



City of Rockaway Beach

Regular City Council Meeting Minutes

Date: Wednesday, February 14, 2024
Location: Rockaway Beach City Hall, 276 Hwy 101 - Civic Facility

1. CALL TO ORDER

Mayor McNeilly called the meeting to order at: 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Start time: 6:01 p.m.

[Mayor - Charles McNeilly: Present](#)

[Position #3 - Kristine Hayes: Present](#)

[Position #4 - Alesia Franken: Present](#)

[Position #1 - Mary McGinnis: Present](#)

[Position #5 - Penelope Cheek: Present](#)

[Position #2 - Tom Martine: Excused](#)

Staff Present: Luke Shepard, City Manager; Melissa Thompson, City Recorder; Dan Emerson, Public Works Superintendent; Todd Hesse, Fire Chief; Matt Kelly, Undersheriff; and Kevin Grogan, Sheriff's Deputy.

4. CONSENT AGENDA

Start time: [06:01:14 PM \(00:00:46\)](#)

- ~~a. Approval of January 10, 2024 Regular Meeting Minutes (item removed from consent agenda)~~
- b. Approval of January 10, 2024 Workshop Minutes
- c. Review of January 2024 Check Register

Hayes removed item 4a from the consent agenda.

McGinnis made a **motion**, seconded by Franken, to approve the remaining items on the consent agenda.

The **motion carried** by the following vote:

[Position #1 - Mary McGinnis: Motion](#)

[Position #4 - Alesia Franken: 2nd](#)

[Position #3 - Kristine Hayes: Approve](#)

[Position #4 - Alesia Franken: Approve](#)

[Position #1 - Mary McGinnis: Approve](#)

[Position #5 - Penelope Cheek: Approve](#)

5. PRESENTATIONS, GUESTS & ANNOUNCEMENTS

a. Presentation – Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Program - Michael Neunzert, Salmonberry Trail Intergovernmental Agency (STIA)

Start time: [06:04:01 PM \(00:03:33\)](#)

Neunzert provided background information on studies, planning efforts, and grants related to the Salmonberry Trail project within the City. He explained the roles of stakeholders in the process. Neunzert gave information on the RAISE grant, noting he thought it was a better source of funding than other grants for the trail. He indicated that Tillamook County would manage the grant. Neunzert answered clarifying questions for the Council.

b. Presentation – Law Enforcement Statistics – Charles McNeilly, Mayor

Start time: [06:20:04 PM \(00:19:36\)](#)

McNeilly presented information on law enforcement statistics provided to the City by Undersheriff Matt Kelly of the Tillamook County Sheriff's Office. McNeilly thanked Kelly for providing the annualized statistics and said that the City was well-served by Deputies Ahlers and Grogan. McNeilly shared that there was potential third Deputy currently in the academy. Kelly answered a clarifying question from the Council.

6. STAFF REPORTS

a. Fire Department

Start time: [06:24:55 PM \(00:24:27\)](#)

Hesse presented his staff report on the activities and operations of the Rockaway Beach Fire Rescue department for the month of January 2024. At the request of McGinnis, Hesse explained the CERT program and shared that people interested in volunteering can stop by the Fire Department.

b. Sheriff's Office

Start time: [06:34:34 PM \(00:34:05\)](#)

Deputy Kevin Grogan summarized the Sheriff's Office report for January 2024 and answered clarifying questions for the Council. He thanked citizens for staying home during the ice storm. Grogan confirmed for McGinnis that adding security cameras to the Old Growth Cedar Tree parking lot would be helpful and could help deter vehicle break-ins.

c. Public Works

Start time: [06:36:50 PM \(00:36:22\)](#)

Emerson presented his report on operations within the Public Works department for January 2024.

d. **City Manager**

Start time: [06:40:16 PM \(00:39:48\)](#)

Shepard shared a presentation providing background information on the business items on the agenda. He shared updates on the Anchor Street and new Wayside restroom projects.

7. PUBLIC HEARING

a. **Ordinance 2024-01 An Ordinance Amending City of Rockaway Beach Code of Ordinances Chapter 113 Related to Short-Term Rentals**

Start time: [06:51:49 PM \(00:51:20\)](#)

At 6:51 p.m., McNeilly opened the public hearing.

Hayes recused herself and joined the audience.

McNeilly invited public testimony.

