



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL WORK SESSION MEETING FOR SEPTEMBER 27, 2021

Present: Mayor Frank Bubenik, Council President Nancy Grimes, Councilor Bridget Brooks, Councilor Maria Reyes, Councilor Valerie Pratt, Councilor Cyndy Hillier, Councilor Christen Sacco

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

1. Introduction to the Major Streets Transportation Improvement Program (MSTIP).

Washington County Director of Land Use and Transportation Stephen Roberts, Senior Policy Analyst Christina Deffebach, and Principal Planner Erin Wardell presented information on the Major Streets Transportation Improvement Program (MSTIP). Analyst Deffebach stated MSTIP allocates dedicated funding to major street projects. She noted they are currently in the prioritizing of funding stage for the next five year cycle of funding (2023-2028). Analyst Deffebach stated funds are countywide property tax dedicated to improving major roads as a pay as you go approach. She stated since the beginning of the program in 1986 more than 150 projects totaling \$900 million have been completed. Analyst Deffebach stated the last cycle funded \$175 million. Planner Wardell stated staff is currently confirming the work plan and developing the equity framework and public engagement plan for the next round of funding. She stated eligibility criteria for past projects have included being multi-modal, on roadways of countywide significance, ranked high as a local priority, and geographically and financially balanced. Planner Wardell stated proposed outcomes for the plan include equity, safety, economic vitality, livability, and natural environment. She stated a consultant will be hired to work on community engagement. She noted the community engagement process will be done in two phases and will target engagement with historically excluded communities.

Councilor Pratt asked about the equity map and missing areas of interest. Planner Wardell stated they are working to connect projects with the people who they impact the most. She stated the practice of how they do that will continue to be defined as they work with the consultant.

Councilor Brooks wants to make sure youth and elderly are considered and their voices are heard during this process. She wants to ensure there is geographical diversity included as well. Director Roberts stated they are working to ensure that there is geographical diversity across the county.

Councilor Reyes wants to ensure there is equity in the distribution of funds. She wants to make sure there is appropriate transportation for workers who commute to Tualatin.

Councilor Sacco wants to make sure the city is attracting new business and addressing concerns with traffic throughout the area.

Councilor Hillier wants to make sure citizens have the ability to reach services in the community. She also wants to ensure there are safe ways for students to reach trades in the area. Director Roberts stated they are working on interconnecting cities via different modes and how they can best go about doing that in the transportation system.

Councilor Brooks stated Tualatin doesn't have robust public transportation and wants that to be considered.

Councilor Reyes stated Tualatin-Sherwood Road is a priority area for her in regards to transportation.

Mayor Bubenik stated 65th at Pacific Hwy is a multijurisdictional facilities. He noted 65th is being used as a bypass for I-5 and is getting flooded with traffic. He wants routes that become bypasses for I-5 to be updated in the plan as major roads. Mayor Bubenik stated Pacific Hwy impacts 5 cities and wants to see improvements as it runs through census tracts and is experiencing blight.

Council President Grimes asked what the strategy is for community outreach and visioning around the problem areas. Planner Wardell stated the engagement consultant will be working on these strategies and they will be ready for review in early winter.

Councilor Brooks stated there are a lot of faith based social services in the city that will be important to receive feedback from.

Councilor Pratt showed support for all projects along Hwy 99 as it serves many communities.

Councilor Reyes stated she wants to make sure all materials are available in Spanish.

2. Allocation of Funds to Outside Agencies.

Assistant City Manager Megan George stated the Council allocated \$40,000 for Outside Agency Grants this year. She stated the city received 14 applications with a request total of approximately \$75,000.

The Council deliberated and allocated funding for selected recipients. A resolution will be brought back to the next meeting for approval.

3. Council Meeting Agenda Review, Communications & Roundtable.

Councilor Pratt stated she attended the Native Land and Peoples Acknowledgement Task Force meeting and the Climate Action Task Force meeting.

Councilor Brooks stated she attendee the Energy Environment and Natural Resource Committee meeting, the Arts Advisory Committee meeting, the Policy Advisory Board meeting, and the Tualatin Arts Advisory Committee meeting.

Council President Grimes stated October 6 is Bike and Walk to School Day. She encourage citizens to participate.

Mayor Bubenik stated he attended the Tualatin Historical Society Auction, the Westside Economic Alliance meeting, the Metro Mayors Consortium meeting, and the Greater Portland Inc. Small Cities Consortium meeting.

Adjournment

Mayor Bubenik adjourned the meeting at 6:31 p.m.

Sherilyn Lombos, City Manager

Nicole Morris / Nicole Morris, Recording Secretary

Frank Bubenik / Frank Bubenik, Mayor

Signature: 
Email: nmorris@tualatin.gov

Signature: 
Email: fbubenik@tualatin.gov







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Final Audit Report

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OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR SEPTEMBER 27, 2021

Present: Mayor Frank Bubenik, Council President Nancy Grimes, Councilor Bridget Brooks, Councilor Maria Reyes, Councilor Valerie Pratt, Councilor Cyndy Hillier, Councilor Christen Sacco

Call to Order

Mayor Bubenik called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Moment of silence for those who have lost their lives to COVID-19

Announcements

1. Domestic Violence Awareness Month Proclamation

Councilor Sacco read the proclamation declaring October 2021 as Domestic Violence Awareness Month in the City of Tualatin.

