



City of Rockaway Beach

Workshop City Council Meeting Minutes

Date: Wednesday, March 11, 2026

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

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

3. COUNCIL BRIEFING/DISCUSSION

a. Review of Proposed Amendments to City Charter

- Shepard reviewed the timeline for amending the Charter and explained the goal was to reach initial consensus on the proposed amendments. Amendments would be referred to voters in November.
- Discussion regarding the proposed Charter amendments, and Mayors' terms of office in Tillamook, Clatsop and Lincoln counties. Shepard noted that updating the Charter was an action item in the Strategic Plan. Shepard confirmed that proposed amendments were reviewed by the City Attorney.
- After discussion, Shepard stated that the proposed amendments would be presented to the public for feedback and would be brought back to the Council in May.

b. Discussion Regarding Cap Exemption for Accessible Short-Term Rentals (STRs)

- Discussion regarding feedback from the community expressing concerns about exemptions to the STR cap, as well as administrative concerns.
- Shepard proposed an idea to contract with BecomingRentABLE to promote and work with existing rentals to encourage them to obtain accessible certification.
- Discussion regarding the BecomingRentABLE certification process for accessible rentals.
- Suggestion to offer financial support to existing STR owners, and to list accessible STRs on the City's tourism website.

- Comments that some existing STRs may already offer accessible features and discussion regarding guests' need for various features.
- After discussion, there was consensus to have staff explore options with BecomingRentABLE.

c. Discussion Regarding Reappointment of Planning Commission Members

- McNeilly explained that three Planning Commissioners had terms expiring in June, all three were doing a great job, and he wished to nominate them to serve another term.
- Concerns were expressed about one Commissioner's past social media posts and discussion ensued.

d. Review of Contracts for Fire Department Services

- Shepard explained that staff reviewed the Fire Department services provided to Twin Rocks and Nedonna Beach and found that their fees must be raised in order for those districts to pay a fair share.
- Shepard noted that the Nedonna Beach district's voters would need to approve operating bonds to accommodate the change.
- After discussion, there was consensus for Shepard to move forward with the proposed intergovernmental agreements.

e. Other Regular Session Agenda Items Review

- Shepard shared that the proposed budget would be available on April 15th, and the first Budget Committee meeting would be held April 22nd. Shepard encouraged Council members to submit photos for the cover of the budget document.
- Shepard reminded the Council about the upcoming Statement of Economic Interest (SEI) filing deadline.
- Discussion regarding Fire Department interior remodeling and a program for housing a volunteer at the station. Shepard noted that the non-profit firefighter association was funding the interior improvements.
- Shepard stated that there may be more information about the High Ground project at the next meeting.

4. ADJOURNMENT

Motion by Kiley Konruff, seconded by Tom Martine, to adjourn at 5:16 p.m.

Motion Passed by the following vote:

Yes: 5 (Mary McGinnis, Tom Martine, Penny Cheek, Kiley Konruff, Pat Ryan)

No: 0 (None)

MINUTES APPROVED THE
8TH DAY OF APRIL 2026



Charles McNeilly, Mayor

ATTEST



Melissa Thompson, City Recorder