Cynthia Farren testified that she was not in favor of the ordinance. She shared that she viewed the proposed amendments more favorably. Farren expressed concerns that the ordinance would affect her property value, and encouraged the City to enforce existing regulations before imposing more. She commented that her STRs need more maintenance and services resulted in support for small businesses, and limiting STRs would not help them.

Trella Reyes testified that she had been a full-time resident since 2020, did not own an STR, and provided long-term housing to people serving the community. Reyes commented that she was strongly opposed to the ordinance, and expressed concerns that it would impact financial stability by preventing invested homeowners from having flexibility to use their property as an STR when needed. Reyes shared that the City needed to enforce existing regulations to address complaints about the impacts of STRs. Reyes stated that the inconvenience of some should never be considered over the life-altering financial security of others.

Dia Karanouh testified in opposition to the ordinance, and urged the Council to approve the proposed amendments if it was adopted. Karanouh expressed concerns that property values would go down if licenses were not transferable.

Barb Riley shared that she knew the ordinance was a difficult issue and wanted to express her enthusiastic support. Riley commented that the ordinance offered a process to manage short-term rentals in Rockaway Beach. She stated that as of January 10, 2024 there were 455 active licenses, or 21.6% of housing, with more in the pipeline. Riley said this was a higher percentage than surrounding cities and that statistics alone should be alarming enough to pass the ordinance. She expressed that now was the time to draw a line in the sand and allow some breathing room to establish a thoughtful process going forward. Riley noted that Manzanita has had an STR cap for years and has maintained robust tourism and a hot real estate market. Riley expressed that fears of lawsuits, transfer rights and property rights should not dissuade the Council for those who want order, and a thoughtful process applied to short-term rentals. She expressed concerns that there

continue to be noise, garbage, parking, and other issues in spite of the original ordinance passed in 2022. Riley commented that the City will always be a tourist destination but it needed to be balanced. She urged the Council to pass the ordinance.

Justin McMahan testified that the number one concern of STR owners is the lack of compromise. He commented that the proposed amendments to the ordinance would help. McMahan shared that the ordinance won't fix the housing problem. He advocated for a community action group to address problematic houses and a more strict three strikes rule. McMahan commented that a cap would result in less TLT money for pay for city services. McMahan reiterated that the ordinance would not solve the housing problem.

Stephanie Winchester testified in opposition to the proposed ordinance. She commented that it had many implications for current and future home values, removed property rights, and removed future options for homeowners. Winchester commented that second homeowners often become full time residents and will lose options if they aren't renting now but want to do so in the future. Winchester questioned how cap would be set and commented that it should be based on evidence. She expressed that the ability to adjust the cap almost on a whim did not provide comfort. Winchester commented that the ordinance will not provide low-cost housing. Winchester commented that livability required more enforcement and accountability for management companies. Winchester shared that she has an STR and has been used for both long term renters and short-term renters, and it was nice to have flexibility. She commented that she was in the process of submitting permits for another short-term rental, but would not make it in time for the cap because they are waiting for engineering. Winchester stated that resulted in lost value for the land that they purchased and flexibility for what will happen in the future. She urged the Council to not pass the ordinance.

Jason Maxfield testified in favor of the ordinance. He acknowledged that it is a complex issue and there are strong opinions. Maxfield stated that giving the Council the power to regulate STRs was the right decision. He noted that almost 94% of STRs are owned by out-of-town investors, so nearly all of the revenue generated leaves the community. Maxfield expressed that the jobs created by the industry are poverty-wage, seasonal jobs. He commented that Rockaway is the last city without a cap, so all investors will be looking to buy here, and homes had been rapidly converting to STRs. Maxfield expressed a need to balance the desires of tourists with needs of community. He advocated for a holistic housing plan. Maxfield commented that transferability was a mistake, and the original language should be preserved. Maxfield stated that all homeowners should be treated equally and urged the Council to vote no on transferability.

Catherine Lewis testified that capping STRs would not lead to affordability in the area due to demand vs. supply, proximity to the ocean, and drastic increase in property values. Lewis commented that she feared a cap would lead to vacuum effect that will be filled by out of state cash buyers and people that don't need the income, and the houses will remain vacant most of the year. Lewis expressed a need for more multifamily housing in other areas. Lewis reported on the number of STR complaints received by the City and requested that the City create a task force to enforce garbage complaints. Lewis commented in support of transferability. She shared that real estate sales are often contingent on honoring STR future bookings, which can cost sellers thousands without license transferability.

