



TUALATIN CITY COUNCIL

OFFICIAL MEETING MINUTES
FOR MARCH 09, 2026

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 7:00 p.m.

Pledge of Allegiance

Announcements

1. Proclamation Declaring April 6-10, 2026 National Community Development Week in the City of Tualatin

Councilor Brooks read the proclamation declaring April 6-10, 2026 as National Community Development Week in the City of Tualatin.

2. New Employee Introduction- Volunteer Program Manager Kate Griffin

Human Resource Director Stacy Ruthrauff introduced Volunteer Program Manager Kate Griffin.

The Council welcomed her.

Public Comment

Robert Kellogg spoke regarding the City's food cart ordinance and expressed interest in allowing food cart pods within the community. He shared the potential benefits of expanding opportunities for food cart operations.

City Manager Sherilyn Lombos stated staff will be presenting additional information regarding food carts to the City Council on April 27th.

Consent Agenda

Motion to adopt the consent agenda made by Councilor Sacco, 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 February 23, 2026
2. Consideration of **Resolution No. 5943-26** Increasing Nyberg Creek Trail Construction Project Change Order Authorization Amount with Nutter Corporation
3. Consideration of **Resolution No. 5946-26** Authorizing the City Manager to Execute an Intergovernmental Agreement with Washington County for Recycling Contamination Reduction Education

Special Reports

1. Outside Agency Grant Awardee- Ride Connection

Ride Connection Operations Director Paul Marksbury and Program Manager Debbie Wakis presented information regarding the organization and its services. Director Marksbury stated Ride Connection provides a range of transportation services throughout the metropolitan region and thanked the City for its continued support through grant funding. Program Manager Wakis reviewed services provided in Tualatin. Director Marksbury stated that approximately 8,000 rides were provided in Tualatin over the past year.

Councilor Brooks stated she has heard positive feedback about the program and expressed appreciation for the service being available in Tualatin. She asked about the Ride Together program and whether it could be used for rides related to private school transportation. Director Marksbury stated the Ride Together program serves individuals age 60 and older and individuals with disabilities.

Councilor Hillier asked whether ridership to the Juanita Pohl Center has increased since the meal program resumed. Manager Wakis stated she has observed a slight increase in ridership.

Councilor Reyes asked about the grocery ride program. Manager Wakis explained the service includes scheduled trips in which a vehicle picks up riders, takes them to the grocery store, and returns them home.

Councilor Reyes asked whether there is a cost for rides. Manager Wakis stated Ride Connection services operate on a donation basis.

Mayor Bubenik asked whether there are restrictions on rides. Manager Wakis stated priority is given to seniors and individuals with disabilities.

Council President Pratt asked how COVID impacted the program. Manager Wakis stated there was an initial decline in ridership, but participation is beginning to trend upward again.

Council President Pratt asked about the hospital trip route. Manager Wakis explained the route was developed after the Green Line service was discontinued, which left riders needing transportation to that area.

Mayor Bubenik thanked Ride Connection for providing transportation services to the Tualatin community.

Public Hearings - Legislative or Other

1. Consideration of **Ordinance No. 1454-26** Adopting a City-Initiated Code Amendment to the Tualatin Development Code to Include the Keeping of Domestic Fowl as a Permitted Use in the Low Density Residential District

Mayor Bubenik opened the public hearing in accordance with state law.

Planning Manager Teresa Montalvo and Senior Planner Erin Engman presented information regarding a city initiated amendment to the Tualatin Development Code to allow the keeping of domestic fowl as a permitted use in the Low Density Residential district. Planner Engman provided background on the proposed amendment. She stated the purpose of the amendment is to establish minimum standards for the humane keeping of domestic fowl in urban backyards while safeguarding the health, safety, and welfare of Tualatin residents. She explained the amendment expands the existing regulations for backyard chickens to include domestic fowl. Planner Engman stated public engagement for the project was limited to the requirements of the legislative process.

