



City of Rockaway Beach

Regular City Council Meeting Minutes

Date: Wednesday, November 12, 2025

Location: Rockaway Beach City Hall, 276 Hwy 101 - Civic Facility

1. CALL TO ORDER

Mayor McNeilly called the meeting to order at: 6:04 p.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Council Members Present: Mayor Charles McNeilly; Councilors Penny Cheek, Mary McGinnis, Tom Martine, and Kiley Konruff

Staff Present: Luke Shepard, City Manager; Melissa Thompson, City Recorder; Mary Mertz, Public Works Director; Todd Hesse, Fire Chief; Geoff Grace, Fire Captain; Ryan Boos, Firefighter; and Kevin Grogan, Sheriff's Deputy

MOTION TO POSTPONE PUBLIC HEARINGS AND AGENDA ITEMS RELATED TO FLOOD HAZARD OVERLAY ZONE

Start time: 6:06 p.m.

- McNeilly announced that the Council had presentations from the City's land use attorney and City Planner, and extensive discussion at the workshop regarding the Federal Emergency Management Agency (FEMA) Pre-Implementation Compliance Measures (PICM) and potential measures that the City can take. McNeilly stated that within that context, he would entertain a motion.

Motion by McGinnis, seconded by Martine, to postpone indefinitely the public hearings and business items on the agenda for Ordinance 2025-05 and 2025-06 that proposed amendments to the Zoning Ordinance and Comprehensive Plan related to the flood hazard overlay zone and FEMA pre-implementation compliant measures.

- McGinnis expressed desire to hear from people in the community on the matter, and for the public to understand that a moratorium on development would include activities such as building a driveway or repairing sewer lines. McGinnis encouraged the public to contact her to understand what the options are, and what legal counsel advised.
- McNeilly commented that things were in a state of flux with the federal government shutdown, noting that FEMA was unlikely to make a final decision until 2027. McNeilly stated it was in the best interest of the City to continue to permit building under the current zoning codes.

Motion carried by the following vote:

Aye: 5 (Cheek, McGinnis, Martine, Konruff, Ryan)
Nay: 0

4. CONSENT AGENDA

Start time: 6:09 p.m.

- a. Approval of Regular Meeting Minutes - October 8, 2025
- b. Approval of Workshop Minutes - October 8, 2025
- c. Review of Financial Reports
- d. Approval of Regular Meeting Minutes - September 10, 2025
- e. Approval of Workshop Minutes - September 10, 2025
- f. Approval of Special Meeting Minutes - September 9, 2025

Motion by Martine, seconded by Cheek, to approve the consent agenda.

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

Aye: 5 (Cheek, McGinnis, Martine, Konruff, Ryan)
Nay: 0

5. PRESENTATIONS, GUESTS & ANNOUNCEMENTS

- a. **Announcement - Meals for Seniors & the Family Fund – Janeen McIlvenna, Meals for Seniors**
Start time: 6:10 p.m.

- McIlvenna shared information about assistance provided through the Family Fund program, Kids Summer Lunch program and holiday gifts and food basket program.
- McIlvenna called for new volunteers and thanked the donors and volunteers who made the programs possible.

6. STAFF REPORTS

- a. **Fire Department**
Start time: 6:15 p.m.

- Hesse presented a staff report and shared slides on the activities and operations of the Rockaway Beach Fire Rescue department for the month of October 2025.
- Santa will be at the Fire Station on December 13th.
- Updated ISO rating is nearing completion.
- Initiated Knox box program.
- Held public education with students at Garibaldi Grade School.

- Intends to sell the fire truck after it is declared surplus.
- Fire Department staff demonstrated a new lift chair.
- Fire Department sponsoring a Holiday market November 28th-30th.
- Councilor commented on the need for Fire Department volunteers.

b. Sheriff's Office

Start time: 6:39 p.m.

- Deputy Kevin Grogan summarized the Sheriff's Office report for October 2025.
- Councilors expressed appreciation for patrol presence.
- Deputies will take recommendations for areas to place speed camera. Councilor requested Nehalem Street.
- Councilor requested crosswalk enforcement.

c. Public Works

Start time: 6:44 p.m.

- Mertz presented updates on King Tides and heavy rains, the Sewer Rate Study, North Pacific Street project, Jetty Creek watershed acquisition, Public Works job openings, and intent to pursue professional services agreement for code enforcement.
- Councilor commented that two citizen advisory committees have been involved in Jetty Creek process.
- Mertz confirmed that sewer rate increase information is available from a link on the website homepage.

d. City Manager

Start time: 6:53 p.m.

- Shepard shared a presentation including an overview of business items on the agenda, acknowledgement of City Recorder Thompson's receipt of the Oregon Association of Municipal Records City Recorder of the Year award for 2025, and public meeting dates in November and December.

7. PUBLIC HEARING

a. Public Hearing on Ordinance 2025-05 Updating the Zoning Code Related to Flood

- Postponed indefinitely

b. Public Hearing on Ordinance 2025-06 Updating the Comp Plan Related to Flood

- Postponed indefinitely

8. PUBLIC COMMENT ON NON-AGENDA ITEMS

Start time: 6:57 p.m.

