



TUALATIN CITY COUNCIL

OFFICIAL WORK SESSION MEETING MINUTES

FOR AUGUST 25, 2025

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

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

1. 2025 State Legislative Session Recap and Federal Update.

Deputy City Manager Megan George introduced the City's Government Relations Team from Thorn Run Partners: Dan Bates, Tyler Janzen, and Leah Navarro, who provided a 2025 state legislative recap and federal update. Mr. Janzen presented legislative themes that included transportation funding, behavioral health, wildfire funding, and K-12 education. He stated this was the first session since 2011 where the quarterly revenue forecast decreased. Mr. Janzen shared that major legislation included SB 916 regarding unemployment benefits for striking workers, HB 2321 on property tax reform, and SB 179 on landowner immunity.

Mr. Janzen previewed the special legislative session beginning August 25, noting that the transportation package under consideration includes a gas tax increase, higher title and registration fees, an employee payroll tax increase, new accountability and transparency requirements for ODOT, and a Road User Charge (RUC) for electric and hybrid vehicles. He stated that the bill is expected to pass.

Council President Pratt asked about the accountability measures for ODOT and whether anything would prevent ODOT from moving funds between projects. Mr. Janzen replied that the legislation would dedicate funds specifically for operations and maintenance.

Ms. Navarro highlighted city priorities, noting Tualatin received \$1.75 million through HB 5006 for seismic valving. She stated that the upcoming short session is expected to be dominated by Medicaid funding concerns, with a projected \$15 billion shortfall.

Councilor Brooks asked about the size of the Medicaid shortfall. Ms. Navarro confirmed it is estimated at \$15 billion.

Councilor Brooks asked whether there was a difference between services and administration within the shortfall. Ms. Navarro stated that no number has been provided at this time, though both will be impacted.

Councilor Brooks asked about budget maximums and spending caps. Ms. Navarro explained that these are tied to the state's economic forecast.

Mr. Bates provided an update on federal legislation noting the challenges in securing funding through FY 2025 appropriations. He explained that federal appropriations for the new police station ultimately fell through when Congress was unable to effectively fund the government. He noted, however, that Representative Salinas was able to secure \$250,000 in funding for the 65th

and Borland project. Mr. Bates stated that the city will begin the process again to advocate for funding in the next appropriations cycle.

Mr. Bates shared that the TANC-UP project remains a high priority, and staff remain hopeful that federal funding will be awarded. He also shared that the Administration has recently released formula funds to the states to expand EV charging infrastructure, which could present opportunities for the city.

Mr. Bates raised concerns about potential rescission packages, noting that the Administration has continued rescinding funds previously appropriated by Congress but not yet spent. He also highlighted significant upcoming changes to FEMA programs.

Mr. Bates stated that they continue to advocate for core programs such as the Community Development Block Grant (CDBG). He shared there was success in maintaining the tax-exempt status of municipal bonds, which remained protected despite proposals to limit or eliminate them. Mr. Bates also spoke to the importance of maintaining the Railroad Crossing Elimination (RCE) grant program, as this would position the city to apply for future funding for grade separation projects.

Councilor Reyes asked for an update on federal bills to exempt tips and overtime from taxation. Mr. Bates stated the proposals have strong bipartisan momentum at this time.

Council President Pratt asked whether the 65th and Borland project request could be expanded to a full funding ask. Mr. Bates stated the timing and other funding options would need to be evaluated.

Councilor Brooks asked whether communities receive equitable returns on local tax contributions. MR. Bates replied that it is a complicated analysis.

Councilor Brooks asked whether sanctuary state status impacts funding differentials. Mr. Bates stated that such discussions are occurring, but the extent of legal challenges remains uncertain.

2. *Community Involvement Organizations (CIOs) Update.*

CIO President Cathy Holland, Byrom CIO President Tim Neary, Mid-West CIO President Tammy Palumbo, and Ibach CIO President Patricia Parsons provided the update. President Holland stated that the CIOs are volunteer-powered organizations. She noted there are seven separate boards that hold annual meetings and additional neighborhood events, with city staff providing advertising support. President Holland shared that four CIOs held community fairs and social events in their neighborhood parks and three CIOs hosted other activities.

