



TUALATIN CITY COUNCIL

OFFICIAL WORK SESSION MEETING MINUTES

FOR JULY 13, 2026

PRESENT: Mayor Frank Bubenik, Council President Valerie Pratt, Councilor Bridget Brooks, Councilor Maria Reyes, Councilor Cyndy Hillier, Councilor Christen Sacco, Councilor Octavio Gonzalez

Mayor Bubenik called the meeting to order at 5:00 p.m.

1. *Clear & Objective Code Project Update.*

This item was moved to a future meeting due to technical issues.

2. *2027 Legislative Agenda Development.*

Deputy City Manager Megan George, Policy Analyst Cody Field, and Thorn Run Partners Dan Bates, Tyler Janzen, and Leah Navarro presented information on development of the City's 2027 legislative agenda. Mr. Bates shared information on emerging legislative themes and issues for Council consideration, stating the legislative agenda serves as both a blueprint and vision document that helps establish what the City will pursue during the upcoming legislative session. Mr. Janzen reviewed the City's adopted 2026 legislative themes, stating they provide direction on where the legislative team should pursue opportunities, support League of Oregon Cities priorities, and defend the City's interests. He reviewed the major priorities anticipated for the upcoming legislative session, including the transportation package, the state's budget challenges with a focus on Medicaid, and economic development efforts to expand Oregon's tax base. Mr. Bates reviewed federal priorities, including reauthorization of the Bipartisan Infrastructure Law, budget considerations related to Medicaid and SNAP, implementation of the Road to Housing Act, and the federal appropriations process.

Mr. Janzen reviewed the City's 2026 State Legislative Agenda, stating it continues to align well with current state priorities, including transportation funding, housing and human services, and economic development. He stated protecting transportation revenue sharing for local governments remains a top priority and noted the city should continue monitoring discussions regarding accountability requirements tied to transportation funding. He stated that eviction prevention remains a priority at the state level and suggested the city consider adding housing infrastructure as a legislative priority because additional funding opportunities may become available. Mr. Janzen also encouraged Council to review recommendations from the Governor's Prosperity Council to identify economic development initiatives, including industrial site readiness, that the city may wish to support.

Mr. Bates reviewed the City's 2026 Federal Legislative Agenda, stating the existing priorities continue to remain relevant, including transportation funding, Community Development Block Grant funding, FEMA funding, and implementation of recently adopted federal legislation.

Analyst Field reviewed the City's current project list and stated staff wants to ensure the proposed projects continue to align with legislative priorities. He reminded Council that successful funding

requests should align with legislative funding cycles, address community needs, reflect current legislative priorities, and request funding amounts that are appropriately sized. He reviewed updates made to the project list following the Council's previous discussion.

Councilor Brooks asked about the microgrid project. Analyst Field stated there were concerns that the technology is not yet advanced enough to implement the project within the anticipated funding timelines.

Manager George requested Council feedback on the legislative themes, priorities, and project list.

Council President Pratt asked if the shade structure at Veterans Plaza could be expanded to include additional shade structures near the splash pad and adjacent businesses.

Mayor Bubenik stated many competitive projects range between \$1 million and \$3 million and suggested expanding the shade structure proposal into a citywide shade structure program to create a more competitive funding request. Manager George stated Congresswoman Salinas has funded projects in the \$250,000 range and staff would continue discussing the project's scope.

Councilor Gonzalez asked about including duck and geese control measures as part of the project near the proposed shade structure. Manager George stated that may not be a good fit for the current funding cycle because the existing projects were selected from the City's Capital Improvement Plan and already have planning and cost estimates completed.

Mayor Bubenik asked about the competitiveness of the City's trail projects. Mr. Bates stated it is beneficial to pursue a diverse mix of project types because they compete for different funding sources, increasing the City's funding opportunities.

Councilor Reyes asked whether the Riverfront Park construction project would be a stronger candidate for state or federal funding. Manager George stated staff no longer consider it a strong federal funding request after it was unsuccessful previously but believes it remains a strong candidate for state funding.