Michael Strayer testified in support of the ordinance. Strayer commented on the decline of long-term residents in their neighborhood. Strayer commented that caps on STRs were crucial to strike the balance between the economic benefits of short-term rentals and the preservation of our community's character. He expressed that gentrification presented a significant challenge to the community, especially to those vulnerable to displacement, and the rapid proliferation of STRs had exacerbated the issue by altering the fabric of the neighborhood. Strayer stated that a well-defined cap will help protect the vulnerable senior population, and residents on fixed or limited incomes. He commented that a cap is essential for the community's well-being, as our neighborhoods thrive when residents have stable living conditions. Strayer said that a cap would ensure that the community remains a place where people can put down roots and build lasting connections. Strayer stated that by enacting a cap on STRs, we can foster a community that thrives economically, while preserving its unique character.

Deborah Reeves expressed concerns and shared that she started a petition a week ago to find out why many people didn't want a cap. Reeves shared that she was in the process of building with the intent of having an STR and feared when the building is finished that they won't have a way of supporting the mortgage. She commented that the proposed amendments helped, but were not a guarantee. Reeves commented that as a business owner she supports local people and does not believe a cap will help with affordable housing. She noted that she has employees that can't afford rentals. Reeves urged the Council to look at all avenues of what a cap would do, and she didn't believe it would help Rockaway grow.

Peter Bronleewe testified that he and his wife invested in a beach house in 2018, and now want to rent it because they are building a new house. He expressed concerns that they cannot get a permit within the deadline. Bronleewe stated that he could not afford to build the house if he cannot use it as an STR. He expressed that there was no evidence that the cap would provide affordable housing. He said the cap would also limit businesses that support STRs, and would limit potential revenue from STRs. Bronleewe said the new rule would lead to the decline of the quality of STRs available and increase rental charges. Bronleewe advocated that the City enforce laws already in place to address locals' valid complaints. He commented that the ordinance ironically would help with workforce housing by decreasing the workforce needed. Bronleewe urged the Council to vote no on the ordinance, or at least set a reasonable timeline for section 1 paragraph g.

Michael Weisenflue testified in favor of the ordinance. He shared that the number of STRs had increased 19% in the last 12 months, not including pending applications. He stated that STRs represented about 23% of available housing in Rockaway Beach. He explained there is now almost one STR for every three housing units. Weisenflue commented that we are already past the point of having too many STRs. He noted that AirBnB indicated that the average STR in Oregon has 40% unused occupancy on an annual basis. Weisenflue commented that more STRs does not automatically mean more revenue for the businesses, the city, or STR owners. More STRs simply dilute the current owners' revenue. Weisenflue commented that more tourists can fill existing STRs, and create more revenue without increasing the number of STRs. He noted that only 6.2% of STRs are owned by city residents, and 30% of owners do not live in Oregon. Weisenflue stated that capping STRs will improve balance and livability for all residents, and a cap will not adversely affect anyone's revenue.

Kristal Cinque testified that she was a real estate agent, and owned a short-term rental. Cinque

stated that she can see both sides of the issue. She said that since she believed the Council would pass the ordinance, she was requesting that the Council add requirements that STR owners actually use their licenses. Cinque commented that many applied for licenses so that they would be grandfathered in, but aren't using the license, and others may be locals who want to limit STRs. Cinque expressed that it would possibly help lower the number of licenses, and make them available to those who would actually use them. Cinque advocated for at least one-time transferability of licenses and requested that the City cap the number of licenses per owner.

Carol Bolton testified in opposition to ordinance. She commented that she was an Oregon resident, owner of a condominium, and president of Rockaway Shores Condominiums. Bolton shared that she received requests to rent her condo every summer because there are not enough rentals available. Bolton commented that renters support local businesses. She stated that caps would decrease the income flow to the city that provides improvements to parks, and benefits for tourism. Bolton shared that 85 new single-family lots were being planned at Lake Lytle and an HOA could be formed in the community that enforced regulations without reducing STRs. Bolton commented that they supported existing regulations and had very few problems in their condominiums. Bolton stated that condo owners depend on STRs for income, and affordable housing could be supported through new state legislation.

