



City of Rockaway Beach

City Council Workshop Minutes

Date: Wednesday, March 13, 2024

Location: Rockaway Beach City Hall, 276 HWY 101 – 2nd Floor Conference Room

1. CALL TO ORDER

Mayor McNeilly called the meeting to order at 4:30 p.m.

2. ROLL CALL

Start time: [04:30:34 PM \(00:00:19\)](#)

[Mayor - Charles McNeilly: Present](#)

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

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

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

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

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

Staff Present: Luke Shepard, City Manager; and Melissa Thompson, City Recorder

3. COUNCIL BRIEFING/DISCUSSION

a. South Coral Street Stormwater Feasibility Study- Matt Del Moro, HBH Engineering

Start time: [04:32:10 PM \(00:01:55\)](#)

Matt Del Moro, HBH Consulting Engineers, shared a presentation providing an overview of the South Coral Street Stormwater Feasibility Study. Del Moro answered clarifying questions for the Council. Del Moro estimated for the Council that hydrologic study could cost \$75,000. Shepard noted that the City would need to identify funding for the projects proposed in the study. There was brief discussion regarding potential funding, including state or federal hazard mitigation funds.

b. Community Grant Application Review

Start time: [05:08:54 PM \(00:38:39\)](#)

Shepard explained that the total grant funds requested in the new Community Grant applications exceeded the remaining funds available. The Council reviewed and discussed the applications. There was a suggestion that funds remaining from the façade grant program be used to fund some of the applications, and concerns were expressed that the applications did not meet the criteria for the façade grant program. Shepard confirmed that the next potential funding cycle for the Community Grant program would be the next fiscal year beginning in July. After further discussion, there was consensus to request additional information from the applicants and defer decisions on the applications until next month's meeting.

c. Review of Draft Resolution Setting Short-Term Rental (STR) Cap

Start time: [05:21:49 PM \(00:51:34\)](#)

McNeilly noted that current STR license-holders and those in the pipeline prior to the cap would be able to retain and renew their license unless they got three strikes. McNeilly shared residents' comments from the last Coffee with Manager and Mayor meeting, and advocated for a cap of 420, noting it was approximately one in five dwelling units. McGinnis expressed concern about recent litigation related to STRs, suggesting that STRs in residential zones could be considered a business and a non-conforming use, and advocated for a reasonably low cap that protects the business industry but doesn't add more non-conforming uses. Franken commented on the increase in licenses in the past year. Shepard clarified that there were currently 517 STR licenses, and about 465 were actively being used. McGinnis expressed that she was comfortable with a 420 cap, and definitely not more than 465. Cheek advocated for a max of 450. Martine commented that a low cap number was good, noting the impact STRs have had on neighborhoods. McGinnis advocated for obtaining study on the economic impact of STRs on businesses, which would help inform future review of the cap. There was consensus to consider a cap of 420 licenses, and Shepard noted that the cap would be established by Council motion at the regular session.

d. Review of Draft Ordinance Amending Code Chapter 91, Section 91.01 – Wild Animals

Start time: [05:38:33 PM \(01:08:18\)](#)

McNeilly stated that due to lack of time, the review of the Draft Ordinance Amending Code Chapter 91 would need to be tabled.

4. ADJOURNMENT

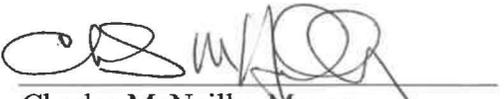
Start time: [05:38:57 PM \(01:08:42\)](#)

Martine made a **motion**, seconded by Cheek, to adjourn the meeting at 5:38 p.m.

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

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

MINUTES APPROVED THIS
10TH DAY OF APRIL 2024



Charles McNeilly, Mayor

ATTEST



Melissa Thompson, City Recorder