



TUALATIN CITY COUNCIL

OFFICIAL WORK SESSION MEETING MINUTES FOR APRIL 13, 2026

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

ABSENT: Councilor Maria Reyes

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

1. Police Services Contract with Durham.

Police Chief Greg Pickering presented information regarding the Durham Police Services Contract. Chief Pickering stated the Tualatin Police Department began providing police services to the City of Durham on July 1, 1989, and the agreement has been amended several times since its inception. He explained the current contract includes funding for the salary and benefits of one mid-level police officer, as well as an overhead rate of approximately 10% to cover costs associated with vehicles, uniforms, equipment, and administrative support.

Chief Pickering stated the contract provides full-service police coverage to the City of Durham, including 24-hour patrol services, supervisory support, traffic enforcement, investigative services, school resource officer support, and administrative functions. He noted the contract does not include code enforcement services. Chief Pickering reported that in 2025 there were 701 calls for service in Durham, along with 98 traffic stops and 24 arrests, which represents approximately 3% of the Tualatin Police Department's total service activity.

Council President Pratt asked for clarification on the cost of a mid-level officer. Chief Pickering stated the total contract amount is approximately \$200,000.

Councilor Brooks asked whether the City of Durham is satisfied with the level of service provided. Chief Pickering stated he has spoken with the Durham City Manager, who expressed satisfaction with the services received.

Mayor Bubenik stated he has also heard from the Mayor of Durham and confirmed they are pleased with the level of service provided.

2. Climate Action Plan Update.

Climate Action Program Manager Amanda Watson presented an update on the City's Climate Action Plan. Manager Watson stated the Climate Action Plan was adopted in May 2024 and includes a set of actions organized across seven focus areas. She explained an initial two-year work plan was developed, outlining 33 actions across six of the seven focus areas.

Manager Watson reported that the majority of actions in the current work plan are either completed or underway. She stated 6 actions have been completed, 20 are in progress, and 7 have not yet been started. She noted 5 of the actions that have not been started are on hold due to the federal Charging and Fueling Infrastructure grant being paused.

Manager Watson reviewed progress by focus area. She stated actions related to urban form and land use are underway. She noted the transportation category contains the largest number of actions, with three completed, three in progress, and five not yet started. She stated all seven actions related to consumption, food, and goods are currently in progress. She also noted two funding related actions have been completed, including Council approval of three new funding sources in October 2025.

Manager Watson provided an update on the Pennies for Climate Action program. She stated the program includes an optional \$0.99 monthly charge on utility bills, which began in January 2026. She reported customers may opt out through an online form and stated 534 customers have opted out to date. She stated the program has generated \$34,828 in funding so far.

Manager Watson stated the current work plan extends through the end of the year and that development of a new five-year work plan will begin. She explained that staff are developing prioritization criteria to evaluate actions, which will be used to establish metrics and inform the final work plan.

Councilor Brooks asked about electric vehicle charging requirements and whether the City is participating in legal alliances related to that issue. City Attorney Kevin McConnell stated there are federal filings underway and no cities are currently participating.

Councilor Brooks asked for additional information regarding the prioritization criteria. Manager Watson stated the criteria will be based on climate action objectives and used to evaluate and rank actions. Councilor Brooks stated she would like to better understand the relationship between effort and impact when reviewing those priorities.

Councilor Brooks asked about a specific action related to parks and whether preservation of Hedges Creek is included. Manager Watson stated that work is being addressed as part of the Riverfront project.

Councilor Brooks asked whether students and regional professional groups will be included as stakeholders. Manager Watson stated they could include those groups as part of the engagement process.

Councilor Gonzalez asked about the street tree program and any updates. Manager Watson stated the city is currently working with a consultant on that effort.

Councilor Gonzalez asked about expanded housing variety and whether there has been community interest. Manager Watson stated she will need to follow up with the Community Development Department and circle back.

3. Council Meeting Agenda Review, Communications & Roundtable.

City Manager Sherilyn Lombos presented her Manager's Report. She stated staff are conducting user testing of the new City website in preparation for its launch. She reported upcoming library programming, including the Oregon Humanities Project presentation and Music at the Hearth, as well as planned Earth Day activities. She announced the Blender Dash event will take place on June 6. Manager Lombos stated backflow notices have been distributed and the pavement maintenance program is scheduled to begin slurry sealing work. She reported sidewalk repair projects are currently out for bid. Manager Lombos stated the Community Development Block

Grant funded project at the Juanita Pohl Center is underway, with all activities temporarily relocated to the Van Raden Center during construction. She reported Summer Camp registration has opened and is currently full, with approximately 600 campers registered. She also stated the reservoir project is underway and the first of eight concrete pours has been completed.