President Palumbo reported that the Midwest CIO participated in National Night Out by hosting an ice cream social. President Parsons spoke about CIO engagement with developers, sharing experiences from the Ibach, Riverpark, and Byrom CIOs in facilitating communication between developers and property owners. President Neary added that communication occurs either through the City's Land Use Officer or directly with developers.

President Holland provided a status update on items presented to the Council last year. President Neary stated that the grant limit increase from \$1,500 to \$2,500 per CIO was approved by Council and included in the budget, which helped offset rising event insurance costs. He reported that

review of the CIO boundary map is underway due to City growth, and that discussions about becoming nonprofit organizations are ongoing, with four CIOs deciding against it and three still considering.

President Neary discussed boundary revisions, noting that CIOs have received two staff presentations since August 2024 and are actively gathering feedback. He outlined three options under consideration. The first would expand the Byrom CIO to include new housing development south of Norwood Road. The second would also expand Byrom CIO south of Norwood Road while adding housing in the Downtown and Bridgeport area to the Riverpark and East CIOs. The third option would expand Byrom CIO south of Norwood Road while adding housing in the Downtown and Bridgeport area to the Martinazzi Woods CIO.

He stated that a new option, identified as option four is also being considered. This proposal would create a seventh residential CIO, called Tualatin Central, which would include missing multifamily units from downtown and on Lower Boones Ferry. To further balance the household count, it would also incorporate adjoining multifamily units on SW Sweek, Lake Grove, and Nyberg Lane.

Councilor Brooks stated she supports the CIOs in their discussions. She expressed the importance of ensuring that all residents are represented by a CIO. Councilor Brooks added that a fact sheet on development would be helpful for the community.

Council President Pratt asked why none of the proposed boundary options include all of Tualatin and what steps are planned to make sure those residents are represented. President Holland stated that the remaining homes are typically located in manufacturing areas, and those residents may choose the CIO they feel closest to join.

Councilor Reyes suggested using the full name rather than the abbreviation "CIO" to avoid confusion for community members unfamiliar with the term.

Councilor Hillier asked about the training process for CIO officers. President Neary stated there is not currently a formal process, but discussions have begun about establishing one.

Councilor Sacco thanked the CIOs for their hard work and continued advocacy.

3. *Consideration of WCCLS Levy Support.*

Mayor Bubenik stated that at the last Council meeting there was a request for a resolution of support for the Washington County Cooperative Library Services (WCCLS) levy.

Councilor Brooks stated she supports the levy as long as it moves forward consistent with the city's agreements.

Council President Pratt stated she supports the levy, adding that its failure would be devastating to the community.

Councilor Reyes stated she supports the levy provided it continues to advance with the suggested changes.

Councilor Sacco stated she supports the levy, recognizing that while costs are rising for residents, the library is a vital service where funding must be maintained.

Council consensus was reached to approve the resolution of support.

4. Council Meeting Agenda Review, Communications & Roundtable.

Councilor Hillier asked to have items two and three removed from the consent agenda related to the liquor licenses.

City Manager Sherilyn Lombos presented her Manager's Report. She highlighted progress on construction at Las Casitas Park, noted that recruitment is underway for both the Climate Action Program Manager and Planning Manager positions, and announced the upcoming retirement of Street, Sewer, and Storm Manager Bert Olheiser. She shared that she was recently appointed to the Board of the City/County Managers Association and reported that the City has received notice to proceed with Community Development Block Grant (CDBG) funds for improvements at the Juanita Pohl Center. Manager Lombos also stated that city facilities will be closed for the Labor Day holiday and the Library will be closed for several days for a lighting project. She added that the meal program at the Pohl Center has been well-received, with high attendance, and announced that the Emergency Preparedness Fair will be held at the Library on September 13.

Councilor Brooks stated she attended the Policy Advisory Board meeting, the Tualatin Arts Advisory Committee meeting, and the Chamber of Commerce Titanium Happy Hour.

Mayor Bubenik stated he attended the Oregon Mayors Association Conference and the Westside Economic Alliance Board meeting.

