



TUALATIN CITY COUNCIL

OFFICIAL MEETING WORK SESSION MINUTES

FOR JULY 14, 2025

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

ABSENT: Mayor Frank Bubenik, Councilor Octavio Gonzalez

Council President Valerie Pratt called the meeting to order at 5:35 p.m.

1. SW 65th Avenue Jurisdictional Transfer.

City Engineer Mike McCarthy and Engineering Associate Abby McFetridge presented information on an offer from Clackamas County for a jurisdictional transfer of a section of SW 65th Avenue. Engineer McCarthy stated the roadway is currently split between Clackamas County and Washington County ownership. He stated Clackamas County has offered \$750,000 to the City to support the 65th and Borland improvement project as part of the transfer. Engineer McCarthy stated that the section of road was repaved five years ago and has a pavement condition index (PCI) of 83, which is considered good. He noted that Clackamas County would continue maintaining its other roads in the area, and Washington County would continue maintaining its portion of 65th Avenue without billing the City of Tualatin for that maintenance. Engineer McCarthy outlined the next steps, which would include Clackamas County authorizing the transfer and the Tualatin City Council approving an intergovernmental agreement (IGA) to formalize the arrangement.

Councilor Brooks asked who owns the bridge. Engineer McCarthy said Nyberg Creek Bridge is owned by Washington County and I-205 is ODOT. Associate McFetridge said that they would likely not include either bridge in the transfer.

Councilor Hillier asked how the \$750,000 from Clackamas County would be used. Engineer McCarthy stated the funds would offset costs for the 65th and Borland improvement project, including the current phase, design, and construction. He noted the city has requested \$3 million in federal funding, which would be applied to construction and design if awarded.

Councilor Sacco stated that while the city may be assuming long-term risk, the \$750,000 contribution is appealing. She noted that taking on the risk now could be worthwhile to support the project.

Council President Pratt asked whether the funds originally designated for the Borland Road bike-pedestrian project, which was deemed fiscally infeasible, were included in the \$750,000 offer. Engineer McCarthy confirmed that they were.

Council President Pratt asked about potential downsides of the transfer. Engineer McCarthy stated that a downside is that future major improvement costs would fall to the city.

Council President Pratt asked how the city working with Washington County might differ from the two counties working together. Engineer McCarthy stated the city may have less leverage since it does not maintain the roads.

Council President Pratt asked if this approach could save time and permitting costs. Engineer McCarthy confirmed it would. Associate McFetridge added that the transfer could make future projects easier.

Councilor Brooks asked about regular maintenance costs. Engineer McCarthy stated the road would likely need repaving about every 12 years at a cost of around \$500,000, with striping required annually. Councilor Brooks asked how long the road section is. Engineer McCarthy stated it is approximately two-thirds of a mile.

Council consensus was reached to proceed with the transfer.

2. Transportation System Plan Update.

Assistant Community Development Director Steve Koper, City Engineer Mike McCarthy, and Senior Planner Erin Engman presented an update on the Transportation System Plan (TSP). Planner Engman provided an overview of the TSP, stating it is a required document for all Oregon cities and counties to plan for future transportation needs. She stated the TSP update was initiated to address population growth and align climate goals. Planner Engman outlined the public outreach process, which included phases of recruiting, listening and learning, reflecting, and refining. She shared the key goals identified during public engagement and noted that 116 projects were identified. Planner Engman shared proposed amendments to the Comprehensive Plan, Development Code, and City maps. She shared that detailed findings demonstrating alignment with state, regional, and local criteria will accompany the final adoption materials. Planner Engman shared some of the public comments received, highlighting input from the Riverpark CIO which included specific requests for the city to address.

Engineer McCarthy presented the completed traffic signal analysis and recommended changing Tualatin Road's classification from a collector to an arterial and lowering Leveton Drive from an arterial to a collector. He also recommended retaining the 115th signal in the plan to keep it eligible for future funding, even if it is not constructed immediately. Engineer McCarthy stated that signals at Jurgens Avenue, Teton Avenue, and 115th would help improve traffic flow.

Planner Engman stated that the next step in the process is a public hearing scheduled for August 11th for the Council to consider adopting the 2045 TSP.

Planner Erin Engman introduced Planning Commissioner Randall Hledik. Commissioner Hledik stated that the Planning Commission unanimously recommended approval of the TSP to the City Council.

