



# City of Warrenton City Commission

## Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Tuesday, March 24, 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, Mayor Pro Tem	X	
Henry A. Balensifer III, Mayor (via Zoom)	X	

Staff Members Present	
City Manager Esther Moberg	City Recorder Hanna Bentley
Police Chief Mathew Workman	Public Works Director Kevin Gorman
Harbor Master Jessica McDonald	Engineering Technician Twyla Vittetoe (via Zoom)

### 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 2026.03.10
- B. City Commission Meeting Minutes 2026.03.10
- C. Letter of Support for Connect Oregon Grant
- D. Marina Advisory Board January Minutes
- E. March Harbormaster Report
- F. February 2026 Police Statistics Report

Mayor Balensifer requested to discuss agenda item 8A directly after agenda item 7A and noted a potential need for him to leave early from the meeting.

<b>Motion:</b>	Move to discuss item 8A directly after the public comment section.				
<b>Moved:</b>	Balensifer				
<b>Seconded:</b>	Poe	Aye	Nay	Abstain	Recused
<b>Vote:</b>	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
	Balensifer	X			
<b>Passed:</b>	5/0				

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

#### 4. Commissioner Reports

Commissioner Moha congratulated City Recorder Hanna Bentley on receiving her CMC (Certified Municipal Clerk). Esther Moberg briefly described the process needed for this certification.

Mayor Balensifer shared that he received a call from Congresswoman Suzanne Bonamichi's office about potential funding for the wastewater treatment plant (WWTP). He additionally noted that Representative Cliff Bentz has introduced a bill into congress that could positively impact flood plain insurance.

City Manager Esther Moberg announced that Public Works has been hard at work fixing a break in the city's water main today, and that the road should be reopened soon, if it is not already. She noted that we are currently in the interview process for a Planning Director.

#### 5. Public Comment

It was noted that those wishing to provide comment regarding agenda item 8A will be given the opportunity to comment at that time.

#### 6. Public Hearing

#### 8. Discussion Items

*\*This discussion item was moved up in the agenda unanimously by the commission.*

##### A. 7th & N Main Discussion

Public Works Director Kevin Gorman reviewed the staff report noting three improvement options along with their benefits and drawbacks. He shared that option one is estimated to cost more than six million dollars, option two is estimated to cost roughly 4 million dollars, and option three would cost more than 3 million dollars.

Mayor Pro Tem Mitchell then opened public comment on this item.

Suzanne Vlach commented on the cost to property owners regarding potential increase in tax rates.

Mayor Balensifer added that some of the cost would be offset with funds from other sources, not direct tax rate increases to affected property owners.

Thomas Tapia noted concerns with water flow and difference of estimated price of the project options.

Christopher Hicks shared the same concerns with Thomas Tapia and additionally noted concerns about the destruction of the tree barrier between the Warrenton waterfront trail and the road.

Brichard Kelly provided comment about what side of the road the sidewalk is on for each proposed option for the project.

Kim Hitchman noted the repair history of the road and shared his opposition to the sidewalk and concerns over log trucks using the road when the main roads are closed.

Chuck Sheehan noted concerns with making the road wider and his opposition to sidewalks due to potential loss of personal access on his property.

Roy Giligan shared concerns with the maintenance of current ditches.

Gary Dotson provided comment on the condition of the road and briefly compared the potential cost of the project versus the accrued costs of maintenance.

City Manager Moberg echoed Mayor Balensifer in addressing costs to property owners. She clarified that CIP cost is not a direct increase to tax rates and partial funding for this project is already budgeted.

Mayor Balensifer requested unanimous consent to suspend the rules temporarily to allow for a public comment that was not submitted prior to the meeting since the commentor is on Zoom. Unanimous consent was granted. Jennifer Andrews, via Zoom, noted her concerns with option three being dismissed so quickly despite it being the most cost effective.

Mayor Pro Tem Mitchell asked for more information on sidewalks; Gorman noted that the sidewalks would align with the city's transportation master plan as well as provide safety for pedestrians. Engineering Technician Twyla Vittetoe commented on the price of the project being both for the road and the replacement of the water main. Both Gorman and Vittetoe noted the intent for the tree barrier to remain near the road.

Katherine Martin, via Zoom, provided comment that she is opposed to the sidewalks and noted the condition of the road.

Commissioner Sollaccio asked to do a poll of the audience regarding their opinion on constructing sidewalks. City Manager Moberg clarified for the recording that all public members polled in the room raised their hands for no sidewalks.

There was consensus to have staff return with an update on the project in May. Vittetoe confirmed options one and two have been dismissed and options three and four are to be pursued for future project planning.

**7. Business Items**

**A. Clatsop County Brownfield Assessment Program**

City Manager Moberg introduced Sarah Lu Heath, Executive Director of Columbia Pacific Economic Development District. Heath reviewed her presentation on the Clatsop County Brownfield Assessment Program. This included a breakdown of the program phases, goals, timeline, and commitments. She noted the goal for project continuity with the current project to create a strategic/master plan for the City of Warrenton.

Mayor Balensifer then announced his departure and left the meeting at 7:01 pm.

