



City of Warrenton City Commission

Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Tuesday, February 10, 2026

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	
Mike Moha	X	
Paul Mitchell	X	
Henry A. Balensifer III, Mayor	X	

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

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 2026.01.27
- B. Harbormaster Report
- C. Marina Advisory Board Meeting Minutes 10.20.2025
- D. Marina Advisory Board Meeting Minutes 12.15.2025

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				

4. Commissioner Reports

Commissioner Moha noted that the legislature is doing their work and noted some of the current bills.

Commissioner Mitchell noted that his task force met today and requested to extend the task force by 60 days and that he hopes to share their findings in May. There was unanimous consent to grant the extension.

Mayor Balensifer noted that he met with Senator Merkley’s staff and reviewed what was discussed.

- 5. **Public Comment**
- 6. **Public Hearings**
- 7. **Business Items**

A. RZ-23-1 Hammond Rezone from General Industrial to RM or OSI Adoption

City Manager Esther Moberg presented the staff report and noted the language provided by legal that should be recorded with each title.

Mayor Balensifer read a document into the record “This Property is located in the vicinity of industrial uses, including maritime industrial uses. As a result, the Property may be subject to certain conditions associated with proximity to industrial uses and industrial operations which have the right to cause or create certain conditions within the limits of applicable law. Examples of conditions associated with proximity to industrial uses and industrial operations include, but are not limited to, the following:

1. Construction or manufacturing noises and/or smells.
2. Low-frequency sounds.
3. Vibrations
4. Lights, glare, and sightline or view impacts.
5. Truck traffic, vessel traffic, heavy equipment traffic, and loading operations.
6. Other hazards and impacts associated with industrial operations and construction of industrial facilities.

It is understood and agreed that this Notice runs with the land and shall be binding upon the heirs, representatives, administrators, executives, successors, and assigns of this Property."

City Attorney Emily Guimont with Beery, Elsner & Hammond LLP noted that the language puts all property owners now and in the future on notice that the property is next to industrial uses.

Motion:	Move to adopt Ordinance No.1300 which shall be adopted once all property owners have recorded in their title deeds wording regarding the protection of industrial zones such as wording has been read into the record and is presented here in this document written out by legal.				
Moved:	Mitchell				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			

	Balensifer	X			
Passed:	5/0				

B. Consideration to Place City of Warrenton Charter Update Model LOC language on the May Ballot

Moberg reviewed the staff report noting that this is to update specific sections of the charter to match the League of Oregon Cities (LOC) model charter language and that this is not a full overhaul of the charter. There was brief discussion on a potential error in section 8 regarding terms of office. There was consensus to clarify section 8 and bring this back at the next meeting. There were no objections to table this to the next meeting.

C. Development Code Revision to amend Chapter 16.152 Grading, Excavating, and Erosion Control Plan Second Reading

Moberg reviewed the staff report noting that this Ordinance had its first reading at the last meeting and is now presented for its second reading and adoption. There was brief discussion on section three that requires a review of the fill process in 12 months time after the adoption. It was noted that section three does not need to be in the code.

Motion:	Move to amend Ordinance No. 1274 removing section three and placing the review date one year after the adoption as part of the adoption but not in the ordinance.				
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 conduct the second reading by title only of Ordinance No. 1274, as amended.				
Moved:	Mitchell				
Seconded:	Moha	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. 1274, an ordinance amending chapter 16.152 of the Warrenton Municipal Code to modify regulations on grading, excavating, and erosion control plans.

Motion:	Move to adopt Ordinance No. 1274, an ordinance amending chapter 16.152 of the Warrenton Municipal Code to modify regulations on grading, excavating, and erosion control plans and direct staff to review grading, excavation, and erosion permits one year from the date of adoption and bring forward a report for review by the city commission.				
Moved:	Poe				
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

D. Request to Advertise for Bids - Quincy Robinson Park Tennis Court Project

Acting Public Works Director Dale McDowell reviewed his staff report. He noted that there is a minor change to the striping of the project and that they will be striping one tennis court and one pickleball court. There was brief discussion on the project and associated cost.

Motion:	Move to authorize the advertisement for construction bids for the CIP - Quincy Robinson Park Tennis Court Project as amended by the Public Works Director.				
Moved:	Moha				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

8. Discussion Items

9. Good of the Order

Commissioner Poe noted he is glad the Seahawks won.

Commissioner Sollaccio noted the Clatsop Childcare Working Group and that grants will be opening soon.

10. Executive Session

At 6:35 pm., Mayor Balensifer recessed the regular meeting and announced the Commission will now meet in executive session under authority of ORS 192.660(2)(f); To consider information or records that are exempt by law from public inspection.

At 7:15 pm., Mayor Balensifer reconvened the regular meeting.

11. Adjournment

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

Attest:



Hanna Bentley, City Recorder

Approved:



Henry A. Balensifer III, Mayor