Councilor Brooks expressed support for prioritizing the Riverfront Park project for state funding, noting the project's accessibility improvements and community partnerships strengthen the proposal. She asked whether recent housing legislation could create funding opportunities related to CORA planning and mixed-use development. Mr. Bates stated there may be funding opportunities once the rulemaking process is complete and staff will continue monitoring them.

Mayor Bubenik discussed prioritizing transportation projects and stated the Tualatin-Sherwood Road railroad crossing may be a good candidate for future state transportation funding.

Council President Pratt asked if the Nyberg Creek Trail could qualify as an economic development project because it improves access to businesses by providing a connection beneath I-5.

Mayor Bubenik requested additional information regarding the recently adopted federal housing legislation.

Councilor Hillier asked about the blighted building provisions in the housing bill and how they may affect Opportunity Zones. She requested staff continue monitoring future funding opportunities.

Manager George opened discussion on the proposed legislative priorities and themes.

Councilor Brooks asked whether the federal Kids in Nature program could provide funding opportunities for shade structures, parks improvements, or summer camp programming.

Mayor Bubenik discussed the need for additional housing while expressing concern about the loss of local control resulting from state housing mandates and development requirements.

Councilor Brooks stated it is important that residents continue to have meaningful access to local decision-making and public participation opportunities and expressed concern that increased state direction could reduce those opportunities.

Mr. Janzen stated housing production is no longer the Legislature's primary focus, with greater emphasis now placed on transportation and economic development. He stated local governments are generally most successful when they explain the practical implementation challenges created by unfunded mandates and provide technical solutions rather than simply opposing legislation.

Council President Pratt stated the city values community outreach and expressed concern that reduced local review limits public involvement. Mr. Janzen stated some legislators view expanded public involvement as slowing housing production, creating an inherent tension between transparency and expedited development.

Councilor Reyes asked how individual Council members could advocate for these priorities. Manager George explained the legislative themes are intended to guide Thorn Run's advocacy and legislative monitoring efforts rather than direct Council members' individual advocacy.

Councilor Reyes stated she would like the City's priorities to include business and job retention.

Councilor Hillier stated her priorities remain social services and eviction prevention.

Council President Pratt discussed economic development and the importance of supporting Tualatin's high-tech manufacturing sector while expressing concern about the impacts of federal tariffs. She also stated the public needs a better understanding of the need for transportation funding.

Councilor Brooks discussed supporting economic development through small businesses, entrepreneurship, health care access, and programs that empower residents to build economic independence. She also expressed support for streamlining federal funding directly to cities.

Manager George reviewed the proposed State Legislative Agenda and requested Council feedback.

Mayor Bubenik recommended specifically identifying mental health under the housing and human services priority and advocated for additional infrastructure funding.

Manager George reviewed the proposed Federal Legislative Agenda and requested Council feedback.

Mayor Bubenik stated parks projects appear to be less competitive under current federal funding priorities and acknowledged the City may need to replace some projects with stronger funding requests.

Councilor Brooks expressed support for exploring additional outdoor cooling opportunities as future legislative funding requests.

Manager George reviewed the League of Oregon Cities (LOC) policy priorities and explained cities throughout Oregon rank the issues they believe the League should prioritize during the upcoming legislative session. She asked Council to identify the five issues they would like forwarded to the LOC. Ms. Navarro stated the City's priorities should align with its legislative agenda and focus on issues requiring statewide coordination and political capital. She identified transportation funding, housing production, economic development, workforce development, local control, and unfunded mandates as key issues.

Councilor Reyes asked for examples of items included within the finance, taxation, and economic development category. Manager George explained those categories are developed through the League's policy committees and refined following presentations from subject matter experts.

Mayor Bubenik asked Council to review the complete list before the next discussion, noting staff will return in August with recommended priorities for final consideration.

Councilor Brooks asked where health-related priorities fit within the LOC categories. Manager George stated they fall within the General Government category.

