











PUBLIC WORKS DEPARTMENT

SEPTEMBER 2025 COUNCIL MEETING



CEDAR BOARDWALK REPAIRS

- SEPTEMBER 2ND – NOTIFIED OF “SINK” AND “SPUNGY” AREA
- PW STAFF CLOSED THE BOARDWALK FOR 1 DAY – ASSESSED THE AREA AND MADE NECESSARY REPAIRS
- EVALUATING THE ENTIRE BOARDWALK FOR OTHER DAMAGED AREAS – CREATING A PRIORITY LIST AND MAINTENANCE PLAN.



CITY-WIDE LEAK DETECTION

- SUSTAINABLE INFRASTRUCTURE PLANNING PROJECT GRANT AWARD
- DAN'S LEAK DETECTION
- BEGINNING THIS MONTH
- PINPOINT LOCATION OF LEAKS AND ESTIMATED SIZE OF EACH; PLUS RECOMMENDATIONS FOR REPAIRS
- SCOPE INCLUDES ~165K FEET OF DISTRIBUTION MAINS



SEWER RATE STUDY

- LAST RATE ADJUSTMENT WAS DONE IN 2009 – 15 YEARS AGO
- HRD ENGINEERS ARE EVALUATING THE CITY'S RATES AND PREPARING AN ANALYSIS
- PUBLIC OUTREACH: RATES 101, CORB NEEDS, FAQ, PROPOSED RATES, ADOPTED RATES
- NEXT STEPS:
 - NOVEMBER 12TH – CITY COUNCIL WORKSHOP, RATE ANALYSIS
 - DECEMBER 10TH – PUBLIC HEARING TO CONSIDER ADOPTION OF NEW RATES
 - JANUARY 1ST – NEW RATES LIKELY TO TAKE EFFECT





WHAT ARE SEWER RATES AND WHY DO THEY MATTER?

Sewer rates are the fees charged by local utility or municipality (in this case, by the City of Rockaway Beach) to cover the cost of collecting, transporting, and treating wastewater from homes and businesses. Think of sewer rates as your share of keeping everything that flows down the drains – sinks, showers, toilets – safe and environmentally handled.

Here's how they break down:

► Operating Costs

Day-to-day expenses for running sewage treatment plants, maintaining pipes, and paying staff

► Infrastructure Maintenance

Repairing aging sewer lines, pump stations, and treatment facilities to prevent leaks or backups

► Capital Improvements

Upgrading systems for capacity, environmental compliance, or population growth

► Regulatory Compliance

Meeting state and federal environmental standards for water quality before wastewater is released back into the natural environment



About Our System

The original sewer system in Rockaway Beach was constructed in 1954 and the Manhattan Beach area was constructed in 1965. Two major expansions to the 1954 sewer system occurred in 1979 and 1981. The system consists of more than 30 miles of line and eight lift stations. The treatment plant was originally constructed in 1954 and underwent an expansion in 1979. While the system has been well maintained, the infrastructure is aging and in need of costly repairs and replacements. To learn more about the City's sewer system and needed improvements, check out the Wastewater Master Plan here: <https://corb.us/wp-content/uploads/2025/08/Wastewater-Master-Plan-2014.pdf>.



Our Goal

The last adjustment to sewer rates was done more than 15 years ago. Since that time, operational costs have risen significantly. Energy, labor, chemicals, and equipment costs have all gone up due to inflation. Without rate adjustments, utilities such as our sewer, struggle to cover basic operating expenses. Raising sewer rates isn't just about collecting more money – it's about protecting public health, the environment, and the long-term viability of the system.



Next Steps

- **November 12th at 4:30 PM** HRD Engineers will present a rate analysis to the City Council at the Council Workshop.
- **December 10th at 6:00 PM** the City Council will hold a public hearing to consider adoption of new sewer rates.
- **January 1, 2026** new sewer rates likely to take effect.



QUESTIONS OR COMMENTS

Send an email to ratestudy@corb.us

An FAQ will be prepared based on questions received.