McNeilly closed the public hearing at 7:38 p.m.

b. Ordinance 2024-02 An Ordinance Prescribing the Manner for a Person to Be Nominated to Run for Mayor or a City Councilor Position

Start time: [07:38:39 PM \(01:38:10\)](#)

At 7:38 p.m., McNeilly opened the public hearing. There being no one who wished to comment, McNeilly closed the public hearing at 7:39 p.m.

Hayes resumed her seat at the Council table.

McNeilly called for a 10-minute recess at 7:40 p.m. McNeilly called the meeting back to order at 7:51 p.m.

10. CITIZEN INPUT ON NON-AGENDA ITEMS

Start time: [07:51:18 PM \(01:50:50\)](#)

Jerry Stanfil, Rockaway Lions Club, commented that he was there to renew permit for the Weenie Wagon at the Wayside so that they could continue to do good work for the community. McNeilly explained that the Council would vote on the Wayside Use Application later that evening.

Rob Senn commented that he was an environmental health and safety specialist in the propane field, and that a community member invited him to speak. Senn expressed concerns regarding FEMA requirements to elevate propane tanks in the flood zone. He stated that he had requested that FEMA clarify options for mitigating risks related to propane tanks.

Chris Meyer commented on his concerns about FEMA requirements to elevate propane tanks in the flood zone. Meyer commented that anchoring was the best method to mitigate risks to propane tanks.

8. OLD BUSINESS

- a. **Consideration of Proposed Amendments to Ordinance 2024-01 An Ordinance Amending City of Rockaway Beach Code of Ordinances Chapter 113 Related to Short-Term Rentals**
Start time: [07:59:54 PM \(01:59:25\)](#)

Hayes stated that she was recusing herself and joined the audience.

McNeilly explained that the City Manager has provided a staff report in the agenda packet discussing two amendments proposed by some members of the Council for consideration. McNeilly stated that the proposed amendment to add subsection (F) would provide a new exception for those that are buying a house in Rockaway Beach during this update process.

McNeilly invited public comment. No audience members wished to comment.

McGinnis explained that the amendment would extend the deadline to apply for an STR license for those who were in the process of selling their house or were under construction.

McGinnis made a **motion**, seconded by Franken, to amend Ordinance 2024-01 by adding new subsection (F), titled "License availability exception" as presented in the Staff Report.

McGinnis commented that the amendment was done in response to the many people who had asked for breathing room with the deadline. Cheek commented that it was a good stop gap for all to sit back and re-evaluate this.

The **motion carried** by the following vote:

[Position #1 - Mary McGinnis: Motion](#)

[Position #4 - Alesia Franken: 2nd](#)

[Position #3 - Kristine Hayes: Recused](#)

[Position #4 - Alesia Franken: Approve](#)

[Position #1 - Mary McGinnis: Approve](#)

[Position #5 - Penelope Cheek: Approve](#)

Hayes resumed her seat at the Council table and declared a potential conflict of interest.

McNeilly explained the proposed amendment to subsection (C) would allow short-term rental license transfers at change of ownership so long as the city is notified within 30 days.

McNeilly invited public comment. No audience members wished to comment.

Hayes recused herself and left the Council table.

Cheek made a **motion**, seconded by McGinnis, to amend Ordinance 2024-01, subsection (C), as presented in the Staff Report.

Franken commented that the Council had received a lot of feedback on this specific issue. At the request of McGinnis, McNeilly explained that the current ordinance did not allow license transfers, and this amendment would allow transferability. McGinnis commented that there is some danger in transferability because the same houses can remain as STRs. McGinnis expressed that for now, it is a good thing. McNeilly commented that it could create a two-tier market of the haves and have nots, creating an advantage in the marketplace for those that have an STR license. McGinnis commented that the issue could be reviewed in the future.

The **motion carried** by the following vote:

[Position #5 - Penelope Cheek: Motion](#)
[Position #1 - Mary McGinnis: 2nd](#)
[Position #3 - Kristine Hayes: Recused](#)
[Position #4 - Alesia Franken: Approve](#)
[Position #1 - Mary McGinnis: Approve](#)
[Position #5 - Penelope Cheek: Approve](#)

b. Second Reading by Title Only of Ordinance 2024-01 An Ordinance Amending City of Rockaway Beach Code of Ordinances Chapter 113 Related to Short-Term Rentals

Start time: [08:08:48 PM \(02:08:19\)](#)

McNeilly explained that this was consideration to perform the second reading of Ordinance 2024-01. This Ordinance amends the Code of Ordinances Chapter 113 related to short-term rentals. It establishes the authority to set a cap on licenses, and authorizes the establishment of fees for waiting lists.