3. Council Meeting Agenda Review, Communications & Roundtable.

City Manager Sherilyn Lombos presented the Manager's Report. She stated she attended the Washington County Managers meeting, where she received an update on changes to the administrative rules governing federal grants. She also attended the Oregon City/County Management Association Summer Conference, Viva Tualatin, and the Sweek House tour. She announced that randomly selected households will soon receive invitations to participate in the City's community survey, marking the sixth time the city has conducted the survey. She noted the survey will also be available to all residents in August. City Manager Lombos announced the Ibach CIO Community Fair is scheduled for July 18, applications are open for the Teen Library Committee and available on the City's website, the sidewalk backlog project has begun in the southwest portion of the city with work underway at approximately 40 locations, the Annual Water Quality Report has been published, the Request for Proposals for the sub-regional transit study has been released, work on the food cart pod code amendments is underway with a presentation scheduled for the next Planning Commission meeting, and the Martinazzi Sewer Project open house will be held on July 23.

Councilor Sacco stated she attended the Community Advisory Committee (CAC) meeting for the Downtown Revitalization Project and the Council Committee on Advisory Appointments (CCAA) meeting.

Councilor Reyes stated she attended the Council Committee on Advisory Appointments meeting and Viva Tualatin. She asked about the status of the federal Charging and Fueling Infrastructure Grant. City Manager Lombos stated the grant remains tied up in the court process.

Councilor Brooks stated she attended the Ebola Outbreak webinar, the Who's Living in Your Pollinator Garden? webinar, the Explore Tualatin Valley Picnic, Discovery Day with Tualatin Riverkeepers, the National League of Cities Summer Board and Leadership Meeting, Viva Tualatin, and the Sweek House tour.

Council President Pratt stated she attended the Council Committee on Advisory Appointments meeting, the Community Advisory Committee meeting for the Downtown Revitalization Project, Viva Tualatin, and the Sweek House tour.

Mayor Bubenik stated he attended the Tualatin Chamber of Commerce Board meeting, the Metro Mayors Consortium meeting, the Greater Portland Inc. Economic Development meeting, the Freight Subcommittee for the Governor's Transportation Committee, Viva Tualatin, and the Washington County Coordinating Committee meeting.

Adjournment

Mayor Bubenik adjourned the meeting at 6:58 p.m.

Sherilyn Lombos, City Manager

Nicole Morris / Nicole Morris, Recording Secretary

Frank Bubenik / Frank Bubenik, Mayor

CC WS Minutes 7-13-26

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PRESENT: Mayor Frank Bubenik, Council President Valerie Pratt, Councilor Bridget Brooks, Councilor Maria Reyes, Councilor Cyndy Hillier, Councilor Christen Sacco, Councilor Octavio Gonzalez

Call to Order

Mayor Bubenik called the meeting to order at 7:09 p.m.

Pledge of Allegiance

Public Comment

Victoria Fiske spoke about the greenway adjacent to her home, where she created "Tualatin Community Gather," a community gathering space outside her fence. She said she has organized neighborhood events in the space but has recently experienced issues with code enforcement and the City's removal of community features. Ms. Fiske requested greater collaboration with residents and asked the city to develop a process that would allow community members to improve public spaces while maintaining public accessibility.

Consent Agenda

Councilor Gonzalez asked to have Resolution No. 5983-26 amending the City of Tualatin fee schedule and rescinding Resolution No. 5903-25 removed from the consent agenda and heard separately.

Motion to adopt the consent agenda as amended made by Council President Pratt, Seconded by Councilor Sacco.