Councilor Sacco stated she attended the Inclusion, Diversity, Equity, and Access (IDEA) Committee meeting.

Adjournment

Mayor Bubenik adjourned the meeting at 6:54 p.m.

Sherilyn Lombos, City Manager

Nicole Morris / Nicole Morris, Recording Secretary

Frank Bubenik / Frank Bubenik, Mayor










CC WS Minutes 8-25-25

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FOR AUGUST 25, 2025

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

ABSENT: Councilor Octavio Gonzalez

Call to Order

Mayor Bubenik called the meeting to order at 7:03 p.m.

Pledge of Allegiance

Announcements

1. Proclamation Declaring September 17-23, 2025 as Constitution Week in the City of Tualatin

Cameron and Jordan Hunt presented information on Constitution Week.

Councilor Reyes presented the proclamation declaring September 17-23, 2025 as Constitution Week in the City of Tualatin.

2. New Employee Introduction- Police K9 Drea

Police Chief Greg Pickering introduced Police K9 Drea. The Council welcomed her.

Public Comment

None.

Consent Agenda

Councilor Hillier requested to have item two and three removed from the consent agenda to be heard separately.

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

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

MOTION PASSED

1. Consideration of Approval of the Work Session and Regular Meeting Minutes of August 11, 2025
2. Consideration of **Resolution No. 5902-25** Authorizing the City Manager to Execute an Intergovernmental Agreement with Clean Water Services for the Design Phase of the Martinazzi Sewer Trunk Upsizing Project

3. Consideration of **Resolution No. 5904-25** Authorizing Amendment 1 to the Contract with Otak for Design of the 65th / Borland / Sagert Improvements Project
4. Consideration of **Resolution No. 5905-25** Awarding and Authorizing a Contract with McDonald & Wetle for Construction of the Tualatin Police Department Roof Replacement
5. Consideration of **Resolution No. 5906-25** Authorizing Staff to Submit to the Oregon Department of Land Conservation and Development an Application for the 2025 Housing Planning Assistance Grant to Provide the City with Consultant Assistance for the City's Housing Capacity Analysis

Special Reports

1. Washington County Sheriff's Update

Washington County Sheriff Caprice Massey and Chief Deputy McCrae presented the Sheriff's Office annual update. Sheriff Massey stated the office manages Washington County's only jail and provides countywide services to more than 611,000 residents. She noted their full annual report is available online. Sheriff Massey reported that the jail is now fully staffed, though three units remain closed while critical infrastructure upgrades are completed. She added that the county has partnered with Yamhill County to expand capacity and that a jail capacity study is underway.

Chief Deputy McCrae reviewed interagency teams operated by the Sheriff's Office. He highlighted the Community Violence Reduction Team (CoVRT), which focuses on removing illegal firearms, supporting victims, and redirecting at-risk individuals. He spoke to the Search and Rescue Team, made up of juvenile volunteers trained to assist with locating missing persons, downed aircraft, and evidence in major crimes. He also shared about Project Lifesaver and Help Me Home programs that support vulnerable residents, and the Remotely Operated Vehicle Team (ROVT), which uses advanced drone and robotic technology to enhance safety and operations.

Sheriff Massey noted that a Public Safety Levy will appear on the November 2025 ballot. She stated that the questions raised by the Council at their prior meeting have been compiled, and responses will be provided soon.

Councilor Hillier asked about the increase in gun violence and whether it is specific to Washington County or part of a national trend. Sheriff Massey stated there has been a significant increase across the Metro area. She noted that the establishment of the CoVRT team has drawn more attention to the issue, allowing law enforcement to be less reactionary and more responsive.

Councilor Hillier asked if any cadet members of the Search and Rescue Team are from Tualatin. Sheriff Massey stated she would look into it and provide a follow-up.

Council President Pratt asked what happens to individuals who are arrested given the limited jail space. Sheriff Massey explained that individuals are booked and then released under a release agreement.

Councilor Brooks asked about the process of incarceration at the county jail. Sheriff Massey clarified that Washington County Jail holds individuals who are pre-sentence or pre-trial, as well as those sentenced to less than one year.