Council President Pratt asked for clarification on the difference between arterial and collector street designations. City Engineer Mike McCarthy explained that arterials are the highest level of city street classification, designed to connect major roads and carry the greatest volume of traffic, with less emphasis on access to adjacent properties. He stated collectors also prioritize traffic movement but allow more frequent access to surrounding properties.

Council President Pratt inquired whether the traffic study for 115th Avenue assumed that all proposed traffic signals were in place. Engineer McCarthy clarified that the analysis considered projected future traffic volumes independently of the other intersections.

Council President Pratt asked whether the Transportation System Plan Community Advisory Committee's (CAC) feedback regarding pedestrian benches had been incorporated into the TSP. Engineer McCarthy stated that the plan includes general emphasis on pedestrian amenities, especially along sidewalks.

Council President Pratt asked what assurances exist for future community involvement in TSP projects. Engineer Mike McCarthy stated that the city has no interest in pursuing traffic signal projects that residents oppose but noted that including a project in the plan allows for easier implementation if needed in the future.

City Manager Lombos asked how often the TSP is updated. Engineer McCarthy stated that updates typically occur every 10 years. City Manager Lombos clarified that Council would also have an opportunity to revisit and reevaluate projects during those updates.

Councilor Brooks asked how pedestrian accommodation is addressed when new stoplights are added. Planner Engman responded that pedestrian movement is an integral part of the plan, and the State requires communities to consider all modes of transportation, not just vehicles.

Councilor Brooks asked how industrial traffic is managed and whether dedicated truck routes are considered. Engineer McCarthy stated that improving pedestrian access remains a primary focus and acknowledged that staff are exploring revisions in the plan to allow flexibility between traffic signals and roundabouts where appropriate.

Engineer McCarthy explained how projects were selected and prioritized for inclusion in the plan stating that the project list was refined through community feedback and technical analysis and prioritized based on community benefit.

Councilor Reyes asked for clarification on the decision to retain the 115th Avenue signal project in the plan despite community opposition. Engineer McCarthy explained that although there is no guarantee the project will be constructed, retaining it in the 20-year long-range plan positions the city to address future safety concerns and secure funding if traffic increases. Councilor Reyes stated that residents are concerned that the signal could increase traffic cut-through in their neighborhood. Engineer McCarthy acknowledged this concern and stated it would be evaluated before any project advancement.

Councilor Brooks asked about the process if there is a future need for a traffic signal that is not included in the TSP. Director Koper responded that the TSP would need to be reanalyzed and amended in that case, which is one of the risks of removing a traffic signal project from the plan.

Councilor Brooks expressed concern that additional traffic could be diverted onto Tualatin-Sherwood Road because of nearby projects in adjacent cities. Engineer McCarthy responded that one of the goals of the TSP is to secure improved transit service. He noted that the city is advocating TriMet for expanded local and regional service as the community continues to grow.

Council President Pratt asked whether the 115th Avenue signal project is currently on the constrained project list. Engineer McCarthy confirmed that it is. Council President Pratt asked

about the process for moving a project back onto the constrained list if it were removed. Engineer McCarthy stated that this would require a future update and Council action.

Council President Pratt suggested that moving the 115th signal project from the constrained list could demonstrate that the city has heard the community's concerns and show that the project is not being considered for near-term implementation.

Councilor Brooks agreed with Council President Pratt, stating that while the signal project should remain in the long-range plan, it should be moved off the constrained list to reflect the public feedback.

Councilor Hillier asked about the differences between constrained and unconstrained designations. Engineer McCarthy explained that unconstrained projects remain in the plan but face more hurdles in securing regional or federal funding. He added that constrained projects are considered a higher priority for implementation.

Assistant Director Koper stated that staff would conduct additional research and return with a more informed recommendation regarding the 115th Avenue signal project.

3. Council Meeting Agenda Review, Communications & Roundtable.

City Manager Lombos presented her Manager's Report. She shared that the annual water quality report has been released and that lead and copper sampling is currently underway. Manager Lombos reported that paving work on Tualatin-Sherwood Road is in progress and the road will remain closed through August 6th. She shared the reservoir project on 108th Ave. is scheduled to go before the Planning Commission for conditional use approval. Manager Lombos also noted that Clean Water Services will be meeting with its board to discuss billing matters. She stated she recently attended the City Manager's Conference in Bend. Manager Lombos stated upcoming events include a summer concert on July 25th. She noted that there are currently no items scheduled for the July 28th City Council meeting and recommends cancellation. She added that the Clackamas County Business Alliance will meet on July 30th, and a community identity workshop for the Community Revitalization Plan will be held that same day at 4:00 p.m. at the Juanita Pohl Center.