Franken made a **motion**, seconded by McGinnis to perform the second reading by title only of Ordinance 2024-01.

The **motion carried** by the following vote:

[Position #4 - Alesia Franken: Motion](#)
[Position #1 - Mary McGinnis: 2nd](#)
[Position #3 - Kristine Hayes: Recused](#)
[Position #4 - Alesia Franken: Approve](#)
[Position #1 - Mary McGinnis: Approve](#)
[Position #5 - Penelope Cheek: Approve](#)

McNeilly performed the second reading by title only of Ordinance 2024-01.

Franken made a **motion**, seconded by McGinnis, to approve the second reading by title only of Ordinance 2024-01.

The **motion carried** by the following vote:

[Position #4 - Alesia Franken: Motion](#)
[Position #1 - Mary McGinnis: 2nd](#)
[Position #3 - Kristine Hayes: Recused](#)
[Position #4 - Alesia Franken: Approve](#)
[Position #1 - Mary McGinnis: Approve](#)
[Position #5 - Penelope Cheek: Approve](#)

c. **Consideration to Adopt Ordinance 2024-01 An Ordinance Amending City of Rockaway Beach Code of Ordinances Chapter 113 Related to Short-Term Rentals**

Start time: [08:11:46 PM \(02:11:18\)](#)

McNeilly explained that with the first and second reading now complete, Ordinance 2024-01 was ready for adoption.

Cheek made a **motion**, seconded by Franken to approve as amended Ordinance 2024-01 An Ordinance Amending City of Rockaway Beach Code of Ordinances Chapter 113 Related to Short-Term Rentals

McGinnis said she appreciated all of the public input regarding the Ordinance, which resulted in the amendment she proposed. McGinnis commented that the comprehensive plan provides that the City shall review the impact of vacation rentals, and she appreciated that the governing body was willing to address things. McGinnis commented that ordinance would not take away licenses from current STR owners, and it would not negatively impact transient room tax (TRT) revenue. She noted that a cap would be imposed at a later date. McGinnis noted that Rockaway Beach was currently the only city on the coast without authority to limit STRs.

McNeilly commented that the Council was not considering the ordinance because they thought it would magically fix housing. He expressed that the State constrains how TRT can be used, and 70% goes to tourism. McNeilly shared that his biggest concern were the demands on the City's infrastructure and services that TRT money can't fund. He stated that as Mayor, he needed to consider visitors, business owners, STR owners, residents, and City staff.

The **motion carried** by the following vote:

[Position #5 - Penelope Cheek: Motion](#)
[Position #4 - Alesia Franken: 2nd](#)
[Position #3 - Kristine Hayes: Recused](#)
[Position #4 - Alesia Franken: Approve](#)
[Position #1 - Mary McGinnis: Approve](#)
[Position #5 - Penelope Cheek: Approve](#)

9. NEW BUSINESS

a. **First & Second Reading by Title Only of Ordinance 2024-02 An Ordinance Prescribing the Manner for a Person to Be Nominated to Run for Mayor or a City Councilor Position**

Start time: [08:19:50 PM \(02:19:21\)](#)

McNeilly said that the Charter of the City of Rockaway Beach, Chapter VII, Section 27, provides that the council must adopt an ordinance prescribing the manner for a person to be nominated to run for mayor or a city councilor position. He explained that the proposed Ordinance would codify the City's current process of filing by petition, which is the process of filing by obtaining voter signatures.

Hayes resumed her seat at the Council table.

Franken made a **motion**, seconded by Cheek, to perform the first & second reading by title only of Ordinance 2024-02.

Hayes commented that she wanted to include both filing options in elections.

The **motion carried** by the following vote:

[Position #4 - Alesia Franken: Motion](#)

[Position #5 - Penelope Cheek: 2nd](#)

[Position #3 - Kristine Hayes: Approve](#)

[Position #4 - Alesia Franken: Approve](#)

[Position #1 - Mary McGinnis: Approve](#)

[Position #5 - Penelope Cheek: Approve](#)

McNeilly performed the first and second reading by title only of Ordinance 2024-02.

