



TUALATIN CITY COUNCIL

OFFICIAL MEETING MINUTES

FOR DECEMBER 08, 2025

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 7:00 p.m.

Pledge of Allegiance

Announcements

1. Eagle Scout Recognition

Volunteer Services Coordinator Jackie Konen introduced Eagle Scouts who completed projects in Tualatin in FY 24-25. Honored Eagle Scouts included Nicholas Brophy, Nico Cone, Kol Helland, Windsor Layne, Alexander Layne, Jackson Park, Greyson Richard, Spencer Tsai, Ryan Weinstein, and Sid Vellanki.

The Council thanked the Eagle Scouts for all their work on projects around the community.

2. New Employee Introduction- Engineering Associate Lauren Irving

City Engineer Mike McCarthy introduced Engineering Associate Lauren Irving. The Council welcomed her.

Public Comment

None.

Councilor Hillier left the meeting at 7:32 p.m.

Consent Agenda

Motion to adopt the consent agenda made by Council President Pratt, Seconded by Councilor Sacco. Voting Yea: Mayor Bubenik, Council President Pratt, Councilor Brooks, Councilor Reyes, Councilor Sacco, Councilor Gonzalez

MOTION PASSED

1. Consideration of Approval of the Work Session and Regular Meeting Minutes of November 24, 2025
2. Consideration of Resolution No. 5930-25 for No Parking Signs Along 68th Ave North of SW Sagert St and SW Boones Ferry Road North of SW Iowa Drive

3. Consideration of **Resolution No. 5931-25** Accepting the System Development Charge Annual Reports for Fiscal Year 2024-25
4. Consideration of **Resolution No. 5934-25** Authorizing the City Manager to Execute a Collective Bargaining Agreement with the Tualatin Police Officers Association
5. Consideration of **Resolution No. 5935-25** Awarding and Authorizing the City Manager to Execute an Agreement with Otak, Inc. for Nyberg Creek Stormwater Improvements – Phase II Design, Permitting, and Public Involvement
6. Consideration of **Resolution No. 5936-25** Awarding the Contract for Construction of the 108th Reservoir & Pump Station Project
7. Consideration of **Resolution No. 5938-25** Accepting 2024 Urban Areas Securities Initiative grant funds to support the Tualatin Community Emergency Response Team

Special Reports

1. FY 2024-2025 Washington County Housing Department Annual Report

Washington County Director of Homeless Services Jes Larson and Rental Assistance Division Manager Liz Morris presented the Department of Housing Services Annual Report. Director Larson stated the department's vision is that everyone has an affordable home with the support and opportunities needed to thrive. She reported that Washington County Housing programs served 20,700 people during the year, including 7,700 individuals who received short-term housing assistance, 3,100 individuals supported with shelter or outreach as a steppingstone to housing, 10,600 individuals supported with long-term rental assistance, and 1,100 affordable homes that were maintained.

Director Larson reviewed pathways out of homelessness, noting that the department oversees outreach, housing liaison services, and access centers. There are nine geographically assigned outreach teams, and 80% of program exits lead to shelter, housing, or family reunification. She reported that 682 households exited the Housing Liaison Program to housing, care facilities, shelter, or family. The County maintains 400 shelter beds and is planning for an additional 100 transitional housing units in 2026. She stated that 700 individuals moved from shelter into permanent housing during the last year.

Manager Morris presented information on housing stability services. She stated the division works with 1,500 landlords and administers approximately \$89 million in rental assistance annually. Manager Morris stated that long-term rental assistance supported 5,300 households, while 800 households received short-term assistance, while eviction prevention services reached 2,000 households. She highlighted that the division assisted 4,209 children and 1,447 seniors in maintaining stable housing. Manager Morris discussed the Metro Affordable Housing Bond, which allocated \$192 million to Washington County, and stated the County is on track to exceed its bond goals, with 958 affordable homes open or underway. She reported that the County is also preserving affordable housing through renovations of 600 units across 10 properties and noted \$113 million in investments in affordable properties. Manager Morris noted that the division receives resources from a combination of federal, state, local, and philanthropic sources.

Director Larson stated that all the department's work is supported through extensive partnerships with community organizations. She noted that city liaison positions play an important role in service coordination. Additional collaborative efforts include healthcare case conferencing, advisory bodies, and community listening sessions. She stated that community needs remain high and continue to outpace available capacity. Director Larson stated that rent increases continue to outpace incomes, contributing to growing homelessness and instability, particularly among aging adults.

Councilor Brooks requested more details regarding transitional housing. Director Larson stated they are continuing to expand and plan for additional transitional capacity in 2026.

Councilor Brooks asked how many emergency beds are available. Director Larson stated they aim to maintain three to five emergency beds at each access center each night.

Councilor Brooks asked about the process for updating the Local Implementation Plan. Director Larson stated that a survey is currently open to collect community feedback.

Councilor Brooks asked about strategies for funding allocations. Director Larson shared an overview of current resource planning.

Councilor Brooks asked whether there had been feedback on Metro's proposed Supportive Housing Services changes and how the proposal may affect the County. Director Larson stated the County is engaged in the discussion and that the conversation with Metro is constructive.

