

City of Rockaway Beach

City Council Workshop Minutes



Date: Wednesday, August 20, 2025

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

Council Members Present: Mayor Charles McNeilly; Councilors Penny Cheek, Kiley Konruff, Tom Martine, Mary McGinnis, and Pat Ryan (remote)

Staff Present: Luke Shepard, City Manager; Melissa Thompson, City Recorder; Abram Tapia, City Planner; Mary Mertz, Public Works Director; Todd Hesse, Fire Chief; Shawna Yost, Firefighter/EMT; and Fjara Venezia, Firefighter/EMT

3. COUNCIL BRIEFING/DISCUSSION

a. Review of Resolution 2025-46 and 2025-47 Supporting Grant Applications for Housing Planning Assistance – Abram Tapia, City Planner

Start time: 4:31 p.m.

- Tapia was introduced.
- Tapia gave a presentation providing an overview of two grant applications submitted under the 2025–2027 Housing Planning Assistance Grant Program, administered by Department of Land Conservation and Development (DLCD).
- First grant application supports Phase 2 of Senate Bill (SB) 406 implementation, led by Tillamook County.
- Second grant application would fund a consultant to prepare hearings-ready local code amendments.
- Clarification that the housing production strategy will determine approach to meeting need for more housing capacity.
- Confirmation that housing needs analysis will include review of the impact short-term rentals are having on housing availability.

b. Pacific Street Improvement Project Overview - Mary Mertz, Public Works Director

Start time: 4:45 p.m.

- Mertz gave a presentation providing a summary of Pacific Street Improvement Project and the project timeline.
- Project will be publicized, and residents will maintain access to homes.

- Shepard noted possible window for paving in November if weather permits.
- Comment and confirmation that work would be similar to previous project on Pacific Street south of St. Mary by the Sea.

c. Discussion of Flood Hazard Overlay Zone Amendments

Start time: 4:52 p.m.

- Shepard explained that the court extended the initial 60-day stay in the proceedings of the case *Oregonians for Floodplain Protection v. Federal Emergency Management Agency (FEMA)*.
- Council may “continue the matter” of the scheduled public hearing on proposed floodplain amendments again until the case plays out.
- Shepard advised that if the case was not resolved in court by the November Council meeting, he would recommend a session with the City Attorney.
- Mertz provided additional background regarding the Pre-Implementation Compliance Measures (PICM) directive from FEMA and the lawsuit.
- Mertz confirmed that those who want to build now would do so under current code in place when permits were issued. Floodplain development permits are valid for two years.

d. Review of Resolution 2025-45 Establishing Recreational Immunity Related to Senate Bill 179 (2025)

Start time: 5:00 p.m.

- Shepard provided background about a lawsuit in 2023 that affected recreational immunity for cities. The state adopted a temporary fix in 2024.
- Legislature adopted a permanent fix in 2025 and cities with population under 500,000 have to opt in to immunity.
- Comments on the importance of recreational immunity for the beach, and thrilled to see immunity restored.

e. Emergency Preparedness Program Presentation – Todd Hesse, Fire Chief

Start time: 5:03 p.m.

- Hesse explained Emergency Preparedness program was identified as a priority in the Strategic Plan.
- Hesse shared a presentation providing an overview of program, including the Mission Statement, Organizational Chart, Roles and Responsibilities, Volunteer Groups, Facilities, and Program Goals.
- Shepard invited comments on the goals of the program, noting that there were limited resources.
- Support expressed for the program’s direction and leadership.
- Recognition of past CERT efforts and renewed momentum.

- Acknowledged realistic expectations given limited staffing.
- Suggestions made for engaging younger volunteers with flexible training formats.
- Interest in touring facilities like the supply cache.
- Desire to see a detailed project plan with a timeline.
- Advocated for increased staffing and dedicated resources in future budgets.
- Volunteers acknowledged.

f. Other Regular Session Agenda Items Review

Start time: 5:47 p.m.

- None

4. ADJOURNMENT

Start time: 5:47 p.m.

Motion by Martine, seconded by Cheek, to adjourn the meeting at 5:47 p.m.

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

Yes: 5 (Cheek, Konruff, Martine, McGinnis, Ryan)

No: 0

MINUTES APPROVED THE
10TH DAY OF SEPTEMBER 2025

Charles McNeilly, Mayor

ATTEST

Melissa Thompson, City Recorder