Councilor Gonzalez asked about the sidewalk repair request for proposals and emphasized the importance of selecting the most appropriate bid rather than the lowest cost bid to avoid future change orders. City Manager Lombos stated staff share that priority.

Councilor Brooks stated she attended the Pre-Housing Assembly meeting, the League of Oregon Cities Women's Caucus Board meeting, the Tualatin Valley Fire and Rescue Community Academy, the Regional Water Providers Committee meeting, the Policy Advisory Board meeting, and the Tualatin Arts Advisory Committee meeting.

Councilor Sacco stated she attended the Council Committee on Advisory Appointments meeting and the Community Advisory Committee meeting.

Council President Pratt stated she attended a tour of St. Anthony's, the Clackamas County Association Dinner, the League of Oregon Cities Women's Caucus Board meeting, the Community Advisory Committee meeting, the Clackamas County Coordinating Committee meeting, the R1ACT meeting, and the Council Committee on Advisory Appointments meeting.

Mayor Bubenik stated he attended the Clackamas and Washington County Chairs meeting, the Friends of Trees event, the Washington County Coordinating Committee meeting, and the Aging Task Force meeting.

4. Clean Water Services.

Clean Water Services Chief Utility Relations Officer Joseph Gall, Chief Financial Officer Kathy Leader, and Interim Chief Executive Officer/General Manager Rich Shanley presented rate projections for the organization. Ms. Leader stated Clean Water Services provides both sanitary sewer and stormwater services. She reported historical rate increases have been modest and predictable, averaging approximately 3.385% annually over the past 10 years. She stated a cost-of-service study completed in February 2026 found that current local rates do not fully cover the costs of local sanitary sewer and stormwater programs. Ms. Leader stated the cost-of-service study had three primary objectives: to review and update cost allocation methodologies, develop a 10-year financial plan, and calculate appropriate rates. She explained that rate impacts will vary across service areas and reviewed the distinction between regional services and local services.

Ms. Leader reviewed current rates and five-year projections, stating the Fiscal Year (FY) 2027 rate is projected to increase by \$1.97 per month, representing approximately a 4% increase. She stated rate increases are anticipated to remain at approximately 4% annually over the next several years. Ms. Leader reviewed regional sewer funding, noting a projected 4% annual increase over the next 10 years. She stated a slight deficit is projected through FY 2030, with revenues expected to fully cover costs beginning in FY 2031. She also reviewed regional surface water funding, which is similarly projected to increase at approximately 4% annually.

Ms. Leader discussed the sanitary sewer capital improvement program, stating it supports necessary upgrades, repairs, and replacements to maintain safe and reliable operations. She also

reviewed the surface water capital program, which supports infrastructure improvements and system resiliency.

Councilor Brooks asked about projects in the Tualatin area. Mr. Shanley stated several projects are underway or planned to maintain and improve system performance within the service area.

Councilor Hillier asked which future projects are being funded through current rates. Ms. Leader stated funds are being held in reserves to support upcoming capital projects.

Councilor Hillier asked whether projects benefit both local and regional systems. Mr. Shanley stated Clean Water Services utilizes a watershed-based approach, meaning projects are designed to benefit the system as a whole.

Councilor Gonzalez asked about employee retention, training programs, and associated costs, as well as safety performance. Mr. Shanley stated the organization maintains a strong safety program and continues to prioritize employee retention while remaining competitive in compensation.

Ms. Leader presented the 10-year financial forecast, stating projected expenses total approximately \$273 million compared to approximately \$246 million in revenues for FY 2026. She stated the organization anticipates operating at a deficit through FY 2031, primarily due to local program costs. She explained reserve funds will be used to cover shortfalls, with reserves expected to be replenished beginning in 2032, allowing for more stable and predictable rates over time.

Ms. Leader stated the Clean Water Services Board will consider adopting the updated cost allocation methodology and reserve policies, followed by the budget process and rate adoption for FY 2027 at their next meeting.

Mr. Gall invited Council members and the public to participate in facility tours and directed interested individuals to the Clean Water Services website for more information.

Councilor Brooks asked about the Purple Pipe project. Mr. Shanley stated the Purple Pipe system involves recycled water and the organization is working to expand that program. City Manager Lombos stated Council will review an intergovernmental agreement at an upcoming meeting related to use of recycled water for park irrigation.

Councilor Brooks asked about new development and how system development charges impact ratepayers. Ms. Leader stated could send additional information to Council and noted Clean Water Services is currently updating system development charges.