Voting Yea: Mayor Bubenik, Council President Pratt, Councilor Brooks, Councilor Reyes, Councilor Hillier, Councilor Sacco, Councilor Gonzalez

MOTION PASSED

1. Consideration of Approval of the Work Session and Regular Meeting Minutes of June 22, 2026
2. Consideration of **Resolution No. 5978-26** Authorizing the City Manager to Execute Grant Agreements with Washington County for Fitness Programs Hosted by the Juanita Pohl Center for Fiscal Year 26/27
3. Consideration of **Resolution No. 5979-26** Authorizing the City Manager to Execute an Intergovernmental Agreement with Washington County for Development of a Natural Hazard Mitigation Plan

4. Consideration of Resolution No. 5980-26 Authorizing the City Manager to Execute an Intergovernmental Agreement with Washington County for Participation in the Community Development Block Grant Program for 2027-2029
5. Consideration of Resolution No. 5981-26 Authorizing the City Manager to Execute a Reinstatement and Amendment of an Intergovernmental Agreement with the Department of Land Conservation and Development Related to the Clear and Objective Code Update
6. Consideration of Resolution No. 5985-26 Authorizing the City Manager to Execute an Intergovernmental Agreement Between Washington County and the Cities of Tualatin, Beaverton, Forest Grove, King City, Sherwood, Tigard, Hillsboro to provide Digital Forensics Investigators within the Washington County Digital Forensics Laboratory
7. Consideration of Resolution No. 5986-26 authorizing the City Manager to sign an Intergovernmental Agreement with the City of Durham for Police Services
8. Consideration of Resolution No. 5987-26 Authorizing the City Manager to Apply for and Accept Local Government Grant Program Funds for the Rehabilitation of the Restroom at Atfalati Park

General Business

1. Downtown Revitalization Project Update

Economic Development Manager Sid Sin, Urban Renewal/Economic Development Policy Analyst Quin Brunner, and Downtown Revitalization Community Advisory Committee (CA) Members Beth Dittman and Kaiden Edwards presented an update on the Downtown Revitalization Project. Member Dittman stated the project began in May 2025 with formation of the Community Advisory Committee and has been organized into three phases. She explained phase one focused on extensive community engagement to develop the Community Identity Study. Phase two consisted of partnering with the University of Oregon Sustainable City Year Program to explore design concepts and visualize potential improvements for downtown. She stated the current presentation marks the completion of phase two. Member Dittman stated that phase three will begin in the fall and will result in an Urban Design Framework, updated Downtown Design Standards, and a consolidated set of recommendations.

Member Edwards stated the eight projects completed through the University of Oregon Sustainable City Year Program generated 66 recommendations and 14 conceptual renderings. She explained that the committee evaluated the concepts using five criteria: creating a vibrant mixed-use district, establishing a distinct and welcoming identity, promoting environmental sustainability, improving navigation and safety, and supporting local businesses. Member Dittman highlighted the "Improve What You Have" program as an example of the committee's evaluation process and explained how the scoring criteria were applied. Member Edwards shared a conceptual rendering featuring a lily pad-inspired island within the lake and discussed how committee feedback was incorporated into the evaluation process. Member Edwards stated that the concepts are not final proposals and will inform development of the Urban Design Framework and Downtown Design Standards during phase three.

Member Dittman stated phase three will be fully funded through a \$740,000 Metro 2040 Planning and Development Grant. She explained the work will include a parking study, real estate market analysis, expanded outreach to the development community, and bilingual community

engagement. Analyst Brunner stated an intergovernmental agreement accepting the grant will be presented to the Council at its next meeting. He also noted a request for proposals has been issued to select an urban design consultant and that staff anticipates returning to the Council in the fall to begin phase three.

Councilor Reyes asked whether the design concepts considered opportunities for restaurants and businesses within the downtown area. Member Dittman stated one of the evaluation criteria focused on creating a vibrant mixed-use district that supports commercial activity.

Council President Pratt asked what the phase three deliverables would include. Analyst Brunner stated the next phase will integrate the work completed to date into an Urban Design Framework and updated design standards to guide future downtown development.

Councilor Brooks asked whether the concepts were limited to the Tualatin Commons or include the surrounding downtown area. Analyst Brunner stated the concepts focus on an approximately 300-acre study area that includes the Commons and the surrounding downtown core.

Councilor Brooks thanked the committee for their work and dedication throughout the process.

Councilor Hillier expressed appreciation for the committee's creativity and efforts.