Moberg asked for commission approval to move forward with the implementation of this grant program. There was unanimous consent.

**B. Consideration of Hammond Launch Dock Request for Bids (RFB)**

Harbor Master Jessica McDonald reviewed the RFB process and noted that part of this project is funded through grant funds from the Oregon State Marine Board and Oregon Department of Fish and Wildlife.

<b>Motion:</b>	Move to approve the Request for Bids (RFB) for the Hammond Marina Launch Docks.				
<b>Moved:</b>	Poe				
<b>Seconded:</b>	Sollaccio	Aye	Nay	Abstain	Recused
<b>Vote:</b>	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
<b>Passed:</b>	4/0				

**C. Consideration of Quincy Robinson Park Tennis Court Demolition and Re-Construction Bid Award**

Gorman reviewed the project and noted that six bids were received, and they went with the lowest responsive bidder. There was brief discussion on the timeline of the project.

<b>Motion:</b>	Move to award the Quincy Robinson Park Tennis Court Demo & Re-Construction Project construction contract to Big River Construction, Inc. in the amount of \$139,681.00, with a 10% construction contingency.				
<b>Moved:</b>	Sollaccio				
<b>Seconded:</b>	Moha	Aye	Nay	Abstain	Recused

<b>Vote:</b>	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
<b>Passed:</b>	4/0				

D. Consideration of Resolution No. 2725 Adopting Rules of Procedure 3<sup>rd</sup> Edition

Moberg shared that this resolution is the formal adoption of the Rules of Procedure 3<sup>rd</sup> Edition as detailed in the last meeting.

<b>Motion:</b>	Move to adopt Resolution No. 2725; A Resolution of the City Commission of the City of Warrenton, Oregon, Adopting Rules of Procedure 3 <sup>rd</sup> edition and repealing any other Resolutions in conflict.				
<b>Moved:</b>	Moha				
<b>Seconded:</b>	Poe	Aye	Nay	Abstain	Recused
<b>Vote:</b>	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
<b>Passed:</b>	4/0				

E. Consideration of Middle Housing Code Second Reading and Adoption

Moberg noted that this ordinance had a public hearing and first reading at the previous meeting and is now ready for its second reading and adoption. The commission provided brief comments.

<b>Motion:</b>	Move to conduct the second reading by title only of Ordinance No. 1285.				
<b>Moved:</b>	Sollaccio				
<b>Seconded:</b>	Poe	Aye	Nay	Abstain	Recused
<b>Vote:</b>	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell		X		
<b>Passed:</b>	3/1				

Mayor Pro Tem Mitchell directed Moberg to conduct the second reading by title only of Ordinance No. 1285; an Ordinance amending Chapters 16.12, 16.24, 16.28, 16.32, 16.36, 16.112, 16.114, 16.120, 16.128, 16.168, 16.180, 16.184, 16.188, 16.202, and 16.224 of the Warrenton Municipal Code and Articles 3 and 5 of the Warrenton Comprehensive Plan to modify regulations regarding middle housing in compliance with Oregon HB 2001.

<b>Motion:</b>	Move to adopt Ordinance No. 1285.
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<b>Moved:</b>	Sollaccio				
<b>Seconded:</b>	Poe	Aye	Nay	Abstain	Recused
<b>Vote:</b>	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell		X		
<b>Passed:</b>	3/1				

F. Consideration of Water Treatment Plant Replacement Service Truck - Agreement to Purchase

Gorman reviewed the staff report for the replacement of a 15-year-old service truck.

<b>Motion:</b>	Move to authorize purchase of a replacement service truck for the water treatment plant from Dane Gouge's Astoria Ford in the amount of \$61,384.64.				
<b>Moved:</b>	Sollaccio				
<b>Seconded:</b>	Moha	Aye	Nay	Abstain	Recused
<b>Vote:</b>	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
<b>Passed:</b>	4/0				

G. Consideration of Resolution No. 2727; Setting a public hearing date to receive comments on draft findings for exemption from competitive bidding to use the Construction Manager/General Contractor (CM/GC) delivery method for the WWTP improvements

City Manager Moberg reviewed the CM/GC process, legality and timeline impacts. She noted that the hearing will be held on April 14<sup>th</sup>, 2026.

<b>Motion:</b>	Move to adopt Resolution No. 2727; A resolution of the city commission of the City of Warrenton, Oregon setting a public hearing date to receive comments on the draft findings for exemption from competitive bidding to use the Construction Manager/General Contractor (CM/GC) delivery method for the wastewater system improvements project.				
<b>Moved:</b>	Poe				
<b>Seconded:</b>	Sollaccio	Aye	Nay	Abstain	Recused
<b>Vote:</b>	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
<b>Passed:</b>	4/0				

8. Discussion Items

No additional discussion items noted. Agenda item 8A was discussed in detail before item 7A.

- 9. Good of the Order
- 10. Executive Session
- 11. Adjournment

There being no further business, Mayor Pro Tem Mitchell adjourned the meeting at 7:18 pm.

Respectfully prepared and submitted by Stepha Kvokov, Deputy City Recorder.

Attest:



Hanna Bentley, City Recorder

Approved:



Henry A. Balensifer III, Mayor