



TUALATIN CITY COUNCIL

OFFICIAL WORK SESSION MEETING MINUTES FOR FEBRUARY 23, 2026

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

Council President Pratt called the meeting to order at 5:30 p.m.

1. Website Redesign Update.

Deputy City Manager Megan George and Creative Communications and Marketing Program Manager Heidi Stanley presented an update on the City's website redesign project. Deputy City Manager George stated the project is currently in the content migration phase and remains on budget. She stated staff are finalizing content migration, completing third party integrations, and conducting internal testing and quality assurance. The next phase will include a structured beta test involving staff, members of the City Council, and members of the public.

Manager Stanley provided a preview of the redesigned website and demonstrated key features.

Councilor Brooks asked about search functionality for meeting agendas and minutes. Deputy City Manager George stated staff is working through the integration with Municode Meetings and evaluating how that integration will function within the new website. She stated the goal is for the meeting materials to be integrated into the site.

Councilor Brooks asked whether regional committees would be listed on the website. Deputy City Manager George stated the website lists only City advisory committees. She noted that regional committee participation could be reflected within individual Councilor biographies.

Councilor Gonzalez asked about language accessibility options. Manager Stanley demonstrated the language translation feature, stating the website uses Google Translate to provide multilingual access.

Council President Pratt stated she would like the ability to search specifically by agenda items. She also asked how users would locate building permit information and building code references. Deputy City Manager George stated the search function will return results based on keywords appearing throughout the website and related pages.

Council President Pratt asked where CERT information is located on the website. Deputy City Manager George stated the Community Emergency Response Team information is listed under the emergency preparedness section.

2. Discussion and Consideration of Next Steps for the Business Honey Bucket.

Community Development Director Aquilla Hurd-Ravich and City Attorney Kevin McConnell presented information regarding a request from Honey Bucket for a Plan Text Amendment to allow solid waste treatment and recycling facilities in the Light Manufacturing (ML) Planning

District. Director Hurd-Ravich provided background on the request. She stated a code enforcement investigation was initiated in October 2024. In June 2025, a formal request for interpretation was submitted to the City regarding the use classification. The interpretation determined the use met the definition of a Solid Waste and Recycling Facility. A request for review of that interpretation was submitted in July 2025, and the City Council subsequently held a public hearing and upheld the staff determination.

Director Hurd-Ravich stated staff has continued working with Honey Bucket and has developed a Voluntary Compliance Agreement. City Attorney McConnell explained the agreement holds the matter in abeyance while the applicant works to satisfy the terms of the agreement and while staff seeks direction from the Council regarding potential legislative action.

Director Hurd-Ravich reviewed the purpose of the Light Manufacturing Planning District, stating the ML zone is intended to provide suitable areas for light industrial uses and limited supportive commercial activities while buffering residential and commercial areas from heavy manufacturing and prohibiting hazardous or environmentally adverse operations. She provided examples of permitted uses in the ML zone, including food and beverage processing and packaging and research and development laboratories. She also provided examples of conditional uses, including manufacturing of bicycles, small electric generators, small electric motors, motorized boats, sashes and doors, vending machines, and production or fabrication of metals or metal products, including enameling and galvanizing.

Director Hurd-Ravich stated the requested modification would add solid waste treatment and recycling facilities and wholesale sales as conditional uses in the ML zone. She explained that allowing the use through a Conditional Use Permit process would establish clear procedures and standards and noted that similar permitted uses function effectively in other zones. Director Hurd-Ravich stated legislative amendments to the Development Code may only be initiated by the City Council. She asked whether the Council wishes to allow Honey Bucket to pursue a Plan Text Amendment to permit Solid Waste and Recycling Facilities as a Conditional Use in the Light Manufacturing zone.

Councilor Gonzalez stated the proposed amendment feels appropriate given the location and proximity to residential areas.

Councilor Brooks asked whether approving the amendment would affect other applicants or open the conditional use process more broadly within the Light Manufacturing zone. Director Hurd-Ravich stated adding the use as a Conditional Use would apply throughout the entire ML zone. Councilor Brooks stated she is not interested in moving the amendment forward if it would open the area to similar uses.

Councilor Hillier stated other buffer areas should be considered and expressed interest in ensuring any proposal be tailored specifically to the subject property. Director Hurd-Ravich explained conditional use permits are subject to specific standards and spacing requirements, which could provide limitations. Councilor Hillier asked what additional protective measures could be included. Director Hurd-Ravich stated staff could evaluate spacing requirements and other standards to determine whether restrictions could be crafted to limit impacts. Councilor Hillier stated she would like to see a path forward but acknowledged staff workload considerations and is hesitant to move forward with a text amendment.

