



TUALATIN CITY COUNCIL

OFFICIAL WORK SESSION MEETING MINUTES

FOR JUNE 22, 2026

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

Mayor Bubenik called the meeting to order at 5:20 p.m.

1. *Climate Action Work Plan Development.*

Climate Action Program Manager Amanda Watson presented information on development of the Climate Action Plan five-year work plan. She stated the Climate Action Plan, adopted in May 2024, establishes community goals of achieving net-zero greenhouse gas emissions by 2050 and increasing community resilience to the impacts of climate change. Manager Watson explained staff are developing a five-year implementation work plan to prioritize actions from the Climate Action Plan for the 2026-2031 period. She reviewed the development process, noting staff have met with to develop draft prioritization criteria. Manager Watson stated the proposed criteria include climate impact, co-benefits, alignment with Council goals and other adopted plans, feasibility, implementation costs, and opportuneness/timeliness.

Councilor Brooks asked how measurable efficiencies and cost savings generated through Climate Action Plan projects could be tracked and reinvested into future climate initiatives. Manager Watson stated there is an opportunity to monitor those savings and evaluate how they could support future implementation efforts. She used the InPipe project as an example of how the prioritization criteria could be applied, noting its climate benefits, cost savings, alignment with other City plans, and partnership opportunities. Councilor Brooks stated she appreciated the synergy between the proposed criteria and suggested projects that generate measurable savings should help support future climate work.

Councilor Brooks expressed interest in placing greater emphasis on health and well-being, particularly related to extreme heat and severe weather. She encouraged staff to consider strategies that benefit the broader community, including using heat maps and Metro's emissions data to identify priority areas.

Council President Pratt suggested adding preparedness and resilience as a prioritization category and emphasized the importance of recognizing cost savings within the evaluation process. Manager Watson stated those considerations are incorporated into the proposed criteria, particularly under co-benefits and climate adaptation.

Councilor Brooks encouraged staff to prioritize actions that are relatively easy to implement and provide immediate benefits, such as using lighter-colored buildings to reduce heat impacts. Manager Watson stated energy affordability emerged as an important theme during outreach discussions and supports making these types of improvements more accessible to the community.

Mayor Bubenik stated the feasibility, implementation cost, and opportuneness/timeliness criteria should receive greater weighting. He encouraged staff to prioritize projects that are achievable within the five-year work plan, affordable, and timely to implement.

Council President Pratt stated she supports prioritizing actions that align with other City plans and ongoing projects to maximize efficiency.

Councilor Brooks stated implementation should be phased to focus first on actions that provide the greatest overall benefit while building momentum for future work.

Manager Watson stated staff will next apply the prioritization criteria to the Climate Action Plan actions and develop a draft five-year work plan. She stated the proposed work plan will return to the Council in the fall for review and adoption.

2. 2027 Legislative Agenda Development.

Deputy City Manager Megan George and Policy Analyst Cody Field presented information on development of the 2027 state and federal legislative agendas and potential funding requests. Manager George reviewed the timeline for developing the City's legislative priorities and stated staff are seeking early Council direction on projects to pursue. She explained successful funding requests generally align with project readiness, leverage other funding sources, address demonstrated community needs, reflect current legislative priorities, and request funding amounts that are reasonable and competitive.

Analyst Field presented an initial list of potential funding requests developed from the City's Capital Improvement Plan (CIP) and have been vetted by staff. He reviewed the opportunities, benefits, and challenges associated with each project. Proposed projects included Riverfront Park construction, the Tualatin River Greenway Trail, Tualatin-Sherwood Road and Teton Avenue intersection improvements, the Nyberg Creek Trail, the Tualatin-Sherwood Road railroad crossing project, Basalt Creek Area sewer planning and construction, A-1 Reservoir upgrades, solar improvements at the Library and City Offices, a City Services microgrid project, and a shade structure at Veteran's Plaza. Manager George asked the Council to provide feedback on which projects should be prioritized for future legislative funding requests.

Councilor Brooks asked about the benefits of the proposed microgrid project. Public Works Director Rachel Sykes explained the project would include battery storage to improve resiliency and emergency preparedness. She stated additional analysis is needed to determine the appropriate battery size. Councilor Brooks asked how electricity generated by the City's existing micro-hydro turbine is currently used. Director Sykes stated the energy is returned to the Portland General Electric (PGE) grid, with the City receiving a one-to-one energy credit. Councilor Brooks asked how those credits are currently being used. Director Sykes stated they are being tracked and applied toward repayment of the micro-hydro project.