Councilor Gonzalez thanked the committee for their thoughtful work and stated he looks forward to continued improvements to the lake, including efforts to improve water quality and attract additional visitors.

Mayor Bubenik thanked the committee for their work and commended the group's collaboration and accomplishments throughout the project.

2. Tualatin Economic Landscape Analysis & Land Industry Cluster Analysis

Economic Development Manager Sid Sin and ECONorthwest Consultant Matt Craigie presented the Tualatin Economic Landscape and Industry Cluster Analysis. Manager Sin stated the study is the first step in updating the City's Economic Development Plan, which was adopted following the Tualatin 2040 Vision in 2019. He noted the economic landscape has changed significantly over the past several years and the analysis will help identify opportunities to strengthen Tualatin's economy and attract future business investment.

Consultant Craigie presented an overview of the Economic Landscape Report, explaining it uses national, state, regional, and local data to evaluate Tualatin's economy. He stated the analysis examines recent economic growth, industry composition, and employment trends to establish a foundation for future economic development strategies, workforce planning, and business retention and recruitment efforts. He reviewed macroeconomic trends, industry trends, and industry cluster profiles.

Consultant Craigie stated Tualatin continues to experience steady economic growth, including approximately 0.6% annual population growth between 2014 and 2025. He reviewed labor force participation, employment growth, wage growth, and industry employment trends. He noted that while Tualatin has a strong employment base, only about 6% of people employed in Tualatin also reside within the city, with the majority commuting from surrounding communities. He stated

manufacturing, construction, professional and technical services, and health care and social assistance continue to be among Tualatin's strongest employment sectors.

Consultant Craigie reviewed Tualatin's seven primary industry clusters: high-tech manufacturing, building systems, health sciences, corporate and business services, materials and goods manufacturing, commerce and logistics, and food systems. He stated these clusters represent approximately 70% of employment within the city and form the foundation of Tualatin's economy. He highlighted high-tech manufacturing as the largest and fastest-growing cluster over the past decade, building systems as the fastest-growing cluster in recent years, and health sciences as a steadily expanding sector.

Council President Pratt asked how the local economy would be affected if one of Tualatin's major industries experienced a significant downturn. Consultant Craigie stated the impacts would be substantial, underscoring the importance of maintaining a diverse economy.

Council President Pratt asked how the city could encourage more employees who work in Tualatin to also live in the community. Consultant Craigie stated that providing a diverse mix of housing and employment opportunities is an important part of that strategy.

Councilor Reyes asked what types of businesses are included within the building systems cluster. Consultant Craigie explained the cluster groups together businesses that participate in the same construction-related supply chain.

Councilor Hillier asked how the city can ensure it is attracting the right mix of jobs given the large number of commuters. Consultant Craigie stated those policy decisions will be explored during the strategy phase of the project.

Councilor Reyes asked how the city can encourage commuters to relocate to Tualatin and attract employers that align with the local workforce. Consultant Craigie stated those questions will also be addressed during development of the economic strategy.

Councilor Brooks asked what industries are included within the health sciences cluster. Consultant Craigie stated it includes businesses involved in medical technology, health care services, and related industries.

Mayor Bubenik discussed the importance of business recruitment, available industrial land, and development readiness. Manager Sin stated land availability, infrastructure readiness, and urban renewal efforts will all be considered as the Economic Development Plan is updated.

Mayor Bubenik stated he was surprised the warehouse cluster was not larger given the number of distribution facilities located along Tualatin-Sherwood Road. Consultant Craigie explained the industry classifications are based on federal employment coding and do not always align with how businesses are perceived locally.

3. Consideration of **Resolution No. 5984-26** Authorizing the City Manager to sign an Intergovernmental Agreement with the Tigard-Tualatin School District for the School Resource Officer Program

Police Chief Greg Pickering introduced School Resource Officers Brian Miller and Daniel Hernandez, who presented an overview of the School Resource Officer (SRO) Program. Chief

Pickering stated the city has partnered with the Tigard-Tualatin School District since 1988 to provide School Resource Officers, noting they serve as a bridge between students, families, schools, and law enforcement.