Council President Pratt asked whether the waste tank had been removed from the site and whether Light Manufacturing zones are typically used as buffer areas. Director Hurd-Ravich stated the ML zone is generally intended to function as a buffer between residential areas and heavier industrial uses.

Councilor Reyes requested further explanation of the Conditional Use Permit process. Director Hurd-Ravich explained that a Conditional Use Permit provides a discretionary review process with specific approval criteria and conditions.

Councilor Reyes asked whether Honey Bucket had applied for a Conditional Use Permit. Director Hurd-Ravich stated that option is not currently available under the code, which is why staff is seeking Council direction regarding a potential legislative amendment.

Mayor Bubenik expressed agreement with Councilor Hillier's concept of adding restrictions if a Conditional Use approach were considered and asked whether such limitations could be crafted. Director Hurd-Ravich stated it may be possible, depending on the objectives, such as limiting proximity to residential areas.

Mayor Bubenik asked about the duration of the Voluntary Compliance Agreement and whether a time limit is attached. City Attorney McConnell stated there is no specific expiration date and the agreement remains in effect while the City evaluates options.

Mayor Bubenik asked about extending the General Manufacturing zone to include the property and inquired about the impacts of that approach. Director Hurd-Ravich stated a property owner may initiate a zone change request, but additional research would be required to evaluate process requirements and impacts.

Mayor Bubenik asked whether a zone change or a Conditional Use amendment would be preferable. Director Hurd-Ravich stated further analysis would be needed to determine the appropriate path.

Councilor Gonzalez shared satellite images of the property and discussed drainage patterns observed on the site. Representatives from Honey Bucket stated water shown in the images reflected fresh water drainage and clarified operational practices at the site.

Council President Pratt again asked whether the waste tank had been removed. Honey Bucket stated the tank had been removed and wastewater is now transported directly to Clean Water Services. They stated there is no solid waste stored on site.

Councilor Brooks stated the community places high value on environmental quality and quality of life. She expressed concern regarding past code compliance issues and stated she was uncomfortable with the situation.

Council President Pratt asked about fencing sales occurring on the site and whether that use conforms with zoning. Director Hurd-Ravich stated wholesale fencing sales do not fit within the current ML zone use category and would require amendment.

Council President Pratt stated she is opposed to amending the Light Manufacturing zone to allow the use but expressed openness to considering a zone change.

Councilor Sacco expressed concern that changing the zoning could allow future uses inconsistent with the City's intent and that she prefers maintaining consistency within established zones.

Councilor Reyes stated she would be interested in receiving additional information regarding a potential rezone.

Councilor Hillier asked whether a zone change could be temporary or limited to the current property owner. She stated she did not want to broadly modify the ML zone and asked about staff workload implications. Director Hurd-Ravich spoke to the workload associated with a zone change. City Manager Lombos clarified that a zone change application would be initiated by the property owner, whereas a Conditional Use amendment would require staff to initiate a legislative code change.

Councilor Gonzalez stated he would support identifying a viable solution.

Council consensus was reached to have the applicant pursue a zone change from Light Manufacturing to General Manufacturing.

City Attorney McConnell stated staff would continue working with Honey Bucket and that the Voluntary Compliance Agreement would remain in effect during the process.

Adjournment

Council President Pratt 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 2-23-26

Final Audit Report

2026-03-10

Created:	2026-03-10
By:	Nicole Morris (nmorris@tualatin.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAIX2YQbWzSsyyAjZhHSqrYo7sH3ifVMdV

"CC WS Minutes 2-23-26" History

-  Document created by Nicole Morris (nmorris@tualatin.gov)
2026-03-10 - 4:22:29 PM GMT
-  Document emailed to Nicole Morris (nmorris@tualatin.gov) for signature
2026-03-10 - 4:22:33 PM GMT
-  Document emailed to fbubenik@tualatin.gov for signature
2026-03-10 - 4:22:33 PM GMT
-  Email viewed by Nicole Morris (nmorris@tualatin.gov)
2026-03-10 - 4:23:35 PM GMT
-  Document e-signed by Nicole Morris (nmorris@tualatin.gov)
Signature Date: 2026-03-10 - 4:23:46 PM GMT - Time Source: server
-  Email viewed by fbubenik@tualatin.gov
2026-03-10 - 4:51:05 PM GMT
-  Signer fbubenik@tualatin.gov entered name at signing as Frank Bubenik
2026-03-10 - 4:51:24 PM GMT
-  Document e-signed by Frank Bubenik (fbubenik@tualatin.gov)
Signature Date: 2026-03-10 - 4:51:26 PM GMT - Time Source: server
-  Agreement completed.
2026-03-10 - 4:51:26 PM GMT



Adobe Acrobat Sign



TUALATIN CITY COUNCIL

OFFICIAL MEETING MINUTES

FOR FEBRUARY 23, 2026

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

Call to Order

Council President Pratt called the meeting to order at 7:05 p.m.