McGinnis made a **motion**, seconded by Cheek, to approve the first and second reading by title only of Ordinance 2024-02.

McGinnis commented that the process had worked successfully for 15 years. She shared that candidate have two months to gather signatures.

The **motion carried** by the following vote:

[Position #1 - Mary McGinnis: Motion](#)

[Position #5 - Penelope Cheek: 2nd](#)

[Position #3 - Kristine Hayes: Approve](#)

[Position #4 - Alesia Franken: Approve](#)

[Position #1 - Mary McGinnis: Approve](#)

[Position #5 - Penelope Cheek: Approve](#)

b. **Consideration to Adopt Ordinance 2024-02 An Ordinance Prescribing the Manner for a Person to Be Nominated to Run for Mayor or a City Councilor Position**

Start time: [08:23:37 PM \(02:23:08\)](#)

McNeilly explained that with the first and second reading now complete, Ordinance 2024-02 is ready for adoption.

Franken made a **motion**, seconded by McGinnis, to adopt Ordinance 2024-02.

The **motion carried** by the following vote:

[Position #4 - Alesia Franken: Motion](#)
[Position #1 - Mary McGinnis: 2nd](#)
[Position #3 - Kristine Hayes: Approve](#)
[Position #4 - Alesia Franken: Approve](#)
[Position #1 - Mary McGinnis: Approve](#)
[Position #5 - Penelope Cheek: Approve](#)

c. Consideration of Resolution 2024-10 Approving Wayside Use Permit Applications

Start time: [08:24:48 PM \(02:24:20\)](#)

McNeilly explained this resolution approves four Wayside Use Permit applications from the Rockaway Beach Chamber of Commerce, and one application from the Rockaway Lions Club.

McNeilly invited public comment. No audience members wished to comment.

Franken made a **motion**, seconded by McGinnis, to approve Resolution 2024-10.

Cheek inquired with Hayes about what the Chamber would be doing. Hayes was unsure of the Chamber's plans, but she knew that there were plans for an auction and live music.

McGinnis commented that it was important to give space to the Chamber to offset lost revenue from fireworks.

The **motion carried** by the following vote:

[Position #4 - Alesia Franken: Motion](#)
[Position #1 - Mary McGinnis: 2nd](#)
[Position #3 - Kristine Hayes: Approve](#)
[Position #4 - Alesia Franken: Approve](#)
[Position #1 - Mary McGinnis: Approve](#)
[Position #5 - Penelope Cheek: Approve](#)

d. Consideration of Resolution 2024-12 Approving Awards for the 2023-2024 Façade Improvement Grant Program

Start time: [08:27:26 PM \(02:26:57\)](#)

McNeilly explained that the resolution approves awards to applicants for the 2023-2024 Façade Improvement Grant Program. This grant is funded with lodging tax collected by the city and is administered by the Tillamook Coast Visitors Association. Funds are available up to \$200,000 for

this grant, with a maximum request of \$20,000. McNeilly stated the Council reviewed applications in the Workshop and may now consider granting awards.

McNeilly invited public comment. No audience members wished to comment.

McGinnis made a **motion**, seconded by Franken, to approve Resolution 2024-12.

Hayes stated that she recused herself due to a conflict of interest because she had a grant application in the packet.

McGinnis urged everyone to visit the website to view the grant applications and see the good things they could expect from businesses in the next several months as a result of the grants.

The **motion carried** by the following vote:

[Position #1 - Mary McGinnis: Motion](#)
[Position #4 - Alesia Franken: 2nd](#)
[Position #3 - Kristine Hayes: Abstain](#)
[Position #4 - Alesia Franken: Approve](#)
[Position #1 - Mary McGinnis: Approve](#)
[Position #5 - Penelope Cheek: Approve](#)

Hayes commented that she advocated in the workshop to keep the grant programs open until all funds allocated were awarded.

- e. **Consideration of Resolution 2024-13 Authorizing the City of Rockaway Beach to Apply for Land and Water Conservation Fund Assistance from the Oregon Parks and Recreation Department for Development Accessible Restroom Facilities at Lake Lytle and Authorizing the City Manager to Sign the Application**

Start time: [08:30:47 PM \(02:30:18\)](#)

McNeilly explained that this resolution authorizes staff to apply to the Oregon Parks and Recreation Department for a federal Land and Water Conservation Fund grant for accessible restroom facilities at Lake Lytle.