Councilor Brooks asked how the Sheriff's Office addresses complaints about massage parlors potentially engaged in sex trafficking. Sheriff Massey stated that all complaints are investigated.

Councilor Brooks asked about a recent case along the Tualatin River. Sheriff Massey stated the case is still under investigation.

Councilor Reyes thanked the Sheriff's Office for its efforts in keeping the community safe.

Councilor Brooks asked if there are unique statutory requirements the Sheriff's Office must meet. Sheriff Massey stated the office is statutorily required to provide certain core services, which they continue to fulfill.

General Business

1. Consideration of Resolution No. 5907-25 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 and School Resource Officer Brian Miller presented the Intergovernmental Agreement with the Tigard-Tualatin School District for School Resource Officers (SROs). Officer Miller stated that SROs are dedicated to ensuring students feel safe in the classroom and supported in their school environments. He noted that SROs are active participants in many events throughout the school year in addition to their daily presence in schools, helping build relationships with students, staff, and families.

Officer Miller explained that maintaining safety sometimes requires addressing disciplinary issues. He shared a summary of office reports for the past school year, which included offense and incident reports, arrest reports, supplemental reports, and juvenile referrals. He also presented a breakdown of offenses and arrests, including demographic information. Officer Miller emphasized that SROs are committed to building positive relationships and helping to create bright futures for every student they serve.

Councilor Brooks asked if Horizon High School has always been part of the service boundaries. Chief Pickering confirmed that the school has been covered as it is located within Tualatin.

Councilor Reyes asked what activities officers participate in with youth to help reduce peer aggression. Officer Miller stated that connecting students in positive ways and engaging them in activities is the best approach to keeping kids out of trouble. Chief Pickering added that the SROs have strong relationships with students, which helps foster a safe environment.

Council President Pratt asked if all of the SROs' time is spent in the schools. Chief Pickering stated that their primary focus is within the schools.

Councilor Hillier stated that the community is a better place because of the character of the officers and thanked them for their service.

Chief Pickering noted that under this year's Intergovernmental Agreement, the school district will increase its contributions toward the payment of the SRO positions.

Motion to approve Resolution No. 5907-25 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 Reyes.
Voting Yea: Mayor Bubenik, Council President Pratt, Councilor Brooks, Councilor Reyes,
Councilor Hillier, Councilor Sacco

MOTION PASSED

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

Councilor Reyes, Councilor Sacco, and Council President Pratt announced the recommended applicants.

Motion to approve the recommendations as presented made by Council President Pratt, Seconded by Councilor Sacco.

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

MOTION PASSED

Items Removed from Consent Agenda

1. Consideration of Approval of a New Liquor License Application for RECS

Councilor Hillier stated that she is not in favor of allowing liquor in places where people recreate. She expressed concern about the negative impacts alcohol can have on the community and emphasized her hope to shift community norms away from alcohol use in recreational settings.

Motion to approve a new liquor license application for RECS made by Council President Pratt, Seconded by Councilor Brooks.

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

Voting Nay: Councilor Hillier

MOTION PASSED

2. Consideration of Approval of a New Liquor License Application for Glow Gifts + Candle Studio

Motion to approve a new liquor license application for Glow Gifts + Candle Studio made by Council President Pratt, Seconded by Councilor Brooks.

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

Voting Nay: Councilor Hillier

MOTION PASSED

Council Communications

Councilor Brooks asked if there was interest from the Council in continuing the discussion on houselessness and the Safe Parking Program.

Council President Pratt stated she would be interested in exploring options, including eviction prevention programs.

Deputy City Manager Megan George stated that Just Compassion will be submitting an application through the Outside Agency Grant Program to support eviction prevention.

Councilor Sacco stated she would like the topic to return to Council for a more robust conversation about potential next steps.

Councilor Hillier expressed interest in revisiting the issue to determine what resources could be available.

Mayor Bubenik stated he would prefer to wait until next year, since the current year's budget has already been adopted.

Adjournment

Mayor Bubenik adjourned the meeting at 8:22 p.m.

Sherilyn Lombos, City Manager

Nicole Morris / Nicole Morris, Recording Secretary

Frank Bubenik / Frank Bubenik, Mayor










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