Planner Engman presented a map identifying areas where domestic fowl would be permitted. She also summarized staff research regarding domestic fowl regulations in surrounding cities. She explained domestic fowl include animals such as chickens and ducks and described common characteristics of those animals. She stated certain birds, including roosters and geese, would remain prohibited and reviewed their shared characteristics. Planner Engman presented a comparison chart showing how surrounding cities regulate domestic fowl.

Councilor Brooks asked whether agricultural land uses are considered low density residential uses. Planner Engman explained there are a limited number of properties that may qualify for agricultural uses under the code.

Planner Engman stated the amendment maintains the existing licensing requirement. She explained the license is valid for five years, allows a combined maximum of four domestic fowl, and includes requirements for coops. She summarized the public engagement conducted for the project, noting outreach was limited to legislative requirements.

Planner Engman stated the proposal meets the approval criteria set forth in the Tualatin Municipal Code. She stated the Planning Commission held a detailed discussion regarding potential mitigation measures to address noise, odor, and vermin concerns sometimes associated with domestic fowl. She stated the Commission requested clarification regarding code enforcement tools and best practices for minimum coop standards. Planner Engman stated the Planning Commission forwarded a unanimous recommendation for the City Council to adopt the proposed amendments.

PUBLIC COMMENT

Kevin Mulvaney spoke in support of the amendment. He stated the proposal would better align the code with the interests of residents and expressed appreciation to the Council for considering the ordinance.

COUNCIL QUESTIONS

Councilor Hillier asked whether the Code Enforcement Officer has the capacity to manage compliance or if enforcement would be complaint driven. Planner Engman stated code enforcement in the city is complaint driven. She reported there are currently 28 active domestic fowl licenses in Tualatin and since 2021 there have been eight complaints, all of which were addressed.

Council President Pratt asked about coop size requirements. She stated the code establishes a maximum size but does not include a minimum size requirement. Planner Engman stated the Planning Commission raised similar concerns and explained that best practices vary. She shared staff provided informational resources will be available on the City's website to guide residents.

Council President Pratt asked about compost generated by domestic fowl and how it should be contained. Planner Engman stated the City's nuisance code addresses debris and manure management and would apply in those circumstances.

Councilor Reyes asked whether feedback was received from the Community Involvement Organizations (CIO). Planner Engman stated notices were sent to the organizations, but staff did not receive any responses.

Councilor Brooks stated the proposed amendments improve the existing code and expressed support for the changes.

Councilor Reyes expressed concern about the potential introduction of additional animals and the possibility of viruses spreading among animals.

Motion for first reading by title only made by Councilor Brooks, Seconded by Councilor Sacco.
Voting Yea: Mayor Bubenik, Council President Pratt, Councilor Brooks, Councilor Reyes, Councilor Hillier, Councilor Sacco

MOTION PASSED

Motion for second reading by title only made by Councilor Brooks, Seconded by Councilor Sacco.
Voting Yea: Mayor Bubenik, Council President Pratt, Councilor Brooks, Councilor Reyes, Councilor Hillier, Councilor Sacco

MOTION PASSED

Motion to adopt Ordinance 1454-26 amending the Tualatin Development Code Chapters 29 and 40 related to domestic fowl regulations; PTA 26-0001 made by Councilor Brooks, Seconded by Councilor Sacco.

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

MOTION FAILED for lack of unanimity

General Business

1. Consideration of **Ordinance No. 1455-26** Amending the Tualatin Municipal Code Title 6-15 Regulations Related to the Keeping of Backyard Chickens to include Domestic Fowl

Motion for first reading by title only made by Councilor Brooks, Seconded by Councilor Sacco.
Voting Yea: Mayor Bubenik, Council President Pratt, Councilor Brooks, Councilor Reyes,
Councilor Hillier, Councilor Sacco

MOTION PASSED

Motion for second reading by title only made by Councilor Brooks, Seconded by Councilor Sacco.
Voting Yea: Mayor Bubenik, Council President Pratt, Councilor Brooks, Councilor Reyes,
Councilor Hillier, Councilor Sacco

MOTION PASSED

Motion to adopt Ordinance No. 1455-26 amending the Tualatin Municipal Code Title 6-15 regulations related to the keeping of backyard chickens to include domestic fowl made by Councilor Brooks, Seconded by Councilor Sacco.