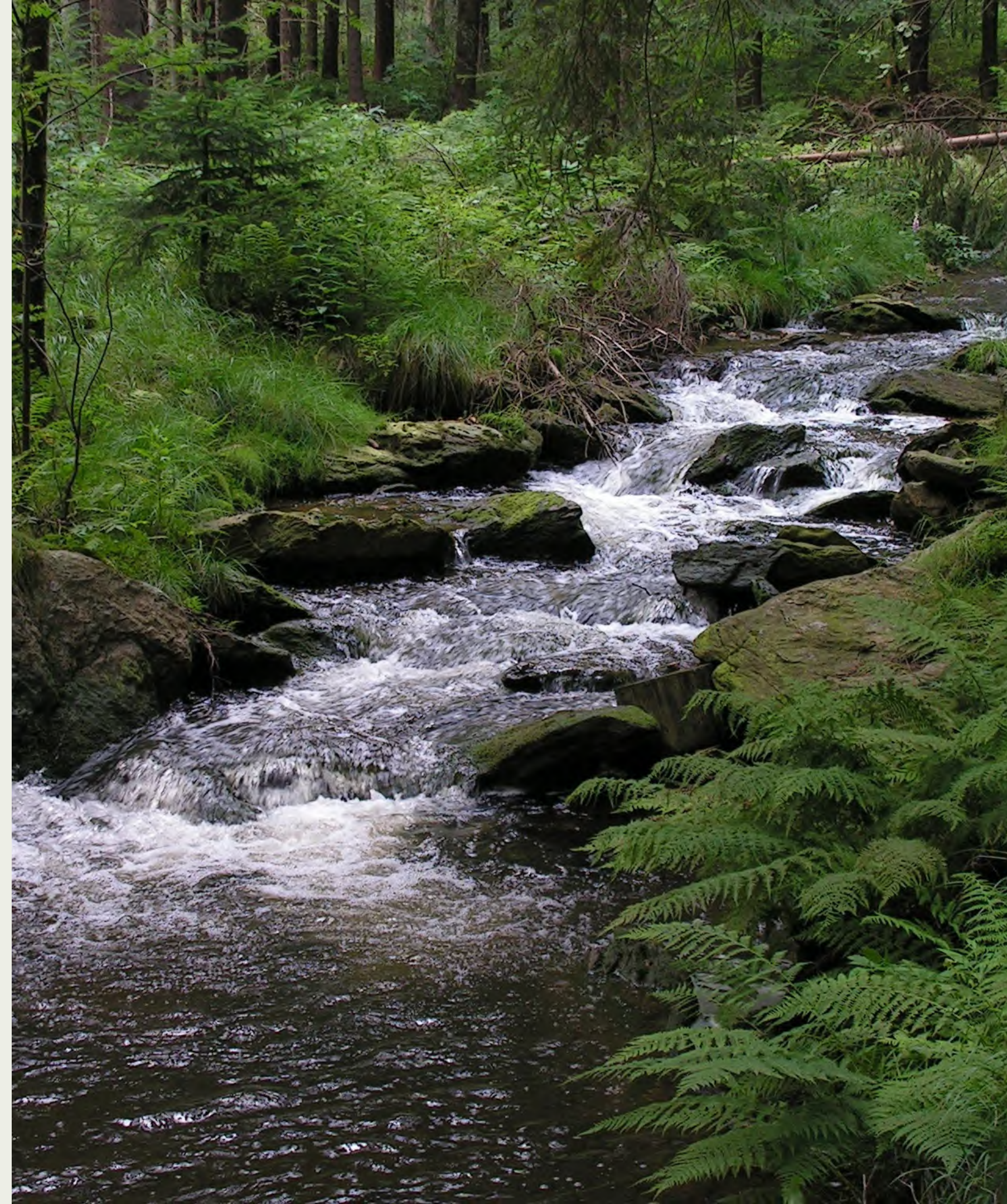


SCAN QR CODE

to view a Rates 101 presentation and learn more about this project

MONTHLY HIGHLIGHTS

- HOSTED TILLAMOOK CO. PW DIRECTORS – EMERGENCY COORDINATION
- 101 CULVERT REPAIR PROJECT COMPETED
- TILLAMOOK ESTUARY PARTNERSHIP'S WOODY DEBRIS PROJECT
- SEE CLICK FIX DEVELOPMENT
- JETTY CREEK APPRAISAL



UPCOMING PROJECTS

- NORTH PACIFIC STREET IMPROVEMENTS
- RECRUITMENT OF CODE ENFORCEMENT OFFICER
- NEDONNA WATERMAIN UPGRADES
- 4TH STREET LIFT STATION UPDATES



September 10, 2025

Rockaway Beach City Council Meeting



City of Rockaway Beach
City Council Executive Session



Date: Wednesday, September 10, 2025
Location: Rockaway Beach City Hall, 276 Hwy 101 - Civic Facility