Council President Pratt expressed concern about the rapid pace of technological advancement in battery storage and microgrid systems, suggesting it may be beneficial to delay the project until the technology matures further. She also asked whether a shade structure for the splash pad could be combined with the proposed Veteran's Plaza shade structure project.

Councilor Brooks asked whether a solar canopy could be incorporated into the shade structure project.

Councilor Hillier stated she was generally supportive of the proposed project list but requested additional information regarding the Basalt Creek Area sewer project and how it would support future development in the area.

Councilor Reyes noted community concerns related to the Tualatin-Sherwood Road railroad crossing project and the potential impacts of pursuing improvements in that area.

Councilor Brooks suggested each funding request include a clear problem statement to better communicate the need for the project and its community benefits.

Mayor Bubenik stated he anticipates capital infrastructure projects will be the most competitive for future funding opportunities. He recommended vetting the City's proposed funding requests with Representative Salinas and Senator Merkley's offices before finalizing the legislative agenda.

Manager George summarized the discussion, noting Council generally supported moving forward with the proposed project list, with additional review requested for the Basalt Creek Area sewer project and A-1 Reservoir upgrades before final priorities are established.

3. *Introduction to Tualatin's Contextualized Housing Need and Housing Capacity Analysis Project.*

Planning Manager Teresa Montalvo, Senior Planner Erin Engman, and consultants Mary Chase and Matt Craigie of ECONorthwest presented an introduction to the Contextualized Housing Needs Analysis (CHNA) and Housing Capacity Analysis (HCA). Planner Engman stated the project fulfills state requirements for periodic housing planning and will guide future land use and housing policy decisions.

Consultant Craigie provided an overview of the project, explaining the CHNA identifies the types, characteristics, affordability levels, and locations of housing needed in Tualatin, while the HCA evaluates the City's supply of buildable residential land to determine whether sufficient capacity exists to accommodate those needs. He stated the two analyses are companion documents required by state law every six years and serve as the foundation for future housing planning efforts. Consultant Craigie reviewed the project schedule, noting work over the next year will include preparation of the CHNA, Buildable Lands Inventory, Development Ready Lands Inventory, Residential Land Needs Analysis, and the final HCA. He stated the Planning Commission and City Council will receive updates and provide input throughout each phase of the project.

Consultant Chase reviewed Oregon's housing planning requirements, explaining the work is intended to satisfy Statewide Planning Goal 10, which requires cities to provide opportunities to meet the housing needs of current and future residents. She stated the Oregon Housing Needs Analysis (OHNA) provides statewide projections that account for factors including historic housing underproduction, homelessness, projected population growth, and second or vacation homes. Consultant Chase explained the CHNA builds upon those projections by identifying the types of housing needed locally, including ownership and rental opportunities at various affordability levels, while also evaluating fair housing choice and the effects of historic discriminatory housing practices. She noted the process includes community engagement to ensure local priorities and needs are incorporated into the analysis. The HCA will then evaluate whether sufficient residential land exists to accommodate the identified housing needs.

Consultant Craigie stated state law requires housing needs to be evaluated over both six-year and twenty-year planning horizons. He stated the CHNA and HCA are anticipated to be completed by May 2027, after which staff will prepare a Housing Production Strategy.

Council President Pratt asked whether the CHNA considers both current and projected demographic trends when evaluating housing needs. Consultant Craigie stated the analysis examines household characteristics, demographics, and projected changes to determine future housing needs. Council President Pratt emphasized the importance of including older adults in the community engagement process.

Council President Pratt asked whether zoning changes may be necessary to address identified housing needs, including potential increases in residential density. Planner Engman stated the analysis will evaluate existing zoning capacity and staff may return with recommendations to amend zoning regulations where necessary to accommodate projected housing needs.

Councilor Hillier asked about the assumptions used in the state's six-year and twenty-year population forecasts and how Tualatin's projections compare with neighboring communities. Consultant Craigie stated staff would research those comparisons and provide additional information at a future meeting.

Councilor Hillier asked whether the housing requirements are state mandates. Consultant Craigie stated state law requires completion of the analyses, but local jurisdictions retain policy discretion regarding how identified housing needs are addressed.