Pledge of Allegiance

Public Comment

None.

Consent Agenda

Motion to adopt the consent agenda made by Councilor Sacco, 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 Regular Meeting Minutes of February 9, 2026
2. Consideration of **Resolution No 5944-26** Exempting Specific Affordable Housing Developments From Property Taxes
3. Consideration of **Resolution No 5945-26** Authorizing the City Manager to Execute a Grant Agreement for Metro Area Communications Commission Grant Awards; Appropriating Special Purpose Revenues in the City's General Fund During the FY 2025-26 Budget; and Rescinding Resolution 5942-26

Special Reports

1. Outside Agency Grant Presentation- Community Partners for Affordable Housing

Community Partners for Affordable Housing Fundraising and Programs Director Katherine Moore and Plambeck Gardens Resident Services Coordinator Julian Luna Dominguez presented information regarding the organization. Director Moore provided an overview of Community Partners for Affordable Housing and shared information regarding the opening of Plambeck Gardens. She stated the organization provides onsite resident services at the development and noted City funds support youth services at Plambeck Gardens. Coordinator Dominguez shared examples of community building activities hosted at Plambeck Gardens, including a Halloween party and a Play Fit Fun event, which were designed to foster connection among residents.

Councilor Reyes asked whether the organization is coordinating with other local nonprofit partners, including the Borland Free Clinic, and encouraged sharing information about available resources with residents. She also asked whether Plambeck Gardens offers opportunities for residents to give back to the community. Coordinator Dominguez stated residents have expressed interest in volunteering and assisting with onsite activities and community events.

Councilor Brooks thanked the organization for its investment in the Plambeck Gardens community and asked about transportation access for residents. Coordinator Dominguez stated staff are working to reduce transportation barriers and are exploring partnerships with rideshare providers and other transportation services.

Councilor Hillier asked what types of resources are brought into the Plambeck community. Coordinator Dominguez stated the organization is cohosting a community services networking event with Just Compassion. Director Moore added that the organization has hosted multiple community resource fairs to connect residents with supportive services.

2. Clackamas County Supportive Housing Services Update

Clackamas County Supportive Housing Services Deputy Director Vahid Brown presented an update on the Supportive Housing Services program. He stated the data presented reflects Fiscal Year 2024–25. Director Brown reported that since 2021, 2,871 individuals have been housed in Clackamas County and 3,335 evictions have been prevented, allowing approximately 7,000 individuals to remain in their homes.

Director Brown reviewed the Fiscal Year 2024–25 budget, stating the majority of funds are allocated to Regional Long Term Rent Assistance and housing retention programs. He reported that 1,829 individuals received Regional Long Term Rent Assistance, with a 95% housing retention rate. Director Brown stated system investments support coordinated entry, the Homeless Management Information System, and infrastructure development. He reported that 248 shelter beds served 1,426 individuals during the fiscal year. He stated 423 individuals were rapidly rehoused. Director Brown stated 1,821 evictions were prevented during the fiscal year, stabilizing 3,793 individuals in permanent housing through eviction prevention and rapid rehousing efforts.

Director Brown highlighted several program initiatives, including the NAYA Shelter, the Coordinated Housing Access Program, and the Clackamas Pod Village. He also described local innovations such as the Health Housing Alignment Team, which conducts case conferencing and coordinates care across systems. He noted city led initiatives supported by SHS funding, including funding provided to the Tualatin food pantry to replace its HVAC system.

Director Brown stated there are two Supportive Housing Services performance mandates. He stated the program is required to place 1,065 households into permanent supportive housing and reported that 1,111 households were placed, exceeding the goal. He stated the second mandate requires stabilizing 2,130 households in permanent housing and reported that 3,741 households were stabilized through eviction prevention and rapid rehousing efforts.

Director Brown stated the County continues to improve the system by enhancing resource navigation, establishing a crisis stabilization center, engaging in inclusive outreach efforts, and implementing the Housing 4 Success program to support economic stabilization.

Councilor Brooks asked whether Supportive Housing Services interfaces with universities for research or practicum opportunities. Director Brown stated the County works with Portland State University to conduct Point in Time counts and collaborates with Clackamas Community College on curriculum development and workforce training related to nonprofit services.

Councilor Brooks asked about the differentiation between funding sources and whether there is an opportunity to support stronger infrastructure statewide for these services. Director Brown stated funding sources have historically been volatile and stated the Supportive Housing Services program has helped stabilize the local system.