- Ron Hemberry, representing the Lions Club, commented on the Trunk or Treat event and thanked the City for allowing them to participate.
- Art LaFrance, resident, expressed concerns about removal of a beaver dam on Clear Lake, and requested installation of a sign prohibiting tampering with dams, requested a study to determine optimal water level for Clear Lake, requested study of diversion devices, creation of a committee, and a proactive and constructive approach that values beavers as essential to wetlands.
- Jerry Stanfled, Lions Club President, thanked the City for allowing the Weenie Wagon location near the Wayside and shared about the scholarships provided and families served by the Lions Club.
- Michael Weissenfluh, resident, advocated for amending Short-Term Rental (STR) rules to remove perpetual license transferability, and suggested allowing a one-time transfer, then only transfer between families. Weissenfluh advocated for addressing unused licenses by adding a “use it or lose it” provision. Weissenfluh announced the Holiday Bazaar will be held November 28-30 at City Hall and the International Police Museum, presented by the Fire and Rescue Department, and supported by Go Rockaway.

9. OLD BUSINESS – None Scheduled

10. NEW BUSINESS

- a. First & Second Reading of Ordinance 2025-05: An Ordinance Amending City of Rockaway Beach Zoning Ordinance 143 (Code Chapter 155) Related to Flood Hazard Overlay Zone**
 - Postponed indefinitely
- b. Consideration to Adopt Ordinance 2025-05 Amending City of Rockaway Beach Zoning Ordinance 143 (Code Chapter 155) Related to Flood Hazard Overlay Zone**
 - Postponed indefinitely
- c. First & Second Reading of Ordinance 2025-06 An Ordinance Amending City of Rockaway Beach Comprehensive Plan Related to Flood Hazard Overlay Zone**
 - Postponed indefinitely
- d. Consideration to Adopt Ordinance 2025-06 An Ordinance Amending City of Rockaway Beach Comprehensive Plan Related to Flood Hazard Overlay Zone**

- Postponed indefinitely

e. Consideration of Resolution 2025-49: A Resolution Declaring a Fire Truck as Surplus Property and Authorizing the Fire Chief to Sell the Fire Apparatus

Start time: 7:10 p.m.

- McNeilly explained this resolution declares fire truck Engine 21 as surplus and authorizes the Fire Chief to sell or transfer the surplus property.
- McNeilly invited public comment. No audience members wished to comment.

Motion by Martine, seconded by Konruff, to approve Resolution 2025-49.

Motion carried by the following vote:

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

No: 0

f. Consideration of Resolution 2025-50: A Resolution Adding a Special Provision to the City Manager's Employment Agreement

Start time: 7:12 p.m.

- McNeilly explained that the position of city manager comes with a high degree of political risk, particularly in small cities. McNeilly endorsed the proposed contract amendment, stating that he wanted current and future city managers to be protected appropriately from politics.
- McNeilly invited public comment. No audience members wished to comment.

Motion by Konruff, seconded by Cheek, to approve Resolution 2025-50.

- McGinnis stated that it was something that should have been done a long time ago and was common in top government management positions.
- Ryan concurred that it was common in the level of position and role, and was glad it was being done.

Motion carried by the following vote:

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

No: 0

11. ITEMS REMOVED FROM CONSENT AGENDA – None removed

12. COUNCIL CONCERNS

Start time: 7:14 p.m.

- Cheek thanked all guests who attended the meeting.
- Konruff commented on the success of the fire truck push-in ceremony, acknowledged Thompson for her award, thanked seasonal firefighters, and expressed appreciation for the new businesses in town and that parking was going to be addressed.
- Martine commented on recent health-related experiences and encouraged all to be cautious around throw rugs.
- McGinnis acknowledged Thompson for her award. McGinnis thanked Meals for Seniors and the Lions Club for their service to the community. McGinnis acknowledged Kim and Steve Tackett of Simply Charming for their holiday giving programs and the Hope Chest thrift store for their pop-up food bank. McGinnis shared that Green Coast Market accepts SNAP. McGinnis announced that Rockaway Beach Business Association (RBBA) was hosting First Friday events. McGinnis promoted the holiday market. McGinnis commented on business façade improvements funded by City grants. McGinnis acknowledged Veteran's Day and thanked veterans for their service.
- McNeilly commented that Grumpy's and Smashburger are accepting pay it forward donations.
- Ryan appreciated the opportunity to attend the League of Oregon Cities (LOC) conference and noted other attendees were aware of the good work happening in Rockaway Beach, and acknowledged the group effort and community support for the work.

13. MAYOR'S REPORT

Start time: 7:26 p.m.

- McNeilly announced that the next Coffee with Mayor & Manager meeting would be held on November 20, 2025 at 9:00 a.m. and encouraged all to attend.
- McNeilly commented on the lack of parking to support the growing business economy, the effects caused by lack of adequate parking, and plans to kick off a project to identify and deliver additional parking spaces to support the growth in the number of visitors stopping in Rockway Beach to shop and eat. In the meantime, McNeilly suggested that preserving the current inventory of parking may mean moving some previous wayside events to Phyllis Baker Park to keep the Wayside open for parking.
- McNeilly expressed thanks and gratitude to business owners, residents, councilors, leadership and staff that work collaboratively to create a welcoming and vibrant community.
- McNeilly invited the public to email him regarding any questions or concerns about the City.

14. ADJOURNMENT

Start time: 7:30 p.m.

Motion by Martine, seconded by McGinnis, to adjourn the meeting at 7:30 p.m.

Motion carried by the following vote:

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

No: 0

MINUTES APPROVED THE
10TH DAY OF DECEMBER 2025



Charles McNeilly, Mayor

ATTEST



Melissa Thompson, City Recorder