Councilor Brooks asked about toxins within the watershed. Mr. Shanley stated the organization has a natural systems team that monitors water quality and partners with regional agencies to improve watershed health.

Council President Pratt asked about the possibility of separating utility billing. Ms. Leader stated a utility bill feasibility study is underway to evaluate billing options. Mr. Gall stated results of the study are expected in the fall.

Council President Pratt asked for clarification regarding the rate increase. Ms. Leader stated the total increase reflects both regional and local components and noted a key methodology change separates those costs rather than combining them as in the past.

Mayor Bubenik asked about impacts on commercial customers. Ms. Leader stated commercial customers will experience similar rate increases.

Adjournment

Mayor Bubenik adjourned the meeting at 6:38 p.m.

Sherilyn Lombos, City Manager

Nicole Morris / Nicole Morris, Recording Secretary

Frank Bubenik / Frank Bubenik, Mayor










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2026-04-28

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By:	Nicole Morris (nmorris@tualatin.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAZHhsILiVOBb4fMe5zKMecfj_0MFWrL6L

"CC WS Minutes 4-13-26" History

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2026-04-28 - 4:48:35 PM GMT
-  Document emailed to Nicole Morris (nmorris@tualatin.gov) for signature
2026-04-28 - 4:48:35 PM GMT
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2026-04-28 - 4:50:47 PM GMT
-  Document e-signed by Nicole Morris (nmorris@tualatin.gov)
Signature Date: 2026-04-28 - 4:50:57 PM GMT - Time Source: server
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2026-04-28 - 5:55:38 PM GMT
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2026-04-28 - 5:55:55 PM GMT
-  Document e-signed by Frank Bubenik (fbubenik@tualatin.gov)
Signature Date: 2026-04-28 - 5:55:57 PM GMT - Time Source: server
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2026-04-28 - 5:55:57 PM GMT



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OFFICIAL MEETING MINUTES

FOR APRIL 13, 2026

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

ABSENT: Councilor Maria Reyes

7:00 P.M. CITY COUNCIL MEETING

Call to Order

Mayor Bubenik called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Announcements

1. Proclamation Declaring the Week of April 19-25, 2026, as Volunteer Appreciation Week in the City of Tualatin

Mayor Bubenik stated this year's theme, "Connected Through Kindness," recognizes the contributions of volunteers in the Tualatin community. He reported that in 2025, more than 1,500 volunteers contributed approximately 14,500 hours of service, which is equivalent to about seven full time employees and reflects a significant impact on the community.

Councilor Gonzalez read a proclamation declaring April 19–25, 2026, as Volunteer Appreciation Week in the City of Tualatin.

Mayor Bubenik presented the 2025 Outstanding Tualatin Volunteer Awards:

Outstanding Adult Volunteer: Rachel Elliot

Outstanding Youth Volunteers: Nestor Sanchez Carmona and Cosimah Slider

Outstanding Volunteer Group: Teen Library Committee

2. Proclamation Declaring May 2026 as Older American's Month in the City of Tualatin

Councilor Brooks read the proclamation declaring May 2026 as Older American's Month in the City of Tualatin.

3. Proclamation Declaring April 2026 as Parkinson's Awareness Month in the City of Tualatin

Council President Pratt read the proclamation declaring April 2026 as Parkinson's Awareness Month in the City of Tualatin.

Sharon Kishner accepted the proclamation.

4. Proclamation Declaring April 30, 2026 as Vietnamese American Remembrance Day in the City of Tualatin

Councilor Hillier read the proclamation declaring April 30, 2026, as Vietnamese American Remembrance Day in the City of Tualatin.

Thao Tu accepted the proclamation.

5. Proclamation Declaring April 2026 as Autism Acceptance Month in the City of Tualatin

Councilor Sacco read the proclamation declaring April 2026 as Autism Acceptance Month in the City of Tualatin.

6. New Employee Introduction- Streets Division Manager James Skogan

Public Works Director Rachel Sykes introduce Streets Division Manager James Skogan. The Council welcomed him.

7. New Employee Introduction- Storm/Sewer Division Manager Steve Curtis

Public Works Director Rachel Sykes introduced Storm/Sewer Division Manager Steve Curtis. The Council welcomed him.

Public Comment

Yaqui Castillo, host of the Latino Business Networking event held in Tualatin, presented information on the organization. She shared the purpose of the event is to support and connect Latino business owners and entrepreneurs, foster community relationships, and promote economic development within the region.