McNeilly invited public comment. No audience members wished to comment.

Hayes made a **motion**, seconded by Franken, to approve Resolution 2024-13.

The **motion carried** by the following vote:

[Position #3 - Kristine Hayes: Motion](#)
[Position #4 - Alesia Franken: 2nd](#)
[Position #3 - Kristine Hayes: Approve](#)
[Position #4 - Alesia Franken: Approve](#)
[Position #1 - Mary McGinnis: Approve](#)

[Position #5 - Penelope Cheek: Approve](#)

f. Consideration of Resolution 2024-14 Authorizing Letter of Support for the Salmonberry Trail Intergovernmental Agency's (STIA) Application for RAISE Grant

Start time: [08:33:07 PM \(02:32:38\)](#)

McNeilly explained that this resolution authorizes a letter of support for the Salmonberry Trail Intergovernmental Agency's (STIA) Application (with final submission by Tillamook County) for a Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant to develop the Salmonberry Trail section through the City of Rockaway Beach.

McNeilly invited public comment. No audience members wished to comment.

McGinnis made a **motion**, seconded by Cheek, to approve Resolution 2024-14.

Franken commented that this was important because the letter of support helps our case in receiving the grant.

McGinnis stated that she appreciated that staff was seeking funding for the project.

The **motion carried** by the following vote:

[Position #1 - Mary McGinnis: Motion](#)

[Position #5 - Penelope Cheek: 2nd](#)

[Position #3 - Kristine Hayes: Approve](#)

[Position #4 - Alesia Franken: Approve](#)

[Position #1 - Mary McGinnis: Approve](#)

[Position #5 - Penelope Cheek: Approve](#)

g. Consideration of Resolution 2024-15 Approving Awards for the 2023-2024 Off-Season Tourism Marketing Grant Program

Start time: [08:35:33 PM \(02:35:04\)](#)

McNeilly explained that this resolution authorizes awards for the 2023-2024 fiscal year off-season marketing and promotions grants. He noted that it was specifically a grant application from Rockaway Beach Community Education.

McNeilly invited public comment. No audience members wished to comment.

Cheek made a **motion**, seconded by McGinnis, to approve Resolution 2024-15.

McGinnis commented that anything we can do to get people here in the off-season is fabulous.

The **motion carried** by the following vote:

[Position #5 - Penelope Cheek: Motion](#)
[Position #1 - Mary McGinnis: 2nd](#)
[Position #3 - Kristine Hayes: Approve](#)
[Position #4 - Alesia Franken: Approve](#)
[Position #1 - Mary McGinnis: Approve](#)
[Position #5 - Penelope Cheek: Approve](#)

h. Consideration of Resolution 2024-16 Approving the Proposal from SSW Consulting for Strategic Planning Services & Authorizing the City Manager to Execute a Professional Services Agreement

Start time: [08:37:28 PM \(02:36:59\)](#)

McNeilly explained that this resolution approves a proposal from SSW Consulting to assist the City in its efforts to develop a five-year Strategic Plan, and authorizes the City Manager to execute a Professional Services Agreement for the project.

McNeilly invited public comment.

Cynthia Farren commented that part of proposal appeared to have a longer tail to it, and hoped that the contract would allow options out of the long tail without any financial pain for the City.

McGinnis made a **motion**, seconded by Franken, to approve Resolution 2024-16.

McGinnis commented that it will be the first strategic plan for the City and provided a foundation for building other plans like a Transportation Plan. She noted that it would involve extensive community input. McGinnis added that SSW Consulting had a great track record with other Oregon cities. McNeilly echoed McGinnis' comments and stated it was an exciting time for City and a great time to be Mayor. He commented that the plan be of great value and would help the Council and staff in executing their responsibilities, and he knew that the Council was happy to see that a big of this would be community engagement.

The **motion carried** by the following vote:

[Position #1 - Mary McGinnis: Motion](#)
[Position #4 - Alesia Franken: 2nd](#)
[Position #3 - Kristine Hayes: Approve](#)
[Position #4 - Alesia Franken: Approve](#)
[Position #1 - Mary McGinnis: Approve](#)
[Position #5 - Penelope Check: Approve](#)

10. ITEMS REMOVED FROM CONSENT AGENDA

Start time: [08:42:12 PM \(02:41:43\)](#)

a. Approval of January 10, 2024 Regular Meeting Minutes

Hayes requested to amend the minutes to add a declaration of potential conflict of interest to the paragraph preceding her comments on page 4. City Recorder Thompson noted that a declaration of potential conflict of interest was recorded on page 3.

