



City of Rockaway Beach

City Council Regular Meeting Agenda

Date: Wednesday, January 14, 2026

Time: 6:00 PM

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

Watch meeting here: rockawaybeachor.portal.civicclerk.com/

Join here to attend remotely:

<https://us06web.zoom.us/j/89472491523?pwd=ScEZi0PhnhA3l8i43n3LFGLQliXIRE.1>

Meeting ID: 894 7249 1523

Passcode: 999602

Dial by your location

253 215 8782 US (Tacoma)

How to Provide Public Comment:

- Written Comments may be submitted electronically by sending an email no later than 48 hours prior to the meeting to CityHall@Corb.us
- In Person – sign-up sheet and instructions will be located on the table outside of the meeting room.
- Virtually on Zoom – use the “raise hand” feature when the Mayor announces it is time to do so.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Mayor: Charles McNeilly

Councilors: Penny Cheek, Kiley Konruff, Tom Martine, Mary McGinnis, Pat Ryan

4. CONSENT AGENDA

- a. Approval of Regular Meeting Minutes - December 10, 2025
- b. Approval of Workshop Minutes - December 10, 2025
- c. Approval of Special Meeting Minutes - December 22, 2025
- d. Review of Financial Reports

Rockaway Beach City Hall is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to the City Recorder Melissa Thompson at cityrecorder@corb.us or 503-374-1752.

5. PRESENTATIONS, GUESTS & ANNOUNCEMENTS

- a. Presentation – Fiscal Year 2023-2024 Financial Audit – Peter Gelser, Koontz, Blasquez & Associates, P.C.
- b. Presentation - Expansion of Tillamook String of Pearls Enterprise Zone - Terre Cooper, Director, Economic Development Council of Tillamook County

6. STAFF REPORTS

- a. Fire Department
- b. Sheriff's Office
- c. Public Works
- d. City Manager
- e. Planning Department

7. PUBLIC HEARING

- a. Public Hearing on Ordinance No. 2026-01: An Ordinance Amending City of Rockaway Beach Comprehensive Plan Policies Relating to the Economy
- b. Public Hearing on Ordinance No. 2026-02: An Ordinance Amending City of Rockaway Beach Zoning Ordinance Definition of Multi-Unit Housing

8. PUBLIC COMMENT ON NON-AGENDA ITEMS

9. OLD BUSINESS

10. NEW BUSINESS

- a. First & Second Reading of Ordinance 2026-01: An Ordinance Amending City of Rockaway Beach Comprehensive Plan Policies Relating to the Economy
- b. Consideration to Adopt Ordinance 2026-01: An Ordinance Amending City of Rockaway Beach Comprehensive Plan Policies Relating to the Economy
- c. First & Second Reading of Ordinance No. 2026-02: An Ordinance Amending City of Rockaway Beach Zoning Ordinance Definition of Multi-Unit Housing
- d. Consideration to Adopt Ordinance No. 2026-02: An Ordinance Amending City of Rockaway Beach Zoning Ordinance Definition of Multi-Unit Housing
- e. Consideration to Elect a Council President
- f. Consideration of Resolution No. 2026-01: A Resolution Adopting Plan of Action For 2024-2025 Fiscal Year Audit Findings
- g. Consideration of Resolution No. 2026-02: A Resolution Approving the Expansion and Renaming of the String of Pearls Enterprise Zone

- h. Consideration of Resolution No. 2026-03: A Resolution Authorizing the Mayor and City Manager to Execute Clean Water State Revolving Fund Loan Agreement for Lower Jetty Creek Watershed Acquisition
- i. Consideration of Resolution No. 2026-04: A Resolution Approving Wayside Use Applications for the Rockaway Beach Chamber of Commerce Kite Festival and Arts & Crafts Festival, and Denying Application for Thursday Markets
- j. Consideration of Resolution No. 2026-05: A Resolution Approving Wayside Use Application for the Nea-Kah-Nie Art & Music Cultural Foundation (NCAM) Music Festival

11. EXECUTIVE SESSION

The City Council will meet in Executive Session pursuant to ORS 192.660(2)(i), to consider the performance evaluation of a public officer. Executive sessions are closed to the public. Representatives of the news media and designated staff may attend the Executive Session. Representatives of the news media are specifically directed not to record or report any of the deliberations during the executive session, except to state the general subject of the session as previously announced. No Council decision may be made in executive session. At the end of the executive session, the meeting will return to open session.

12. NEW BUSINESS (CONTINUED)

- a. Consideration of Resolution No. 2026-06: A Resolution Approving City Manager Performance Evaluation Annual Summary
- b. Consideration of Resolution No. 2026-07: A Resolution Authorizing Amendments to the Base Rate Compensation for the City Manager

13. ITEMS REMOVED FROM CONSENT AGENDA

14. COUNCIL COMMENTS

15. MAYOR'S REPORT

16. ADJOURNMENT