Terrance Dyson-Curran spoke regarding the lack of a crosswalk along Boones Ferry Road and expressed concerns related to pedestrian safety. City Manager Lombos stated staff will follow up and direct the inquiry to the appropriate organization.

Consent Agenda

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

MOTION PASSED

1. Consideration of Approval of the Work Session and Regular Meeting Minutes of March 23, 2026
2. Consideration of **Resolution No. 5950-26** Authorizing the City Manager to Apply for and Accept Local Government Grant Program Funds to Rehabilitate the Restroom at Atfalati Park
3. Consideration of **Resolution No. 5953-26** Authorizing an Amendment to the Agreement Between the City of Tualatin and Tualatin Riverkeepers for Management and Operations of City Property
4. Consideration of **Resolution No. 5954-26** Authorizing the City Manager to execute a Collective Bargaining Agreement with the Tualatin Police Officers Association – Sergeants

Special Reports

1. Tualatin Valley Fire and Rescue District State of the District

Tualatin Valley Fire and Rescue Chief Derek Weiss presented the State of the District. Chief Weiss reported on call volume in Tualatin, noting there were 3,733 incidents in 2025. He discussed preparedness efforts related to wildfire risk, including regional coordination, community education, and resource readiness. He also spoke to the evolving emergency medical services landscape, including increasing demand for services and the expansion of proactive programs such as community paramedicine to better serve residents and reduce strain on emergency response systems.

Chief Weiss provided updates on bond-funded capital projects, stating Station 35 in King City and Station 20 in Newberg are currently under construction. He also highlighted the Struggle Well program, which supports first responders experiencing post-traumatic stress and focuses on mental health, resilience, and peer support.

Councilor Gonzalez stated he participated in the department's community program and shared appreciation for the experience.

Councilor Brooks asked about the PulsePoint program. Chief Weiss explained PulsePoint is a mobile application that alerts nearby trained individuals to cardiac arrest events so they can provide immediate assistance prior to emergency responder arrival.

Councilor Brooks asked about the representation of women within the organization. Chief Weiss stated the department continues to work on recruitment and retention efforts to increase diversity, including women in both operational and leadership roles.

Councilor Hillier asked for additional information about the Struggle Well program and how it compares to other wellness programs, including nurse triage or alternative response programs. Chief Weiss explained Struggle Well is focused on peer support and mental wellness for first responders, while other programs are designed to address medical or service delivery needs.

Councilor Hillier asked whether artificial intelligence is being utilized within the organization. Chief Weiss stated the department is exploring emerging technologies, including data analytics and AI tools, to improve response efficiency, training, and operational decision making.

2. Outside Agency Grant Awardee- Tualatin Food Pantry

Tualatin Food Pantry Director Danielle Schneider presented information regarding the organization. Director Schneider stated the Tualatin Food Pantry is an organized food bank and a partner agency of the Oregon Food Bank. She reported that in 2025 the pantry served nearly 50,000 food insecure individuals, including more than 24,000 residents from Tualatin.

Director Schneider stated the pantry operates four days per week and provides clients with approximately five days' worth of food per visit. She explained the organization is a low barrier service provider and does not require proof of income or residency to access services. She also highlighted recent upgrades, including new coolers and HVAC, aimed at improving operations and expanding capacity.

Councilor Brooks asked how community members can support the organization. Director Schneider stated individuals can volunteer, organize food drives, or make tax deductible financial contributions.

Councilor Brooks asked for clarification on usage statistics. Director Schneider stated the average household accesses pantry services approximately four times per year.

Council President Pratt asked how individuals without transportation can access services. Director Schneider stated the pantry offers a limited home delivery program and an authorized shopper program to assist those unable to visit in person.

Mayor Bubenik asked about the availability of staple items such as milk and eggs. Director Schneider explained the pantry sources those items through a combination of purchases, donations, and partnerships to help meet community needs.

Council Communications

Councilor Brooks stated she attended the Metro Mixer and noted a survey is being conducted. She stated she will share that information with the Council.

Councilor Brooks also stated she attended a mayor's initiative webinar focused on corporate funding opportunities and would like to look into that further.

Adjournment

Mayor Bubenik adjourned the meeting at 8:34 p.m.

Sherilyn Lombos, City Manager

Nicole Morris / Nicole Morris, Recording Secretary

Frank Bubenik / Frank Bubenik, Mayor










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"CC Minutes 4-13-26" History

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2026-04-28 - 4:46:25 PM GMT
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2026-04-28 - 4:46:25 PM GMT
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2026-04-28 - 4:50:17 PM GMT
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2026-04-28 - 5:57:13 PM GMT
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