Councilor Brooks asked whether the analysis would consider opportunities to convert existing underutilized buildings into housing. Planner Engman stated adaptive reuse opportunities will be evaluated where appropriate as part of the capacity analysis.

Councilor Brooks asked how mixed-use zoning will be evaluated and how land use policies can balance residential and commercial uses while accommodating housing needs. She also asked whether future zoning changes are intended solely to increase residential density or whether other land use considerations would be evaluated. Planner Engman stated the analysis will examine mixed-use development capacity and acknowledged that the City may need to reevaluate how certain properties are currently zoned to better reflect development potential.

4. Council Meeting Agenda Review, Communications & Roundtable.

Councilor Gonzalez requested that Item 5 of the Consent Agenda, regarding utility rate increases, be removed for separate consideration.

City Manager Sherilyn Lombos presented her Manager's Report. She shared updates on installation of parking signage within the Core Area Parking District, recognition of the Sustainable City Year Program, and a recent supervisor's meeting. Manager Lombos reported the Blender Dash and the Juanita Pohl Center Welcome Back celebration were successful community events. She also highlighted the Nyberg Creek Trail ribbon cutting and the River Park Community Involvement Organization annual fair. Manager Lombos reminded the Council of the upcoming Public Meetings Law training on June 29 and stated first-round interviews for the Library Director position will be held the following week. She noted City offices will be closed on July 3 in observance of Independence Day and announced that Viva Tualatin will be held on July 26.

Councilor Brooks stated she attended the Sustainable City Year reception, the Tualatin-Sherwood Road railroad crossing project open house, the League of Oregon Cities Planning Committee meeting for the upcoming conference, and the Metro Parks and Nature Oversight Committee meeting.

Adjournment

Mayor Bubenik adjourned the meeting at 7:00 p.m.

Sherilyn Lombos, City Manager

Nicole Morris / Nicole Morris, Recording Secretary

Frank Bubenik / Frank Bubenik, Mayor

CC WS Minutes 6-22-26

Final Audit Report

2026-07-14

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Call to Order

Mayor Bubenik called the meeting to order at 7:08 p.m.

Pledge of Allegiance

Announcements

1. Arts Enhancement Award for Willowbrook Arts Camp

Recreation Manager Julie Ludemann and Tualatin Arts Advisory Committee Chair Janet Steiger presented the 2026 Community Enhancement Award. The award recognizes individuals or organizations whose contributions have significantly enhanced arts and cultural opportunities within the Tualatin community. Chair Steiger announced this year's recipient is Willowbrook Arts Camp, recognizing the organization's longstanding commitment to providing hands-on arts education for children.

Willowbrook Executive Director Sarah Hinton accepted the award.

2. National Pollinator Week Presentation and Proclamation

Parks Maintenance Manager Tom Steiger and Tualatin Parks and Recreation Advisory Committee Chair Adam Peterson presented information in recognition of National Pollinator Week. Chair Peterson stated Tualatin is a Bee City USA community, demonstrating its commitment to conserving native pollinators and their habitats. Manager Steiger shared highlights of the City's pollinator efforts, noting approximately 1,100 pollinator-friendly plants were installed this year across more than 331,000 square feet of habitat. He stated five community planting events were held with approximately 350 volunteers participating. Chair Peterson reviewed the benefits of Bee City USA designation, including supporting pollinator habitat, promoting public education, and encouraging sustainable landscaping practices. Manager Steiger encouraged residents to support pollinators by planting pollinator-friendly gardens and reducing pesticide use. Chair Peterson concluded by sharing opportunities for community members to become involved in future pollinator and habitat restoration activities.

Councilor Brooks presented the proclamation declaring June 22-28, 2026, as National Pollinator Week in the City of Tualatin.

3. New Employee Introduction- Parks Maintenance & Public Works Helper Emily Hoff

Parks Maintenance Manager Tom Steiger introduced Public Works Helper Emily Hoff. The Council welcomed her.

4. New Employee Introductions- Police Officers Kaiden Odom-Crotchett, Drew Rynd, Brandon Morris, and Morgan Acker

Police Chief Greg Pickering introduced Police Officers Kaiden Odom-Crotchett, Drew Rynd, Brandon Morris, and Morgan Acker. The Council welcomed them.

Public Comment

Jerry Renfro requested that the City designate an area at the Tualatin Commons lake for public fishing so community members would have a place to fish.