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

MOTION FAILED for lack of unanimity

2. Presentation on the Tualatin-Sherwood Road Rail Crossing Study.

City Engineer Mike McCarthy, Engineering Associate Abbey McCarthy, and Kittelson and Associates Consultants Amy Griffiths and Mark Butorac presented information on the Tualatin-Sherwood Road Rail Crossing Study. Mr. Butorac explained the purpose of the study and described why the city may consider a potential grade separated crossing alternative. He stated that potential benefits include improved multimodal circulation and safety, reduced local and regional congestion for freight and commuters, opportunities for economic redevelopment in the downtown core, and minimizing the barrier to north south and east west connectivity created by the rail line. Mr. Butorac presented several alternative scenarios evaluated through the study, including grade separated alternatives, at grade alternatives, and a no build alternative.

Mr. Butorac described grade separated alternatives including rail under the roadway, rail over the roadway, roadway under the rail, and roadway over the rail. He stated all grade separated alternatives would impact surrounding properties and businesses. He explained that at grade alternatives include roadway widening and intelligent transportation systems improvements. Mr. Butorac stated grade separated alternatives could improve traffic operations and safety and reduce conflicts between trains, vehicles, bicyclists, and pedestrians. He reviewed the viability of the options and explained that the rail line must remain above the floodplain, which eliminates the rail under alternatives. He also discussed challenges related to construction staging, traffic detours, impacts to adjacent properties and businesses, and floodplain constraints. Based on these factors, he stated rail under and rail over alternatives were determined to be infeasible. Mr. Butorac reviewed potential impacts and construction staging considerations associated with grade separation alternatives and presented maps identifying potentially affected properties. He

also discussed possible detour routes during construction and the impacts associated with those detours.

Ms. Griffiths reviewed preliminary cost estimates. She stated grade separated alternatives are estimated to cost between \$100 million and \$200 million, while at grade alternatives are estimated between \$10 million and \$20 million. She also reviewed potential funding sources, including the Transportation Development Tax, the Major Streets Transportation Improvement Program, and various federal grant opportunities. She outlined potential timelines associated with a grade separated project.

Mr. Butorac summarized alternative outcomes, stating roadway over rail or roadway under rail alternatives appear to be the most viable options. He stated projects of this type could be competitive for federal funding. He explained next steps could include continuing evaluation of concepts or deciding not to pursue additional work. City Engineer McCarthy stated the project could be competitive for federal funding opportunities.

Mayor Bubenik asked whether the Railroad Crossing Elimination Grant program requires a local funding match. Mr. Butorac stated match requirements vary depending on the grant program and stated multiple sources could potentially provide matching funds.

Councilor Reyes asked why a rail over alternative was not feasible. Mr. Butorac explained that constructing an elevated rail alignment would require building a parallel track and relocating existing facilities, which would impact nearby businesses and require space that is not available to accommodate the necessary elevation changes.

Councilor Brooks asked whether expanding the rail system to two tracks could allow both freight and MAX service to operate on the line. Mr. Butorac explained the operational and infrastructure limitations that would make such a scenario challenging.

Councilor Brooks asked whether diverting traffic to Old Tualatin-Sherwood Road with minor widening could serve as an alternative to removing nearby buildings. Mr. Butorac stated traffic volumes exceed the capacity of a two-lane roadway and such a diversion would not adequately address congestion.