RECORD OF EXECUTIVE SESSION

NOT FOR PUBLIC DISCLOSURE - ANY ENCLOSED DOCUMENTS ARE CONFIDENTIAL

Meeting held pursuant to the following ORS:

- | | |
|---|--|
| <input type="checkbox"/> 192.660(2)(a) | Employment of Public Officers, Employees and Agents |
| <input type="checkbox"/> 192.660(2)(b) | Discipline of Public Officers and Employees |
| <input type="checkbox"/> 192.660(2)(d) | Labor Negotiator Consultations |
| <input type="checkbox"/> 192.660(2)(e) | Real Property Transactions |
| <input checked="" type="checkbox"/> 192.660(2)(f) | Exempt Public Records |
| <input type="checkbox"/> 192.660(2)(g) | Trade Negotiations |
| <input type="checkbox"/> 192.660(2)(h) | Legal Counsel |
| <input type="checkbox"/> 192.660(2)(i) | Performance Evaluations of Public Officers and Employees |
| <input type="checkbox"/> 192.660(2)(j) | Public Investments |

Called to Order at: _____ **Adjourned at:** _____

Present:

Mayor: Charles McNeilly
Councilors: Penny Cheek, Mary McGinnis, Tom Martine, Kiley Konruff, Patrick Ryan

Excused:

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

Legal Counsel:

Consultants:

Other:

Subject: Pursuant to ORS 192.660(2)(f) to Consider Information or Records that are Exempt by Law from Public Inspection Related to Potential Franchise Agreement

Form Completed by: Melissa Thompson, City Recorder

Executive Session

- EXECUTIVE SESSION Pursuant to ORS 192.660 (2)(f) to Consider Information or Records that are Exempt by Law from Public Inspection Related to Potential Franchise
- This session is closed to the public. No final action will be taken in this closed session. If a decision needs to be made, it will be done when the open session resumes.

Updates

- Sewer Rate Study Flyer
- Pacific St. Project
 - Mid-October, maybe sooner
- Leak Detection Testing
 - 4 Weeks (Tuesday-Thursday)
 - Entire Water System
- Financial Audit
 - Site Visit Complete
 - \$2 million increase in net-position
 - Presentation in January 2026
- Rockaway Beach Patrol – Full Staffing!



Decision on Remand-25-1

- Public Hearing 9/9/25
- Application on Remand by the Land Use Board of Appeals (LUBA) related to Application of Nedonna Development for Phase 2 Planned Unit
- City Council *REVERSED* the Planning Commission's July 18, 2024 decision on application #PUD-24-1 and, in doing so, *DENIED* application #PUD-24-1

BEFORE THE LAND USE BOARD OF APPEALS
OF THE STATE OF OREGON

OREGON SHORES CONSERVATION COALITION,
Petitioner,

vs.

CITY OF ROCKAWAY BEACH,
Respondent.

LUBA No. 2025-001

FINAL OPINION
AND ORDER

Appeal from City of Rockaway Beach.

Alexandria Dolezal filed the petition for review and argued on behalf of petitioner. Also on the brief was Eric Wriston and Crag Law Center.

No appearance by City of Rockaway Beach.

BASSHAM, Board Member; ZAMUDIO, Board Chair; WILSON, Board Member, participated in the decision.

REMANDED 07/02/2025

You are entitled to judicial review of this Order. Judicial review is governed by the provisions of ORS 197.850.

Jetty Creek – LWD Project

- Tillamook Estuaries Partnership
- Restoration of salmon habitat
- Large wood placement
 - Construct 14 channel spanning large wood placements
 - Each with 3 treetops and 3 root wads.
- The wood for the project is Nuveen Natural Capital (landowner)
- OWEB grant to cover the costs