Councilor Reyes asked what factors contribute to preventing individuals from returning to homelessness and how Clackamas County maintains a high retention rate compared to other counties. Director Brown stated the County's level of coordination among service providers is strong and noted that case conferencing and coordinated service delivery significantly improve housing stability outcomes.

Councilor Hillier asked about the Housing 4 Success program and whether it was community informed. Director Brown stated the program was developed with community input and launched within the past year.

Councilor Hillier asked about the impact of Supportive Housing Services funding on Tualatin residents. Director Brown stated Tualatin residents are served across the County's programs and spoke to the importance of delivering services where residents are located.

Council President Pratt asked how an individual in need of services should seek assistance. Director Brown stated individuals should contact Coordinated Housing Access directly to begin the intake process.

General Business

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

Councilor Reyes and Sacco read the names of recommended applicants.

Motion to approve the recommendations as presented made by Councilor Sacco, Seconded by Councilor Reyes.

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

MOTION PASSED

Council Communications

City Manager Lombos presented the Manager's Report. She stated the new wrap for the Parks and Recreation van has been completed. She reported the Linear Park project at Plambeck Gardens has been advertised for bid, with construction anticipated to begin in the spring. She noted Tigard Sand and Gravel has been sold to Knife River and stated the property is located within the Southwest Concept Plan area and the City is engaging with the new ownership regarding future plans. She stated the city held a supervisors meeting which included discussion of a new purchase card policy and trauma informed care training. She stated the Tualatin Public Library is participating in the One

Book, One Coast program. She announced the hiring of Volunteer Coordinator Kate Griffin. She stated the City received a Bronze designation through the Solar Smart Program administered by Energy Ready.

Councilor Sacco stated she attended the Willamette River Water Coalition meeting and participated in the Inclusion, Diversity, Equity, and Access Committee training.

Councilor Hillier stated she attended the Washington County Consolidated Communications Agency meeting and met with TriMet representatives. She spoke to concerns raised by residents regarding stop sign placement at 103rd Avenue and Ibach Street and requested staff consider forward thinking solutions to improve safety in that area.

Councilor Brooks stated she will be attending the National League of Cities Conference next month and has been participating in webinars leading up to it. She stated she attended the Chamber of Commerce Titanium meeting, the REAL Council kickoff event, the Secretary of State speech, the PAB meeting, the Arts Advisory Committee meeting, and the National League of Cities Women's Caucus meeting.

Councilor Brooks expressed interest in forming a Transportation Advisory Committee and asked whether the Council would support exploring that concept. Council consensus was reached to explore the formation of a Transportation Advisory Committee.

Mayor Bubenik stated he attended the Joint Policy Advisory Committee on Transportation meeting and the Washington County Mayors meeting.

Council President Pratt stated she participated in the TriMet Line 96 test ride, the Clackamas County Metro Subcommittee meeting, and the League of Oregon Cities legislative updates.

Councilor Hillier stated the City received a request from the Oregon Department of Transportation to support funding related to the Interstate project and asked the Council to sign onto a letter of support. She stated she added language requesting inclusion of auxiliary lanes. Council consensus was reached to support signing the letter.

Adjournment

Council President Pratt adjourned the meeting at 8:39 p.m.

Sherilyn Lombos, City Manager

 _____ / Nicole Morris, Recording Secretary

 _____ / Frank Bubenik, Mayor

CC Minutes 2-23-26

Final Audit Report

2026-03-10

Created:	2026-03-10
By:	Nicole Morris (nmorris@tualatin.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAMyngKgCdt-Y2N0mn3tSpHmzHdBW3XVMP

"CC Minutes 2-23-26" History

-  Document created by Nicole Morris (nmorris@tualatin.gov)
2026-03-10 - 4:23:17 PM GMT
-  Document emailed to Nicole Morris (nmorris@tualatin.gov) for signature
2026-03-10 - 4:23:21 PM GMT
-  Document emailed to fbubenik@tualatin.gov for signature
2026-03-10 - 4:23:21 PM GMT
-  Email viewed by Nicole Morris (nmorris@tualatin.gov)
2026-03-10 - 4:24:00 PM GMT
-  Document e-signed by Nicole Morris (nmorris@tualatin.gov)
Signature Date: 2026-03-10 - 4:24:11 PM GMT - Time Source: server
-  Email viewed by fbubenik@tualatin.gov
2026-03-10 - 4:50:23 PM GMT
-  Signer fbubenik@tualatin.gov entered name at signing as Frank Bubenik
2026-03-10 - 4:50:56 PM GMT
-  Document e-signed by Frank Bubenik (fbubenik@tualatin.gov)
Signature Date: 2026-03-10 - 4:50:58 PM GMT - Time Source: server
-  Agreement completed.
2026-03-10 - 4:50:58 PM GMT



Adobe Acrobat Sign