Consent Agenda

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

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 May 26, 2026
2. Consideration of Resolution No. 5961-26 Authorizing the City Manager to Execute an Agreement with Washington County for Pavement Overlay on Graham's Ferry Road
3. Consideration of Resolution No. 5962-26 Awarding and Authorizing a Contract with Doolittle Construction for Slurry Seal Work as Part of the 2026 Pavement Maintenance Program
4. Consideration of Resolution No. 5963-26 Authorizing City of Tualatin to execute an Agreement with Washington County for Congregate Meal Programs at the Juanita Pohl Center
5. Consideration of Resolution No. 5966-26 Awarding and Authorizing a Contract with James W. Fowler for Construction of the Martinazzi Sewer Trunk Upsizing - Priorities 3 & 4 Project
6. Consideration of Resolution No. 5967-26 Approving a New Stop Sign Installation at SW 89th Avenue
7. Consideration of Resolution No. 5968-26 Authorizing Personnel Services Updates for Non-Represented Employees for FY 2026-2027
8. Consideration of Resolution No. 5969-26 Approving and Authorizing Provision of Workers Compensation Insurance Coverage to Volunteers of the City of Tualatin
9. Consideration of Resolution No. 5970-26 Authorizing the City Manager to Execute a Contract with Diversified Abilities, Inc. for Janitorial Services at City Facilities
10. Consideration of Resolution No. 5973-26 Authorizing Changes to the FY 2025-2026 Adopted Budget
11. Consideration of Resolution No. 5975-26 Authorizing the City Manager to Execute a Reimbursement Agreement with the Lake of the Commons Association
12. Consideration of Resolution No. 5976-26 Authorizing the City Manager to Execute an Intergovernmental Agreement with Clean Water Services for the Preliminary Design of the 108th Ave Sewer Project

13. Consideration of **Resolution No. 5977-26** Authorizing the City Manager to Execute an Intergovernmental Agreement to Provide Municipal Court Services to the City Of Durham

Special Reports

1. Annual Report of the Tualatin Arts Advisory Committee

Tualatin Arts Advisory Committee Chair Janet Steiger Carr presented the committee's annual report. She stated the committee's mission is to support, connect, and inspire the creation and integration of all art forms into Tualatin's cultural heritage and future. Chair Carr stated the committee meets monthly to advise the City Council on arts-related matters, promote arts opportunities within the community, encourage public and private support for the arts, and participate in community events. She highlighted 2025-26 accomplishments, including installation of traffic signal box wraps, providing grant funding to two local arts organizations, supporting arts advocacy efforts as part of the Downtown Revitalization Project, completing a storm drain art installation, presenting the Community Enhancement Award to Willowbrook Arts Camp, and participating in the Board and Committee Summit. Chair Carr stated the committee's 2026-27 goals include identifying future arts programs and projects, continuing to support local arts organizations through grants and awards, facilitating public art installations associated with parks bond projects, beginning development of an arts policy, and promoting the inclusion of arts in future planning efforts, including downtown revitalization.

Councilor Brooks thanked the committee for its work and continued support of the arts in the community.

2. Annual Report of the Tualatin Historical Society

Former Tualatin Historical Society President Ross Baker presented the society's annual report. He stated the society's mission is to educate the community through historical, cultural, environmental, and educational programming while providing opportunities for community gatherings. Mr. Baker highlighted activities from the past year, including preservation and sharing of the society's archives, theater and art classes, tribal heritage programming, historical plant education, scholarships, membership growth, and facility rentals for community events. He reported the society experienced a 7% increase in membership during the past year and reviewed the organization's financial status. Mr. Baker also highlighted upcoming events, including the Quilts of Valor display, Fossil Fest, an Old-Fashioned Christmas, and History Days.

Council President Pratt stated the Historical Society is a valuable asset to the community and thanked its members for their continued efforts.

Councilor Hillier thanked the society for displaying the historic wagon this year.

Mayor Bubenik thanked Mr. Baker for his years of service as President of the Tualatin Historical Society and recognized his contributions to preserving the City's history.