Officer Miller stated the SRO Program is focused on building positive relationships with students while supporting school staff and helping ensure a safe learning environment. He explained the program emphasizes mentorship, education, and safety by maintaining an open-door policy and fostering positive daily interactions with students. Officer Miller stated SROs regularly attend athletic events, dances, assemblies, graduation ceremonies, emergency drills, and other school activities to build trust and strengthen relationships. He reviewed the types of incidents handled by SROs, noting they respond to calls for service from school staff and students involving criminal activity, behavioral concerns, and safety issues while also working proactively to prevent problems through education and engagement. Chief Pickering stated both officers are actively involved in the schools and throughout the community and commended their dedication and positive impact on students.

Chief Pickering stated the resolution tonight will renew the intergovernmental agreement with the Tigard-Tualatin School District to continue the SRO Program.

Councilor Reyes asked whether the SROs are assigned exclusively to Tualatin schools. Officer Miller stated they serve only Tualatin schools but coordinate with the other SROs throughout the Tigard-Tualatin School District.

Councilor Gonzalez thanked the officers for their service to the students and community.

Councilor Hillier stated the positive relationships and protective factors the officers provide are invaluable to the community and thanked them for their service.

Councilor Brooks thanked the SROs for their continued work supporting students and the community.

Motion to adopt Resolution No. 5984-26 authorizing the City Manager to sign an intergovernmental agreement with the Tigard-Tualatin School District for the School Resource Officer Program made by Council President Pratt, Seconded by Councilor Brooks.

Voting Yea: Mayor Bubenik, Council President Pratt, Councilor Brooks, Councilor Reyes, Councilor Hillier, Councilor Sacco, Councilor Gonzalez

MOTION PASSED

Items Removed from Consent Agenda

1. Consideration of Resolution No. 5983-26 Amending the City of Tualatin Fee Schedule and Rescinding Resolution No. 5903-25

Councilor Gonzalez stated he asked to have it removed so he can vote no to the increase.

Council President Pratt stated they are just increases of fees for services. She stated it's important to pass along the costs of these services.

Motion to adopt Resolution No. 5983-26 amending the City of Tualatin fee schedule and rescinding Resolution No. 5903-25 made by Councilor Sacco, Seconded by Councilor Hillier
Voting Yea: Mayor Bubenik, Council President Pratt, Councilor Brooks, Councilor Hillier, Councilor Sacco
Voting Nay: Councilor Gonzalez
Abstain: Councilor Reyes

MOTION PASSED

Council Communications

Councilor Brooks shared information about the Tualatin Soil and Water Conservation District's Invasive Species Program and requested a future work session to discuss the topic and its potential application in Tualatin.

Councilor Hillier asked whether another community partner would be better suited than the city to administer such a program. Councilor Brooks stated the discussion would help inform future Council policy decisions.

Council consensus was reached to schedule a future work session on the topic. Mayor Bubenik suggested Councilor Brooks coordinate with the Parks and Recreation Director in advance of the discussion.

Councilor Brooks announced she was appointed by the League of Oregon Cities to serve on the Local Government Advisory Committee for Health Care and stated she will represent cities throughout Oregon.

Councilor Brooks expressed concerns regarding her role as the alternate representative to the Metropolitan Area Communications Commission (MACC), stating she has not consistently received notice when the primary representative is unable to attend meetings.

Councilor Hillier volunteered to serve as the alternate representative.

Council President Pratt asked about the process followed when the primary representative is unable to attend a MACC meeting.

Councilor Gonzalez stated he was uncertain what information could be shared publicly from MACC meetings because they were handling sensitive information. He apologized for not providing additional updates to the Council.

Adjournment

Mayor Bubenik adjourned the meeting at 8:20 p.m.

Sherilyn Lombos, City Manager

Nicole Morris / Nicole Morris, Recording Secretary

Frank Bubenik / Frank Bubenik, Mayor

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