is going to be a formal grand opening of Battery 245 and he will let the Commission know.

11. Executive Session – None

12. Adjournment

There being no further business, Mayor Balensifer adjourned the meeting at 7:21 pm.

Attest:



Hanna Bentley, City Recorder

Approved:



Henry A. Balensifer III, Mayor