



City of Rockaway Beach

Workshop City Council Meeting Minutes

Date: Wednesday, July 15, 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, Pat Ryan

Council Members Excused: Kiley Konruff

Staff Present: Luke Shepard, City Manager; Melissa Thompson, City Recorder; Mary Mertz, Public Works Director

3. COUNCIL BRIEFING/DISCUSSION

McNeilly changed the order of business to move Discussion Regarding Downtown Parking Project Update after the Review of Hunter Communication Franchise Agreement.

a. Review Hunter Communication Franchise Agreement - Nolan Plese, Hunter Communications & Technologies, LLC

- Shepard explained high-speed internet options were a Strategic Plan initiative. The proposed Franchise Agreement in the meeting packet was drafted by the City's legal counsel.
- Nolan Plese, Hunter Communications & Technologies, LLC, gave a presentation providing an overview of Hunter and the products and services they provide.
- Plese explained that Hunter intended to use existing utility poles for facilities and was working with Tillamook People's Utility District (TPUD) to access their poles. Construction was estimated to start in 2027.
- Council consensus to move forward with the Franchise Agreement at the next month's meeting.

c. Discussion Regarding Downtown Parking Project Update

- Shepard introduced Trevor Park, Oregon Coast Scenic Railroad (OCSR) Executive Director, and City Engineer, Matt Del Moro, HBH Consulting Engineers, Inc.
- Shepard referred to the staff report in the workshop packet and explained the intent was to review some of the challenges with building new parking facilities and updating existing facilities. Project area includes the Port of Tillamook Bay right-of-way between Highway 101 and the railroad corridor.

- Park explained the need for a runaround track to improve train operations, passenger service, and future excursion opportunities. Park emphasized that the runaround track is not intended for train storage and would require only brief, intermittent use.
- Shepard explained staff was working quickly to design plans to accommodate parking, the OCSR runaround track, and the future Salmonberry Trail within limited space.
- Del Moro presented a concept design, incorporating angled parking, the runaround track, and the Salmonberry Trail.

Preliminary concept could provide approximately 40 parking spaces, subject to design refinements and right-of-way verification.

Challenges remain regarding shared-use areas, pedestrian and vehicle safety, grading, trail width, and regulatory approvals.

- Council discussed parking impacts, train passenger activity, pedestrian crossings, economic considerations, and the importance of continued collaboration among all stakeholders.

b. Review Proposed 2027 Community Grant Program Schedule and Policy

- No discussion due to limited time.

4. ADJOURNMENT

Motion by Mary McGinnis, seconded by Tom Martine, to adjourn the meeting at 5:33 p.m.

Motion Passed by the following vote:

Yes: 4 (Mary McGinnis, Tom Martine, Penny Cheek, Pat Ryan)

No: 0 (None)

MINUTES APPROVED THE
12TH DAY OF AUGUST 2026

Charles McNeilly, Mayor

ATTEST

Melissa Thompson, City Recorder