Public Comment

None.

Consent Agenda

Motion to adopt the consent agenda made by Council President Grimes, Seconded by Councilor Pratt.

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

MOTION PASSED

1. Consideration of Approval of the Work Session and Regular Meeting Minutes of September 13, 2021
2. Consideration of **Resolution No. 5568-21** Authorizing the City Manager to Enter into Contract for the Replacement of the Juanita Pohl Center roof through an Interstate Cooperative Purchase

Public Hearings - *Legislative or Other*

1. Consideration of **Resolution No. 5569-21** Adopting Findings In Support Of An Exemption From Competitive Bidding And Authorizing The City Manager To Conduct A Design-Build Contract For The Operations Center Solar Project

Mayor Bubenik opened the hearing in accordance with ORS 279(C).335 and TMC 1-21-090.

Maintenance Services Manager Clay Reynolds stated this is the last part of the Tualatin Service Center build out. He noted 1.5% of the project must go towards Green Energy. Manager

Reynolds stated a new solar array will be added to the existing array on site. He stated the project is estimated at \$93,000. Manager Reynolds stated staff is requesting this exemption to get the most value at a reasonable cost that will tie into the existing system.

PUBLIC COMMENT

None.

COUNCIL QUESTIONS

Councilor Brooks asked if the state requires this. Manager Reynolds stated it is a state initiative for Green Energy.

Councilor Brooks asked how the solar panels will be meshed together. Manager Reynolds stated this contract will allow the new panels to fit in with the existing system.

Motion to adopt Resolution No. 5569-21 adopting findings in support of an exemption from competitive bidding and authorizing the City Manager to conduct a design-build contract for the Operations Center Solar Project made by Councilor Brooks, Seconded by Councilor Pratt.

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

MOTION PASSED

Public Hearings - Quasi-Judicial

1. Consideration of **Ordinance No. 1460-21** Annexing Approximately 4.07 Acres of Property Located 21100 SW 120th Avenue (Tax ID 2S127C000401); Annexing the Territory into the Boundary of Clean Water Services, and Withdrawing the Territory from the Washington County Enhanced Sheriff Patrol District and Urban Roads Maintenance District (File No. ANN 21-0001)

Mayor Bubenik opened the hearing in accordance with state law.

Associate Planner Erin Engman presented ANN 21-0001 for 21100 SW 120th Avenue. She stated the request is to annex 4.07 acres of private property within the Southwest Concept Plan Area to be zoned Manufacturing Business Park (MBP). Planner Engman noted there is no development proposed with the application. She stated staff recommends approval of the annexation as it complies with applicable ORS, Metro Code, and the Tualatin Municipal Code.

Applicant Representative Phillip Brown thanked staff for their work on the application.

PUBLIC COMMENT

None.

COUNCIL QUESTIONS

Councilor Brooks asked about the nature of the sensitivity analysis. Planner Engman stated Clean Water Services does an assessment of the natural resources on the site and provides a service provider letter that is included in the application materials.

Councilor Hillier asked what sorts of businesses are allowed in the proposed zone. Planner Engman stated the zoning is for industrial and manufacturing type uses.

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

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

MOTION PASSED

Motion for second reading by title only made by Council President Grimes, Seconded by Councilor Sacco.

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

MOTION PASSED

Motion to adopt Ordinance No. 1460-21 annexing approximately 4.07 acres of property located 21100 SW 120th Avenue (Tax ID 2S127C000401); annexing the territory into the boundary of Clean Water Services, and withdrawing the territory from the Washington County Enhanced Sheriff Patrol District and Urban Roads Maintenance District (File No. ANN 21-0001) made by Council President Grimes, Seconded by Councilor Sacco.

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

MOTION PASSED

General Business

1. Consideration of **Ordinance No. 1461-21** Relating to Landlord Tenant; Extending the 60-Day Protection Period in SB 278 (2021) to 90 Days; Creating New Provisions in Tualatin Municipal Code Chapter 9-12; and Declaring an Emergency

City Attorney Sean Brady stated the ordinance extends the provisions in eviction protection from 60 days to 90 days per the Senate Bill that was passed. He stated the ordinance contains an emergency clause and would go into effect October 1st.

Mayor Bubenik stated it takes Community Action 65 days to process an application for rental assistance. He stated Washington County approved their same ordinance unanimously.

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

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

MOTION PASSED

Motion for second reading by title only made by Council President Grimes, Seconded by Councilor Pratt.

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

MOTION PASSED

Motion to adopt Ordinance No. 1461-21 relating to landlord tenant; extending the 60-Day protection period in SB 278 (2021) to 90 Days; creating new provisions in Tualatin Municipal Code Chapter 9-12; and declaring an emergency made by Council President Grimes, Seconded by Councilor Pratt.

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

2. Consideration of Recommendations from the Council Committee on Advisory Appointments

Motion to approve recommendations from the Council Committee on Advisory Appointments made by Councilor Brooks, Seconded by Council President Grimes.

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

Council Communications

Councilor Reyes acknowledged Hispanic Heritage Month.

Adjournment

Mayor Bubenik adjourned the meeting at 7:50 p.m.

Sherilyn Lombos, City Manager

Nicole Morris / Nicole Morris, Recording Secretary

Frank Bubenik / Frank Bubenik, Mayor

Signature: 

Email: nmorris@tualatin.gov

Signature: 

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