

"Making a difference through excellence of service"



CITY OF WARRENTON

WORK SESSION AGENDA

CITY COMMISSION OF THE CITY OF WARRENTON

March 22, 2016 – 5:30 P.M.

Warrenton City Commission Chambers – 225 South Main Avenue
Warrenton, Or 97146

1. CALL TO ORDER
2. HAMMOND/WARRENTON MARINAS
3. ADJOURN

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MINUTES
WARRENTON CITY COMMISSION
WORK SESSION
December 8, 2015
5:30 p.m.
Warrenton City Hall - Commission Chambers
225 S. Main Ave.
Warrenton, OR 97146

Mayor Mark Kujala convened the work session at 5:34 p.m.

Commissioners Present: Rick Newton, Tom Dyer, Pam Ackley, Henry Balensifer, Mayor Mark Kujala

Staff Present: City Manager Kurt Fritsch, City Attorney Harold Snow, City Recorder Linda Engbretson, Harbor Master Keith Pinkstaff, Fire Chief Tim Demers, Community Development Director Skip Urling, Finance Director April Clark, Police Chief Mathew Workman, Public Works Director Don Snyder.

Mayor Kujala announced the purpose of the work session is to begin review of the Hammond Marina Master Plan.

City Manager Kurt Fritsch noted the Master Plan is 10 years old. It was not meant to be a final site design document but rather a conceptual tool that was intended to show the direction of development and prioritize improvements. Mr. Fritsch stated this work session's purpose is to discuss a general direction for development and improvements once the City has full possession and ownership of the property. He reported the transfer may be completed by the end of 2016.

Harbor Master Keith Pinkstaff provided additional background on the development of the 2005 Master Plan. He said the biggest hurdle is finding money to pay for the needed improvements. Discussion followed on dredging and dredge disposal sites. Mr. Pinkstaff noted the marina was dredged in 1999 and 2006. Commissioner Balensifer stated he likes the idea of setting aside property for future use, if needed. He went on to state the boardwalk idea is great, and he believes it would be a real asset to the area if some sort of private/public partnership could be pursued, i.e., a hotel. Both the 1990 Master Plan and the 2005 plan include some communal space set aside for public purpose/events. Discussion followed that a nice hotel facility could bring in diversified users. Infrastructure is needed to bring facilities to the property. Mayor Kujala clarified dredging issues related to contaminants. Mr. Pinkstaff noted the City is currently waiting for a dredge permit. If samples come in clean the dredge material can go in water. If samples show contaminants the disposal site will need to be used.

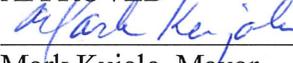
Commissioner Balensifer asked Mr. Pinkstaff for recommendations. Mr. Pinkstaff said the bank stabilization is a priority and needs to be completed. Stabilization for the whole basin should be included in any updated plan. The question was raised whether Seafarer's Park is on the National Historic Registry. Mr. Fritsch said it's not clear, but he will keep looking into whether it is actually on the historic register, as well as the old Coast Guard Station, now the NOAA station. Commissioner Balensifer said he would like to see specific design standards for this area noting that Seafarer Park and the NOAA station could be used as a base design style, as those are very appropriate for that site. The City needs to be strategic on how to proceed with development in that area. Mayor Kujala stated the group did an excellent job putting the Master Plan together. The ground work has been laid; they identified the big things like acquiring the property and getting infrastructure to the area. Further discussion followed on maintenance costs and how to alleviate damage the docks experience each year. Mr. Pinkstaff stated, "it gets hammered out there." Mr. Fritsch discussed a possibility to lessen the impact to the docks from the winds and waves, depending on where we can dredge, may be to move moorage to the east side of the basin.

Commissioner Balensifer again brought up design standards, and he said that whatever the design standards for this area are, they need to be codified in the development code and not just into a vision plan. Discussion then followed on use - recreational vs. commercial. The Hammond Marina has historically been recreational. Further discussion followed on private entities building on site, i.e., hotel, and the marina improvements needed and infrastructure. What can the City afford? Commissioner Balensifer noted that in the Bill conveying the property requires that the whole marina be accessible to the public. There can not be any private docks. Commissioner Ackley stated that Hammond is a seasonal town. She said looking at the bigger picture is to bring in business all year round.

Mr. Fritsch said the discussion has promoted good ideas to kick around. The Commission will pick up discussion on plans for the Hammond Marina again in February.

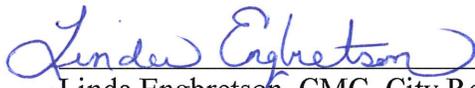
Mayor Kujala adjourned the work session at 6:06 p.m.

APPROVED



Mark Kujala, Mayor

ATTEST



Linda Engbretson, CMC, City Recorder