3. Summer Programs Preview

Recreation Manager Julie Ludemann and Library Public Services Manager Sarah Juesudason presented a preview of the City's summer recreation and library programs. Manager Ludemann stated Blender Dash, which serves as the kickoff to the City's summer programming, welcomed

approximately 1,000 youth participants. Manager Juesudason reported Summer Reading has begun, with approximately 1,500 participants already registered. She highlighted upcoming library programs, including Stories in the Park, weekly Crafternoons, teen activities, a Pokémon Party, and the Summer Music Series. Manager Ludemann stated Viva Tualatin will be held on July 11 at Tualatin Community Park and reported Summer Camps will begin at the end of June with 614 students in grades one through seven registered to attend. She also highlighted the Concerts in the Park series, which will feature four Friday evening concerts and two Wednesday lunchtime performances. Manager Juesudason reviewed volunteer opportunities, noting 48 youth are participating in the Library's Summer Teens and Tweens volunteer program. Manager Ludemann stated Team Tualatin will include approximately 70 youth volunteers over seven weeks, and the Tualatin Police Department will again host its HEROES Summer Camp for students entering grades six through nine. She also highlighted summer programming at the Juanita Pohl Center, including day trips, dance classes, and meal programs, and thanked the City's community partners for supporting the wide variety of summer activities.

Council President Pratt stated the City's summer programs enrich the community and thanked staff for their work.

Councilor Reyes asked how residents can volunteer. Manager Ludemann stated volunteer opportunities and registration information are available on the City's website.

Mayor Bubenik thanked staff for another outstanding lineup of summer programs.

4. IDEA Committee Recommendation on Adopting a Native Land and People Acknowledgement Statement

IDEA Committee Members Kelsea Ashenbrenner and Erin Stimson presented the committee's recommendation regarding a Native Land and People Acknowledgement. Member Ashenbrenner stated the committee researched the topic extensively, including a visit to the Chachalu Museum and Cultural Center to better understand the history and perspectives of the Confederated Tribes of Grand Ronde. Based on their research and discussions, the IDEA Committee recommended that the City not adopt a formal written Native Land Acknowledgement. Instead, the committee recommended committing to building and stewarding a meaningful relationship with the Confederated Tribes of Grand Ronde while continuing to educate the community about the living history of Tualatin's Indigenous peoples. They suggested actions included displaying artwork by indigenous artists, hosting educational presentations with indigenous historians and scholars, incorporating information about indigenous history and culture into the future Riverfront Park, and continuing to prioritize equity, inclusion, and accessibility for indigenous community members.

Councilor Sacco thanked the IDEA Committee for the time, care, and thoughtful consideration devoted to developing the recommendation.

Councilor Brooks thanked the committee for its work and thoughtful approach to the recommendation.

Councilor Reyes and Mayor Bubenik echoed the appreciation expressed by their fellow Council members.

Public Hearings - Legislative or Other

1. Consideration of **Resolution No. 5974-26** Declaring the City's Election to Receive State Revenue Sharing Funds During Fiscal Year 2026-2027

Mayor Bubenik opened the hearing in accordance with state law.

Assistant Finance Director Matt Warner stated in order for the city to receive state shared revenues the city must hold two public hearings. He noted the first public hearing was held before the budget committee and the second is being held tonight. Director Warner stated the city is set to receive \$360,000 in state revenue sharing funds in FY 2026-27.

PUBLIC COMMENT

None.

Motion to adopt Resolution No. 5974-26 declaring the city's election to receive state revenue sharing funds during fiscal year 2026-2027 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

2. Consideration of **Resolution No. 5965-26** Adopting the City of Tualatin Budget for the Fiscal Year Commencing July 1, 2026, Making Appropriations, Levying Ad-Valorem Taxes, and Categorizing the Levies

Mayor Bubenik opened the hearing in accordance with state law.

Finance Director Don Hudson presented a resolution adopting the City of Tualatin's budget for the fiscal year beginning July 1, 2026, making appropriations, levying ad valorem taxes, and categorizing the tax levies. He stated the Budget Advisory Committee approved the proposed budget on May 27 and forwarded it to the City Council for consideration. Director Hudson explained the Council may make changes not exceeding 10% of the total budget. He presented two proposed amendments to the Budget Committee approved budget, including a \$30,000 carryover in the General Fund Police Department budget for building improvements that will be completed after July 1, and a \$50,000 carryover in the Parks Utility Fee Fund for ADA and other improvements at the Parks and Recreation Offices. Director Hudson stated, with these amendments, the proposed FY 2026-27 budget totals \$177,467,610.