Councilor Brooks asked about Intelligent Transportation System (ITS) detection technology. Mr. Butorac stated ITS improvements could cost between \$5 million and \$7 million.

Councilor Hillier asked whether construction methods like the pedestrian bridge project in Sherwood could be used at this location. Mr. Butorac stated that bridge was constructed off site and installed in place, which works for new facilities but would be difficult where existing infrastructure must remain operational.

Councilor Hillier asked about potential eminent domain impacts. Mr. Butorac stated the cost estimates include both construction costs and acquisition of affected properties.

Councilor Hillier asked about the reliability of potential funding sources. Mr. Butorac stated several federal funding programs have historically been available for projects of this type and have recently received additional funding.

Councilor Hillier stated the nearby rail crossing near Community Park should also be considered as part of future planning efforts.

Council President Pratt expressed concern regarding the City's ability to fund the local share of a project of this scale given shrinking regional funding resources.

Councilor Brooks asked whether rail system improvements could provide regional transportation benefits and strengthen regional partnerships. Mr. Butorac discussed how rail improvements could provide broader transportation benefits.

Council President Pratt asked whether freight rail traffic is expected to increase over the next decade. Engineer McCarthy stated freight rail activity has increased.

Mayor Bubenik asked whether federal funding could cover acquisition of properties along a potential detour route between the Dutch Bros site and Martinazzi Square. Engineer McCarthy stated some properties may require full or partial acquisition.

Mayor Bubenik gathered consensus to continuing evaluating roadway widening and intelligent transportation system improvements, exploring a detour route along Old Tualatin-Sherwood Road, and continuing to study the feasibility of a roadway over rail option.

Councilor Brooks stated she would like to see additional analysis regarding how much traffic relief the project could provide.

Council Communications

1. Proclamation and Pledge Request- Older Americans Month

Council consensus was reached to add the requested proclamation to a future agenda.

2. Proclamation Request- Month of the Military Child

Council consensus was reached to add the requested proclamation to a future agenda.

3. Council Communications

City Manager Sherilyn Lombos presented the Manager's Report. She stated the City's contract with Clean Water Services is set to expire this year and staff will bring the item forward for discussion at an upcoming work session. She reported the operating agreement with Washington County Cooperative Library Services will also expire this year and staff are working on updates to that agreement. She stated staff recently met with representatives from West Linn, Lake Oswego, and Sherwood regarding a subregional transit study. She reported work has begun on preparation of the State of the City address. She noted staff are also working on a stranded worker agreement. She stated demolition will soon begin on the property recently acquired by the Urban Renewal Agency.

Councilor Brooks stated she attended the National League of Cities meeting, a policy briefing webinar on microgrids and energy, a League of Oregon Cities legislative update, Congresswoman Salinas' town hall meeting in Wilsonville, the Chamber Awards Dinner, the League of Oregon Cities Women's Caucus Board meeting, and the International Women's Day Awards. She also shared information about upcoming activities at the Juanita Pohl Center.

Councilor Hillier stated she attended the Regional Immigration Discussion.

Council President Pratt stated she attended the Chamber Awards Banquet, the R1ACT meeting, the Downtown Revitalization Community Advisory Committee meeting, and the Clackamas County Coordinating Committee meeting.

Mayor Bubenik stated he attended the Metro Mayors Consortium meeting, the Chamber Awards Banquet, the Washington County Chairs and Mayors meeting, the R1ACT meeting, the Downtown Revitalization Community Advisory Committee meeting, and met with Commissioner Snider.

Adjournment

Mayor Bubenik adjourned the meeting at 9:38 p.m.

Sherilyn Lombos, City Manager

Nicole Morris

Nicole Morris (Mar 24, 2026 09:07:44 PDT)

_____/ Nicole Morris, Recording Secretary

Frank Bubenik

_____/ Frank Bubenik, Mayor

CC Minutes 3-9-26

Final Audit Report

2026-03-24

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