Councilor Reyes asked about federal funding sources. Manager Morris explained the variety of federal programs that contribute to local housing stability efforts.

Council President Pratt asked whether outreach providers are vetted and whether regular check-ins occur. Director Larson stated that ongoing training is provided and that the County is currently updating geographic boundaries and adjusting service areas so providers can better meet community needs. She noted that providers are reviewed and that procurement opportunities will be opened annually.

Council President Pratt asked who community members should contact when seeking services. Director Larson stated that the Community Connect phone line is the primary access point, and the County is working toward a "no wrong door" approach so individuals can access appropriate services regardless of where they first seek help.

Mayor Bubenik asked whether Metro has been responsive to feedback regarding proposed reforms to the Supportive Housing Services program and whether the relationship between Metro and counties is improving. Director Larson stated that jurisdictions have made significant progress in strengthening partnerships and building trust and that she is confident continued collaboration will support future success.

General Business

1. Consideration of [Resolution No. 5933-25](#) Approving New Timed Parking Sign Installations on SW Itel Street And SW 120th Ave

Police Chief Greg Pickering and City Engineer Mike McCarthy presented information on the proposed installation of timed parking signs on SW Itel Street and SW 124th Avenue. Chief Pickering stated that the Police Department received approximately 67 calls for service in the past year related to abandoned vehicles and long-term vehicle parking in this area. He stated that designating the area as no-overnight-parking is intended to reduce abandoned vehicles and address ongoing concerns.

Engineer McCarthy stated that the signage plan has been developed to create consistency along the roadway and to ensure restrictions are clearly posted for enforcement. He noted that the signs would designate no parking between specified overnight hours while allowing limited daytime parking.

Councilor Gonzalez asked what alternatives are available for vehicle parking if overnight parking is restricted. Chief Pickering stated that staff are continuing to work on broader solutions related to vehicle camping throughout the city.

Councilor Gonzalez asked whether vehicles would be able to use the designated safe-parking area at the Police Department. Chief Pickering stated that the site is currently closed due to construction.

Councilor Gonzalez asked what would occur if vehicles begin parking in nearby residential neighborhoods. Chief Pickering stated that the Police Department has enforcement tools available to address those situations.

Councilor Brooks asked whether parking would be allowed during daytime hours. Chief Pickering stated that limited parking will be allowed during the day under the proposed signage.

Motion to adopt Resolution No. 5933-25 approving new timed parking sign installations on SW Itel Street and SW 120th Ave made by Council President Pratt, Seconded by Councilor Brooks. Voting Yea: Mayor Bubenik, Council President Pratt, Councilor Brooks, Councilor Reyes, Councilor Sacco, Councilor Gonzalez

MOTION PASSED

2. Consideration of **Resolution No. 5937-25** Affirming the September 10, 2025 Architectural Review Board Decision Approving Lam Research Campus Expansion (AR24-0002) Located at 11155-11361 SW Leveton Drive (Tax Lots: 2S122AA500 & 800, 2S122A00100, 2S122BA00100)

City Attorney Kevin McConnell presented the resolution affirming the land use decision and denying the appeal. He stated there three exhibits are attached to the resolution: the findings and analysis, the Council appeal and supplemental staff memorandum, and the applicant's redlined revisions. He explained that the intent of the findings was to address each issue raised by the appellant. Attorney McConnell stated that the Council may wish to adopt the alternative findings prepared by LAM to provide additional support should the matter be appealed to the Land Use Board of Appeals. He noted that the resolution includes language allowing the Council to make modifications if needed.

Councilor Brooks recused herself from the item.

PUBLIC COMMENT

Stoel Rives Land Use Counsel Dana Krawczuk spoke on behalf of the applicant stating that the supplemental findings strengthen the drafted findings and that the alternative findings provide additional support and clarification for the record.

Brett Hamilton thanked LAM for the revisions and stated that the revised findings address many concerns raised by the community. He asked how existing issues at the site will be addressed moving forward.

COUNCIL QUESTIONS

Council President Pratt asked whether the revised findings would be the version adopted by the Council. Attorney McConnell confirmed that they would be.

Mayor Bubenik asked about the current status of sound conditions at the site. City Manager Sherilyn Lombos stated that a code enforcement investigation is underway.

Mayor Bubenik asked whether future sound complaints could still be submitted. Attorney McConnell confirmed that nothing in the findings or decision would prevent future complaints from being filed or investigated.

Motion to adopt Resolution No. 5937-25 affirming the September 10, 2025 Architectural Review Board Decision approving Lam Research Campus Expansion (AR24-0002) located at 11155-11361 SW Leveton Drive (Tax Lots: 2S122AA500 & 800, 2S122A00100, 2S122BA00100) made by Council President Pratt, Seconded by Councilor Sacco.

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

MOTION PASSED

Council Communications

None.

Adjournment

Mayor Bubenik adjourned the meeting at 8:36 p.m.

Sherilyn Lombos, City Manager

 / Nicole Morris, Recording Secretary

 / Frank Bubenik, Mayor










CC Minutes 12-8-25

Final Audit Report

2026-01-14

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