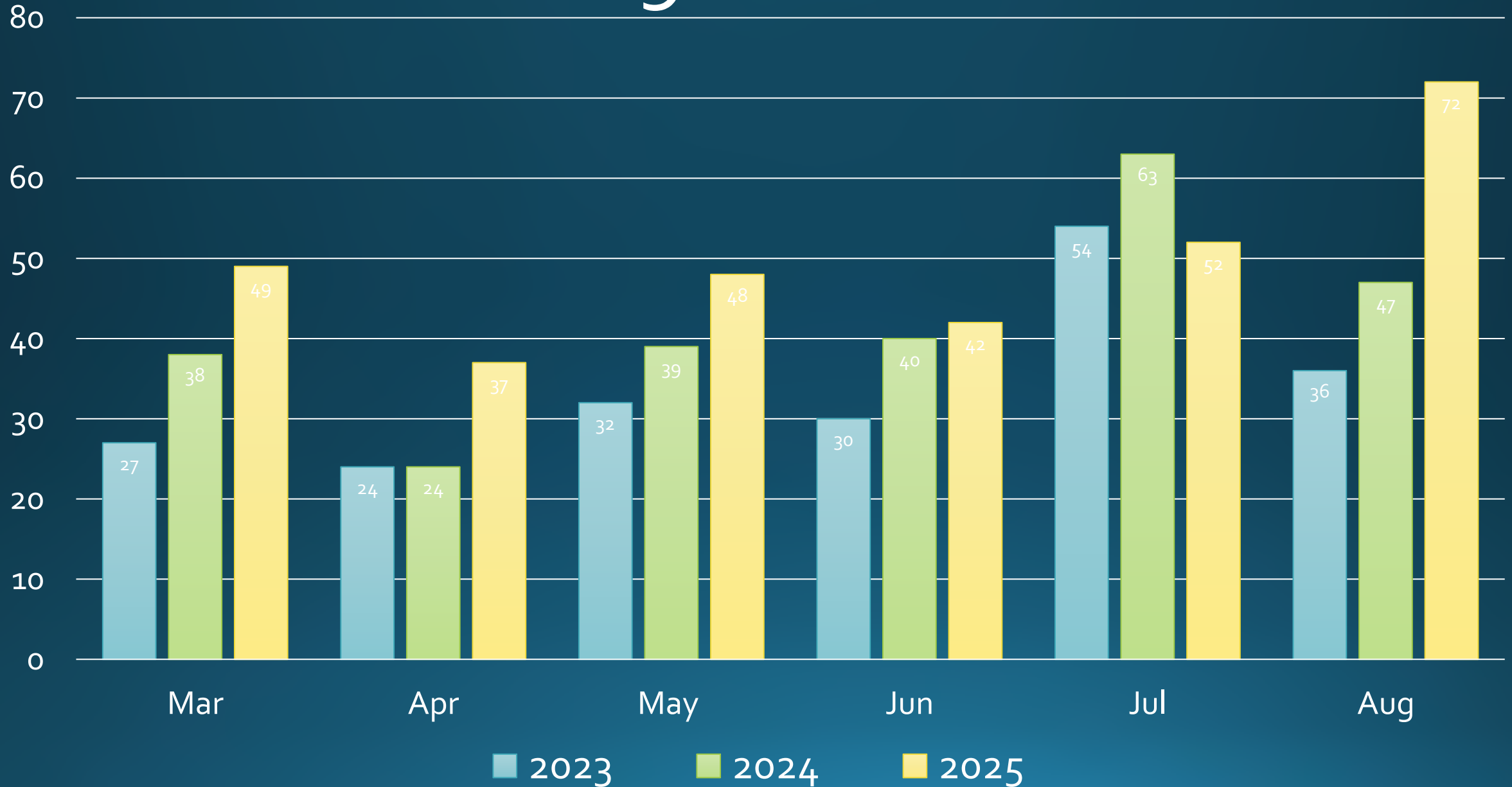


New David's Chair

- Delivered Today!
- Grant from Travel Oregon
- Replaces older unit
- Thank you to:
 - St. Mary By the Sea Catholic Church
 - David's Chair Organization
 - Rockaway Beach Volunteers
rbvolunteers1@gmail.com



FD 911 Calls



New Ladder Truck – Push in Ceremony

- Saturday, September 27th at 11 a.m.
- Food and beverages will be provided.
- Drawing for a free starter "go bag,
- Kids' coloring contest
- Promotional items from the Rockaway Beach Fire Department.



Public Meetings: September & October



- Sep. 9 Public Hearing: Remand 25-1
- Sep. 10 City Council Workshop & Regular Meeting
- Sep. 18 Planning Commission Meeting
- Sep. 25 Coffee With Mayor and City Manager
- ~~• Sep. 30 Special Meeting: Remand 25-1 (If needed)~~
- Oct. 1 Emergency Preparedness - OEM
- Oct. 8 City Council Workshop & Regular Meeting
- ~~• Oct. 16 Planning Commission Meeting *Canceled*~~
- Oct. XX Forest Stewardship Advisory Committee
- Oct. 16 Coffee With Mayor and City Manager

September 10, 2025

Rockaway Beach City Council Meeting



cmcneilly@corb.us

September 10, 2025

Rockaway Beach City Council Meeting