Councilor Sacco stated she attended the Core Area Parking District Board meeting.

Councilor Hillier stated she attended the Washington County Consolidated Communications Agency meeting, the Core Area Parking Information Session, K-9 Tony's retirement party, and Viva Tualatin.

Councilor Reyes stated she attended a meeting about the downtown revitalization plan and attended Viva Tualatin.

Councilor Brooks stated she attended the Policy Advisory Board meeting, went to K-9 Tony's retirement party, and Viva Tualatin.

Council President Pratt stated she attended the Latino focus group for the Core Area Revitalization.

Adjournment

Council President Valerie Pratt adjourned the meeting at 6:59 p.m.

Sherilyn Lombos, City Manager

Nicole Morris / Nicole Morris, Recording Secretary

Frank Bubenik / Frank Bubenik, Mayor










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Final Audit Report

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FOR JULY 14, 2025

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ABSENT: Mayor Frank Bubenik, Councilor Octavio Gonzalez

Call to Order

Council President Pratt called the meeting to order at 7:07 p.m.

Pledge of Allegiance

Announcements

1. Proclamation Declaring July 14, 2025 as K-9 Tony Day in the City of Tualatin

Police Chief Greg Pickering announced the retirement of K-9 Tony from the department.

Councilor Brooks read the proclamation declaring July 14, 2025 as K-9 Tony Day in the City of Tualatin.

2. Tualatin Science & Technology Scholarship

Councilors Sacco and Hillier announced Zaina Jones and Areli Hernandez Espinoza as the 2025 Tualatin Science and Technology Scholarship recipients.

3. New Employee Introductions- 2025 Summer Interns

Deputy City Manager Megan George introduced the 2025 Summer Interns: Administration Intern Jill Coleman, Public Works Intern Jake Hush, Information Services Intern Max Russell, Information Services Intern Brendan Laus, Information Services Intern Leah Wickman, and Engineering Intern Sam Baghaum.

Public Comment

Brett Hamilton spoke regarding the Transportation System Plan (TSP) update and its relation to Tualatin Road and the intersection at 115th Avenue. He expressed concerns that a new signal could lead commuter traffic to bypass congestion by cutting through the neighborhood. He noted that the TSP currently includes a roundabout as the preferred option for that intersection and requested that the project title be changed from "115th Signal" to "115th Roundabout" to reflect neighborhood preference.

Kevin Mulvaney provided public comment requesting a revision to the current backyard chicken code. He asked the Council to consider allowing residents to keep flightless ducks in their backyards in addition to chickens.

CJ McNulty requested an amendment to the eligibility criteria for the Outside Agency Grant program to include 501(c)(8) organizations. He stated that this change would allow the Tualatin Elks Lodge to apply for grant funding.

Consent Agenda

Councilor Hillier expressed that it pains her that, in order for a business to be successful in the community, it often requires obtaining a liquor license. She stated that this reality is disheartening.

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

1. Consideration of Approval of the Work Session and Regular Meeting Minutes of June 23, 2025
2. Consideration of Approval of a New Liquor License Application for Elmer's
3. Consideration of Approval of a New Liquor License Application for Tequilla Factory Authentic Mexican Restaurant LLC
4. Consideration of Approval of a New Liquor License Application for Artur Cafe
5. Consideration of Resolution No. 5895-25 Amending Las Casitas Park Renovation Construction Project Authorization Amount with PHK Construction, LCC dba Artis
6. Consideration of Resolution No. 5896-25 Amending Las Casitas Park Construction Documents and Professional Services Contract with Pacific Community Design
7. Consideration of Resolution No. 5897-25 Extending the Term of the Cable Television Franchise with Comcast of Oregon ii, inc. to Enable the Metropolitan Area Communications Commission to Complete the Informal Renewal Process

Council Communications

Council President Pratt asked City Manager Sherilyn Lombos to provide information on available cooling spaces in advance of the upcoming heat advisory. City Manager Lombos stated that the Juanita Pohl Center and Library will be open as a cooling space during normal business hours for those seeking relief from the heat. She encouraged community members to use these spaces if needed.

Adjournment

Council President Pratt adjourned the meeting at 7:47 p.m.

Sherilyn Lombos, City Manager

Nicole Morris / Nicole Morris, Recording Secretary

Frank Bubenik / Frank Bubenik, Mayor










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