Director Hudson reviewed how the proposed budget supports the Council's adopted priorities. He stated the resolution establishes a permanent tax rate of \$2.2665 per \$1,000 of assessed value for general government operations and levies \$4,431,474 for payment of bonded debt.

City Attorney Kevin McConnell advised the Council regarding potential conflicts of interest under ORS 244.120(2)(b)(C). He stated the proposed budget includes compensation for Council members and, where applicable, their family members through health insurance contributions, Council technology stipends, payroll taxes, and monthly utility bill discounts.

Mayor Bubenik, Council President Pratt, and Councilors Reyes, Brooks, Gonzalez, Sacco, and Hillier each declared that the Tualatin Budget for the Fiscal Year Commencing July 1, 2026, includes compensation for members of council and/or family members, including health insurance contribution, council technology stipend, payroll taxes, where applicable, and monthly utility bill discount. In accordance with ORS 244.120(2)(b)(C), they acknowledged the actual conflict of interest and plan on participating in discussions and voting on Resolution No. 5965-26.

PUBLIC COMMENT

None.

COUNCIL QUESTIONS

Councilor Brooks stated she would like to review the Council compensation package to ensure it keeps pace with inflation. She also proposed increasing the Council travel budget by \$7,500 to reflect increasing conference and travel costs.

Council President Pratt stated she would like future budget processes to include meetings with the Council to discuss and provide feedback on the Council's budget before its development.

Councilor Reyes stated she is open to discussing inflationary adjustments to the Council compensation package.

Mayor Bubenik stated both topics could be scheduled for a future work session. Council consensus was reached.

Councilor Gonzalez stated he would like additional information regarding Council compensation before considering any changes. He also expressed interest in identifying opportunities for greater operational efficiencies throughout the organization.

Council consensus was reached to schedule a future work session to discuss Council compensation.

Mayor Bubenik closed the hearing.

Motion to adopt Resolution No. 5965-26 adopting the City of Tualatin budget for the fiscal year commencing July 1, 2026, making appropriations, levying ad-valorem taxes, and categorizing the levies made by Councilor Brooks, Seconded by Council President Pratt.

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

Voting Nay: Councilor Gonzalez

MOTION PASSED

General Business

1. Consideration of **Ordinance No. 1456-26** Establishing a Core Area Parking District (CAPD) Tax Rate for Fiscal Year 2026/27

Finance Director Don Hudson presented an ordinance establishing the core area parking district tax rate for FY 26/27. He stated the Core Area Parking District Board met and recommended a 3% increase to the tax rate.

Motion for first reading by title only made by Council President Pratt, Seconded by Councilor Hillier.

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

MOTION PASSED

Motion for second reading by title only 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

Motion to adopt Ordinance No. 1456-26 establishing a Core Area Parking District (CAPD) tax rate for fiscal year 2026/27 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

2. Consideration of **Resolution No. 5971-26 and 5972-26** Authorizing the City Manager to Execute Two Intergovernmental Agreements with Washington County for Cooperative Library Services

City Manager Sherilyn Lombos presented resolutions approving the Washington County Cooperative Library Services (WCCLS) Cooperative Governance Agreement and Cooperative Operating Agreement. She stated the agreements are the result of the Phase 3 Funding and Governance Evaluation Project and reflect revisions made following feedback from the Tualatin City Council and staff during previous meetings. Manager Lombos stated Tualatin's substantive comments were incorporated into the final agreements, including revisions to the termination provisions, indemnification language, definitions, and notice requirements. She noted the Washington County Board of Commissioners unanimously approved the agreements on May 26, 2026, and the current operating agreement expires June 30, 2026.

Manager Lombos reviewed the FY 2026-27 library funding allocation, noting Tualatin will receive \$2,009,850 from WCCLS, representing a 5% increase over the previous fiscal year and approximately 67% of the Library's proposed operating budget. She explained that failure to approve the agreements would result in Tualatin's withdrawal from the cooperative effective July 1, 2026, requiring the City to independently provide library catalog services, technology infrastructure, online resources, interlibrary loan services, and other operational support currently provided through WCCLS.

Council President Pratt stated she believes the Council has little practical choice but to approve the agreements given the importance of continued library services. While she expressed no concerns with the Cooperative Governance Agreement, she stated she continues to have questions regarding portions of the Cooperative Operating Agreement.

Councilor Brooks stated the process has been challenging and expressed disappointment with the limited community engagement and condensed timeline. She thanked City staff for their work throughout the process.