Hayes made a **motion**, seconded by Franken, to add the sentence “Kristine Hayes declared a potential conflict of interest” preceding “and her comments were made as a private citizen.”

[Position #3 - Kristine Hayes: Motion](#)

[Position #4 - Alesia Franken: 2nd](#)

[Position #3 - Kristine Hayes: Approve](#)

[Position #4 - Alesia Franken: Approve](#)

[Position #1 - Mary McGinnis: Approve](#)

[Position #5 - Penelope Cheek: Approve](#)

11. COUNCIL CONCERNS

Start time: [08:45:01 PM \(02:44:32\)](#)

Cheek commended the Fire Department staff that responded to a call to assist her, noting that they were very professional, treated her like an angel, and were absolutely marvelous. She stated that Hesse had done a great job training staff.

Franken thanked the City Manager, City staff, Public Works, and emergency services, noting she had heard a lot of sirens that week. She noted that all of the citizen input was greatly appreciated.

Hayes commented that when the City passed ADU zoning, the City discussed looking at fees. She advocated for reviewing the fees and providing incentives for housing, noting that if the City did so, the rest of the County would likely follow. Hayes expressed the desire to talk about bringing back park and recreation and do something with the school district. Hayes shared that last year the Chamber had community cleanup day, and she wanted to bring it back to the city. Hayes shared updates on workshops held by the Chamber. She also shared that the Chamber was certified by the Oregon Main Street program as a community connections partner. She explained they would need a letter of support from Council.

McGinnis commented that a cleanup would be nice. She commented on the retirement party held for Shawn Vincent, noting that Chief Hesse and Kale Hesse planned an amazing event. McGinnis thanked the Mayor and Council for taking on hard issues and things that had been left by the wayside. She expressed appreciation for all people who reached out about STRs, and encouraged people to continue to reach out. McGinnis commented in response to comments on Facebook that some Council members attended the Watershed speaker series, and that a grant from the City funded the speaker program. She stressed that the City is concerned about protecting the watershed, and noted actions the City was taking. She encouraged people to visit the City’s website to view water quality reports.

12. MAYOR’S REPORT

Start time: [08:56:29 PM \(02:56:01\)](#)

McNeilly shared that the Coffee with Manager and Mayor meetings was held on January 25, 2024 and a summary was included in the meeting packet. He noted that it had the most attendance thus far. He announced that the next coffee meeting was scheduled for Thursday, February 22, 2024, and encouraged people to attend. McNeilly thanked all who shared their thoughts on the cap on STRs. He noted that the last month had been lesson in lesson in the good, bad and ugly of being an elected official and social media. He explained that the League of Oregon Cities (LOC) recommends that elected officials not discuss City business on social media, so he does not engage on community social media sites. He noted that social media presented a mixed bag of truth and fabrication regarding STRs. McNeilly expressed concern with suggestion on social media that the City and Council doesn't support local businesses, noting that the City had just awarded grants to businesses at the meeting. McNeilly encouraged anyone interested in having a discussion on any topic to email him.

13. ADJOURNMENT

Start time: [08:59:58 PM \(02:59:30\)](#)

Hayes made a **motion**, seconded by Franken, to adjourn the meeting at 9:00 p.m.

The **motion carried** by the following vote:

[Position #3 - Kristine Hayes: Motion](#)

[Position #4 - Alesia Franken: 2nd](#)

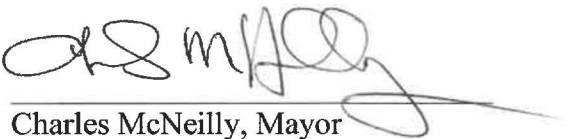
[Position #3 - Kristine Hayes: Approve](#)

[Position #4 - Alesia Franken: Approve](#)


[Position #1 - Mary McGinnis: Approve](#)

[Position #5 - Penelope Check: Approve](#)

MINUTES APPROVED THE
13TH DAY OF MARCH 2024


Charles McNeilly, Mayor

ATTEST


Melissa Thompson, City Recorder