Council President Pratt thanked Manager Lombos and City staff for advocating on behalf of the Tualatin Public Library during the negotiations.

Councilor Reyes expressed hope that elected officials will have an opportunity to participate more directly in the cooperative governance process in the future.

Councilor Sacco stated she was disappointed with the overall process and felt all perspectives were not fully considered. She expressed support for approving the agreements because continued participation in the cooperative is in the community's best interest, while encouraging a more collaborative and deliberative process moving forward.

Councilor Gonzalez echoed Councilor Sacco's comments.

Councilor Hillier agreed with the concerns expressed regarding the process and thanked staff for advocating on behalf of Tualatin throughout the negotiations.

Motion to adopt Resolution No. 5971-26 and 5972-26 authorizing the City Manager to execute two Intergovernmental Agreements with Washington County for Cooperative Library Services made by Council President Pratt, Seconded by Councilor Hillier.

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

Voting Nay: Mayor Bubenik

MOTION PASSED

Mayor Bubenik expressed disappointment with the overall process, stating the County had been unresponsive to concerns raised by the partner libraries. He stated the Mayors had requested a one-year agreement to allow additional time to evaluate the new governance structure, but that request was not incorporated into the final agreements. Mayor Bubenik stated the process had not reflected the cooperative spirit of the library partnership and reiterated his belief that elected officials should have a formal role in the governance structure. He thanked City staff for their work advocating on behalf of Tualatin throughout the negotiations.

Items Removed from Consent Agenda

1. Consideration of **Resolution No. 5964-26** Amending Water, Sewer, Stormwater, Road, and Parks Utility Fee Rates Inside the City of Tualatin and Rescinding Resolution 5887-25

Councilor Gonzalez stated he requested the item be removed from the Consent Agenda because he intended to vote against the proposed utility rate increases.

Council President Pratt asked for confirmation that the proposed water, sewer, and stormwater utility rates are based on recommendations contained in the City's adopted utility master plans and that the road utility fee is calculated using the three-part index described in the staff report, which includes the Consumer Price Index, fuel prices, and the construction cost index. Finance Director Hudson confirmed that is correct.

Councilor Brooks asked what level of time and resources would be required to revisit the utility rate studies. Director Hudson stated it would require a significant amount of staff time and additional consultant costs to repeat the analysis.

Motion to adopt Resolution No. 5964-26 amending water, sewer, stormwater, road, and parks utility fee rates inside the City of Tualatin and rescinding Resolution 5887-25 made by Council President Pratt, Seconded by Councilor Brooks.

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

Voting Nay: Councilor Gonzalez

Voting Abstaining: Councilor Reyes

MOTION PASSED

Council Communications

Councilor Sacco stated she attended the IDEA Advisory Committee meeting.

Councilor Hillier stated she attended the Juanita Pohl Center reopening celebration, the Tualatin Community Involvement Organization (CIO) event, the Washington County Consolidated Communications Agency Board of Commissioners meeting, and the Foundation for Tigard-Tualatin Schools Tee-Up event.

Councilor Reyes stated she attended the CIO event.

Council President Pratt stated she attended the Sustainable City Year celebration, the Pride Celebration, the R1ACT meeting, the Juanita Pohl Center Welcome Back celebration, the Martinazzi Woods and Mid-West CIO picnics, the League of Oregon Cities regional meeting, the Metro C4 meeting, the Tualatin Together Annual Celebration, the Nyberg Creek Trail ribbon cutting, the River Park CIO Community Fair, and a tour of the Portland General Electric Operations Center.

Mayor Bubenik stated he attended the Joint Policy Advisory Committee on Transportation (JPACT).

Councilor Brooks stated she attended the Tualatin Riverkeepers Board meeting, the Tualatin Arts Advisory Committee meeting, and the Clackamas Cities Dinner. She requested a future discussion regarding her role as the City's alternate representative on the Metropolitan Area Communications Commission. She also reminded the community about the upcoming Explore Tualatin Valley Picnic and wished everyone a Happy Juneteenth.

Adjournment

Mayor Bubenik adjourned the meeting at 9:36 p.m.

Sherilyn Lombos, City Manager

Nicole Morris / Nicole Morris, Recording Secretary

Frank Bubenik / Frank Bubenik, Mayor

CC Minutes 6-22-26

Final Audit Report

2026-07-14

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